

HITCHENS SELF STORAGE

142 Old Bathurst Rd Emu Plains

Alterations & Additions to Existing Industrial Use

VISUAL IMPACT ASSESSMENT

accompanying a development application to
Penrith City Council

Prepared by:

Walsh Consulting
Town Planning

Suites 7&8, 361 Barrenjoey Rd
PO Box 793
NEWPORT NSW 2106

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Baseline Study

Existing Visual Landscape Character

(Airphoto map sourced from State Spatial Information Exchange)



Existing Visual Character

The immediate site vicinity would be characterised as “a developing industrial precinct”. On Old Bathurst Rd itself there are at this point only two industrial lots which have been occupied – the existing Hitchens Storage premises and, adjacent to the east, the AGM Engineering development. The planning controls are in effect attempting to establish a future character for this industrial precinct.

There are other character elements in the wider setting. Relevantly, the concrete lined channel and a quite dense and tall tree stand provides a visual break between the older Emu Plains industrial area, within which ACO Concrete Products is accommodated, and the subject land.

The ACO site’s deep setback and landscaping provides a different urban character to that which Council is seeking to establish in the new industrial precinct under existing controls. The open fields to the north retain a rural character which is understood to be intended to be retained with the zoning of this land suggesting its role as a buffer for the Emu Plains Correctional Centre.

Proposed Development

The proposed development would be viewed as alterations and addition to the existing Hitchens Storage development on Old Bathurst Rd. The proposed development would generally adopt the height plane of the existing building. It would adopt similar building materials and continue the red feature wall panelling from existing. Overall this confirms the sense of an emerging and generally balanced and consistent built form pattern along this section of road. The image below (by MCHP Architects) shows the proposed additions (landscaping not shown). Full plans and elevations accompany the DA material. The particular characteristics of self-storage development (ie high relative floor space demands but very low intensity of use) has meant that a high site coverage is suitable in this instance. This characteristic along with the need for a turning path for larger vehicles at the rear of the site has essentially ruled out alternative locations available for this proposal on the site.



Proposed external materials would generally match and coordinate with the existing structure. Details are indicated in the accompanying architectural plans and include:

- Provision of a feature front façade comprising a lateral smooth face concrete panel below custom orb corrugated sheeting Colorbond “woodland grey” in colours, and prominent glazing along the front facade. A red alucobond aluminium panel on a steel frame matching the existing building highlights the building visual appearance.
- Principal wall cladding to comprise custom orb corrugated sheeting Colorbond “shale grey” in colour. Roller shutters would also be coloured shale grey
- Roofing would comprise zincalume roof sheeting consistent with the existing building on site and falling to a Colorbond fascia gutter. Guttering would be Colorbond
- Walls and roof elements are broken up by adjustable clear glass louvres and roof ventilators respectively, both of which assist with energy efficiency.

Identifying and Evaluating Impacts

a) Views and Likely Viewers Affected

This development would be viewed by motor vehicle travellers along Old Bathurst Rd and the very occasional person on foot in this vicinity.

The site is also able to be viewed from the south at Summerville Circuit within the establishing industrial precinct. However this view is likely to be blocked with new building works and is not seen to be a sensitive observer position.

From the access we could obtain the site is not readily visible from the rail line due to the existing vegetation and the distance from the site.

b) Likely Changes to Visual Landscape Character and Views

We have made observations along Old Bathurst Rd to the west as the road mounts the escarpment to determine whether there could be any impact consequent of the development.



Photo 1

Photo 1 is taken near the intersection of Old Bathurst Rd and Dempsey St, looking east down the slope towards the site. The approximate position of the site is shown in the photograph. This photo and an examination of the road alignment shows that the subject site is not viewable along Old Bathurst Rd along this length due to changes in alignment of the road. A closer view will also show that the existing vegetation in the site vicinity also screens the site.

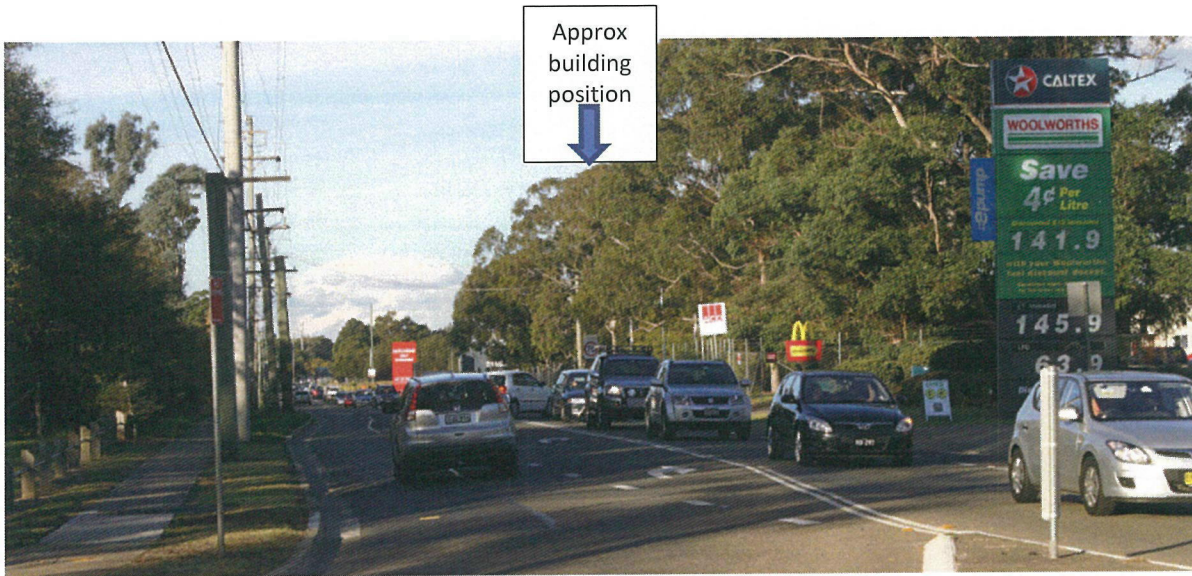


Photo 2

Photo 2 is looking east from the roundabout at Old Bathurst Rd and Russell St. It shows the heavy vegetated presence along this section of Old Bathurst Rd. In particular the large copse of vegetation along and west of the concrete lined channel provides a visual screen for the site.

The site only becomes visible for the last portion of the approach from the west.



Photo 3

Photo 3 shows that the new development would be visible from the east. The new development would present as an extension to the existing built form of the Hitchens Storage centre to the west or the right in this photo. The new development would be backgrounded by the existing vegetation to the west of the site.

c) Impact evaluation

It is not seen that this proposal would have an adverse effect on sensitive landscapes. The principal viewer position would be from motor vehicles travelling along Old Bathurst Rd. The proposal is not viewable until the immediate approach when viewing from the west, principally due to the heavy vegetative screen to the west of the site, but also due to existing development screening. From the east the project would merely present as a quite minor extension to the established built form in this emerging industrial precinct. The magnitude of the visual impact of this proposal is low and this landscape setting is well able to accommodate the proposed development

d) Mitigation Requirements

This proposal would not bring visual impacts of significance to the objectives of PLEP 2010. It is not seen to require anything beyond normal landscape presentation within the available setbacks. It is understood that this is achieved with the landscape design of Taylor Brammer Landscape Architects.