

Friday 13<sup>th</sup> December 2019

Our Ref: 1331 Visual Impact

## VISUAL IMPACT ASSESSMENT

**Street:** 7 Renshaw St**Locality:** Cranebrook**Proposed:** Industrial Units

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### Existing Visual Qualities

The site is located at 7 Renshaw St Cranebrook in a recently constructed industrial subdivision approximately 100m from the intersection with Andrews Rd and mid-way between Castlereagh Rd to the west and The Northern Rd to the east. Cranebrook is located at the northern edge of Penrith. Castlereagh Road provides access from Penrith CBD northwards to Cranebrook and thence to Richmond and similarly The Northern Rd links Windsor to the north with Penrith and the M4 motorway to the south.

The existing development of Andrews Rd and Renshaw St is characterised by a variety of industrial developments, including Industrial Buildings, Storage Facilities, Motor Showrooms, Plant and Equipment yards and Service Stations together with several Childcare Centres.

The extension of Castlereagh Road north of the site travels past landscaped mounding on both sides to screen either Penrith Lakes excavation works to the west and residential development to the east side.

The site is therefore at the intersection of the industrial area of North Penrith with the semi-rural landscape of the roads heading north and west.

There is no predominant building character, although most of the developments are relatively new modern industrial style buildings.

A strong dominating visual characteristic of the area are the 2 acoustic walls 7m high stretching 350m and 300m in length along the northern side of the grassed drainage easement which forms the northern boundary of the subject site. These walls form the southern boundary of multi-unit residential developments of the Waterside Estate. These walls present highly oppressive visual impact on the area and while we understand it may have some functional acoustic benefit to the multi-unit development they do nothing for the visual quality of the local area and clearly depend on successive developments such as ours to provide screening of it from major viewing positions such as Andrews Rd.

## Proposal Visual Qualities

The subject site is irregular in shape of 10,280 m<sup>2</sup> with a 30m wide frontage to a bend in Renshaw St with the site widening out after a 35m long driveway area. The main area of the site is a slightly elevated plateau with gradual fall in northerly and westerly directions to a drainage easement. The 7.8m high buildings are set back from the road with a landscaped front area with the access driveway located on the north side of the frontage.

The buildings are located in a continuous line along the southern boundary with a centrally located access driveway with the buildings on the northern side of the driveway in small groups of 1, 4, 4, and 5 separated by smaller access driveways. This arrangement provides screening of the acoustic wall from Andrews Rd and will at some point abut a development on the site adjoining to the south. The smaller groups of units are separated by small access driveways running in a northerly direction with openings at their ends to provide some visual relief to the grassed drainage easement albeit enclosed on its other side by said acoustic wall. The development has separated its buildings on the east side away from the neighbouring Childcare centre which provides a better visual quality and improved afternoon solar access to the centres play areas.

The buildings will be RC tilt-up walls with metal roofing in modern industrial style and colour finishes as is common in the area.

The development thus provides a unified and high-quality visual screen to the surrounding industrial and urban area, which will promote the visual qualities of this entrance to the north Penrith Area. The following photographs show the existing vistas from the subject roads.



7 Renshaw St, Cranebrook





7 Renshaw St, Adjoining Child Care Centre



7 Renshaw St, rear easement and acoustic wall



7 Renshaw St, rear easement and acoustic wall





7 Renshaw St, site from west



7 Renshaw St, site south



7 Renshaw St, Adjoining Childcare centre





Andrews Road Commercial



Andrews Road Industrial



Andrews Road Warehousing





Andrews Road Electric Substation



Andrews Road Intersection



Andrews Road intersection View South





Andrews Road South Side