

Visual Impact Assessment – Simblist Road, Port Botany

21 October 2009

The proposed increase of 1 container in height will create an acceptable impact within the Port Botany locality as shown in the photographs below which depict a stacking arrangement that is 6 containers in height.

1. View from Prince of Wales Drive looking north demonstrating that the bulk storage tanks dominate the area relative to the subject site and the revetment wall.



2. View from Prince of Wales Drive looking south which indicates the visual presentation of the subject site relative to the height of the revetment wall.



3. View from La Perouse headland indicating that the bulk liquid storage tanks and cranes tower above the existing container depot even though the site contains 6 containers high for the purposes of ascertaining the likely impact. The proposed increase of 1 container in height (as shown in the photographs) will create an acceptable impact when viewed from the public domain opposite the revetment wall in La Perouse.



It is noted that the subject site and existing containers (as approved – 5 high) would already be visible from this headland and therefore, in the opinion of DFP, the proposed increase of 1 container in height (as shown in the above photograph) does not warrant refusal of the application on the basis of visual impact from La Perouse. It is unreasonable to expect all containers to remain below the revetment wall as this would unnecessarily hinder the attainment of the Objects contained within Section 5 of the Environmental Planning and Assessment Act with respect to economic and orderly development.

4. View of Port Botany locality from Brighton Le Sands indicating that the proposed increase of 1 container in height will not have any discernable visual impact on the amenity of this locality.



5. View of existing container depot in nearby Bumborah Point Road which contains a stacking height of 6 containers visible from the public domain.



The above photographs were taken on 16 October 2009 and provide a realistic indication of the proposal's impact particularly given that a height of 6 containers was achieved for the purposes of completing the visual impact assessment.

The proposal to increase the approved stacking height by 1 container (6 maximum) will create an acceptable impact when viewed from surrounding key locations and is consistent with the industrial zone objectives and examples of other container depots in the locality.

This visual impact assessment should be read in conjunction with the Statement of Environmental Effects prepared by Don Fox Planning Pty Limited (DFP) for the Section 96 modification proposal.