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VISUAL IMPACT ASSESSMENT

PROPOSED INDUSTRIAL FACILITY AND RELOCATION OF REFACTORY OPERATIONS

ADDRESS: Lot 1 & 2 DP 1064872 No. 10-12 Sylvester Avenue, Unanderra

PREPARED BY: Design Workshop Australia

PREPARED FOR: Cookson Pilbrico and Prince Property Consulting

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PROJECT NUMBER: 190

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1.0 INTRODUCTION

Cookson Pilbrico has proposed to relocate its existing refractory operation from Bulli to the site at Lot 1 and 2 DP 1064872 No. 10 – 12 Sylvester Avenue, Unanderra.

The site is located within an existing zoned industrial estate, south of Wollongong.

The site is generally surrounded by industrial developments on all sides, the south coast train line. The Princes Highway to the west isolate the site from any residents by more than 300m. The F6 Expressway to the east isolates the proposal from residential to the east from the neighbouring suburb of Berkeley. The existing topography and adjacent buildings allows the proposal to be camouflaged into the existing industrial context.

A photographic analysis has been undertaken to provide a comprehensive view of the development in the surrounds and context.

The methodology used in the visual assessment process comprises of identification of the existing environment, site visibility and evaluation of the visual impact viewed from various locations.

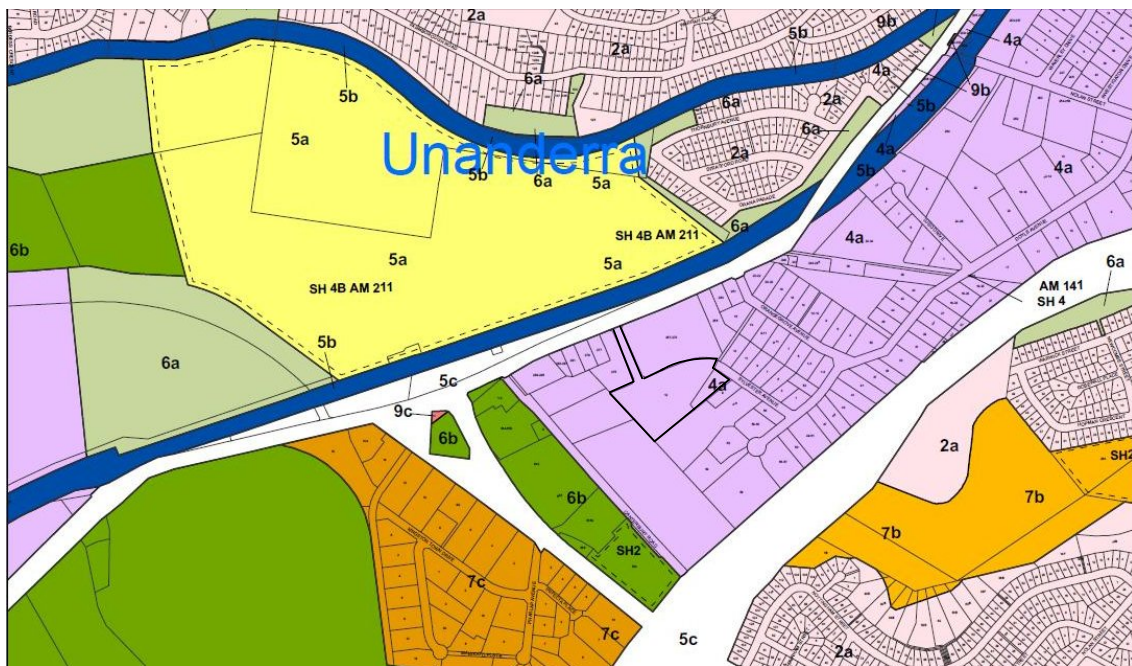


Image 2: Extract from Wollongong City Council LEP 1990
Map indicates industrial zoning, the subdivision plan of the area.

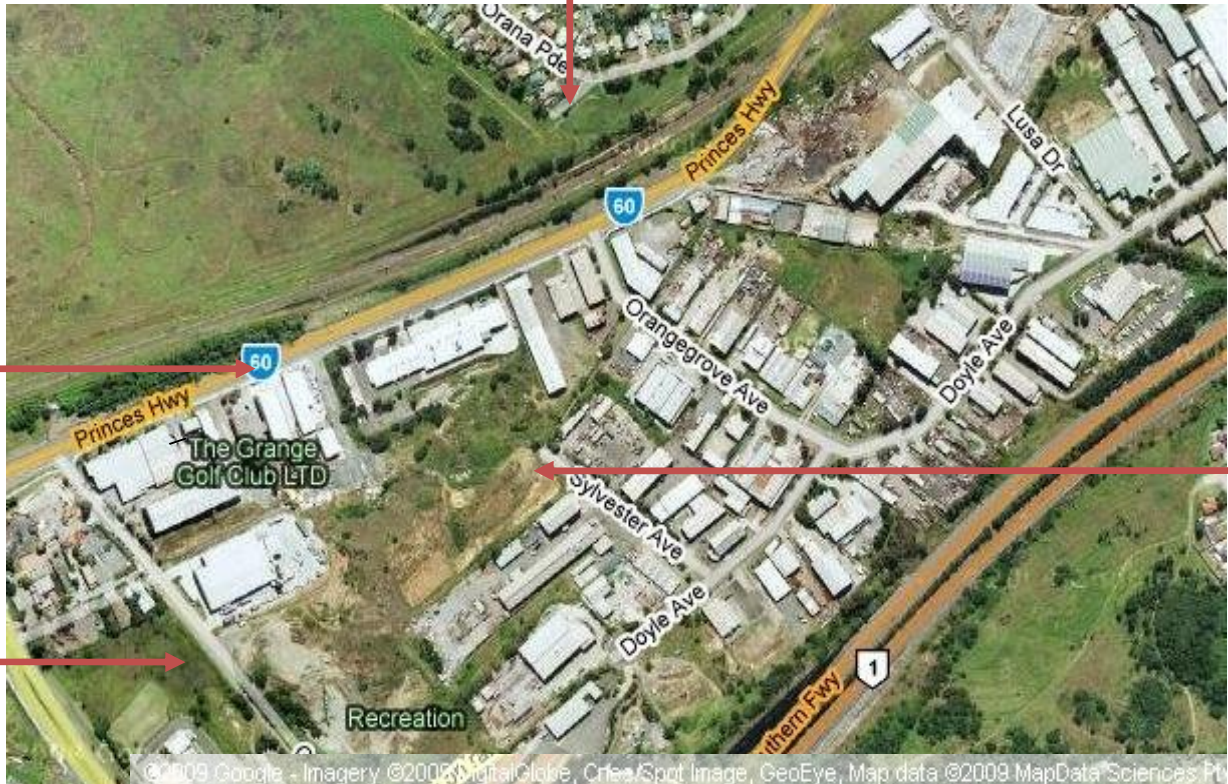
2.0 EXISTING VISUAL ENVIRONMENT

Photo 1, 2

Photo
5, 6

Photo 7

Photo
3, 4



Aerial Photograph of proposed site. Photograph indicates industrial footprint and context. Photograph numbers correspond to photographs taken from vantage points.



Photo 1



Photo 2

Photo 1, 2 – Taken from Orana Parade, Unanderra

The proposed building will be partially visible from Orana Parade as part of an existing industrial landscape. All properties viewed from the west side comprise of commercial and industrial buildings. The visual amenity will be consistent with existing industrial environment.



Photo 3



Photo 4

Photo 3, 4 – Sylvester Avenue

The photo is taken from Sylvester Avenue, one of the entries into the site. The building will be consistent with the existing industrial context. Evident to the west of photo 3 is the large slope which will in effect conceal the proposal.



Photo 5



Photo 6

Photo 5, 6 – Taken from Princes Highway, Unanderra

The view is directly into the site; the adjacent building and surrounds will be visible in the foreground. The view and building is generally compatible with surrounding industrial landscape. The visual amenity will be consistent with existing industrial environment. Note: the building will not be visible from this view, due to the existing vegetation and surrounds.



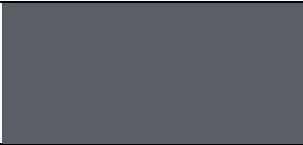
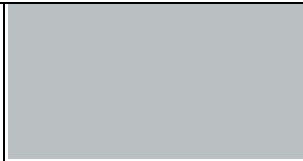
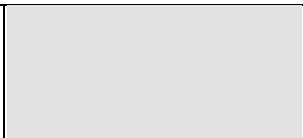
Photo 7

Photo 7 – Canterbury Road, Unanderra

The proposed building will generally be in character with the surrounds and visual impact consistent with the surrounding industrial developments. It is evident from Canterbury Road that the existing topography and the buildings will hide any vista to the proposal due to the large industrial recycling plant in the foreground.

3.0 PROPOSED COLOUR SCHEDULE

To assist the integration of the building into the surrounds, a sample colour schedule has been prepared for the proposed building.

MATERIAL	DESCRIPTION	COLOUR	SAMPLE
External Wall 1	Concrete Panels to roller shutter height	Dulux 'Drive Time'	
External Wall 2	Concrete Panels 3m above roller shutter height	Dulux 'Grey Pail'	
External Wall 3	Concrete Panels to eaves underside	Dulux 'White on White'	
Roofing/Downpipes & Gutters	Colorbond	Surfmist	

This colour scheme will assist to break down the scale of the building the visual bulk and assist to blend the proposal into existing context.

4.0 CONCLUSION

This visual impact assessment comprises of a comprehensive walkover of the site, photographic analysis and review of architectural documentation.

The topography of the site and surrounds assists to encompass the building within the landscape, in effect reducing the buildings prominence. The closest residences are more than 300m away; this distance combined with the industrial context mitigates any visual impact issues.

The proposed flues are approximately 3m above the building's ridge line; these pose no visual impact due to their position on the façade and the length of building. The flues will merge within the building's roofline and also into the surrounding context, natural and built.

The proposed colour scheme will assist to fuse and camouflage the building into the adjacent industrial character.

We confirm that the proposed development is consistent and non-abrasive within the existing industrial area. There will be no adverse visual impact issues associated with this development.



Robert Gizzi
Director
29/04/09