

Visual Impact Assessment Nulon Motor Oils BRBH

20 December 2017



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Introduction

The following visual impact assessment of the proposed works for Nulon Motor Oils has been completed in line with the Visual Impact conditions of SSD 6324, the Approved Site Design Guidelines and the landscape masterplan approved as part of SSD 6324.

Sensitive Receivers

In accordance with the sensitive receivers highlighted in SSD 6324, we have identified sensitive receivers to the east and west of the site (Fig.1). Whilst the concept DA and the Stage 1 DA cover the site landscaping and infrastructure works for the Overall estate, we have prepared a visual impact assessment for the Nulon site (located on the eastern most lot). The sensitive receivers to the west of the site will be addressed with future DA's for the Bringelly Road Business Hub.



Fig. 1: Sensitive Receivers (Visual Impact)

Landscaping

In accordance with the concept approval and site design guidelines of SSD 6324, the proposed Nulon Development incorporates a 5m landscaped buffer to the eastern boundary. This will provide a visual screen and soften the bulk and scale of the development, with particular reference to the sensitive receivers to the east of the site. An example of the anticipated 5m Landscaped buffer zone is reflected in Fig. 2 and 3.



Fig. 2: Landscape Buffer Zone from Neighbouring Property (Artists Impression)



Fig. 3: Landscape Screening from Bringelly Road (Artists Impression)

Built Form

The proposed Nulon Development built form has been designed in accordance with the concept approval and site design guidelines of SSD 6324. The buildings design considers a range of fascia and façade treatments, colours, rooflines and building materials to reduce the impact of walls facing the street as seen in Fig. 4. The overall Built form to be as per the Architectural documents submitted with the EIS for SSD 8900.



Fig. 4: Built Form (Artists Impression)



Fig. 5: Built Form (Elevations)



SENSITIVE RECEIVERS

STUART ROAD

SKYLINE CRES

FUTURE STAGES

BRINGELLY ROAD

SENSITIVE RECEIVERS
STAGE 1
PROPOSED NULON DEVELOPMENT

COWPASTURE ROAD



NULON

NULON

NULON

NULON

NULON



NULON



NULON

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