

Visual Impact  
Assessment  
Steelforce  
BRBH

**DRAFT**

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DEVELOPING  
RELATIONSHIPS  
BUILDING  
SUCCESS

**CIP**

# Introduction

The following visual impact assessment of the proposed works for Steelforce, to be located on Skyline Crescent at the Bringelly Road Business Hub 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. This assessment supplements the modification to SSD8900 for the Steelforce proposal.

## Sensitive Receivers

In accordance with the sensitive receivers highlighted in SSD 6324, we have identified sensitive receivers to the East and North of the site as show in **Figure 1**.

The nearest sensitive receivers are two residential dwellings as 12 Bringelly Road, Horningsea Park located to the East of the Eastern boundary. The closest of these is 15 m away and the other 60 m away.

Residential areas are also located further to the East at a distance of around 150 m across Cowpasture Road and approximately 300 m to the north across Stuart Road.

The nearest receivers are shown in Table 1.

**Table 1 Surrounding Sensitive Receivers**

Address	Type	Distance	Direction
12 Bringelly Rd, Horningsea Park	Residential	15 m	East
12 Bringelly Rd, Horningsea Park	Residential	60 m	East
Properties across Cowpasture Road	Residential	150 m	East
Properties to the North	Residential	>300 m	North



Fig. 1: Sensitive Receivers (Visual Impact)

## Landscaping

In accordance with the concept approval and site design guidelines of SSD 6324, the proposed Steelforce 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 reference to the sensitive receivers to the east of the site.

The proposed Steelforce development also incorporates a landscaped buffer to the southern boundary incorporating fence line screen hedging and large native trees along the entry, buffer screen planting consisting of large native trees and grasses is proposed on the western boundary



**Fig. 2: Landscape Screening from Skyline Crescent (Artists Impression)**

## Built Form

The proposed Steelforce 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 Steelforce.



**Fig. 3: Built Form (Artists Impression)**

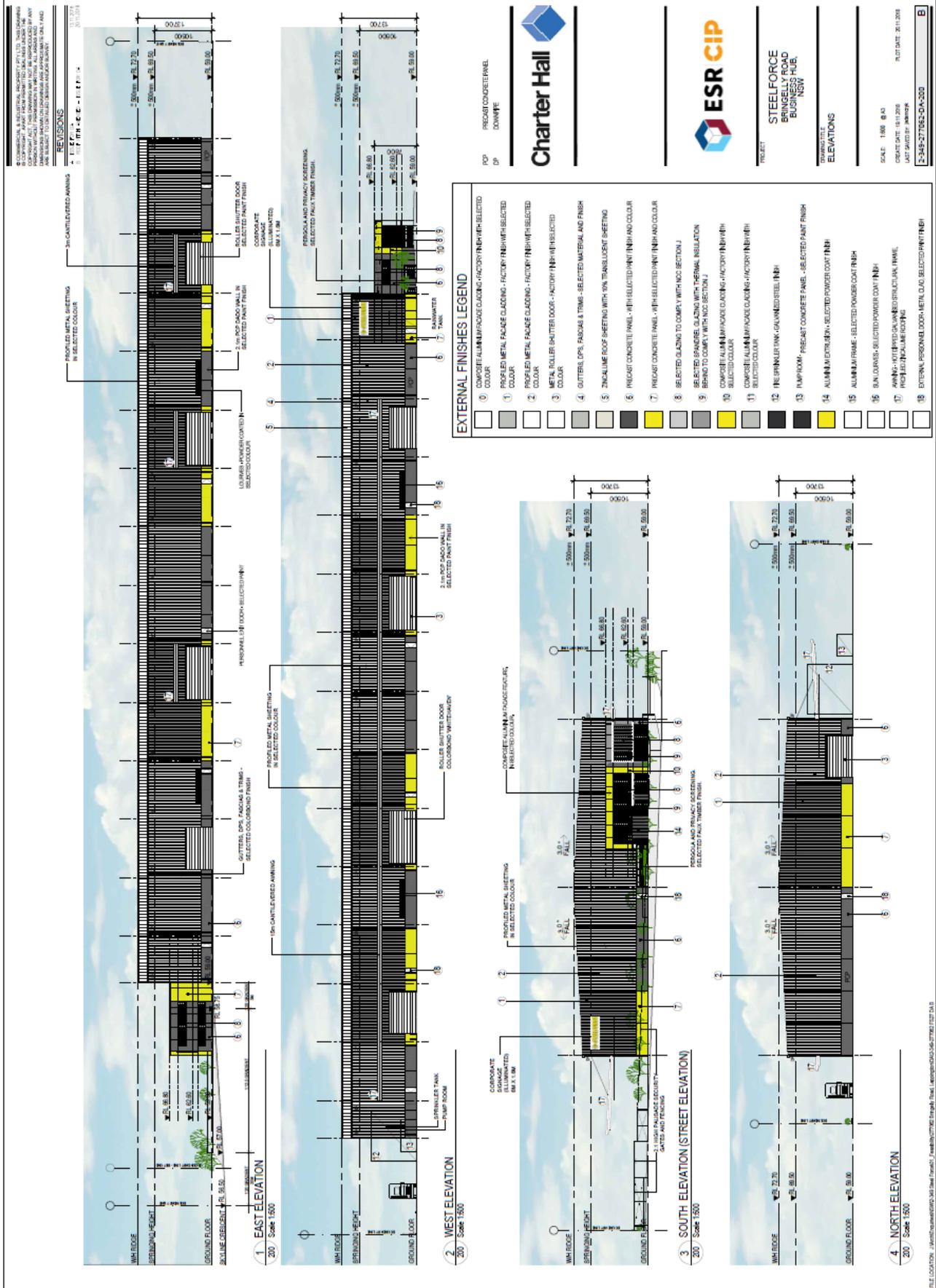


Fig. 4: Built Form (Elevations)

