

Visual Impact Assessment

Further justification has been sought and analysis to be undertaken of the proposed building heights. The concerns of many of the submissions relate to the visual impact of the proposed buildings, in particular the removal of the upper level structures from the four pack silos and the extrusion of the cylindrical building forms back to a height commensurate with the current maximum height of the hoist and blower structures.

Images have been taken from various vantage points around the site with particular emphasis on the views towards the four pack of silos which are proposed to be the highest structure on the development site. The images are unzoomed and uncropped.

The following images show the range of views available from the locality towards the mill site and in particular the four pack of silos. This consideration has identified that views to the silo in the proposal from Lewisham will be very limited due to the contemplated building heights and forms permitted under the now gazetted Marrickville LEP 2011. This is particularly demonstrated in Figures 1 through to 9.

Figures 10 through to 39 include a range of views from the west of the site from various locations within the suburb of Summer Hill and from the Longport Street rail bridge. Similar to the impact of the planning controls under the Marrickville LEP 2011 for the views to the silos from Old Canterbury Road, the views from Longport Street will largely be obscured by development permitted on land known as the McGill Street precinct.

The images show that there are numerous long-range views to the silos particularly from within road reserves. However, these are long distance views ranging from 200m to 500m distant to the structures. The consideration shows that particularly close in the views from vantage points such as Edward Street and Spencer Street largely have the views to the silo structures obscured by existing lowrise development, which would continue to be obscured by the proposed lowrise development proposed for perimeter of the site.

The consideration shows that the views to the tallest silos will clearly be available from numerous locations, however they are often limited view corridors and predominantly available down road reserves. The fact that the buildings are visible does not lead to the silos being necessarily an intrusive element in the view scapes available, rather they are an existing long distant element in a setting that in no way overwhelms or intimidates the observer.

The proposed removal of the structures at the top of the silos simply retains this characteristic and must be considered in the context of the backdrop that will be provided to these silos by the contemplated development heights populated under the now gazetted Marrickville LEP 2011 which permits buildings to the east of the silos of up to 32m in height. Therefore, the silos as proposed to be amended:

- Will as development occurs be consistent with the planning contemplated for the Marrickville area;
- Will not be out of context or out of scale when viewed from Summer Hill;
- The silo structures will be part of the viewscape enjoyed from the long distance views to the site from within Summer Hill; and
- The views will be similar to the views that have been available to the site for more than 40 years.

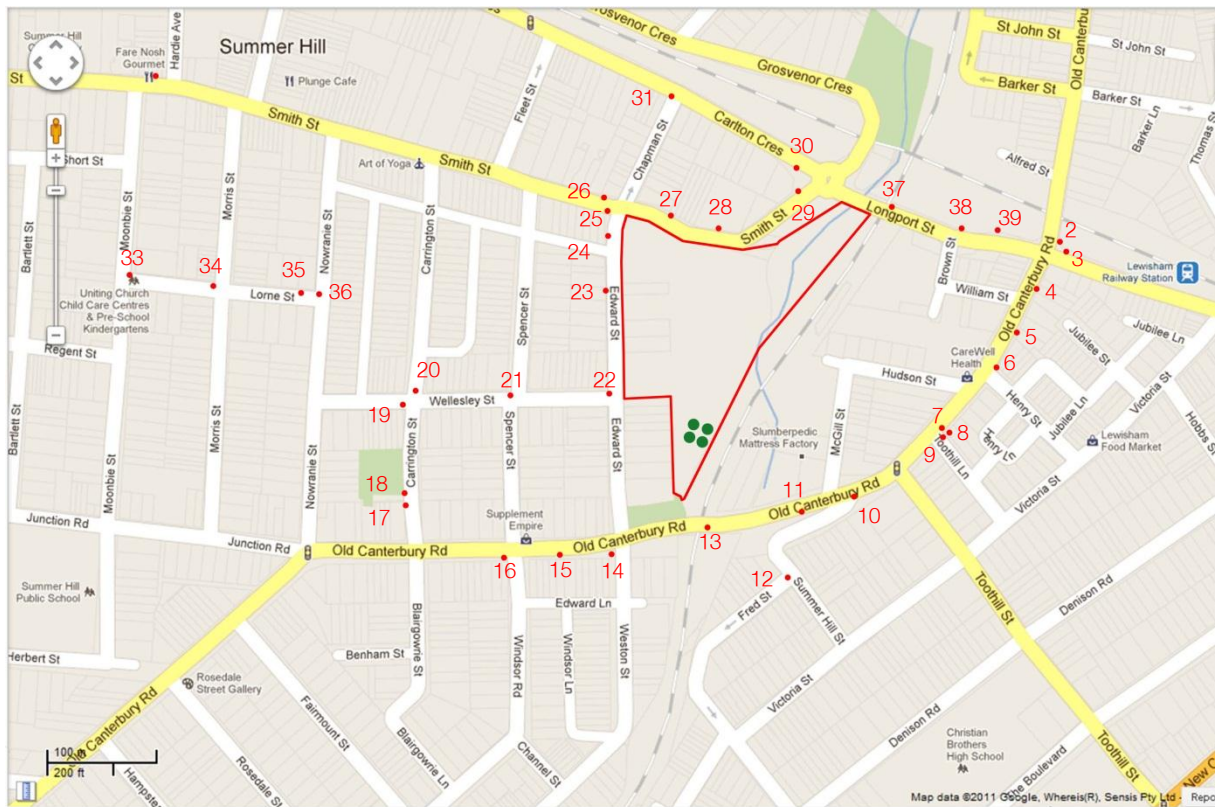


Figure 1: Location of photo locations



Figure 2: View to site from the Longport Street Old Canterbury Road intersection

The views in Figures 2 and 3 show long-distance views to the four pack and six pack silos. The future planning for the land in the foreground includes building heights in the Marrickville LEP 2011 that would accommodate a 17m high building on the land currently occupied by the dwelling house. Future development on this land would obscure the views to the silos. Note the foreground site is proposed to have a 17.0m height limit under Marrickville LEP 2011



Figure 3: View to site from the Longport Street Old Canterbury Road intersection



Figure 4: View to silos from Old Canterbury Road.

Similar to the circumstance of the views from Figures 2 and 3, the future planning for the land shown in this image is proposed to have height limits of 32m on the land south of William Street and 17m under the Marrickville LEP 2011 on land north of William Street which is visible centrally in Figure 4. The views to the silos will again be obscured by future development on these lands.



Figure 5: View to silos from Old Canterbury Road.

As detailed for Figure 4, future development on the land above with frontage to Old Canterbury Road will, with the proposed heights permitted, obscure views to the silos and the proposed extensions to the four pack of silos.



Figure 6: View towards site from Old Canterbury Road.

This view from Old Canterbury Road already predominantly obscures the views to the silos. The proposed height controls for these sites will obscure views to the existing and proposed amended silo buildings. The sites in the foreground are proposed to have a height limit of 32.0m under the Marrickville LEP 2011.



Figure 7: View from Old Canterbury Road at the Toothill Street Intersection.

The dominance of the current silos from this vantage point and the views shown in Figures 7 and 8 at the Toothill Street intersection with Old Canterbury Road has been reinforced through the demolition of the previous building that occupied the vacant site after a fire. The proposed height controls on these lands will again largely obscure the views to the silos from this vantage point. The sites in the foreground are proposed to have a height limit of 20.0m under the Marrickville LEP 2011.



Figure 8: View to the site from Old Canterbury Road at the Toothill Street intersection.

The vacant site and the hardware store site have a height limit of 20.0m under the Marrickville LEP 2011. The brick industrial building to the rear is on land with a height limit of 29.0m under the Marrickville LEP 2011. As for other vantage points along Old Canterbury Road, the silo structures in their proposed amended form will not be the dominant element or an uncharacteristic element from this vantage point.



Figure 9: View to the six pack silos and the Mungo Scott building from Old Canterbury Road.

The site in the foreground has a height of 20.0m under the Marrickville LEP 2011 while the site in the background will be subject to a height limit of 29.0m. The silo structures in their proposed amended form will not be the dominant element or an uncharacteristic element from this vantage point.



Figure 10: View to the four pack silos from Old Canterbury Road.

The current two (2) storey building obscures the view to the Mungo Scott building and the six pack of silos. While the view to the four pack of silos is currently available even in the low-rise form, the majority of the silo structure is in fact already obscured. The site in the foreground has a proposed height limit of 20.0m under the Marrickville LEP 2011.

A redevelopment of this site in accordance with the 20 m height limit would obscure most of the view to the proposed altered four pack silo.



Figure 11: View to the four pack silos from Old Canterbury Road leading onto the bridge over the light rail corridor.

The view to the silos from the bridge over the light rail corridor is the most prominent to the flour mill site and in particular the four pack of silos. This location will remain the main vantage point to which views to the silo as proposed to be amended will be gained. As shown in Figure 12 on the following page, the dwellings in Lewisham to the south of this location are located below Old Canterbury Road, road level. In addition the embankment to the bridge over the light rail contains significant vegetation that screens this view from the residential areas of Lewisham fronting Summer Hill Street.



Figure 12: View towards Old Canterbury Road bridge ramp from Summer Hill Street, Lewisham

Figure 12 shows the view from within Summer Hill Street, Lewisham looking towards the location from which Figure 11 was taken. This image shows that despite the view to the silos being clear from the road bridge over the rail corridor, from the residential areas the silos play a minimal role in the visual catchment.



Figure 13: View to the four pack silos from Old Canterbury Road from the bridge over the light rail corridor.

Figure 13 shows the view towards the silos from the Old Canterbury Road bridge. The image was taken to the west of the location of Figure 11. The vegetation is beginning to obscure the view to the silos. As will be demonstrated in Figure 14, vegetation in the existing development at the corner of Edward Street and Old Canterbury Road obscures the majority of the silo structure.



Figure 14: View to the 4 pack silos from Old Canterbury Rd opposite Edward St. The 6 pack is just visible predominantly the elements proposed to be removed

This view is looking towards the site from Old Canterbury Road opposite intersection with Edward Street. The existing buildings obscure the majority of the silo structure. While silos are a certainly visible element, their location deep into the site mitigates any sense of them being overwhelming structures.



Figure 15: View to the site from Old Canterbury Road west of Edward Street.

This view from Old Canterbury Road shows the silos as being clearly visible. This location is some 180m from the silos, and while the silos are visible, their alteration to include the upper levels would not be an oppressive element when viewed from this vantage point.



Figure 16: View to the four pack silos from Old Canterbury Road at the intersection of Spencer Street.

Figure 16 was taken from a location approximately 200m from the silos. Similar to Figure 15, the silos are visible, however the view to the silos being such a long-range view shows how much of the silo structure is obscured by a two (2) storey building form.



Figure 17: View to the six pack silos from Carrington Street.

This view taken from Carrington Street which runs parallel to Edward Street off Old Canterbury Road shows the long-distance views in this image to the six pack of the silos. The Concept Plan proposes to remove the upper level structures visible in this image resulting in a lower building being visible from this vantage point. The image again demonstrates how much of the height of the silos is obscured by single-storey pitched roof forms.



Figure 18: View to the four pack silos from Carrington Street

Figure 18 is taken from a location close by to the location from which Figure 17 was taken. This image shows the upper level hoist and lower structures to the four pack of silos that are proposed to be replaced with additional levels. Again, this long distance view is not considered to be overwhelming.



Figure 19: View to the six pack silos from the intersection of Wellesley Street and Carrington Street

This view is some 200m from the silos. The silos are clearly a landmark in this view which has been taken from a point in Wellesley Street that minimises the intrusion of roof forms into the view to the silos. The view to the silos from within Carrington Street would be largely obscured by the single-storey pitched roof dwellings as shown in Figure 20 on the following page.



Figure 20: View to both sets of silos from the intersection of Wellesley Street and Carrington Street

This view to the silos down Wellesley Street demonstrates how much of the form of the silos is screened by a low rise development. The distances between the silos and the low rise development is such that the amenity impacts are avoided and the silo buildings are not an overbearing element in the visual catchment.



Figure 21: View to both sets of silos from the intersection of Wellesley Street and Spencer Street

Figure 21 taken again from Wellesley Street closer to the silos than Figure 20. Again the view is from the worst case down the road reservation so that as much of the silos as possible is visible. As can be seen from the single-storey dwellings on the left hand side, closer in the single-storey buildings and pitched roofs screen much of the bulk of the silo structures.



Figure 22: View to the four pack of silos at the junction of Wellesley Street and Edward Street.

This image is taken at the junction of Wellesley Street and Edward Street opposite the proposed new entry Street into the development. The four pack of silos are some 60m away from this location. Two (2) storey with attic room developments are proposed along this edge which will obscure much of the silo height from this vantage point.



Figure 23: View to the four pack of silos from Edward Street

This view is taken to the north of Figure 22 and again demonstrates how readily the height of the existing structures is screened by low rise development. In this location, two-storey with attic room terrace form dwellings are proposed which substantially replicate the screening of the silos that currently is achieved by the industrial buildings.



Figure 24: View to the four pack of silos from Edward Street

This view towards the four pack of silos taken adjacent to the two (2) storey office building, again demonstrates how low rise perimeter development as proposed will largely screen the bulk of the silos as viewed from close viewing points within Summer Hill.



Figure 25: View from the intersection of Edward and Smith Streets

Figure 25 again demonstrates the predominant screening of the majority of the built form by low rise perimeter development of a scale similar to that proposed in this location.



Figure 26: View from Smith Street opposite Edward Street

Figure 26 shows the Chinese Elm tree at the corner of Edward and Smith Streets that is proposed to be retained. The silo structures from this vantage point are not apparent.



Figure 27: View to the six pack silos from Smith Street

This view into the site from the Smith Street entry shows a large bank of metal silos that are proposed to be demolished to create part of the central plaza. Behind are the six pack of silos which would be developed in accordance with the Concept Plan would be lower through the removal of the upper level structures.



Figure 28: View into the site from Smith Street.

This view from Smith Street shows the existing vegetation that is proposed to be retained and shows that from this vantage point the silos are not visible.



Figure 29: View to the silos from Smith Street to the south of the Longport Street/Carlton Crescent roundabout.

This view to the silos is taken adjacent to the roundabout junction of Smith Street, Carlton Crescent and Longport Street. The vegetation along the eastern side of Smith Street is on land not subject to this development and would all be retained. The majority of the silos are obscured by existing features in the locality.



Figure 30: View to the silos from the forecourt of the Service Station at the corner of Smith Street and Carlton Crescent.

This view towards the silos from the Carlton Crescent frontage of the Service Station shows the four pack of silos substantially screened by the Mungo Scott building and the existing vegetation. This view is approximately 250m from the silos. The six pack of silos to the right will be lower through the removal of the upper level structures.



Figure 31: View to the six pack silos from the intersection of Carlton Crescent and Chapman Street.

This view shows a tight view towards the six pack of silos available from a limited vantage point at the intersection of Carlton Crescent and Chapman Street. This view shows how much of the built form of the silos is screened in these distant views by the low rise pitched roof development in the locality.



Figure 32: View to the site from Smith Street, Summer Hill west of Hardie Street

This view towards the site down the street within the commercial area of Summer Hill shows that the silos are not readily visible from within the Summer Hill Village area.



Figure 33: View to the site from Lorne Street at the intersection with Moonbie Street.

This long-distance view towards the silos from the intersection of Lorne and Moonbie Streets is some 550m from the silos. The silos are certainly visible and they are not an intrusive element in the view. The conversion of the silos to residential use while being visible will have no impact upon the amenity of existing dwellings in this vicinity.



Figure 34: View to the site from Lorne Street west of the intersection with Morris Street.

This view from Lorne Street is approximately 450m from the silos and provides a much clearer view to the structures. As demonstrated by the two (2)-storey terrace shop in the left of the image, from within dwellings in Moombie Street and dwellings in Morris Street, the silos would not be readily visible. The high level of visibility afforded in this image is afforded by the road reserve.



Figure 35: View to the site from Lorne Street west of the intersection with Nowrairie Street.

Figure 35 is taken from point approximately 350m from the silos. As can be seen when this image is compared with the image in the Figure 36 on the following page, the silos largely cease to be visible from a marginally closer viewing point due to the screening provided by low rise dwellings.



Figure 36: View to the site in Nowrairie Street east of Lorne Street

This closer vantage point than Figure 35 demonstrates how small variations in location obscure views to the silos.



Figure 37: View to the site from Longport Street at the bridge over the light rail corridor

Figure 37 shows the view from the Longport Street bridge over the rail corridor taken from a vantage point some 200m from the silos. The view shows the mill buildings as an individual element in the view scape. From this vantage point, the mill buildings are appreciated in their own context. The future planning of the land to the immediate east as reflected in the Marrickville LEP 2011 permits building height of 32m opposite the mill and silo buildings.



Figure 38: View to the site from Longport Street

This view towards the mill and silos is over land in the foreground which is subject to a height limit of 32m under the Marrickville LEP 2011. As can be seen, the majority of the distant silo structures are obscured by a low rise single storey building that could be replaced by buildings up to 32m in height.



Figure 39: View to the site from Longport Street.

This view towards the mill site from Longport Street is over land subject to a 32m height limit under the Marrickville LEP 2011. The silos from this vantage point would be predominantly obscured by any future development that occurred on this site even if it were limited to two (2) to three (3) storeys in height.