



ECHIDNA

VISUAL IMPACT ASSESSMENT - AUG 2022

GENTON

REV A
SCALE NTS
PAGE NO. i
DATE 18/08/2022

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Revision	Description	Date	Approved by
A	SSDA SUBMISSION	18/08/2022	ST

INTRODUCTION AND SCOPE

1. SCOPE AND SELECTION OF VIEWS

"Echidna" is a data centre located in Eastern Creek on the north-eastern corner at the intersection of Old Wallgrove Road and Eastern Creek Drive. Echidna sits on a shared site with another data centre currently under construction, with the intent of the site becoming a campus upon completion of construction of both projects.

Echidna's base design follows a template provided by the client to meet international standard requirements, adjusted to suit the Australian and NSW planning policies and the local context.

The proposed masterplan shows the building with two prominent street frontages to both Eastern Creek Drive and Old Wallgrove Road, with the latter being a significantly trafficable street. The building is aligned with the front of house/administration/office area facing the north of the site in order to adhere to prior planning guidelines of the previous planning development consent.

Due to these street frontages, there is an opportunity to present the data centre facade in a way that not only compliments the development of the site campus but also compliments the context of Eastern Creek.

The key views along Eastern Creek Drive and Old Wallgrove Road are shown and the proposed facade superimposed onto these images to provide an understanding of the street presence of the building, providing a photomontage of how the site will present to the public domain upon completion.

SITE CONTEXT

2. SITE



Image Source: SIX MAP

Located on 10 Eastern Creek Drive, Eastern Creek—the site sits at the north-eastern corner of the intersection of Eastern Creek Drive and Old Wallgrove Road, Eastern Creek.

The site offers convenient access towards major road and transport interchanges, with the M7 westlink being approximately 1km East of the site and the M4 Western Motorway being approximately 1.8km North of the Site.

Moreover, the site sits in close proximity to the Transgrid power station along with various other industrial used buildings, supplier warehouses, distribution centres and freight transport facilities.

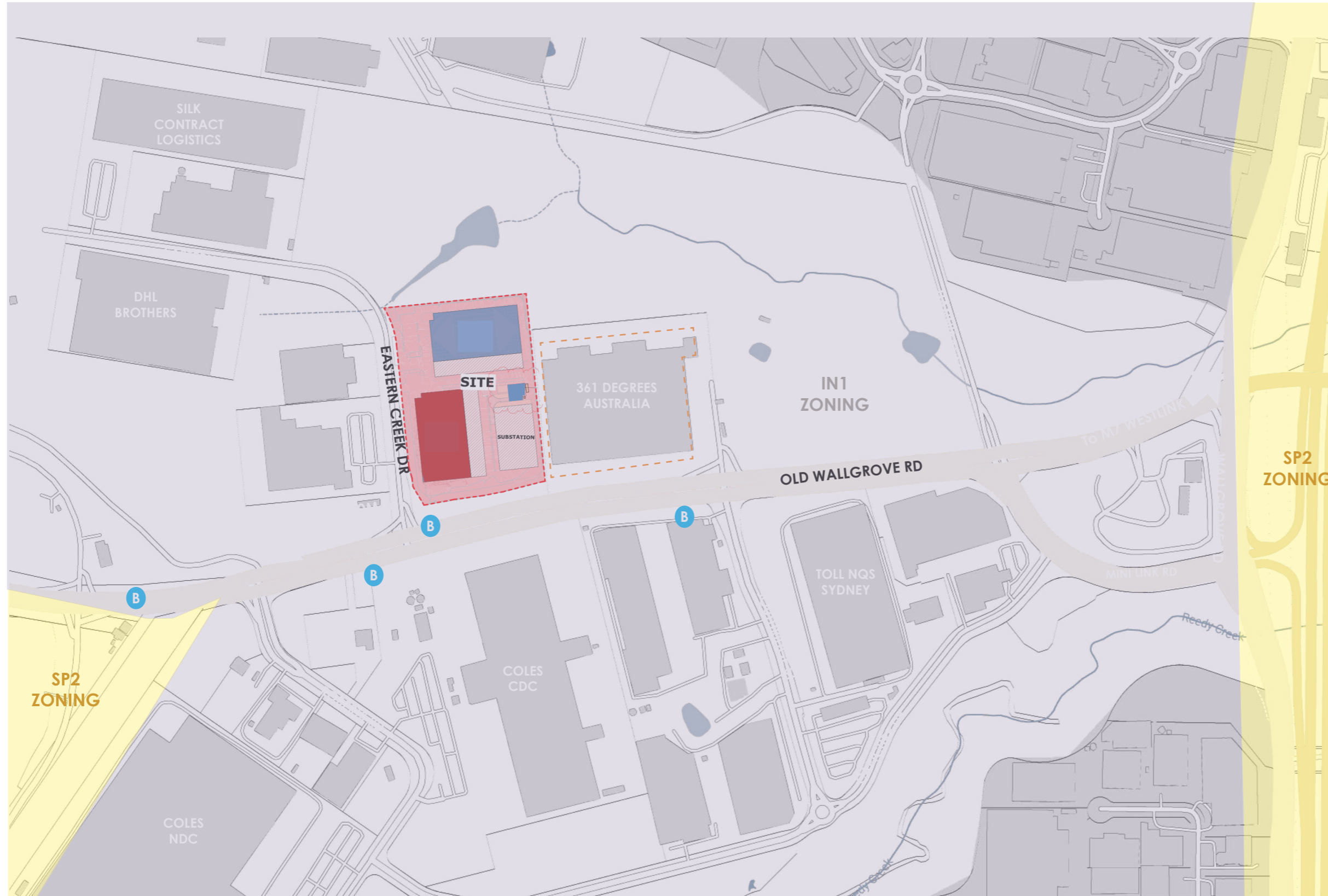
To the north of the site, there is currently substantial undeveloped parcels of land.

LEGEND:

- PROPOSED DEVELOPMENT
- LOT BOUNDARY
- HIGHWAY
- ARTERIAL ROAD
- LOCAL ROAD

Lot/Section/Plan no:
4001/-/DP1243178

3. PLANNING CONTEXT



The site is located zoned within the IN1 General Industrial Zone under Safe Environmental Planning Policy (SEPP)

LEGEND:

- B BUS STOP
- HOURLY SUN POSITION
- - - LOT BOUNDARY
- - - ADJACENT DEVELOPMENT
- PROPOSED DEVELOPMENT
- APPROVED DEVELOPMENT
- EXISTING SURROUNDING BUILDINGS
- SP2 ZONE: INFRASTRUCTURE
- IN1 ZONE: GENERAL INDUSTRIAL ZONE

NOTE: LAND ZONE MAP IN ACCORDANCE WITH



IN1 - GENERAL INDUSTRIAL (SEPP PUB.2-12-2021)
 SP2 - INFRASTRUCTURE (LEP PUB.26-5-2015)

Image Source: SIX MAP

4. AERIAL PHOTOGRAPHY



LEGEND:

-  PROPOSED DEVELOPMENT
-  LOT BOUNDARY

5. VIEW POINTS MAP

SCHEDULE OF VIEWPOINTS		
VIEW POINT	LOCATION	ELEVATION AHD
1	33°48'30.6"S 150°50'09.9"E -33.808536, 150.836088	66 900
2	33°48'33.2"S 150°50'15.5"E -33.809218, 150.837638	67 000
3	33°48'33.9"S 150°50'15.1"E -33.809427, 150.837515	66 600
4	33°48'36.5"S 150°50'15.4"E -33.810127, 150.837601	67 500
5	33°48'39.1"S 150°50'15.7"E -33.810849, 150.837703	71 500
6	33°48'41.0"S 150°50'15.9"E -33.811379, 150.837751	72 225
7	33°48'41.0"S 150°50'15.9"E -33.811397, 150.837762	73 200
8	33°48'42.8"S 150°50'16.9"E -33.811883, 150.838036	74 880
9	33°48'43.3"S 150°50'18.0"E -33.812026, 150.838326	74 330
10	33°48'43.7"S 150°50'19.4"E -33.812151, 150.838710	74 150
11	33°48'42.6"S 150°50'25.0"E -33.811823, 150.840268	75 450
12	33°48'41.7"S 150°50'33.6"E -33.811595, 150.842675	75 850

LEGEND:

- PROPOSED DEVELOPMENT
- - - LOT BOUNDARY



5. VIEW POINTS MAP - SITE PHOTOS

VIEW POINT 01. ELEVATION AHD 66 900



VIEW POINT 02. ELEVATION AHD 67 000



VIEW POINT 03. ELEVATION AHD 66 600



VIEW POINT 04. ELEVATION AHD 67 500



VIEW POINT 05. ELEVATION AHD 71 500



VIEW POINT 06. ELEVATION AHD 72 225



VIEW POINT 07. ELEVATION AHD 73 200



VIEW POINT 08. ELEVATION AHD 74 880



VIEW POINT 09. ELEVATION AHD 74 330



VIEW POINT 10. ELEVATION AHD 74 150



VIEW POINT 11. ELEVATION AHD 75 450

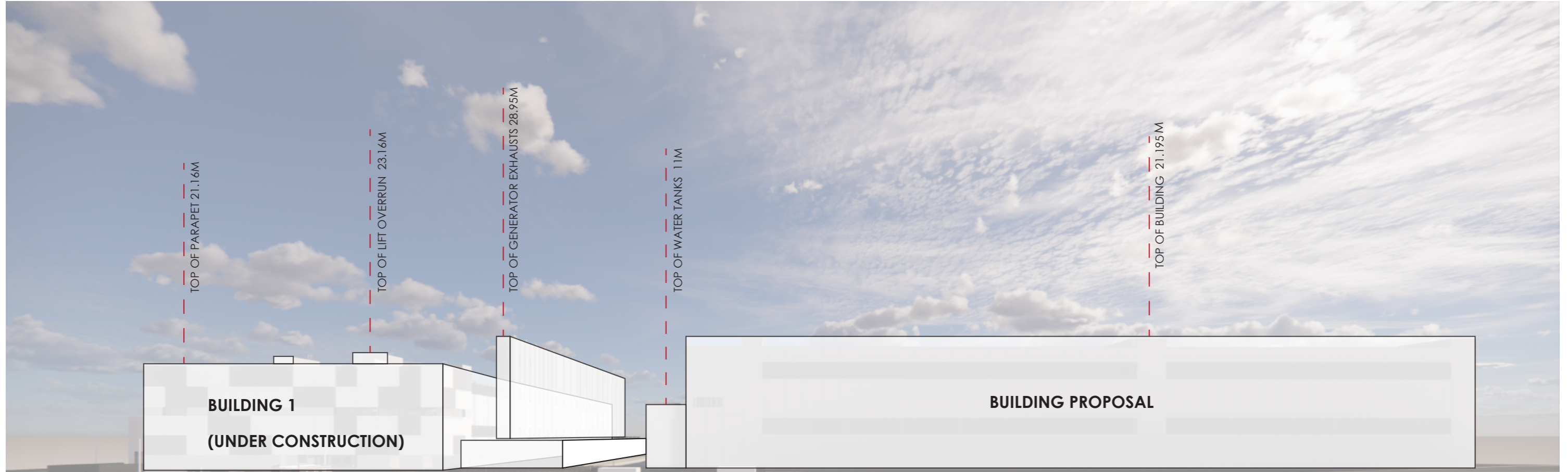


VIEW POINT 12. ELEVATION AHD 75 850



VISUAL IMPACT ASSESSMENT

6. HEIGHT/ SCALE



7. VIEW CORRIDOR A

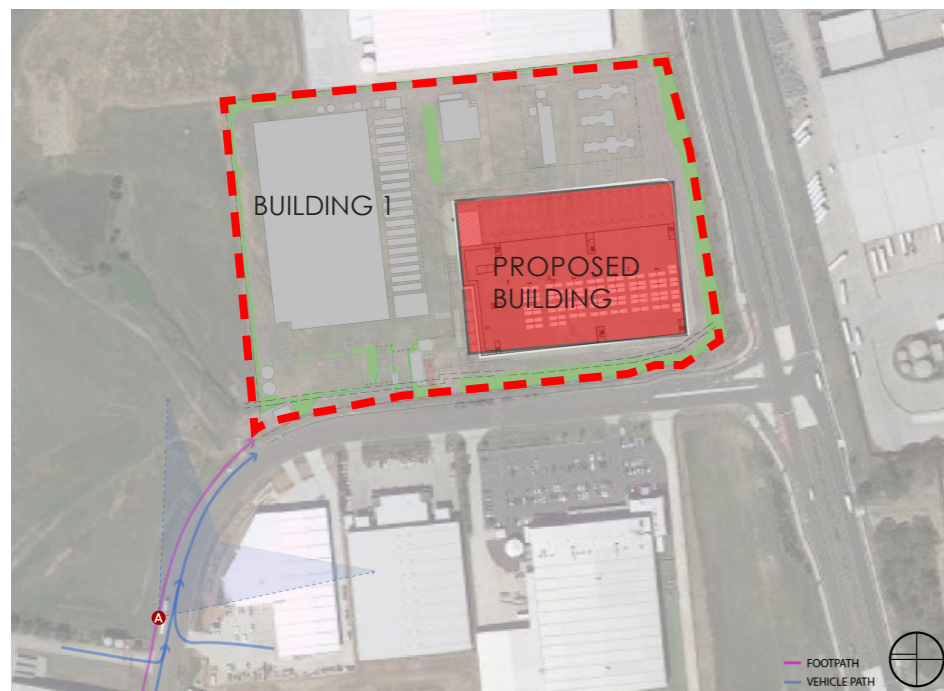
Existing view: View Point 1

The viewpoint is located at the last turn of Eastern Creek Drive, due north of Old Wallgrove Road. The view looks West towards Building 1 and the Project. The corridor comprises of a quiet single traffic lane in either directions with on street parking on both sides.

The street hosts multiple industrial buildings and empty land lots. Buildings are set back from the road and range from 10-15 meters in height. Ground and first levels are largely screened from street view by security fences, private small to medium trees and landscaping.

Entry driveways towards industrial buildings lead to private outdoor and covered parking lots. Street lighting is set back from the street.

(See viewpoint map and image below)



Receptors:

Eastern Creek Drive's innermost corridor comprises of industrial buildings, their landscaping and a few empty lots. Thus, the street is mainly used by employees of aforementioned buildings and occupied by their employees and visitors.

Sensitivity:

The area as a whole is an industrial area. The view point is mainly experienced by employees of nearby industrial and commercial buildings, as Eastern Creek leads eastwards to a dead end. Their attention is likely to be on the street getting to or exiting their place of work, and less likely to be on the Project.

Anticipated changes in view:

The Project will be seen along Eastern Creek drive, due south towards Old Wallgrove Road. The view point was positioned at the driveway of nearby buildings, due north west of the Project on Eastern Creek Drive.

The view from this viewpoint would not change significantly as the Project's west elevation is screened by opposite buildings and their landscaping due to street geometry. A proportion of the short elevation towards Building 1 will be visible from viewpoint.

With a busy on street parking scene, from the viewpoint, the majority of ground level activity on site is focused on parked cars and adjacent building's private landscaping setbacks.

(See photo montage below)



8. VIEW CORRIDOR B

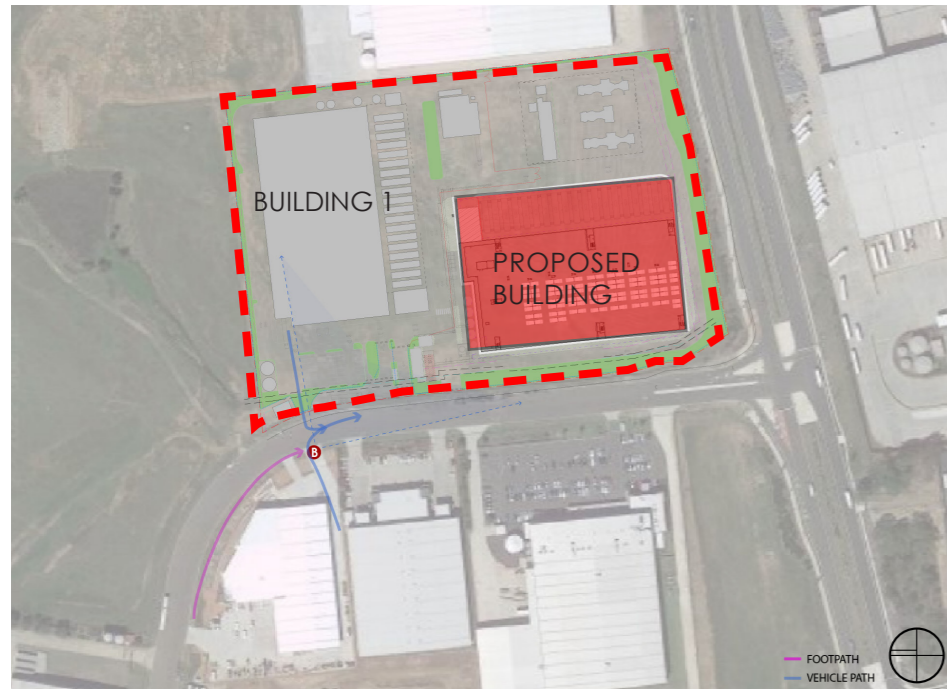
Existing view: View Point 3

The viewpoint is located at the driveway across from Building 1 on Eastern Creek Drive.

As the view relatively close to the site, Building 1 (Under Construction) holds a strong presence and occupies a large proportion of the visual field due to its current construction the landscape is yet to be established.

Nearby Industrial building due South at the junction of Old Wallgrove Road and Eastern Creek Drive can be seen at the background of the view.

(See viewpoint map and image below)



Receptors:

Eastern Creek Drive comprises of a few industrial buildings, their landscaping and a few empty lots. Thus, the street is mainly used by employees of aforementioned buildings and occupied by their vehicles.

Sensitivity:

The area as a whole is an industrial area. The view point is mainly experienced by employees of nearby industrial and commercial buildings, as Eastern Creek leads eastwards to a dead end. Their attention is likely to be on the street getting to or exiting their place of work, and less likely to be on the proposed building.

Anticipated changes in view:

The Project will add a presence that is comparable to that of Building 1. The proposed building's short elevation is visible from this view, together with a portion of the prominent long elevation.

Future landscaping at the entire site's frontage will allow for a softened streetscape, similar to that of the opposite's building.

Background building seen currently will be completely concealed by the proposed building and the combination of the building plus landscape will define the new streetscape.

(See photo montage below)



9. VIEW CORRIDOR C

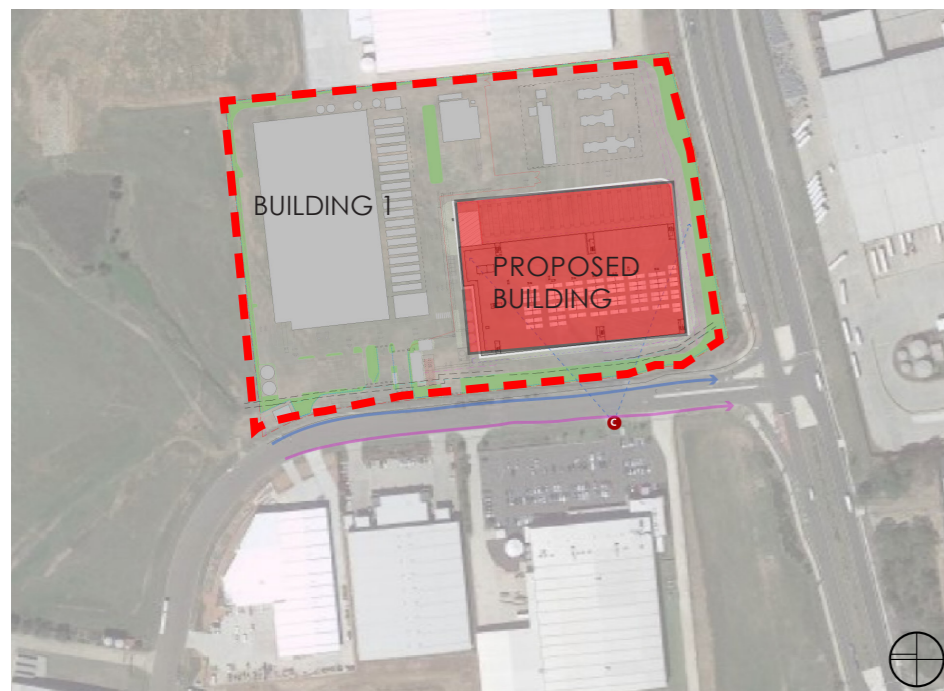
Existing view: View Point 6

The viewpoint is located on Eastern Creek Drive looking directly at the western elevation of the building.

The view would be fairly blank apart from a distant warehouse in the adjacent land plot.

Building 1 on site may be visible to the left, and to the right is the intersection of Eastern Creek Drive and Old Wallgrove Road.

(See viewpoint map and image below)



Receptors:

Eastern Creek Drive comprises of a few industrial buildings, their landscaping and a few empty lots. Thus, the street is mainly used by employees of aforementioned buildings and occupied by their vehicles.

Sensitivity:

The area as a whole is an industrial area, the view point is mainly experienced by employees of nearby industrial and commercial buildings, as Eastern Creek leads eastwards to a dead end. Their attention is likely to be on the street getting to or exiting their place of work, and less likely to be on the proposed building.

Anticipated changes in view:

The Project will add a presence that is wholly compromised of its western elevation or facade. This long facade fills most of view while from this standpoint.

The proposed building's position conceals external plant and approved substation on eastern side of the site from Eastern Creek Drive.

(See photo montage below)



10. VIEW CORRIDOR D

Existing view: View Point 8

The viewpoint is located on the corner of Old Wallgrove Road and Eastern Creek Drive facing the south-western corner of the building.

Corner shrubery and intersection traffic lights take up most of the view.

Portions of Building 1 and its generator exhaust, though is towards the background of the view, can be seen clearly from view.

(See viewpoint map and image below)



Receptors:

Old Wallgrove Road is a main thoroughfare, so receptors at this location includes employees and visitors of Eastern Creek Drive as well as other passer-by: cyclists, pedestrians, motorists, cars and heavy vehicles.

Sensitivity:

The area as a whole is an industrial area. The view point is mainly experienced by employees and visitors of nearby industrial and commercial buildings that populate Eastern Creek Drive and Old Wallgrove Road. Daily commuters though will recognise the presence of the proposed structure, will not be adversely affected visually. With Old Wallgrove Road being a main thoroughfare with high amount of heavy vehicles, commuters are more likely to have their attention focused on the road as they pass through. This corner will also be experienced by commuters and will be the first impression at the entry to Eastern Creek Drive.

Anticipated changes in view:

The south-west corner facade of the proposed building will highly visible from the view point. The proposal will redefine the corner entry to Eastern Creek Drive and screen what is current visible of Building 1.

The view from this viewpoint will incur significant changes as the building's high visibility turns it into a new feature of the streetscape, largely exposed to pedestrians and drivers of heavy vehicles.

The external plant of Building 1 will be blocked by the proposal and replaced with a new landscape treatment to both roads that will be exposed.

(See photo montage below)



11. VIEW CORRIDOR E

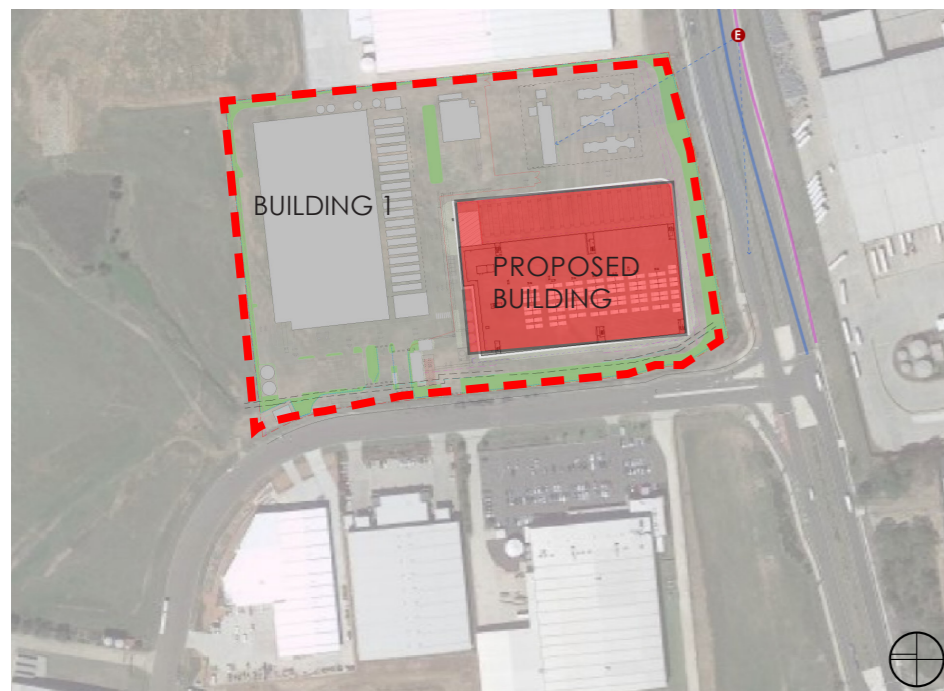
Existing view: View Point 11

The viewpoint is located on Old Wallgrove Drive's elevated pedestrian walkway, on the other side of the road to the site. The viewpoint originates across from the boundary between the site and its Eastern neighbour, looking Northwest.

At the foreground is Old Wallgrove Road, a three-lane road on both directions, with a moderately populated central reserve consists of garden beds, small to medium trees and shrubbery. The site's neighbouring buildings are towards the background of the view, standing at between 10-15m in height, which are largely indiscernible because of the central reserve.

Portions of Building 1 and its generator exhaust, though is towards the background of the view, can be seen clearly from view.

(See viewpoint map and image below)



Receptors:

Old Wallgrove Road is a main thoroughfare, so receptors at this location includes employees and visitors of Eastern Creek Drive as well as other commuters: cyclists, pedestrians, motorists, cars and heavy vehicles.

Sensitivity:

View point is mainly experienced by employees and visitors of nearby industrial and commercial buildings that populate Old Wallgrove Road. Daily commuters though will recognise the presence of the proposed structure, will not be adversely affected visually. With Old Wallgrove Road being a main thoroughfare with high amount of heavy vehicles, commuters are more likely to have their attention focused on the road as they pass through. The road is also bifurcated with established landscape on the median strip.

Anticipated changes in view:

The Southern and Eastern facade of the proposed building will be highly visible from the viewpoint. Majority of what's originally visible of Building 1 and others on Eastern Creek Drive is replaced by the proposed building, leaving only the height of Building 1's generator exhausts visible from afar.

View point is subject to further changes as further construction is to expected for the future substation. Until then, view from this viewpoint will incur significant changes as the building's high visibility turns it into a new feature of the streetscape, largely exposed to pedestrians and drivers of heavy vehicles. The stacks are similar to the existing stacks of Building 1.

Central road reservation hosts small to medium trees and shrubbery that masks the lower levels of the proposed building from cyclists and small vehicles.

(See photo montage below)



CONCLUSION

This conclusion of potential visual impact was completed with supporting information, documents and photos from site visits, desktop study and photomontage analysis.

The new addition is a anticipated change within the multi-phase project, which would overall replace the current empty lots with a new built form that is similar in size to its neighbours and phase 1 to complete the new campus.

It is concluded that the proposal will create varying visual impact significance, especially for those receptors in close proximity to the site.

The significance of these impacts on commuters on Old Wallgrove Road is generally low due to the high number of tall trees planned for its periphery, resulting in very few moments where the project can be seen from the public realm. The Project will only be seen close up from the intersection of Eastern Creek Drive and Old Wallgrove Road, with the viewpoint at the pedestrian crossing the only asible place that would get clear clsoe up views to its main facade.

Therefore the proposal is an opportunity to clearly define the primary view at the corner of Old Wallgroove Road plus Eastern Creek Drive with new built form and a landscape verge with significant tree planting. These proposed elements will screen current views of the side elevation of Building 1 external plant and equipment.

The proposal is similar in scale and form to other developments within the immediate surrounding and Eastern Creek, including it's large span and security fencing around it's boundary.

Overall, within this context the Project is considered visually acceptable and appropriate with regards to potential effects on visual amenity of its receptors and the broader context.

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