

25 May 2020

Western Sydney Parklands Trust  
Level 7  
10 Valentine Avenue  
PARRAMATTA NSW 2150

Attention: Luke Wilson

Dear Luke

**RE: Building Height, VIA and Adjusted Pad Levels Light Horse Interchange Business Hub**

While the Council's LEP does not provide height controls in the industrial zones including Huntingwood and Arndell Park areas, the building heights in a business park vary. In most cases distribution centres will have heights between 11m and 13.7 to the ridge. In preparing the VIA we have modelled the built form to 12.3m as a midpoint.

In our experience the majority of buildings are built between the heights from new ground level. There are cases and buildings that require higher heights to respond to the internal working and operation of the building related to distribution or industry. The proposed no height control should be maintained to allow flexibility. This will ensure that the future built-forms are consistent and are of an appropriate scale for an employment area with consideration for market trends.

The following changes in ground level have been used for the VIA assessment:

	Lot 1	Lot 2	Lot 3	Lot 4	Lot 5*	Lot 6	Lot 7*
Existing Ground Level (RL Average-appx.)	47.00	50.00	50.00	51.00	49.00	45.00	44.00
Proposed New Ground Level (FFL)	50.00	50.25	50.50	50.75	51.45	50.20	49.50

\* previous pad/building level for Lot 5 & 7

The lowered pads levels to Lot 5 & Lot 7 do not have an impact on the VIA, if anything it improves it as the levels have gone down.

	Lot 5	Lot 7
Revised Pad Level (RL)	50.75	48.85
Revised New Ground Level (FFL)	51.15	49.25
Previous Pad Level (RL)	51.05	49.10
Previous New Ground Level (FFL)	51.45	49.50
DIFFERENCE	Lowered by 300mm	Lowered by 250mm

We trust that the above explanation is satisfactory, but if you have any questions please do not hesitate to contact me.

Yours faithfully,  
nettletontribe



DONAL CHALLONER