

Guy Smith
 Planning Manager
 Goodman Group
 Level 17
 60 Castlereagh St
 Sydney NSW 2000
 Australia

07 August 2018

Dear Guy

RE: LOT 5, OAKDALE SOUTH - STATEMENT ON VISUAL IMPACT RESULTING FROM PLANT

Thank you for inviting **e8urban** to provide commentary on the modifications to the DA for Lot 5 at Oakdale South Estate (the Site).

e8urban is a specialist urban strategy, planning and design company established by director Joe Rowling in 2015. **e8urban** works independently or in close collaboration with other consultants on a broad range of projects.

Appreciation and Background

e8urban have previously provided a Visual Impact Assessment (the 2016 VIA) for the Site and neighbouring Oakdale West Estate, working on these projects in 2016 and 2017 as part of the State Significant Development Application process. This work involved an assessment of potential visual impacts from the new development based on the visibility of indicative building envelopes from sensitive receptors in the surrounding area such as residential properties and key public domain areas.

To assist the assessment of potential visual impacts a series of geo-referenced photo-montages were produced to give an indication of how new development would present to the selected sensitive areas.

We understand that Goodman are now preparing a number of Development Applications for individual lots including a proposal for Lot 5 (the Proposed Development).

We understand the Proposed Development differs from the indicative building envelopes assessed in the 2017 VIA, in particular the requirement for roof-top plant. Figure 1 below shows the roof-top plant in elevation, with the additional plant elements that are approximately two metres above the ridge line assessed in the 2016 VIA distributed along the roof of the Proposed Development.



Figure 1: 18131_DHL_5A_DA301_G_Elevations (Source SBA 2018)

Figure 2 below shows the geo-referenced photo montage produced for View 06 in the 2017 VIA. The figure shows the indicative building envelopes and proposed landscape treatment to the south of Lot 5.



Figure 2: View 06 photo-montage (Source e8urban 2016)

The following advice was provided in the Oakdale South Industrial Estate (OSE) State Significant Development (SSD 6917) – Section 96 Application Visual Impact Assessment July 2016.

‘While the proposed development on Oakdale South will impact the open nature of the existing view, it will not overly detract from the key features such as the view to the Blue Mountains, and the buffer planting will reduce the visual impact of new buildings along the boundary, and form a visual continuation of the Ropes Creek corridor.’

Updated Assessment

The key issues for the updated assessment is whether the new plant will provide a material change from the indicative building envelopes assessed in the 2016 VIA.

Figure 3 shows an updated section of the Proposed Development with the plant shown on the roof at the landscape berm and proposed vegetation on the southern edge of Lot 5.

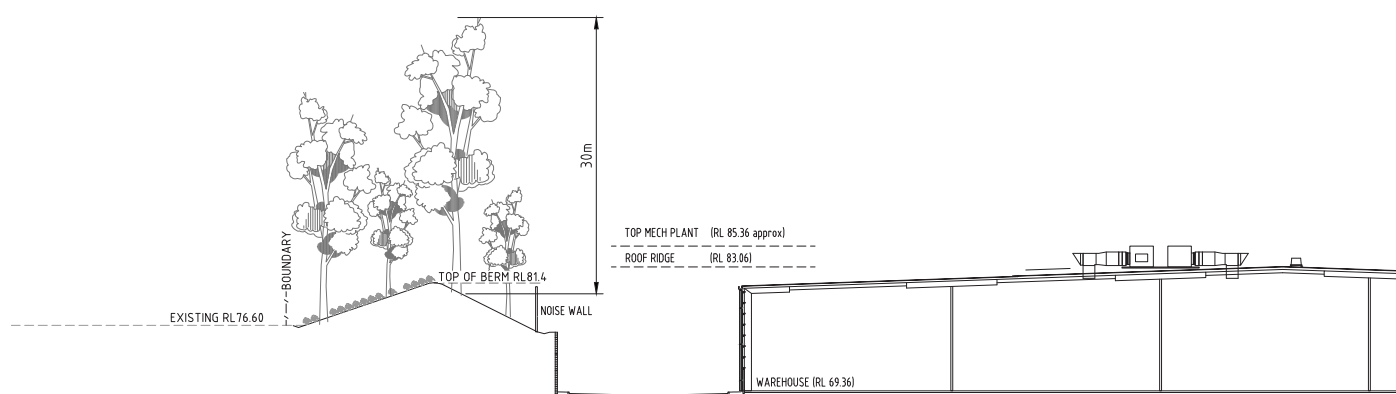


Figure 3: 18-540-SKC001[A] (Source at&I 2018)

Based on the size of the roof top plant in relation to the Proposed Development, the spacing along the roof of the Proposed Development and the proposed landscape treatment on the Site's southern edge we recommend that there will be no additional visual impacts or material change to the advice provided in the 2016 VIA.

Please do not hesitate to contact me should you have any further questions.

Yours Sincerely

A handwritten signature in black ink, appearing to read "Joe Rowling". The signature is fluid and cursive, with the first name "Joe" written in a stylized, looped manner and the last name "Rowling" written in a more standard cursive script.

Joe Rowling

Director

e8urban