

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

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Dear Guy

## OAKDALE SOUTH

In response to your request for further clarification on our letter dated 7 August 2017 (Oakdale South - Statement On Visual Impact Resulting From Plant) please find our expanded and illustrated response below.

### Background

**e8urban** have previously provided an opinion on the impact of proposed plant on the roof of a proposed building (the Proposal) on Lot 5 of the Oakdale South Estate (OSE).

Subsequent to the preparation of the 7 August letter two adjoining landowners have made submissions disputing our opinion, and highlighting the lack of visual representations to support our findings.

In response to this we have prepared a series of 3D rendered views to assist the assessment of visual impacts. Figure 1 below highlights the location of the views modeled for this analysis.



Figure 1: View locations

**The Original VIA (the 2016 VIA) Scope**

The Department of Planning and Environment (DPE) identified sensitive receivers around the OSE, these where in established residential areas. E8urban undertook a VIA to assess the impacts of views from four locations, the Jacfin lands were not identified as sensitive receptors by DPE, we concurred with this assessment and undertook our analysis of the views from the sensitive receptors identified by DPE.

The 2016 VIA process demonstrated how the concept plan would be sited in the landscape and how the proposed landscape treatment at the site boundaries could mitigate the visual impacts of the proposed development.

While the 2016 VIA was based on a concept plan and not a developed DA, the building footprints, form, bulk and scale of the concept plan was consistent with the desired future character of development in an IN1 zone. Moving from a concept plan to a DA allows for a greater degree of design certainty, with tenant requirements informing the refinement of design from the floor plans through to the service requirements for elements such as plant location and size.

It is noted that the DA18/0510 approved by Penrith Council is substantially consistent with the building footprint, height, bulk and scale approved by the Secretary for SSD6917. The size and location of building plant are clearly subservient to the overall form and scale of the development and therefore would not change the original 2016 VIA assessment and in my opinion it would not merit any updates to the 2016 VIA or subsequent visual impact advice provided.

Figure 2 provides a detail of the proposed boundary condition with proposed native tree planting with a expected mature hight of 25 metres, a 5 metre noise wall and ground cover.

Figure 3 is a section prepared by ALT to highlight the relationship between the proposed development on OWE and the RU4 land. This section shows that the plants elements would be well below the height of the proposed boundary tree planting.

These figures highlight that the proposed landscape treatment to the boundary will far exceed the height of the proposed development including the roof-top plant. We note that the boundary landscaping has already been installed as required under the SSD6917 and that there is an obligation on the applicant under the approval to maintain the landscaping as approved.

We are therefore satisfied that the boundary landscaping and noise wall will provide substantial visual screening to the plant elements proposed and the general bulk and scale of the Lot 5 warehouse building on a whole.

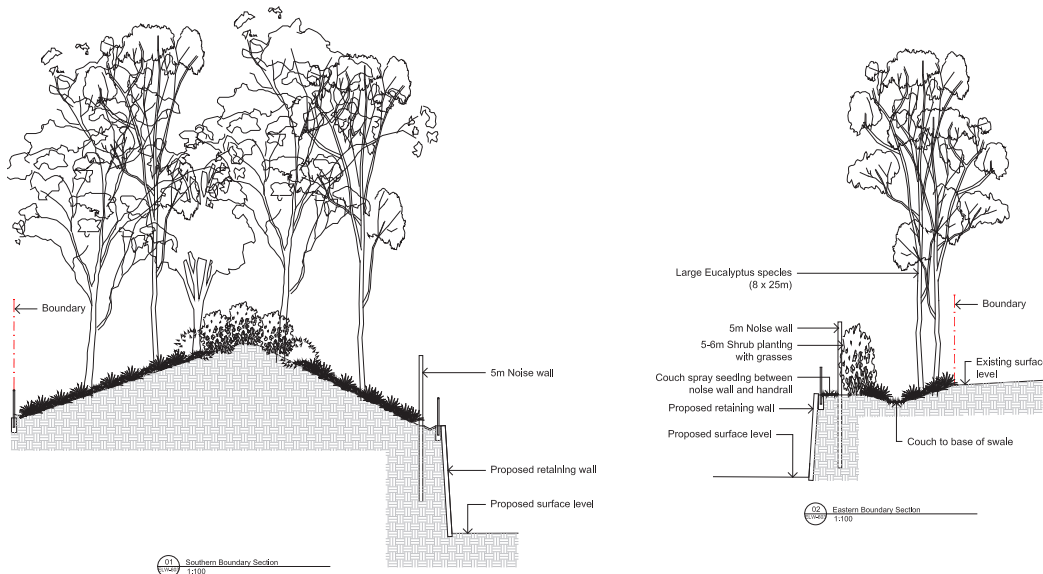


Figure 2: Boundary detail at the south and east of the Site (source alt 2018)



Figure 3: Long east west section through adjacent residential land (source alt 2018)

### **Modeling Methodology**

We have prepared a 3D model of the Site based on the civil engineering and architectural drawing prepared for the Updated Proposal. The Site topography has been generated based on 2 metre GIS contours obtained from Land and Property Information NSW. We have modeled a series of views (as shown in Figure 1) from the location of the proposed road within the RU4 zoned area within the adjacent Jacfin site to the east of OSE. The 3D model also includes the proposed development on the IN1 portion of the Jacfin site.

For each view we have provided:

- A render showing the location of the proposed development without the roof plant (Where the development is not visible we have provided an outline in green, where the development is visible we have coloured the building in red).
- A render showing the location of the proposed development with the roof plant.
- A render showing the proposed landscape treatment with fully grown trees.

The images are present on the following pages with analysis and conclusions.

View 01

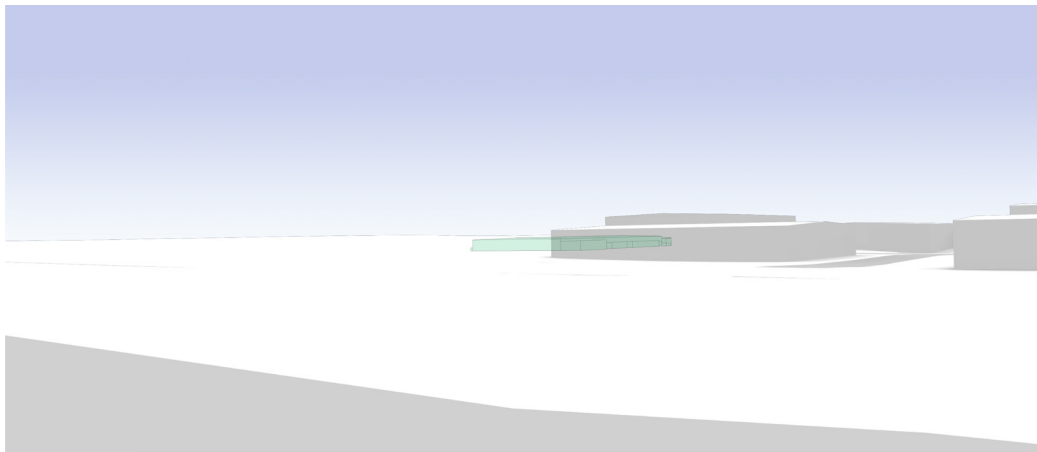


Figure 4: View 01 - Buildings without plant

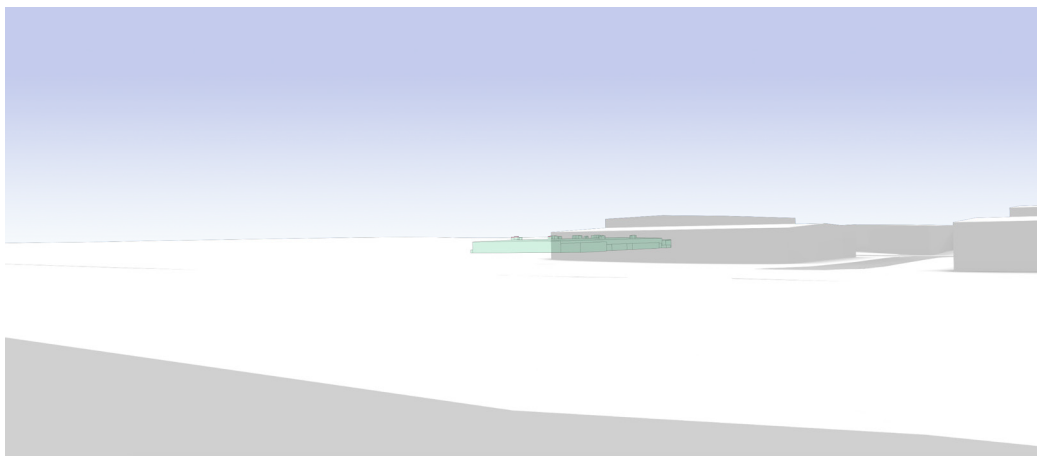


Figure 5: View 01 - Buildings with proposed plant

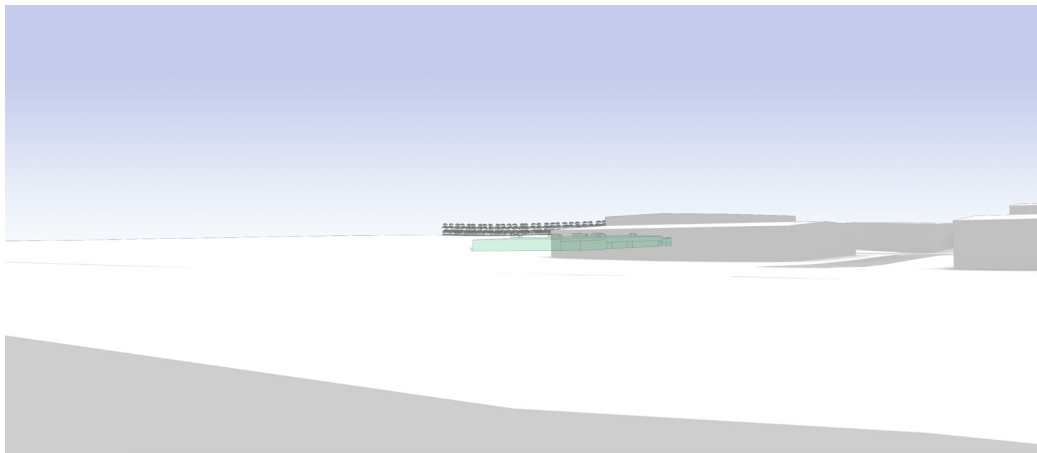


Figure 6: View 01 - Buildings with proposed plant and proposed boundary trees

View 02

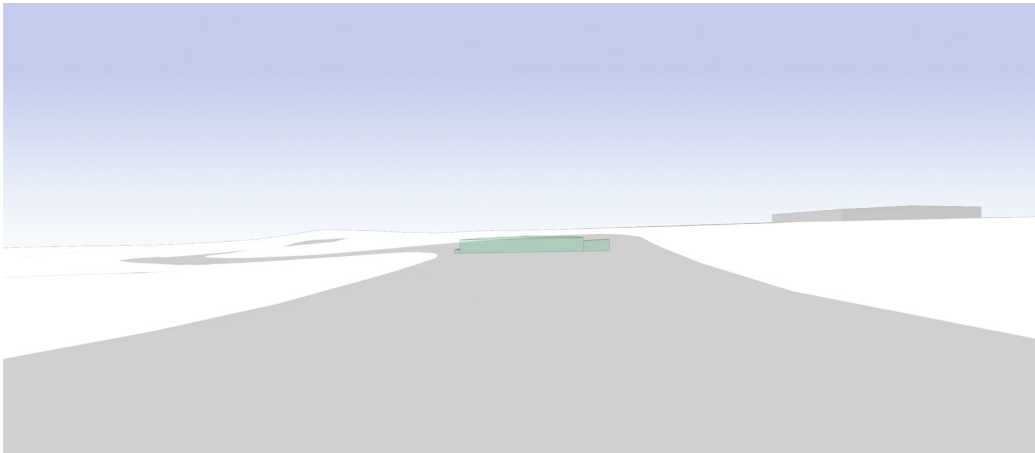


Figure 7: View 02 - Buildings without plant

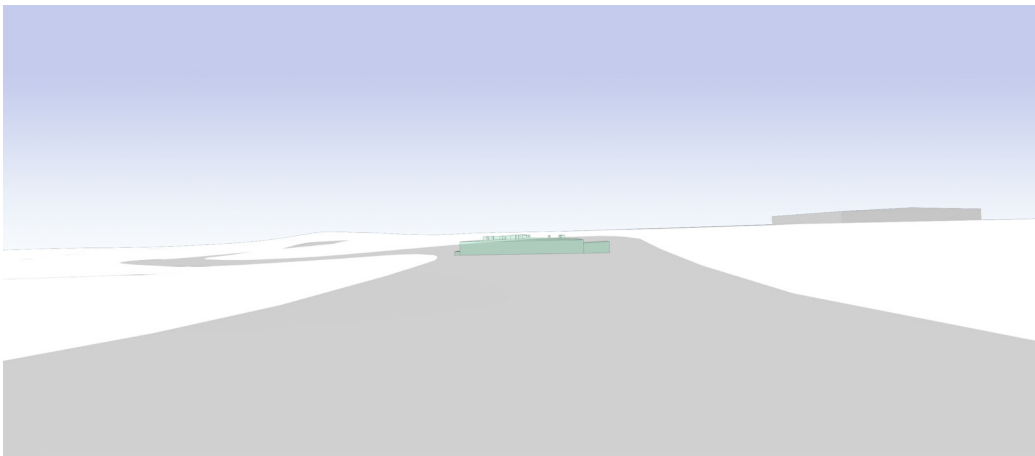


Figure 8: View 02 - Buildings with proposed plant

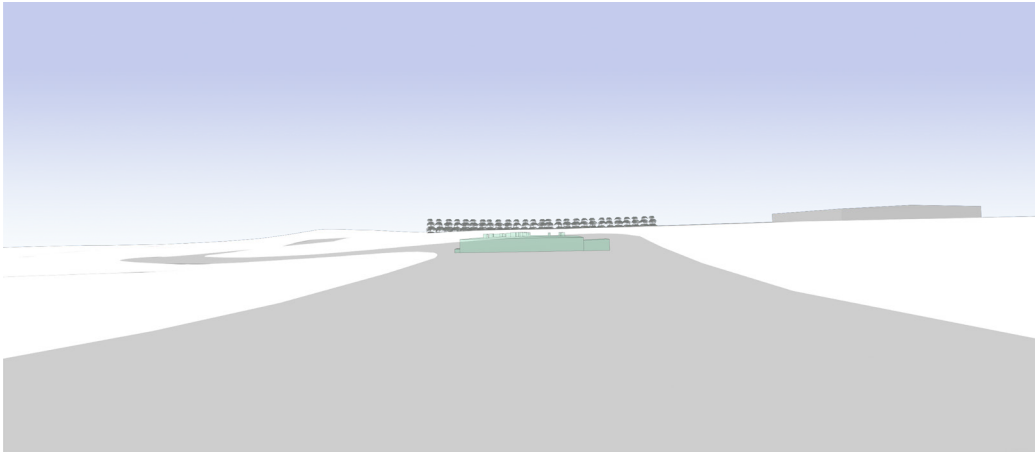


Figure 9: View 02 - Buildings with proposed plant and proposed boundary trees

View 03

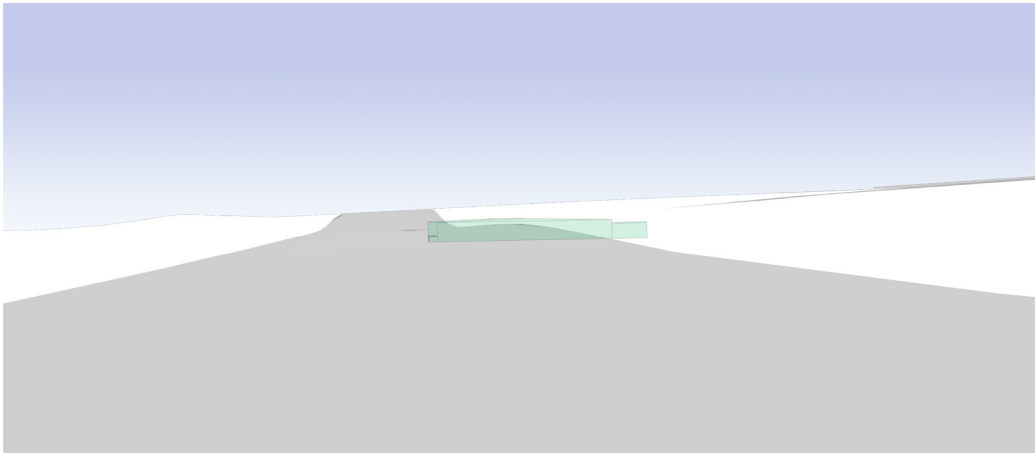


Figure 10: View 03 - Buildings without plant

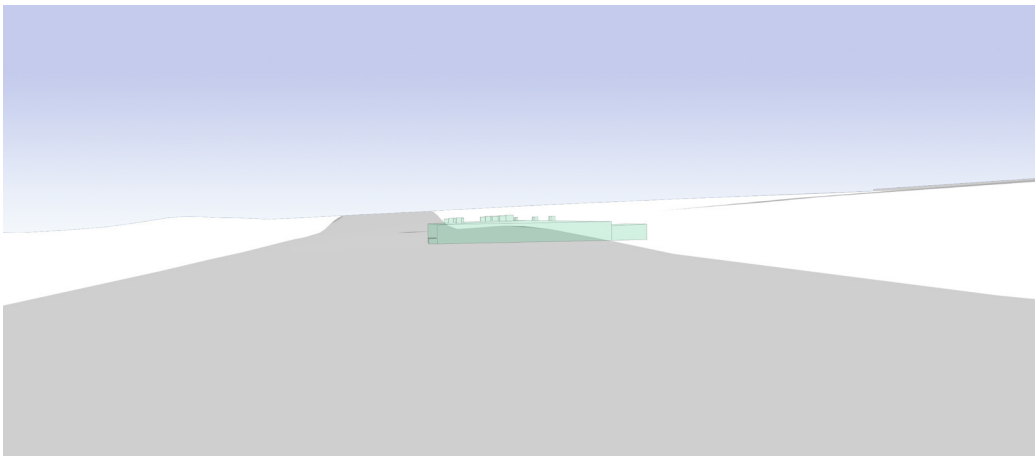


Figure 11: View 03 - Buildings with proposed plant

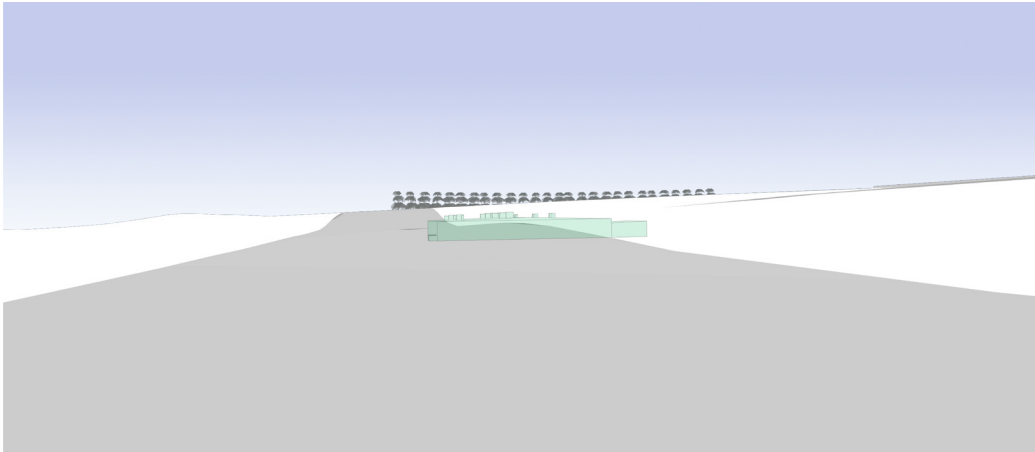


Figure 12: View 03 - Buildings with proposed plant and proposed boundary trees

View 04

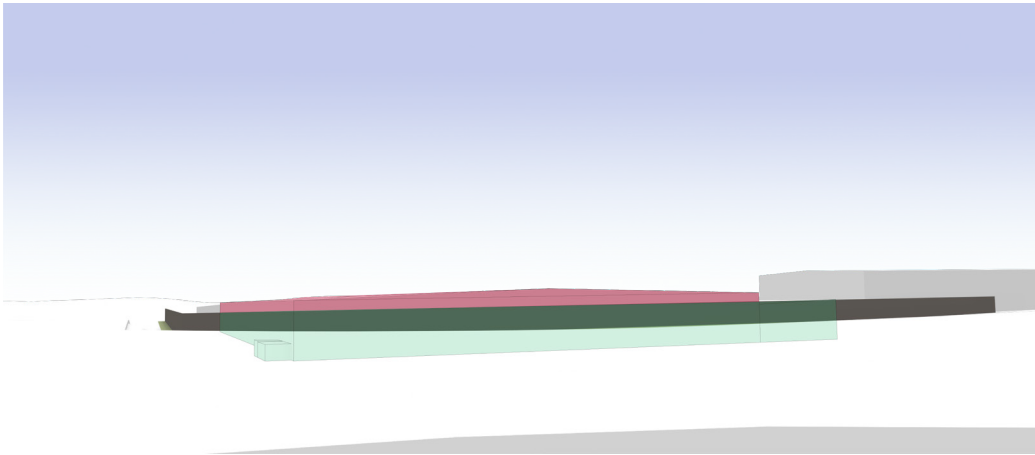


Figure 13: View 04 - Buildings without plant

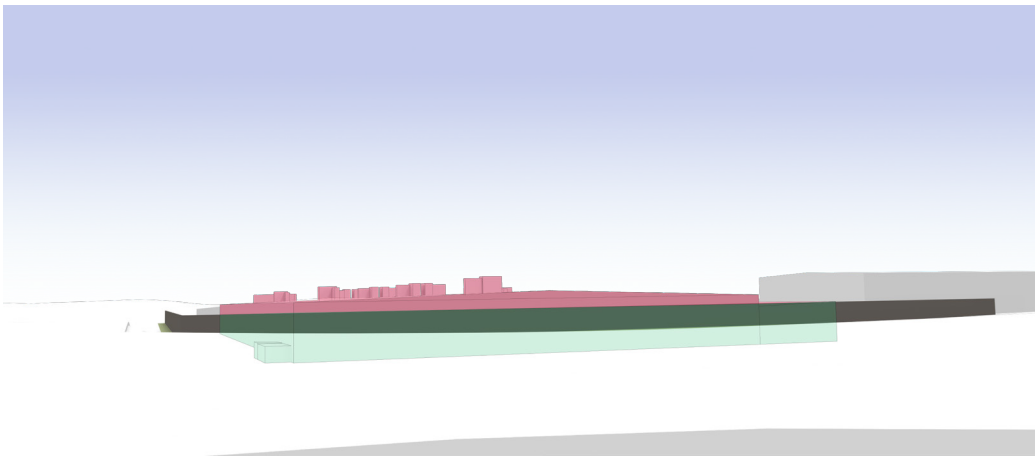


Figure 14: View 04 - Buildings with proposed plant

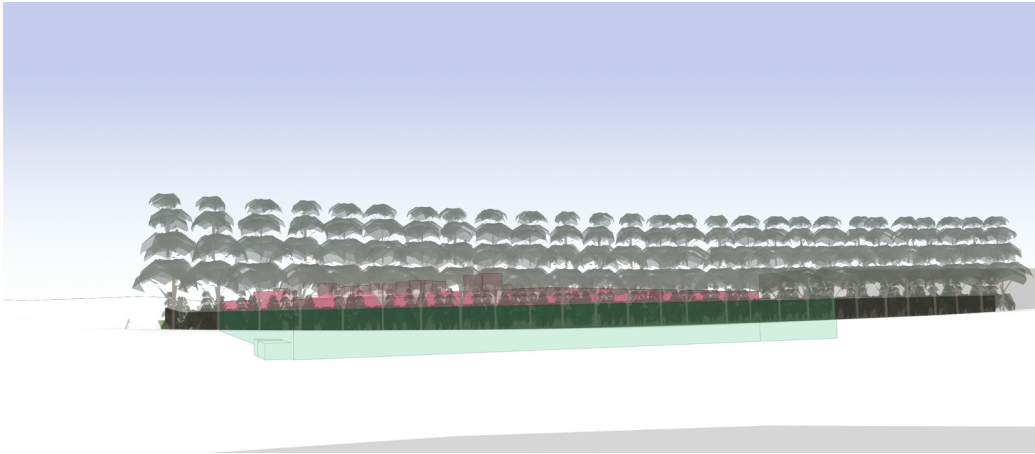


Figure 15: View 04 - Buildings with proposed plant and proposed boundary trees and low level shrubs

**View Assessment**

*View 01*

The development is not visible from this location.

*View 02*

The development is not visible from this location.

*View 03*

The development is not visible from this location.

*View 04*

The development is visible from this location, and the view point is aligned to the apex of the ridge line of the Updated Proposal has the effect of visually clustering the plant. While, from this view point the plant presents as a visual variation to the roof line, the proposed boundary tree planting obscures the upper portions of the Proposal mitigating any additional visual impacts.

Additional screening at the lower level, below the tree tops, would be provided by the noise wall and lower lying shrubs. This assessment therefore clearly demonstrates that no additional unacceptable visual impact results from the proposed rooftop plant.

**Response to Submissions**

No.	Submission Issue	Response
1	It is unclear whether this statement by e8urban is intended to express a conclusion by e8urban that there will be no additional visual impacts as a result of the Modification Application, or whether e8urban is simply recommending that the changes to the height of the rooftop plant be managed so as to not cause any additional visual impacts.	To clarify, it is my opinion that the roof top plant will not have visual impact on adjacent land uses.
2.	If e8urban is in fact expressing a view that there will be no additional visual impacts or material changes to the impacts as assessed in the 2016 VIA, then this view appears to have been provided without any assessment having been undertaken by e8urban.	Our assessment was based on a review of the plans and elevations provided by ALT coupled with a review of the VIA work previously undertaken which includes assessment of sections, land topography, building height, and setbacks and our knowledge of the landscape planting proposed for the OSE.  We consider this a thorough assessment of the comprehensive information available, and the previous work we have undertaken.
3.	Rather, e8urban appears to have made an assumption that because the rooftop plant will be spaced out along the roof and will be of a particular size (unspecified) then there will be no additional visual impact, even though e8urban acknowledges that there will be an increase in height of 2 metres above what was assessed in the 2016 VIA.	As above, the assumptions have been made based on thorough assessment of various aspects of the proposal including land topography, building mass, setbacks, and mitigation measures.  The overall perceivable height of the building has not changed. Small elements (in proportion to the overall scale of the proposal) that project above the roof line do not in my opinion represent a significant change to the form of the building and will not result in any additional visual impact to the surrounds, particularly to the south and east.

<p>4.</p>	<p>Jacfin submits that the e8urban Letter is wholly inadequate as an assessment of the visual impacts of the Modification Application. The e8urban Letter is extremely brief and does not include any updated photo montages or view lines showing the visual impact of the pro-posed plant on the roof of the building. A single section is included showing the proposed vegetation on the southern boundary of Lot 5. No assessment has been undertaken of visual impacts on the Jacfin Residential Land to the east.</p>	<p>As above, thorough visual assessment has been undertaken based on information at hand.</p> <p>Furthermore, the development is consistent with the desired future character for the IN1 lands to the north and west of the RU4 land.</p> <p>The 2016 VIA responds to the criteria set out by DPE with regards to the sensitive receptors around OSE.</p> <p>The 3D modeling presented here supports the original advice that the elements of rooftop plant proposed are not significant and that the boundary treatment provided offers adequate mitigation against any additional visual impacts resulting from the Updated Proposal.</p>
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**Summary and Conclusion**

The building in question will only likely be visible from the western end of the Jacfin site due to the topography of the land, and it is my professional opinion that the proposed roof top plant would not represent a significant or material change to the visual impact of the development because the existing mitigation measures, in particular the variance in topography, noise wall and landscape planting will provide an effective screening of the Updated Proposal.

Yours sincerely

Joe Rowling

Director

**e8urban**