

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

24 September 2018

Dear Guy

OAKDALE WEST, LOT 2B AND LOT 2E PROPOSED CHANGES TO PAD LEVELS

Thank you for inviting **e8urban** to provide commentary on the modifications to the Concept Design at Oakdale West 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 2017 VIA) for the Site and neighbouring Oakdale South Estate, working on these projects in 2016 and 2017 as part of the State Significant Development Application (SSDA) process. **e8urban** also provided an urban design report for the proposal that was submitted as part of the SSDA.

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. Details of the methodology undertaken to produce these photo-montages can be found in the 2017 VIA.

The proposed master plan (the Master Plan) for Oakdale West incorporates 22 warehouse buildings of varying sizes along with service roads, water detention and treatment basins and associated landscape zones to the edges of the site.

We understand that Goodman are now developing a detailed concept design for the Site and, as a result the consultant team have proposed changes to the pad levels for two of the building on the Site, on Lot 2B and Lot 2E.

Both Lot 2B and Lot 2E are located on the western edge of the Site adjacent to Emmaus Catholic College / Trinity Primary School and Emmaus Retirement Village / Catholic Healthcare. The 2017 VIA identified four views around the western and southern boundaries of the Site that were assessed for Visual impacts.

Based on the location of Lots 2B and 2E we recommend that three views be reassessed to establish if the proposed alterations to the pad levels present a material change to the visual impact of the proposed development on the Site. These views are:

- View 04 – Private Residence Bakers Lane at RL 89.5
- View 05 – Emmaus Catholic College at RL 76.9
- View 07 – Emmaus Residential Aged Care at RL 56.6

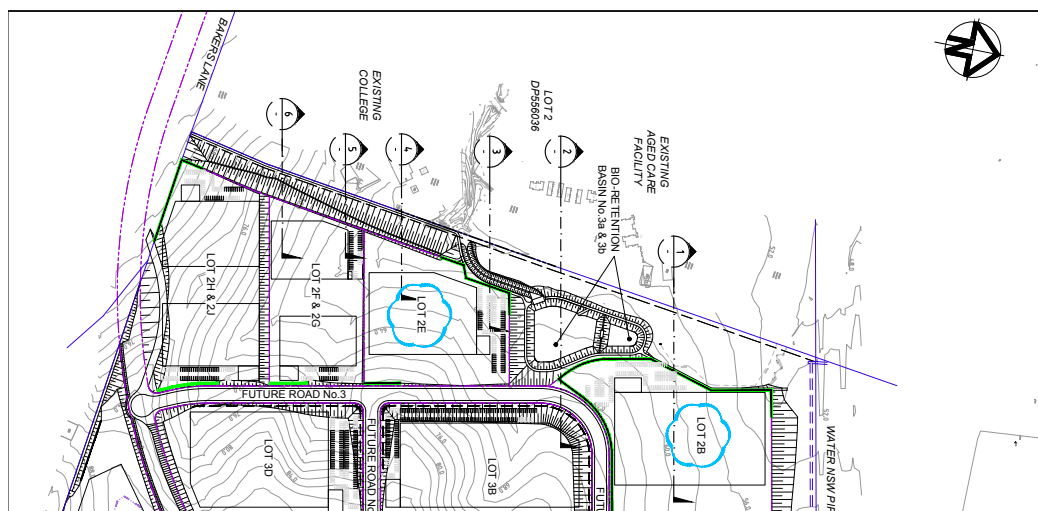


Figure 1: SKC157 - WESTERN BOUNDARY LAYOUT AND SECTIONS[P1] (Source ATL 2018)

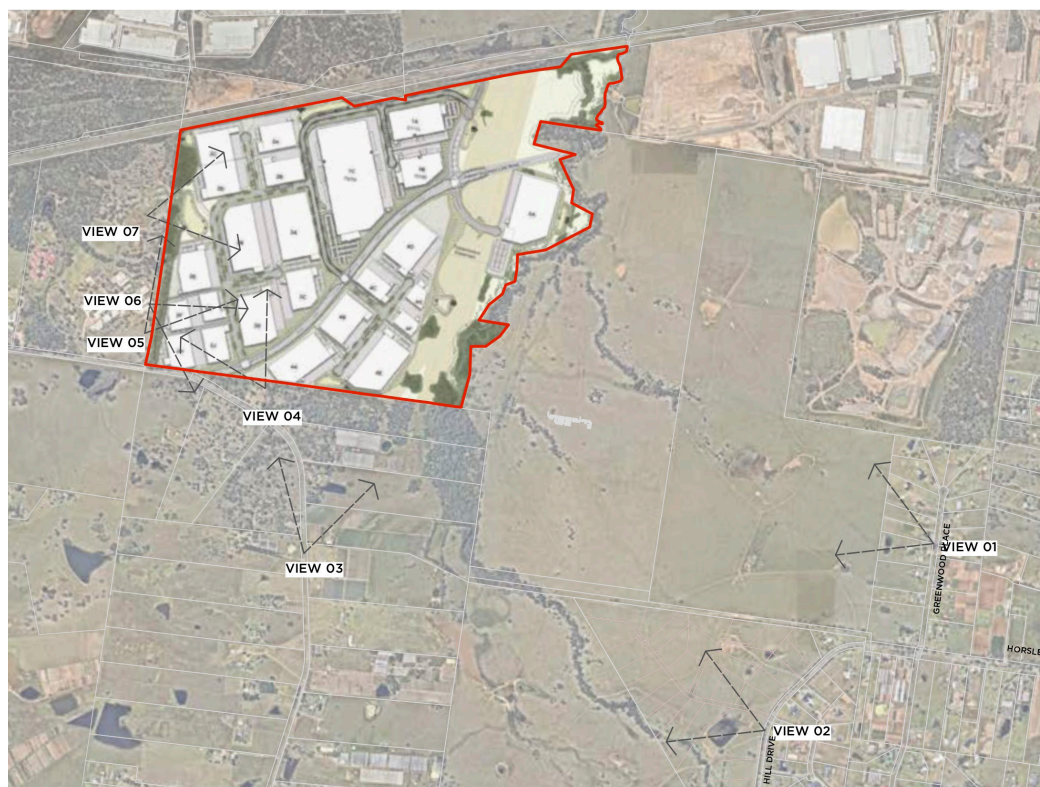


Figure 2: Assessed view locations, VIA 2017 (Source e8urban 2017)

Figure 1 highlights the lots where changes are proposed to the pad levels, and Figure 2 provides the location of the views assessed in the 2017 VIA.

Proposed Change to the Pad Levels

Lot 2B

The Master Plan previously proposed a pad level at RL62.00. The revised proposal is for the pad level to be at RL64.50, an increase in relative elevation of 2.5 metres. Figure 3 illustrates this change in section.

Lot 2E

The Master Plan previously proposed a pad level at RL62.55. The revised proposal is for the pad level to be at RL66.80, an increase in relative elevation of 4.25 metres. Figure 4 illustrates this change in section.

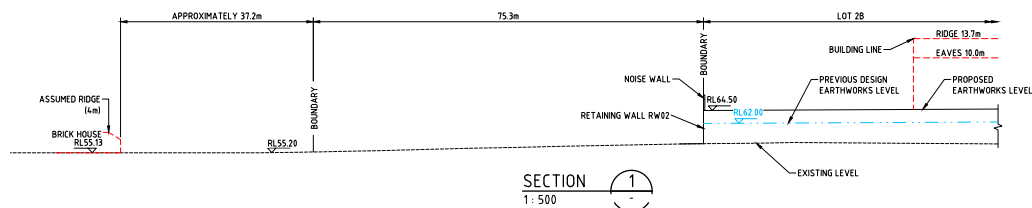


Figure 3: Proposed changes to pad level on Lot 2B (Source ATL 2018)

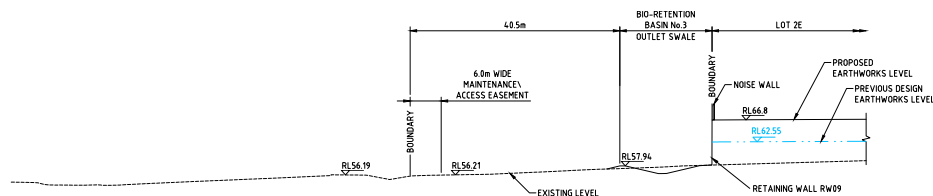


Figure 4: Proposed changes to pad level on Lot 2E (Source ATL 2018)

Updated Assessment

In order to undertake an assessment of any potential changes to the advice provided in the 2017, the photo montages for the three views identified previously have been updated. This process has involved remodeling the indicative building forms in 3D space and adding this information to the photo montages so a comparison of the Master Plan and updated proposal can be made.

View 04 - Private Residence Bakers Lane - Updated Assessment

Figure 5 below illustrates the following:

- The location of the buildings as proposed in the Master Plan - indicated with a red line.
- The location of the proposed buildings with the changes to the pad levels - indicated with a yellow line.

The overlay indicates that the proposed changes in pad level will not have any additional visual impacts from this view location.



Figure 5: Updated assessment of View 04

View 05 – Emmaus Catholic College - Updated Assessment

Figure 5 below illustrates the following:

- The location of the buildings as proposed in the Master Plan - indicated with a red line.
- The location of the proposed buildings with the changes to the pad levels - indicated with a yellow line.
- The location of the proposed landscape bund between the Site and western boundary - indicated as a green line.

The overlay indicates that the proposed changes in pad level will not have any significant additional visual impacts from this view location.



Figure 5: Updated assessment of View 045

View 07 – Emmaus Residential Aged Care - Updated Assessment

Figure 6 below illustrates the following:

- The location of the buildings as proposed in the Master Plan - indicated with a red line.
- The location of the proposed buildings with the changes to the pad levels - indicated with a yellow line.
- The location of the proposed landscape bund between the Site and western boundary - indicated as a green line.

The overlay indicates that the proposed changes in pad level will not have any significant additional visual impacts from this view location.



Figure 6: Updated assessment of View 07

Summary

While proposed changes to the pad level on Lots 2B and 2E may be visually discernible in the images presented above, they do not represent a significant departure from the established pattern of building form, bulk and massing of the buildings assessed in the VIA 2017.

On this basis I would not recommend any changes to the proposed visual mitigations - in the form of the landscape treatment already developed for the Site.

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".

Joe Rowling
Director

e8urban