

OAKDALE WEST ESTATE - PROPOSED PAD LEVEL MODIFICATION COMPARISON REPORT

SSD 7348 MOD1



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Oakdale West Estate - Proposed Pad Level Modification Comparison Report

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Prepared by e8urban pty ltd for Goodman Property Group



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Executive Summary

Introduction

e8urban has been appointed to undertake an updated Visual Impact Assessment (VIA) assessment of proposed changes (the Modifications) to the 2019 Approved Development for the Oakdale West Estate (OWE).

This assessment provides a comparison between the visual impacts assessed for the State Significant Development Application for the Master Plan lodged in 2017, and proposed modifications to the 2019 Approved Development that include development/building pad levels and revised building envelops.

The OWE Site

The site is located within the Penrith LGA, at the south western end of Old Wallgrove Road in Western Sydney.

It is situated south of Lenore Drive, east of Mamre Road and will be accessed via the proposed new Western North South Link Road from Lenore Drive.

The site is a 154 hectare parcel of land and is located within the Western Sydney Employment Hub, as identified in the Metropolitan Strategy Site 8, ‘Lands south of Sydney Water pipeline’.

The land is formally identified as Lot 11 of DP1178389.

The 2019 Approved Development

The 2019 Approved Development for OWE incorporates 22 warehouse buildings of varying sizes and 22 offices. Associated services, ancillary functions and site environmental considerations are also integrated.

Design and Layout

Planning for the OWE has been undertaken to optimise the potential of the site to provide for employment floor space, while also addressing the particular site constraints and interfaces on the edges of the site.

Key features of the 2019 Approved Development include:

- A public domain network that breaks the site down into a series of discreet interconnected precincts;
- Significant landscape buffers on the western and southern edge of the site that incorporate native tree planting and stormwater management;
- New site access points to the south, north and east of the site;
- A range of street typologies that reflect the movement and access needs within the Site; and
- A series of discreet Precincts that will be delivered along

with associated public domain and infrastructure to provide for an orderly development to meet the evolving needs of employers in Western Sydney.

The DPIE Assessment

The August 2019 Oakdale West Estate (SSD 7348) Assessment Report provides the following assessment recommendation in relation to the visual impacts of the 2019 Approved Development.

The development would transform the existing rural nature of the site into a fully developed warehouse and distribution estate, consistent with its industrial zoning and the objectives of the State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP). This transformation would have moderate to high visual impacts for the adjacent schools, retirement village and one rural residence. The visual impacts would be reduced to an acceptable level through early construction of earthen mounds and landscape planting along the western boundary which would have around 2 to 3 years to establish before buildings are constructed near the boundary.

(Page IV Oakdale West Estate (SSD 7348) Assessment Report)

The Department’s assessment concludes the Concept Proposal and Stage 1 DA would result in permanent visual changes in the landscape that are consistent with the industrial zoning of the site and other industrial estates within the WSEA. The Department considers further detailed assessment is required in subsequent DAs for warehouses adjacent to the sensitive receivers on the western and southern boundaries to ensure the design and scale of future buildings is appropriate and compatible with the existing adjacent developments and an optimal visual outcome is achieved.

(Page 39 Oakdale West Estate (SSD 7348) Assessment Report)

Proposed Changes to the 2019 Approved Development

Goodman Group have proposed further refinements to the detailed layout and planning across the OWE as set out in the 2109 Approved Development.

These changes have primarily been driven by:

- Refinement of infrastructure design;
- Development of the servicing strategy;
- Market drivers and tenant requirements; and

- Innovations in warehousing and distribution processes leading to new requirements for these building typologies.

Key Infrastructure Modifications

Precinct 2

- FFL of 66.50 for Lot 2A & 2B;
- Access track through landscape area to be updated;
- FFL changes to Lot 2E, 2F & 2G; and
- Retaining wall changes to suit change in levels.

Other elements

- VMP and BAR to be updated to reflect change in biodiversity strategy.

Study Methodology

This report describes the work undertaken in the assessment of modifications to the 2019 Approved Development and production of an updated VIA.

The following activities have been undertaken to prepare this report:

- Desktop review of the previous work undertaken;
- Meetings with Goodman Group and the appointed architectural, landscape and civil engineering consultants to understand the extent of changes across the OWE;
- Review of the refined OWE master plan; and
- Production of updated photomontages to illustrate how the proposed changes to the relative levels and form of development on the site would be perceived from the surrounding context.

Photomontages

The photomontages presented in this report have been created to illustrate the relative location of the proposed built form from the receptors that have been assessed for visual impacts.

Some changes to the outlines in the photomontages are subtle. So, in order to assist in the clarity of the comparative analysis, the development outlines have been coloured so that changes can be understood.

For View 05, 06 and 07 located close to the western boundary of the Site, additional images have been provided to show:

- The difference in expected growth of the boundary planting after 15 years, AND;
- The indicative massing of the Modification ‘cut-in’ to the

immediate context and landscape.

For view 05, 06 and 07 the photomontage prepared for the June 2017 Oakdale West State Significant Site Development Application Visual Impact Assessment has been included so a direct comparison between the Approved and Proposed development can be made.

Findings

Pad Level Changes

The proposed changes to building pad levels in Precinct 2 will not contribute to any additional visual impacts for the surrounding public and private receivers assessed than those already stated and approved as per the DPIE assessment report.

The existing proposed landscape buffers will provide adequate mitigation once fully established, with mitigation strategies in place in the interim as stated in the DPIE assessment report.

The DPIE acknowledges the approved development is consistent with the desired future character of the area

1.0 Site and Context

1.1 The Site

The site is bounded to the North by the existing Sydney Water Pipeline and industrial development.

It is bounded to the south by farmland and suburban development. To the east it is bounded by Ropes Creek and Oakdale South Estate and to the west by Emmaus Catholic College and Health Care facility.

Ropes Creek to the east is a small meandering creek that has been assessed, classified and discussed in more detail in the biodiversity report by Aecom. The Site is located in an area that could be described as transitional, with the land to the south of the Sydney Water Pipeline having the greatest potential for future change from agricultural land and large lot rural residential to high quality employment land.

The land to the north of The Site comprises of established industrial and employment lands such as the Erskine Park Estate and further north the low density suburb of St Clair.

To the east are located a number of sites with applications and approvals for employment uses. Between these site and the M7 Motorway is the existing suburb of Horsley Park which generally comprises of large lot and semi-rural residential properties.

The land to the south and west of the site includes the Emmaus Catholic College and Residential Aged Care facility – located on the immediate western boundary – and large lot rural residential properties.

The Figure 1 highlights some of the key features around the site.

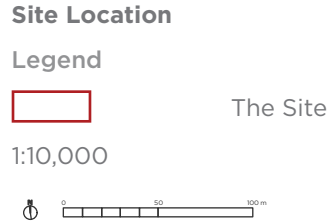
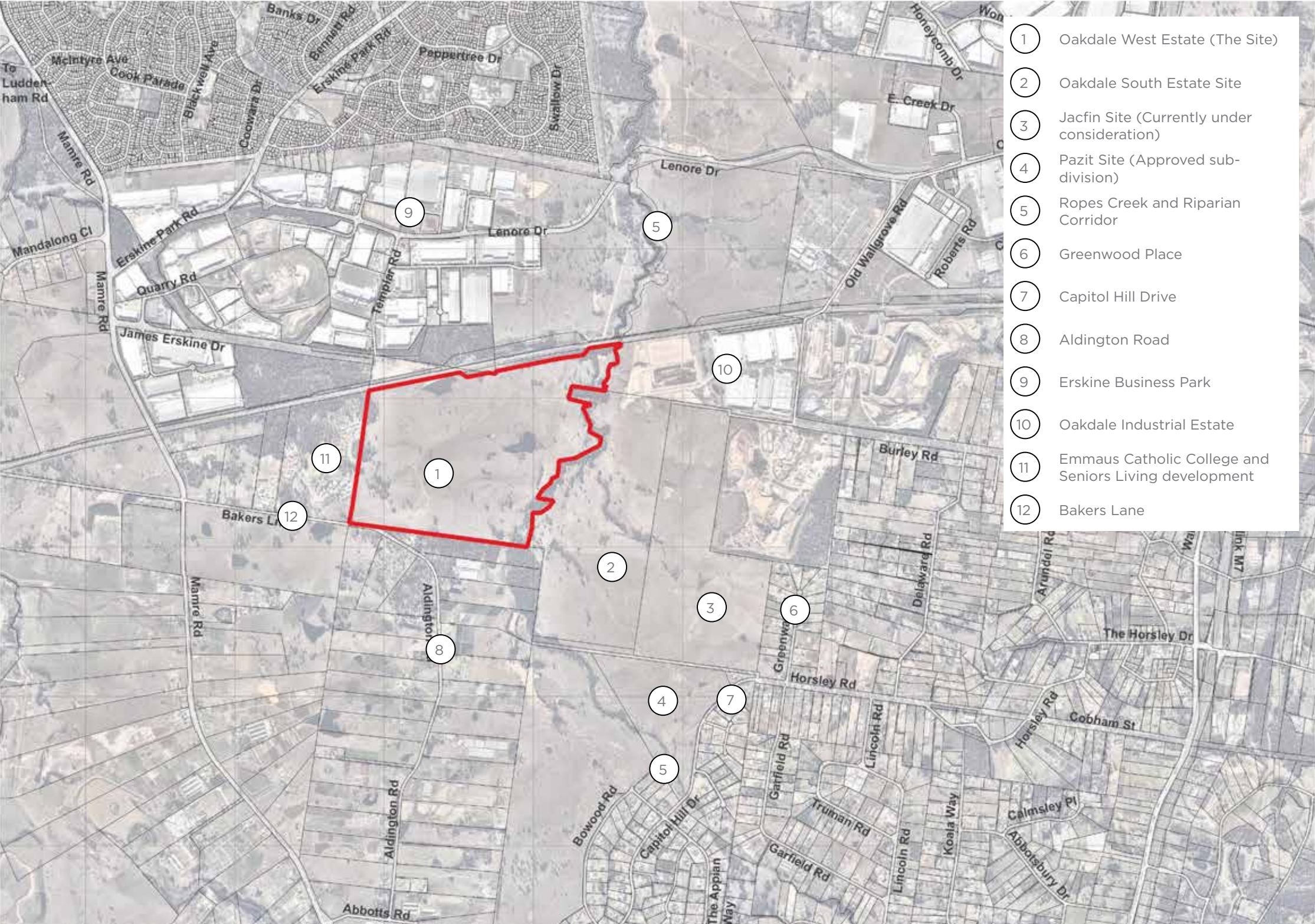


Figure 1: The Site

2.0 Updated Visual Impact Assessment

2.1 View Locations and Assessment Considerations

View Location

As part of the development of the OWE master plan a Visual Impact Assessment (VIA) was undertaken during 2016 and 2017. The purpose of the VIA was to identify visual impacts from the proposed development on the site and identify mitigations to reduce potential impacts.

A total of seven view locations were selected and then assessed through a process of desktop studies, site inspections, surveying, 3D CAD modelling and the production of accurate photo-montages. The seven views that have been assessed are:

View 01 - Greenway Place at RL 99
View 02 - Capitol Hill Drive at RL 74.5
View 03 - Adlington Road at RL 81.1
View 04 - Private Residence Bakers Lane at RL 89.5
View 05 - Emmaus Catholic College at RL 76.9
View 06 - Emmaus College at RL 65.3
View 07 - Emmaus Residential Aged Care at RL 56.6

Figure 2 shows the location of the seven views in relation to the OWE.

Assessment Considerations

In order to establish the value of the views being assessed, it is important to understand the context of the site, which sits in a transitional landscape that moves between sub-urban and rural and contains a mixture of residential, small scale agricultural and industrial uses.

A number of considerations were taken in to account when establishing the value of the views:

- The presence and prominence of features in the foreground, middle-ground and far distance that are distinct to the local environment;
- Expanse and openness;
- The nature and extent of the horizon;
- The natural land-form;
- Natural environmental features such as trees or water features;
- The degree to which the landscape has been modified by human interactions such as land clearance and construction; and
- The relative uniqueness.

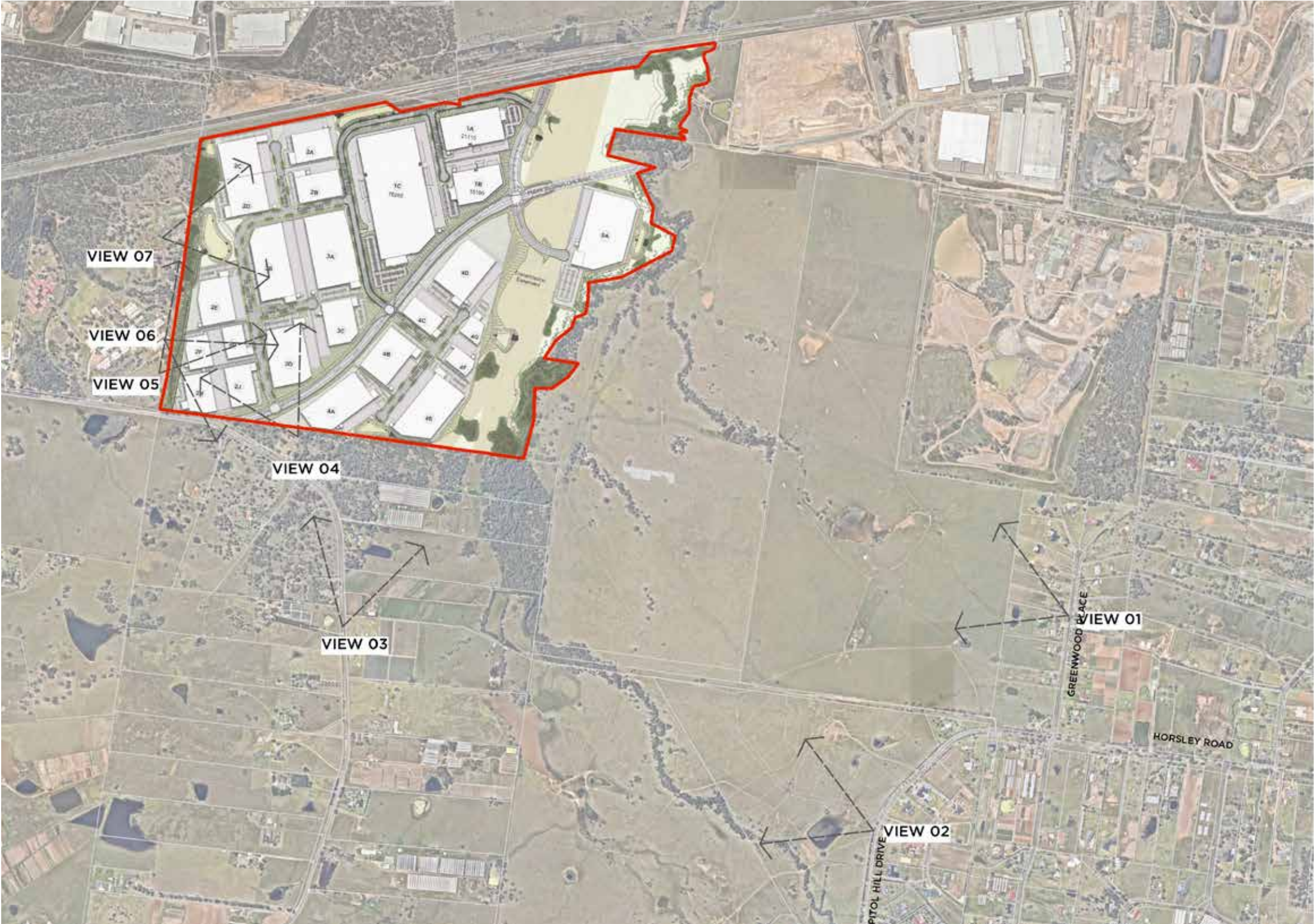


Figure 2: 2017 VIA view locations plan

2.2 View Location and Selection Rationale

Identification of Views

Public and private receivers are locations in the immediate vicinity of the site from where the new development would be visible. The locations were identified by the Department of Planning, Industry and Environment and the specific view points were selected by our team following site analysis and site visits.

Having previously undertaken a VIA for the neighbouring Oakdale South Estate development, the project team started from a basis of strong understanding of the view potential for public and private receivers.

In order to understand potential view points prior to the site inspection, a 3D topographical model was produced using 2 metre GIS contour data obtained from Land and Property Information NSW. This tool aided analysis and site visits confirmed the selection of the seven view points.

Figure 6 and Figure 7 highlight how the topographical and natural features of the locality influence the visibility of the OWE.

A number of considerations were taken in to account and informed the selection of the view points:

- That view points needed to be representative as much as possible of views from private land holdings such as existing and proposed development lots;
- That views represented areas where development would be most prominent. For example, high points, zones with clear lines of sight to the proposed development and places where the proposed development addresses public roads;
- That views from important public domain elements such as open space or landscape corridors were captured; and
- That consideration be made as to the location of existing approvals such as Oakdale South, the Jacfin Site and Pazit Lands along Capitol Hill Drive.

Views from the north were not considered as land to the north of the Site is primarily industrial, it is within the WSEA and is not sensitive to visual impacts of the proposed modifications. The Department focused on land uses to the west due to proximity and elevation.

View No.	Location	RL	Public / Private Receiver	Rationale for Selection	Potential for Visual Impacts	Additional Impacts due to Proposed Modification
1	Greenway Place	99	Public	Established residential area adjacent to WSEA with open aspect to the west	Low	No
2	Capitol Hill Drive	74.5	Public	Established residential area adjacent to WSEA with open aspect to the west	Low	No
3	Adlington Road	81.1	Public	Established residential area adjacent to WSEA	Moderate	No
4	Private Residence Bakers Lane	89.5	Private	Private home with direct boundary to OWE and an framed aspect to the north from the residence's garden	High	No
5	Emmaus Catholic College	76.9	Private	Education institute on the boundary with OWE, with open space and classrooms on the shared western boundary.	High	No
6	Emmaus Catholic College	65.3	Private	Education institute on the boundary with OWE, with open space and classrooms on the shared western boundary.	High	No
7	Emmaus Residential Aged Care	56.6	Private	Seniors Living / Aged Care facility adjacent to the western boundary with OWE	High	No

2.3 View 01 - Greenway Place

Description

Greenway Place is a residential street situated to the south east of the OWE. Two proposed industrial developments and a new residential sub division, the Oakdale South Estate and the Jacfin Site separate Greenwood Place and OWE.

Greenway Place is a recent sub-division with large lots that are generally between 1,000 sqm and 2,000 sqm located off a cul-de-sac road that runs north to south.

Greenway Place runs to the west of a parallel running ridge line to the east. Most of the properties on the western side of Greenway Place are located along this ridge line, whereas the properties on the eastern side are generally below the ridge line.

The rear gardens and habitable rooms within the properties along the western side Greenwood Place face west towards the Jacfin Site, the Oakdale South Estate and OWE.

Figure 3 identifies the view position in the local context and Figure 4 highlights some of the key features of View 01.

Local Character

The local immediate character within Greenwood Place is defined by the following features:

- A gently undulating topography;
- Recent single and two storey residential development with large houses on large plots;
- Building with traditional roof forms consisting of pitched roofs and over-hanging eaves;
- Sparse tree planting within private gardens and limited vegetation within the public domain;
- A semi rural landscape setting with some crop planting and other small scale agriculture; and
- Outlooks from the street onto areas of open agricultural land with pockets of wooded areas.

The adjacent photos show typical built form and a view along Greenwood Place.

View 01 Selection

Greenwood Place is a predominantly residential area adjacent to WSE and is therefore a key receiver. It is important to understand all visual impacts so any possible negative visual impacts can be understood and mitigated against.

The selected camera position for View 01 is located at the high point along Greenwood Place.

The height of the camera lens at this point is RL 99. This is approximately 15 metres above the proposed roofs on the OWE.

The view is towards the west and is representative of the outlook from the street, private gardens and rear habitable rooms and terraces to private properties along Greenwood Place.

Key Features of View 01

The view from Greenway Place is panoramic and expansive.

The following elements contribute the view:

- The dominant feature of the view looking west from Greenway Place being the Blue mountains which form a consistent band on the horizon;
- The land that falls away from the rear gardens of the properties on Greenwood Place is generally open agricultural and grazing land with small clusters of trees and dams, and;
- Ropes Creek runs parallel to Greenwood Place in the middle distance and the wooded areas that define the riparian corridor on each side of the creek form a strong horizontal element.



Figure 3: Composite Panorama of View 01 - Greenwood Place



Figure 4: Key Features of View 01 - Greenwood Place

Potential Visibility of the Proposed Modifications from View 01

Figure 5 provides a diagrammatic representation of the location of View 01 in relation to the OWE.

Impacts of the Proposed Modification on View 01

Figures 6 and 7 on the following page provide a sequential illustration of the spatial implication of the proposed Modifications.

The analysis shows that due to the location and form of the landscape between this receiver and the OWE, from View 01 the proposed changes on pad level are indiscernible.

Accordingly, the extent of change between the 2019 approved development and the 2019 proposed modifications is negligible

View 01 Orientation

Legend

- The OWE
- View Location and Direction

Scale: NTS



Figure 5: View 01 orientation



Figure 6: 2017 Indicative built form outlines



Figure 7: Indicative 2019 Approved Development outlines and 2019 Proposed Modification pad levels

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Low

Assessed Visual Impact: Moderate-Low

Summary of Assessment Considerations

The key feature of the View west from the properties on Greenway Place is the panoramic expanse of the Blue mountains set against a foreground of open country and the horizontal band of trees that form the Ropes Creek corridor.

The location of the proposed development will potentially be visible for many of the properties along Greenway Drive. However, it is sitting on land that is below the elevated position of the properties and private open spaces. This means the development will not impact the panoramic western outlook.

Furthermore, the location of the approved Oakdale South and Jacfin developments will have the impact of screening large portions of the Oakdale West site, particularly the northern areas (refer to figure 18).

On this basis the visual impacts are considered acceptable.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Low

Assessed Visual Impact: Moderate-Low

Updated Summary of Assessment Considerations

The analysis provided in Figures 9 and 10 show that there will be no discernible change to View 01.

The assessed Visual Impact would not change.

2.4 View 02 - Capitol Hill Drive

Description

Capitol Hill Drive is a public road. It has a rural character, with development currently located on the eastern side of the road.

The land to the west of Capitol Hill Drive has an approval for a future sub division consisting of large lot rural properties.

Development consists of large homes on large lots that are well separated. The land to the west of Capitol Hill Drive is currently open grazing land.

Capitol Hill Drive falls from the north with a gentle bend. The land to the east rises away from the road.

Figure 8 identifies the view position in the local context and Figure 9 highlights some of the key features of View 02.

Local Character

The character within the area View 02 was taken is defined by the following features:

- A gently sloping and undulating landscape;
- An open aspect with obscured views to the west due to the undulating landscape;
- Large lot development with large single and two storey properties to the east of Capitol Hill Drive;
- Little mature or borrowed landscape within private properties making the housing highly prominent; and
- Rural landscape to the west of Capitol Hill Drive.

View 02 Selection

For much of the northern portion of Capitol Hill Drive the OWE is not visible, being obscured by modulations in the landscape and groups of mature trees.

From the central section of Capitol Hill Drive the OWE would be visible and the view point was selected as being the instance where the development would be most prominent, due to dips in the landscape in the foreground looking to the north west.

The height of the lens at the selected view point is RL 74.5. This is approximately 4 metres above the proposed ground level on the OWE site.

Key Features of View 02

While the view to the west from Capitol Hill Drive is panoramic and expansive, the landscape features (in particular the undulating landscape), often limits the depth of the view to the middle distance.

Key elements of the view include:

- Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor in the middle distance;
- The ridge of the Blue Mountains in the far distance, and;
- Open farm land with small water bodies, dams and clusters of mature trees.



Figure 8: Composite panorama of View 02 - Capitol Hill Drive

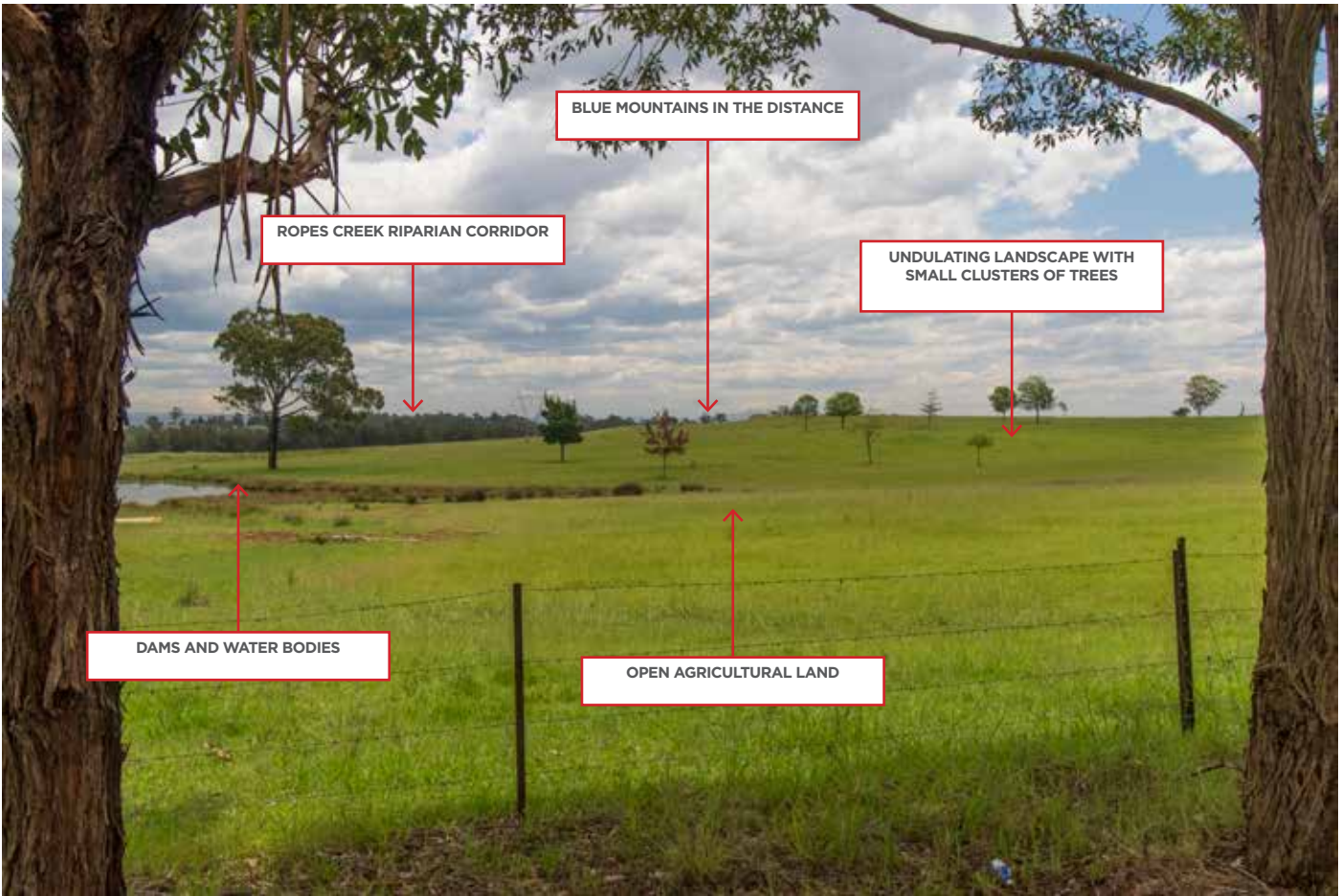


Figure 9: Key features of View 02 - Capitol Hill Drive

Potential Visibility of the Proposed Modifications from View 02

Figure 10 provides a diagrammatic representation of the location of View 02 in relation to the OWE.

Impacts of the Proposed Modification on View 02

Figures 11 and 12 on the following page provide a sequential illustration of the spatial implication of the proposed Modifications.

The analysis shows that, due to the location and form of the landscape between this receiver and the OWE, from View 02, the proposed changes on pad level are not discernible.

Accordingly, the extent of change between the 2019 approved development and the 2019 proposed modifications is negligible



View 02 Orientation

Legend



The OWE



View Location and Direction

Scale: NTS

Figure 10: View 02 orientation



Figure 11: 2017 Indicative built form outlines



Figure 12: Indicative 2019 Approved Development outlines and 2019 Proposed Modification

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Negligible

Assessed Visual Impact: Negligible

Summary of Assessment Considerations

The Surveyed View analysis shows that the visibility of the proposed development is minimal for much of the land between Capitol Hill Drive and the Oakdale West site.

Therefore there is no visual impact on the view from this location and the majority vantage points along Capitol Hill Drive.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Negligible

Assessed Visual Impact: Negligible

Updated Summary of Assessment Considerations

The analysis provided in Figures 14 and 15 show that there will be no discernible change to View 02.

The assessed Visual Impact would not change.

2.5 View 03 - Adlington Road

Description

Aldington Road and Bakers Lane form a loop road located off Mamre Road, together they services a number of large lot rural residential dwellings.

Residential properties are located either side of Aldington Road, with some of those to the west of the carriageway elevated above the road, and those to the south sited well below the road.

The properties along Aldington Road consist of a mix residential homes and small scale agricultural developments.

The adjacent photographs (Figures 13 and 14) identify the key features of view 03 as both a composite panorama and single image.

Local Character

Aldington Road has a rural character, the road crosses the varied local landscape and it both open and enclosed at different points due to its relationship to a north south running ridge line.

The residential properties along Aldington Road are generally large single and two storey properties set on large lots. There are pockets of mature landscape within private lots, and areas of crop planting.

View 03 selection

The residential properties along Aldington Road generally have an outlook to the east and north east.

The view location was selected as it is at the point along Aldington Road where the OWE would be most prominent.

The camera lens for the view was located at RL 81.1 with the camera oriented toward the north

Key Features of View 03

Because of the orientation of Aldington Road the properties do not have the same potential outlook to the Blue Mountains as View 01 or View 02.

Without this dominant feature framing the far distance, the middle ground of the view becomes the main visual feature.

Key elements of the view include:

- Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor framing the eastern portion of the view;
- Open farm land with small dams and clusters of trees, and;
- The electricity pylons and associated transmission lines that follow the Rope Creek Riparian Corridor.



Figure 13: Composite panorama of View 04 - Aldington Road



Figure 14: Key features of View 03 - Aldington Road

Potential Visibility of the Proposed Modifications from View 03

Figure 15 provides a diagrammatic representation of the location of View 03 in relation to the OWE.

Impacts of the Proposed Modification on View 03

Figures 16 and 17 on the following page provide a sequential illustration of the spatial implications of the proposed Modifications.

The analysis shows that due to the location and form of the landscape between this receiver and the OWE, the proposed changes on pad level are not visible from View 03 due to the orientation of the view relative to OWE.

Therefore, the extent of change between the 2019 approved development and the 2019 proposed modifications is assessed to be negligible.



View 03 Orientation

Legend



The OWE



View Location and Direction

Scale: NTS

Figure 15: View 03 orientation



Figure 16: 2017 Indicative built form outlines



Figure 17: Indicative 2019 Approved Development outlines and 2019 Proposed Modification

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Low

Magnitude of the Impact: Negligible

Assessed Visual Impact: Negligible

Summary of Assessment Considerations

While the eaves and roof line of the proposed development is visible from this location, the layering of the middle distance landscape means that much of the development is screened behind trees and existing buildings.

Based on this analysis the visual impact from this location is minimal.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Low

Magnitude of the Impact: Negligible

Assessed Visual Impact: Negligible

Updated Summary of Assessment Considerations

The analysis provided in Figures 19 and 20 show that there will be no discernible change to View 03.

The assessed Visual Impact would not change.

2.6 View 04 - Barkers Lane Private Residence

Description

Bakers Lane is a continuation of Mamre Road and services a series of residential and rural dwellings, an education establishment and residential aged care facility both on a shared campus adjoining the western boundary of OWE.

The residential property from where this view is located is sited at a local high point.

The property is located on a ridge-line and falls to the east. The majority of the property is heavily wooded with the exception of a clearing close to Barkers Lane where a dwelling house and associated granny-flat are located.

The property is accessed via a steep drive way and while it is enclosed on the west and east by mature vegetation its rear northern boundary overlooks the OWE.

The adjacent photographs (Figures 18 and 19) identify the key features of View 04 as both a composite panorama and single image.

Local character

Bakers Lane has a rural character.

The residential properties along Barkers Lane generally consist of large single and two storey properties set on large lots. There are pockets of mature landscape within private lots, and areas of crop planting.

View 04 Selection

The selected view is taken from the garden of a private property on Barkers Lane.

The garden and associated granny flat/secondary dwelling has the potential for a direct view to the north across the OWE.

The camera lens for the view was located at RL 89.5, generally 5m above the predominant eaves line on the proposed development.

The view is oriented towards the north west away from vegetation to the east that screens the outlook to the north and east.

This orientation was selected as it captures the Blue Mountains in the far distance which form a strong horizontal framing element, the Blue Mountains are not as prominent looking directly north.

The view point is approximately 16 metres from the shared property boundary, which is similar to the boundary setback to the granny flat on the property.

Key Features of View 04

The view from the garden and associated granny flat is open and expansive due to the elevated position of the property. The Blue Mountains form a consistent band along the horizon.

Key elements of the view include:

- The Blue Mountains on the horizon;
- An elevated outlook across open farm land with small dams and clusters of trees; and
- Clusters of mature vegetation that form an enclosure on the western and western edges of the property.



Figure 18: Composite Panorama of View 04 - Barkers Lane Private Residence



Figure 19: Key features of View 04 - Barkers Lane Private Residence

Potential Visibility of the Proposed Modifications from View 04

Figure 20 provides a diagrammatic representation of the location of View 04 in relation to the OWE.

Impacts of the Proposed Modification on View 04

Figures 21 and 22 on the following page provide a sequential illustration of the spatial implication of the proposed Modifications.

The analysis shows that due to the location of the receiver in relation to the OWE and the existing mature vegetation that frames the northern outlook from the property, the proposed changes on pad level would not provide a significant difference to the visibility of the roof-forms of the proposed development on OWE, which are visible from the location of View 04.

Accordingly, the extent of change between the 2019 approved development and the 2019 proposed modifications is negligible



View 04 Orientation

Legend



The OWE



View Location and Direction

Scale: NTS

Figure 20: View 04 orientation



Figure 21: 2017 Indicative built form outlines

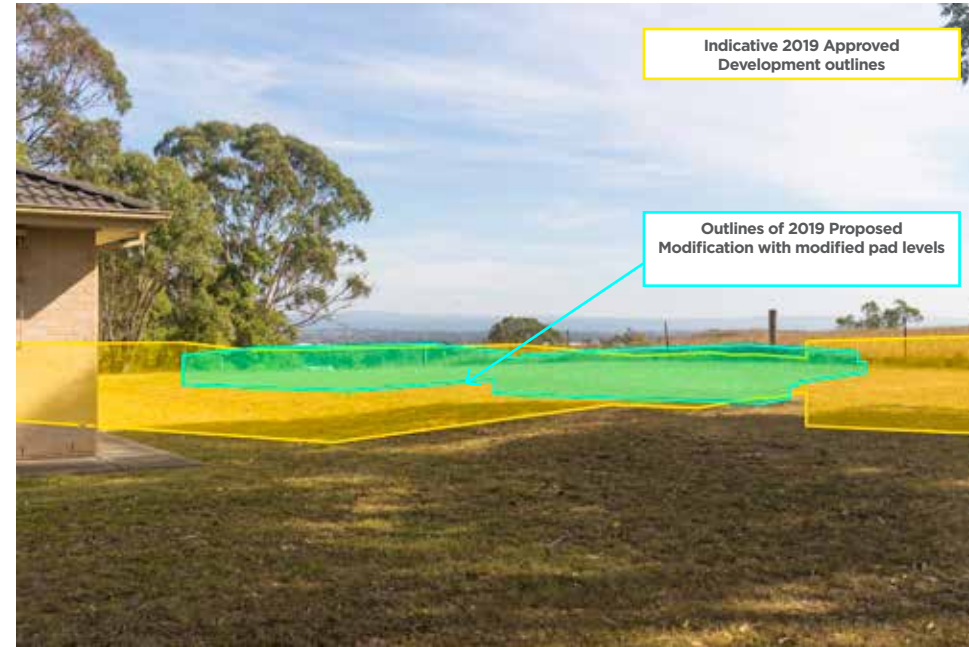


Figure 22: Indicative 2019 Approved Development outlines and 2019 Proposed Modification

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: High

Magnitude of the Impact: Moderate

Assessed Visual Impact: High-Moderate

Summary of Assessment Considerations

The analysis shows that due to the elevated position of the property, the outlook from the garden is above the roof-lines of the proposed Oakdale West development.

Generally the visibility of the proposed development will increase closer to the shared property boundary, however the proposed development will not impact the key features of the view - the expansive nature and Blue Mountains on the horizon.

On this basis the visual impacts can be considered acceptable given the proximity of the development to the shared boundary.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude			
		High	Moderate	Low
	High	High-Impact	High-Moderate	Moderate
	Moderate	High-Moderate	Moderate	Moderate-Low
	Low	Moderate	Moderate-Low	Low
	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: High

Magnitude of the Impact: Moderate

Assessed Visual Impact: High-Moderate

Updated Summary of Assessment Considerations

The analysis provided in Figures 24 and 25 show that there will be no discernible change to View 04.

The assessed Visual Impact would not change from the original 2019 approved development. .

2.7 View 05 - Emmaus Catholic College

Description

Emmaus Catholic College is located on the western boundary of the OWE.

The college consists of a number of one and two storey buildings set in landscaped grounds. The buildings are generally located in the center of the site with common open space areas and services zones located on the shared boundary with the OWE.

The natural topography of the site rises up to the shared boundary in the south, while in other areas it is flat with gentle undulations.

The adjacent photographs (Figures 23 and 24) identify the key features of View 05 as both a composite panorama and single image.

Local Character

Emmaus College is located off Bakers Lane which has a rural character generally consisting of large agricultural properties and homes on large lots.

View 05 Selection

View 05 is taken from the open space area associated with Emmaus Catholic College along the western (shared) boundary with the OWE.

The view is from the high point on the boundary. The open space from which it is taken is used for passive recreation by students of the college.

Alternate view points to the north from the areas closer to the shared boundary adjoining the existing college buildings were discounted as these areas are generally service zones, with the main usable open spaces being to the north of the college buildings.

The camera lens for the view was located at RL 76.9, which approximately 5 metres above the proposed pad levels for buildings within the OWE.

Key Features of View 05

The view from the open space area extends to the middle distance, with the natural topography, landscape features and existing buildings forming visual enclosures.

Key elements of the view include:

- A varied and rolling topography;
- Clusters of mature vegetation;
- Existing buildings and structures on the college campus; and
- Industrial buildings and development on the near horizon framing the landscape portion of the view.



Figure 23: Composite Panorama of View 05 - Emmaus Catholic College



Figure 24: Key features of View 05 - Emmaus Catholic College

Potential Visibility of the Proposed Modifications from View 05

Figure 25 provides a diagrammatic representation of the location of View 05 in relation to the OWE.

Impacts of the Proposed Modification on View 05

Figures 26, 27, 28 and 29 on the following page provide a sequential illustration of the spatial implication of the proposed Modifications.

Along with the outline representations presented for View 01 through View 04, we have included an additional photo montage that highlights how the proposed landscape treatment on the eastern edge of the OWE site would present 15 years after the works have been undertaken.

The analysis shows that due to the relative location of the receiver in relation to the OWE and the existing mature vegetation that frames the northern outlook from the property. And, that the proposed changes to pad level would not provide a significant difference to the visibility of the proposed development on OWE.

The proposed landscaping on the eastern boundary of the OWE, consisting of landscape bunds, shrubs, ground cover and mature trees would form a dense edge that screens large portions of the proposed built form on the OWE.

Additionally, the visual impact of the intervening period prior to landscaping becoming fully mature at 15 years is covered in the DPIE assessment, which concludes:

The proposed landscaping works in Stage 1 will have time to establish before building works commence along the western boundary, providing some visual screening of construction impacts and ultimately of the buildings.

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View 05 Orientation

Legend



The OWE



View Location and Direction

Scale: NTS

Figure 25: View 05 orientation



Figure 26: Indicative 2019 Approved Development outlines



Figure 27: Indicative 2019 Approved Development outlines and 2019 Proposed Modification



Figure 28: Indicative 2019 Proposed Modification outlines and proposed boundary treatment with 15 years of plant and tree growth.



Figure 30: Indicative 2019 Approved Development outlines in landscape (source Oakdale West State Significant Site Development Application Visual Impact Assessment June 2019)



Figure 29: Indicative 2019 Proposed Modification outlines in landscape

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Moderate

Assessed Visual Impact: Moderate

Summary of Assessment Considerations

Proposed buildings 2E, 2F and 2G will be visible form the open space areas in the western grounds. These building are set back 40 metres from the shared boundary and within a proposed landscape buffer and bund.

Planting will provide screening to the proposed development and mitigate visual impacts.

Based on this visual assessment and production of surveyed views, in this instance while the magnitude of the change to the view can be considered high, the mitigation will reduce the visual impacts to produce an outcome that is acceptable.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: Moderate

Assessed Visual Impact: Moderate

Updated Summary of Assessment Considerations

The analysis provided in Figures 29, 30 and 31 show that there will be no discernible change to the previous assessment of View 05.

The assessed Visual Impact would not change.

2.8 View 06 - Emmaus Catholic College Classroom Block

View 06 Selection

The second view point within the Emmaus College site is from the class room block closest to the College’s eastern boundary.

The view is from the access point to the classrooms on a route used daily by staff and students.

The camera lens for the view was located at RL 65.3, this is approximately 5 metres below the proposed pad levels on the OWE.

The adjacent photographs (Figure 30) identify the key features of View 06.

Key Features of View 06

View 06 is from the external access-ways to two classrooms on the College’s western boundary. The view is framed by the existing classrooms.

The area in the foreground is effectively ‘out of bounds’ to students, being a service area for the College.

Key elements of the view include:

- A varied and rolling topography; and
- Clusters of mature vegetation.



Figure 31: Key features of View 05 - Emmaus Catholic College

Potential Visibility of the Proposed Modifications from View 06

Figure 31 provides a diagrammatic representation of the location of View 06 in relation to the OWE.

Impacts of the Proposed Modification on View 06

Figures 32 through 36 on the following page provide a sequential illustration of the spatial implication of the proposed Modifications. Along with the outline representations presented for View 01 through View 04, we have included an additional photo montage that highlights how the proposed landscape treatment on the eastern edge of the OWE site would present 15 years after the works have been undertaken.

The analysis shows that, due to the relative location of the receiver in relation to the OWE, and the proposed landscape treatment on the shared boundary that the proposed changes on pad level would not provide a significant difference to the visibility of the proposed development on OWE.

Also, that the proposed landscaping on the eastern boundary of the OWE, consisting of landscape bunds, shrubs, ground cover and mature trees would form a dense edge that screens large portions of the proposed built form on the OWE.

Additionally, the visual impact of the intervening period prior to landscaping becoming fully mature at 15 years is covered in the DPIE assessment, which concludes:

The proposed landscaping works in Stage 1 will have time to establish before building works commence along the western boundary, providing some visual screening of construction impacts and ultimately of the buildings.

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View 06 Orientation

Legend

-  The OWE
-  View Location and Direction

Scale: NTS

Figure 32: View 06 orientation



Figure 33: 2017 Indicative built form outlines



Figure 34: Indicative 2019 Approved Development outlines and proposed 2019 Proposed Modification



Figure 35: Indicative 2019 Proposed Modification outlines and proposed boundary treatment with 15 years of plant and tree growth.



Figure 36: Indicative 2019 Approved Development outlines in landscape (source Oakdale West State Significant Site Development Application Visual Impact Assessment June 2019)



Figure 37: Indicative 2019 Proposed Modification outlines in landscape

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: High

Assessed Visual Impact: High-Moderate

Summary of Assessment Considerations

The view point is close to the shared boundary and the framing of the view from existing buildings provides a degree of visual enclosure.

The photo-montages show that unless mitigated, due to the framed nature of the view the new development would be highly visible and be a dominant visual feature. Therefore key to mitigating this visual impact is the formation of the bunding which runs parallel to the shared boundary and almost completely obscures the new development through a mixture of planting and landforms.

While the magnitude of the visual impacts can be considered to be high, the screening will mitigate a significant change in character provided that the planting and landforms achieves a naturalistic outcome.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Moderate

Magnitude of the Impact: High

Assessed Visual Impact: High-Moderate

Updated Summary of Assessment Considerations

The analysis provided in Figures 34, 35 and 36 show that there will be no discernible change to the previous assessment of View 06.

The assessed Visual Impact would not change.

2.9 View 07 - Emmaus Residential Aged Care

Description

The Emmaus Residential Aged Care facility is located to the north of Emmaus College and shares an access road.

Consisting of 64 beds the facility was built in 1993 and is organised as clustered single storey development in a landscape setting.

The facility shares a western boundary with the OWE.

The adjacent photographs (Figures 37 and 38) identify the key features of View 07 as both a composite panorama and single image.

Local character

Similarly to Emmaus Catholic College the local character is rural with the land around the facility a mixture of cleared and wooded areas with a varied and undulating topography.

View 07 selection

The assessed view point is located close to the main reception of the facility looking west towards the shared boundary with the Oakdale West site.

This is also the location for a small communal garden used by the residents of the facility, and a number of the small independent living units also look out towards the west.

Key Features of the view

The view from the open space area around the reception extends to the middle distance, with the existing mature vegetation creating a visual enclosure. The landscape is generally flat in this location.

Key elements of the view include:

- Clusters of mature vegetation;
- Parking areas in the foreground, and;
- Small single storey service buildings.



Figure 38: Composite Panorama of View 07 -Emmaus Residential Aged Care



Figure 39: Key features of View 07 -Emmaus Residential Aged Care

Potential Visibility of the Proposed Modifications from View 07

Figure 39 provides a diagrammatic representation of the location of View 07 in relation to the OWE.

Impacts of the Proposed Modification on View 07

Figures 40, 41 and 42 on the following page provide a sequential illustration of the spatial implication of the proposed Modifications. Along with the outline representations presented for View 01 through View 04, we have included an additional photo montage that highlights how the proposed landscape treatment on the eastern edge of the OWE site would present 15 years after the works have been undertaken.

The analysis show that the proposed changes on pad level would not provide a significant difference to the visibility of the proposed development on OWE. And, that the proposed landscaping on the eastern boundary of the OWE, consisting of landscape bunds, shrubs, ground cover and mature trees would form a dense edge that screens large portions of the proposed built form on the OWE.

View 07 Orientation

Legend



The OWE



View Location and Direction

Scale: NTS



Figure 40: View 07 orientation



Figure 41: 2017 Indicative built form outlines



Figure 42: Indicative 2019 Approved Development outlines and proposed 2019 Proposed Modification



Figure 43: Indicative 2019 Proposed Modification outlines and proposed boundary treatment with 15 years of plant and tree growth.



Figure 45: Indicative 2019 Approved Development outlines in landscape (source Oakdale West State Significant Site Development Application Visual Impact Assessment June 2019)



Figure 44: Indicative 2019 Proposed Modification outlines in landscape

2017 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Low

Magnitude of the Impact: Moderate

Assessed Visual Impact: Moderate-Low

Summary of Assessment Considerations

Buildings 2C and 2D within the proposed Oakdale West development would be visible from the view location point, with the building set back a minimum of 60 metres from the shared boundary.

Analysis of the photo-montages shows that the existing vegetation on the sites boundary will provide significant screening to the proposed Oakdale West development, and the proposed landscape treatment will assist in the screening of the new development.

From this view point the outcome is acceptable because it does not overly impact the character of the existing situation.

Updated 2019 Landscape Character and Visual Impact Grading Matrix

Sensitivity	Magnitude				
		High	Moderate	Low	Negligible
	High	High-Impact	High-Moderate	Moderate	Negligible
	Moderate	High-Moderate	Moderate	Moderate-Low	Negligible
	Low	Moderate	Moderate-Low	Low	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

Sensitivity of the View: Low

Magnitude of the Impact: Moderate

Assessed Visual Impact: Moderate-Low

Updated Summary of Assessment Considerations

The analysis provided in Figures 40, 41 and 42 show that there will be no discernible change to the previous assessment of View 06.

The assessed Visual Impact would not change.

2.10 Summary of Findings

The table below provides a summary of the updated Visual Impact Assessment for the proposed modifications to the OWE.

View No	Location	2017 VIA Assessment	Updated 2019 VIA Assessment	Comments
1	Greenway Place	Moderate-Low	Moderate-Low	The distance between the receiver and the OWE make any visual impact negligible.
2	Capitol Hill Drive	Negligible	Negligible	The distance between the receiver and the OWE make any visual impact negligible.
3	Adlington Road	Negligible	Negligible	The distance between the receiver and the OWE make any visual impact negligible.
4	Private Residence Bakers Lane	High-Moderate	High-Moderate	The distance between the receiver and the OWE make any visual impact negligible.
5	Emmaus Catholic College	Moderate	Moderate	The extent of the changes to the built form are minor in relation to the 2019 approved development. Furthermore the proposed landscape buffer would provide an effective screen mitigating the visual impacts.
6	Emmaus Catholic College	High-Moderate	High-Moderate	The extent of the changes to the built form are minor in relation to the 2019 approved development. Furthermore the proposed landscape buffer would provide an effective screen mitigating the visual impacts.
7	Emmaus Residential Aged Care	Moderate-Low	Moderate-Low	The extent of the changes to the built form are minor in relation to the 2019 approved development. Furthermore the proposed landscape buffer would provide an effective screen mitigating the visual impacts.