

**LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

10 February 2022

Thomas Bertwistle
Department of Planning
4 Parramatta Square,
12 Darcy St,
Parramatta, NSW 2150

Dear Thomas,

5-7 CULVERSTON ROAD, MINTO (MINTO LOGISTICS HUB) MODIFICATION 2 APPLICATION (MOD2) VISUAL IMPACT ASSESSMENT – ADDENDUM 1

Charter Hall prepared a Modification 1 Application (MOD1) in late 2021 to alter the consent for an approved warehouse development (SSD-7500) at 5-7 Culverston Road, Minto. The development consent included the demolition of existing built form on site and the construction of four new warehouses and associated infrastructure including ancillary offices, external storage spaces, loading docks and car parking.

We understand that consent for the Modification 1 Application (MOD1) was granted under delegation from the Minister for Planning and Public Spaces on 16 December 2021.

Following MOD1, Charter Hall is preparing a Modification 2 Application (MOD2), with changes to the Stage 1 development which respond to tenant demands, which are listed as follows:

- Location of the access to the car park from Culverston Road further to the north
- Movement of the warehouse westwards by 2 metres and the office space eastwards by 2 metres (no change to warehouse or office GFA)
- Movement of the retaining wall to the car park westwards by 0.5 metres
- Minor extension of the western warehouse canopy to the south

The MOD2 plans have been provided by Watch This Space Design (February 2022) with revision clouds indicating the changes proposed under MOD2, compared to MOD1. Refer to **Figures 1 and 2**.

Urbis have reviewed the proposed plans under MOD2 and it is our opinion that they are minor and that the magnitude of change and resultant extent of visual impact will be negligible. Of the assessed viewpoints in the VIA (**refer to Figure 3**), Viewpoint 2 (**refer to Figure 4**) would be most proximate to Stage 1. The majority of Stage 1 would be obscured behind Stage 3 and existing vegetation along

Airds Road, therefore, the proposed change under MOD2 would be considered negligible and would not change the overall assessment of the view. Similarly, from Viewpoint 3 (refer to **Figure 5**) located at the north-west corner of Airds Road, the magnitude of proposed change to Stage 1 under MOD2 would be negligible and not change the overall assessment of the view.

Therefore, in our opinion the conclusions included in the Urbis MOD1 Visual Impact Assessment report (dated October 2021) remain accurate and applicable to MOD2. The Urbis VIA found that, 'Based on the analysis of the representative views modelled, in our opinion the level of visual effects and potential visual impacts subsequent to the approval of the Modification Application would be negligible and acceptable, and would cause minimal environmental impact'.

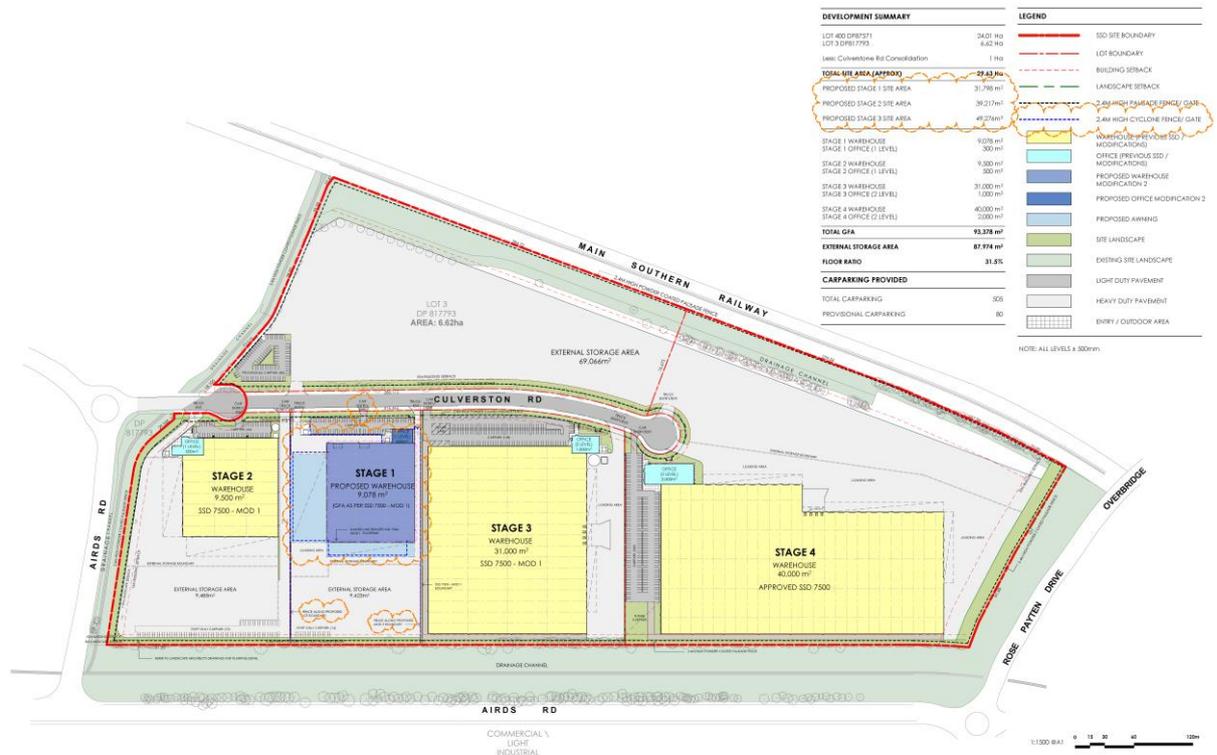


Figure 1 : Site Masterplan – MOD2 (Watch This Space Design, February 2022)

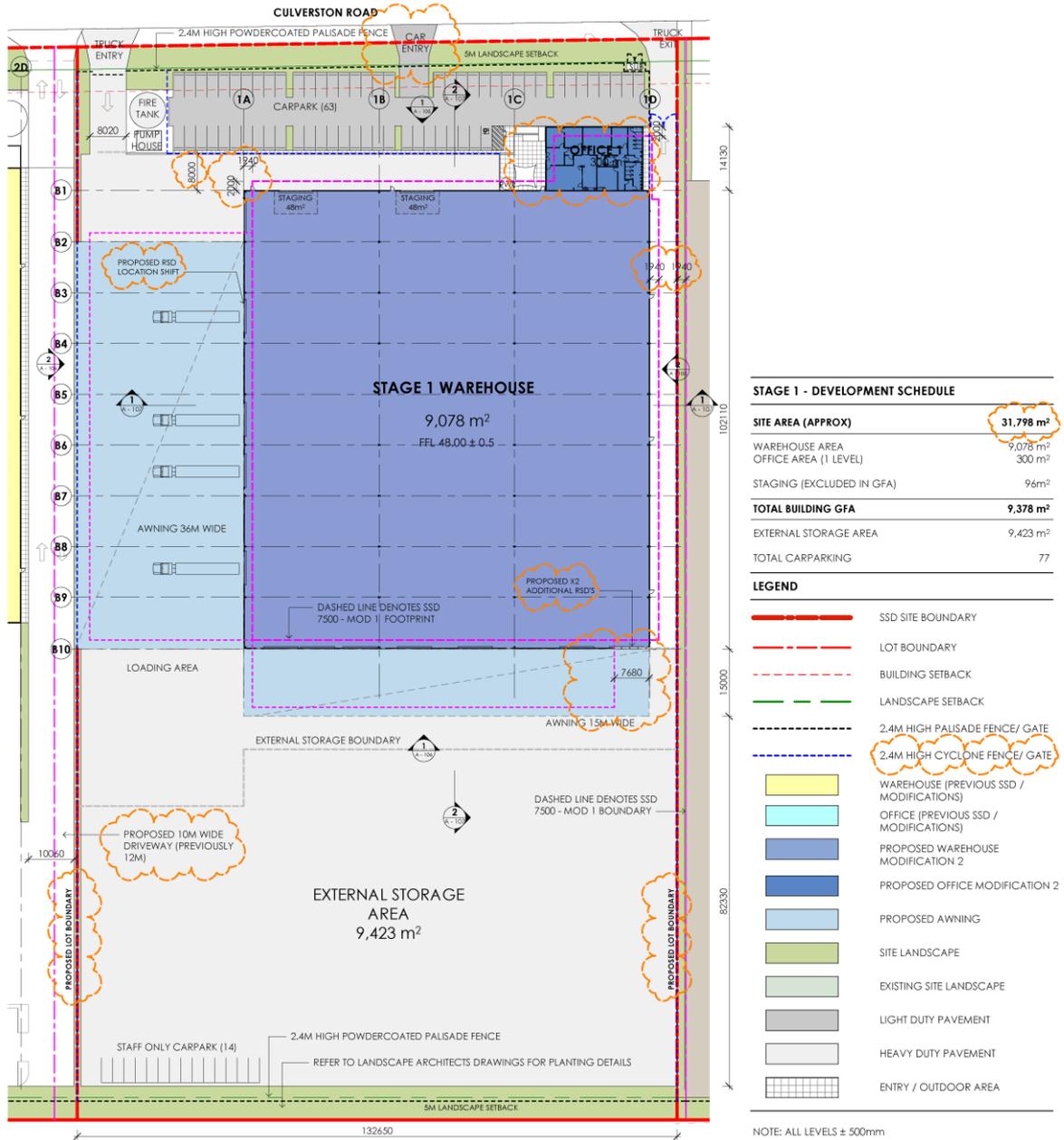


Figure 2 : Stage 1 Site Plan – MOD2 (Watch This Space Design, February 2022)



Figure 3 : Photo-simulations View Locations Map (Urbis Visual Impact Assessment, October 2021)



Figure 4 : Photomontage – Viewpoint 2
View north to north-eastern corner of site from mid-way along Airds Road approximately
adjacent to 155 Airds Road
(Urbis Visual Impact Assessment, October 2021)



Figure 5 : Photomontage – Viewpoint 3
View south-east to north-west corner of site from the northern bend of Airds Road
(Urbis Visual Impact Assessment, October 2021)

Should you have any additional queries, please feel free to contact me.

Yours sincerely,

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