

LEVEL 10
477 COLLINS STREET
MELBOURNE VIC 3000

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

23 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 3 APPLICATION (MOD3)
VISUAL IMPACT ASSESSMENT – ADDENDUM 2**

Charter Hall undertook 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.

Charter Hall prepared a Modification 2 Application (MOD2), with changes to Stage 1 in early February 2022.

Following MOD2, Charter Hall is preparing a Modification 3 Application (MOD3), with changes to the Stage 2 development, which are listed as follows:

- Removal of outdoor storage area
- Reinstate the western portion of the warehouse (Stage 2B) with Office 2B to north-west
- Relocate all loading docks to the northern façade.
- Palisade fencing separating Warehouses 2A and 2B

The MOD3 plans have been provided by Watch This Space Design (dated 14 February 2022) with revision clouds indicating the changes proposed under MOD3, compared to MOD2. Refer to **Figures 1 and 2**.

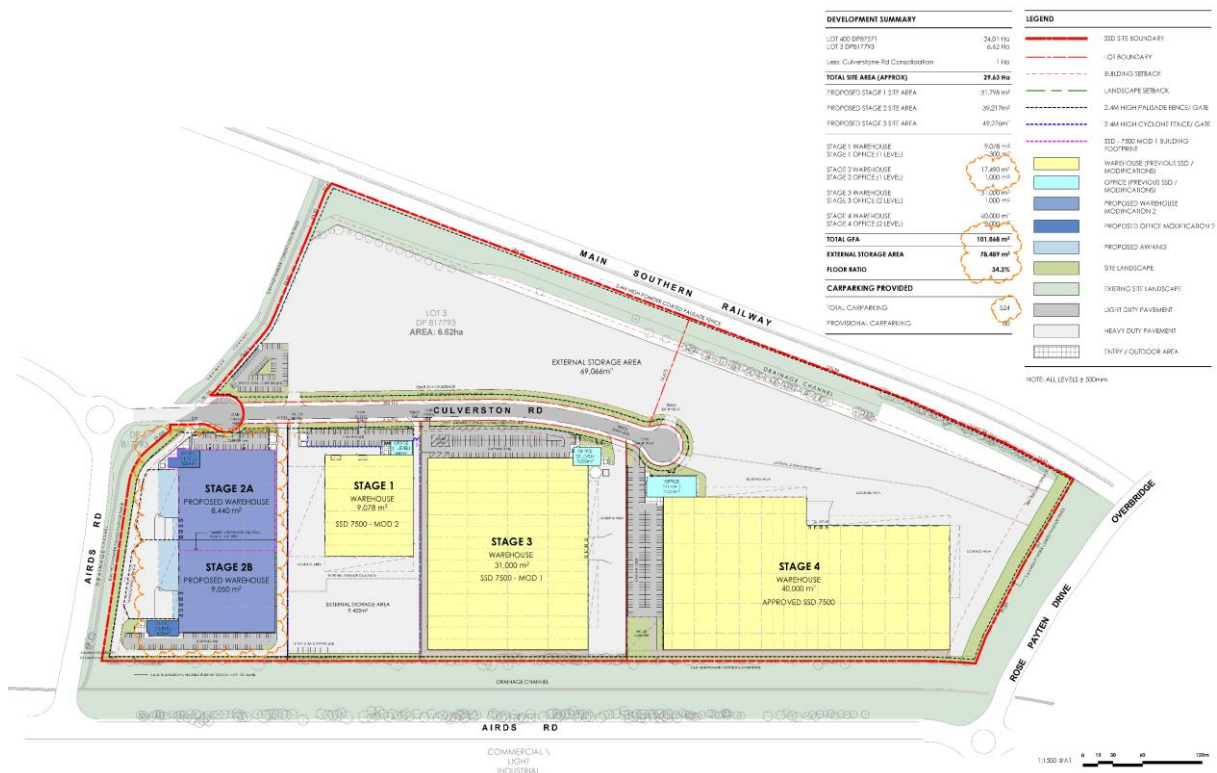


Figure 1: Site Masterplan – MOD3 (Watch This Space Design, 14 February 2022)

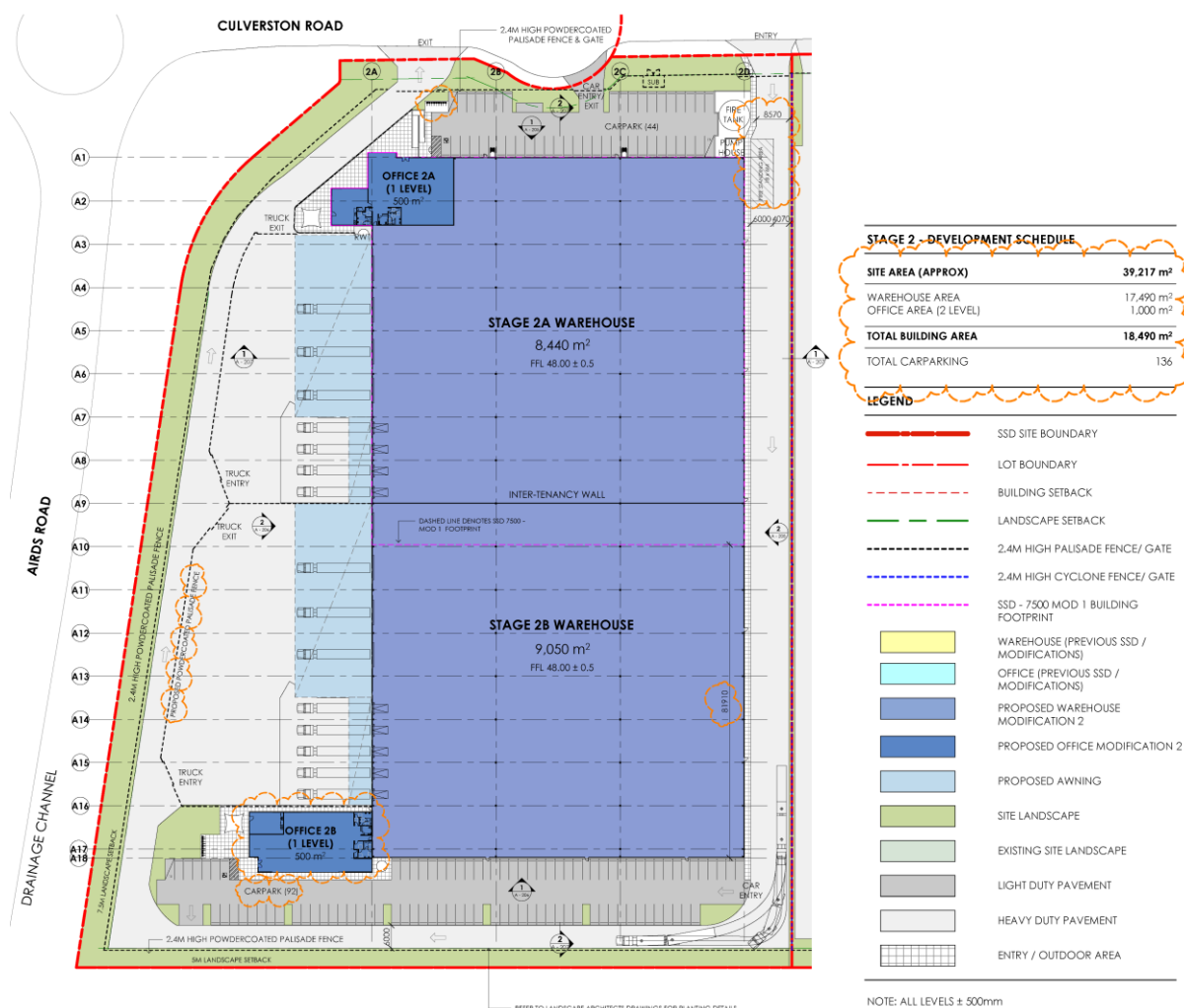


Figure 2: Stage 1 Site Plan – MOD3 (Watch This Space Design, 14 February 2022)

Urbis have reviewed the proposed plans under MOD3 and in our opinion the built form proposed would not be significantly more visible than MOD1 and is less visible when compared to the approved SSD-7500. Compared to the approved SSD-7500 Warehouse 1B (see **Figure 3**), the footprint of the combined MOD3 warehouse 2A and 2B is less and includes greater setbacks as viewed from Airs Road to the northern and western edges of the site.

Therefore, in our opinion, the proposed MOD3 generates a lower level of visual impact compared to the approved SSD-7500 and a similar overall visual impact to MOD1. Of the assessed viewpoints in the VIA (refer to **Figure 4**), the three viewpoints most proximate to Stage 2A/2B are Viewpoints 3, 4 and 2. Additional notes relating to these three viewpoints are provided in the following section along with updated photomontages based upon the proposed MOD3.

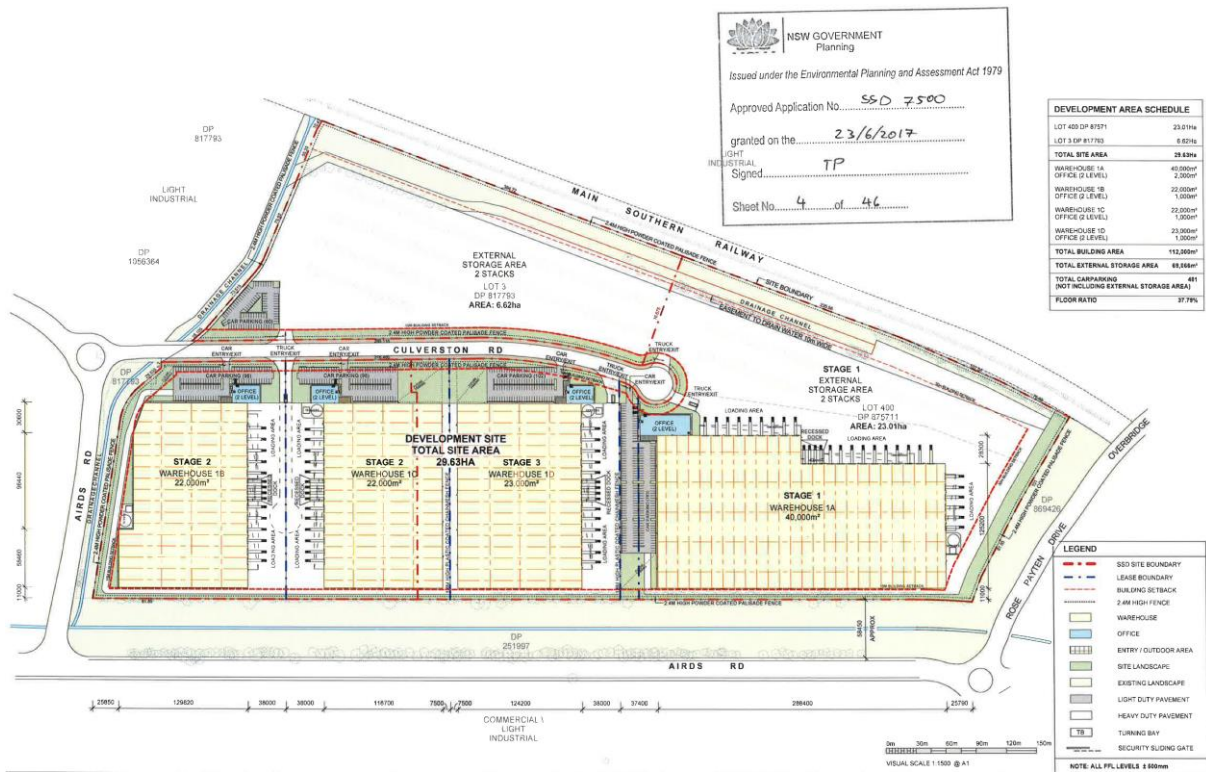


Figure 3: Approved Masterplan SSD-7500 – Approved 23rd June 2017



Figure 4: Photo-simulations View Locations Map
(Urbis Visual Impact Assessment, October 2021)

From Viewpoint 3 (see **Figure 5**) at the north-west corner of the northern bend of Airs Road, the proposed Stage 2B warehouse would be partially visible but screened behind existing retained vegetation along the western edge of the site. There would be potential filtered views to the Stage 1 outdoor storage area but no visibility to the proposed Stage 1 warehouse as it would be obscured by Stage 2B. Compared to MOD1, the proposed MOD3 Stage 2A/2B building silhouette will be similar and remains partly visible from this viewpoint but is less visible compared to the Approved SSD-7500 Stage 2 Warehouse 1B.



Figure 5: Photomontage – Viewpoint 3
View south-east to north-west corner of site from the northern bend of Airs Road

From Viewpoint 4 (see **Figure 6**) at the north-east intersection of Culverston and Airds Road, the proposed Stage 2A and 2B warehouse would be partially visible but screened behind existing retained vegetation along the northern edge of the site. The overall level of visual impact of the proposed Stage 2A/2B remains similar to that assessed in the MOD1 VIA and remains lesser compared to the extent of the Approved SSD-7500 Stage 2 Warehouse 1B.



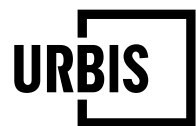
Figure 6: Photomontage – Viewpoint 4
View south-west, intersection Culverston and Airds Road

From Viewpoint 2 (see **Figure 7**) located mid-way along Airds Road (approximately adjacent to 155 Airds Road), there may be some very filtered views towards Stage 2B, but visibility is constrained by existing retained vegetation along Airds Road. There will be limited and negligible change to the overall visual impact from this viewpoint.



Figure 7: Photomontage – Viewpoint 2
View north-east from mid-way along Airds Road approximately adjacent to 155 Airds Road

The overall visual impact of the proposed Stage 2A/2B warehouse will be similar compared to MOD1 and lower compared to warehouse 1B approved under SSD-7500 and in our opinion the conclusions included in the Urbis MOD1 Visual Impact Assessment report (dated October 2021) remain accurate and applicable to MOD3. 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'.



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

Yours sincerely,

Ashley Poon
Lead Visual Technologies Consultant
03 86634848
apoon@urbis.com.au