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28 September 2016

Dear Guy

RE: OAKDALE SOUTH INDUSTRIAL ESTATE (OSE) STATE SIGNIFICANT DEVELOPMENT (SSD 6917) – SECTION 96 APPLICATION VISUAL IMPACT ASSESSMENT

As requested I am writing to provide comments on proposed updates to the approved Oakdale South Industrial Estate State Significant Development Application (SSD 6917).

In id 2016 **e8urban** prepared the *Oakdale South Industrial Estate State Significant Development Application (SSD 6917) Visual Impact Assessment*.

Subsequent to the approval of the SD 6917 Goodman Property Group have revised the Master Plan based on future tenancy requirements, and **e8urban** have been asked to make a comparison of the visual impacts of the approved development and the revised scheme. The revised Scheme will form a Section 96 Application.

Background

e8urban were appointed to undertake a detailed Visual Impact Assessment (VIA) to accompany the original SSD 6917 submission for the Oakdale South Industrial Estate. The approved development is a new master planned employment area consisting of a number of large industrial buildings up to 13.7 metres in height with associated service areas, public domain and landscape.

The purpose of the initial VIA was to present accurate visual representations of the proposed development in the context of the existing landscape and urban settlements, so that potential visual impacts on surrounding private and public receivers could be understood and addressed. The VIA for SSD 6917 was finalised in September 2016 and assessed six views, having regard to the site context and potential view corridors to the site.

- View 01 – Greenway Place at RL 99
- View 02 – Capitol Hill Drive at RL 74.5
- View 03 – Ropes Creek at RL 71.3
- View 04 – Adlington Road at RL 85.5
- View 05 – Francis Road at RL 84.2
- View 06 – Pazit Lands at RL 81.8

The assessment of the views utilised desktop 3D modelling, site inspections and the production of accurate Surveyed Views that depicted the proposed development in the landscape along with the proposed landscape buffers on the edge of the site.

An assessment was made of the value of each view along with an assessment of the visual impacts based on the proposed development of the Oakdale South Industrial Estate and in each case we determined that the outcomes were satisfactory.

The Updated Assessment

The diagram below provides an overlay of the Section 96 Proposal with the original SSD 6917 Master Plan (shown as a red line on the diagram), the indicative sub division plan for the Pazit Lands development to the south (currently approved), and the Jacfin Site (currently under consideration) and the location and bearing of the six assessed views.

Of relevance to this assessment is building 5A in the southern portion of the site where there are the most relevant changes to the Master Plan. The changes include:

- Adjustments to the location of proposed buildings in relation to site boundaries and changes to building foot prints
- Adjustments to the orientation of buildings

Comparison Diagram - Approved SSDA Master Plan and S.96 Master Plan

As demonstrated by the diagram below, the building in precincts 3,4 and 5 have changed, with potential changes to the presentation of the development from Views 05 and 06.



Assessment Methodology

This assessment will present photo-montages for the SSDA As Approved development and proposed Section 96 modifications for each of the six views, and provide commentary on any material changes.

For each view the 'Redline image' that shows the relative location of the proposed development at the correct geo-referenced location is shown along with the composite montage that shows the proposed development as a massing envelope and associated landscape treatment to the site edges.

View 01 - Greenwood Place

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

The view from Greenway Place is panoramic and expansive.

Our Assessment of the view is that it is of Low/Medium value as while the strong horizon and open nature of the view provide positive aspects, the highly modified middle ground diminish the value of this view.



Figure 1: View 01 Redline - SSDA As Approved



Figure 2: View 01 Redline - Updated S.96 layout 2016



Figure 3: View 01 Photomontage - SSDA As Approved



Figure 4: View 01 Photomontage - Updated S.96 layout 2016

Conclusion - View 01 Greenwood Place

The visual impacts from the development are minor for both the SSDA As Approved and Updated S.96 proposal.

The majority of the development will be screened by the approved Jacfin development which is located between Oakdale South and the Greenwood Place. The proposed buffer planting will screen the Oakdale South development and mitigate impacts on this view.

In this instance there is no material change from the proposed modifications through the Section 96 Application.

View 02 - Capitol Hill Drive

This view was taken from the road reserve on Capitol Hill Drive looking west.

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.

Our Assessment of the view is that it is of Low/Medium value because the enclosure of the field of vision from the landscape and power lines in the middle ground diminish from the quality and value of this view



Figure 5: View 02 Redline - SDA As Approved



Figure 6: View 02 Redline - Updated S.96 layout 2016



Figure 7: View 02 Photo montage - SSDA As Approved



Figure 8: View 02 Photo montage - Updated S.96 layout 2016

Conclusion - View 02 Capitol Hill Drive

The visual impacts from the development are minor for both the SSDA As Approved and Updated S.96 proposal.

While portions of the Oakdale South development will be visible from this location, the development and associated landscape elements will blend in with the existing layered middle-ground of this view which currently consists of buildings and vegetation.

In this instance there is no material change from the proposed modifications through the Section 96 Application.

View 03 - Ropes Creek

Running from north to south, Ropes Creek defines the western boundary of the Oakdale South Site.

The Ropes Creek Riparian Corridor appears to be one of the remaining natural features within the local area.

Here the enclosure of the field of vision from the landscape and power lines in the middle ground diminish from the quality and value of this view. On this basis we assigned a Low/Medium value to this view.



Figure 9: View 03 Redline - SDA As Approved



Figure 10: View 03 Redline - Updated S.96 layout 2016



Figure 11: View 03 Photo montage - SSDA As Approved



Figure 12: View 03 Photo montage - Updated S.96 layout 2016

Conclusion - View 03 Ropes Creek

The visual impacts from the development are minor for both the SSDA As Approved and Updated S.96 proposals.

The majority of the development would not be visible from this location and the proposed landscape buffer will mitigate any impacts from this.

In this instance there is no material change from the proposed modifications through the Section 96 Application.

View 04 - Adlington Road

Adlington Road is a loop road located off Mamre Road and services a series of local dwellings and an education establishment.

Residential properties are located either side of Adlington 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 cluttered foreground and middle ground and the presence of existing large floor plate development diminish from the quality and value of this view and we have assigned a Low value to it.



Figure 13: View 04 Redline - SSDA As Approved



Figure 14: View 04 Redline - Updated S.96 layout 2016



Figure 15: View 04 Photo montage - SSDA As Approved



Figure 16: View 04 Photo montage - Updated S.96 layout 2016

Conclusion - View 04 Adlington Road

The visual impacts from the development are minor for both the SSDA As Approved and Updated S.96 proposal.

While portions of the Oakdale South development will be visible from this location, the development and associated landscape elements will blend in with the existing layered middle-ground of this view which currently consists of buildings and vegetation.

In this instance there is no material change from the proposed modifications through the Section 96 Application.

View 05 - Francis Road

Francis Road is an unsealed paper road that comes off Capitol Hill Drive. Francis Road forms the southern boundary of the Jacfin Site.

Francis Road is currently an unsealed track with access from Capitol Hill Drive.

While the view is open and expansive the lack of variation in the landscape and natural features do not make it particularly remarkable or unique, on this basis we consider this view to have Low/Medium value.



Figure 17: View 05 Redline - SSDA As Approved



Figure 18: View 05 Redline - Updated S.96 layout 2016



Figure 19: View 04 Photo montage - SSDA As Approved



Figure 20: View 04 Photo montage - Updated S.96 layout 2016

Conclusion - View 05 Francis Street

The visual impacts from the development are minor for both the SSDA As Approved and Updated S.96 proposal.

Due to the surrounding topography and proposed cut on the Oakdale South site, only the roofs of the new development will be visible looking along Francis Road.

Furthermore, the proposed landscape buffer along the site's eastern and southern edge will further screen the proposed built form, and reduce any potential visual impact.

In this instance there is no material change from the proposed modifications through the Section 96 Application.

View 06 - Pazits Land

The Pazit Land is an undeveloped piece of land located off Capitol Hill Drive. With an area of approximately 41 hectares it currently has an approval for 30 large rural residential lots.

The view is towards the west and is representative of the outlook from the proposed residential blocks on the land.

This location was selected as it is the point of the Pazit Lands with the most expansive view over Oakdale South closest to the shared northern site boundary.

While the existing view is open and expansive from the high point, the prominence of the stanchions and power-lines diminish from the character and value of the view, on this basis we consider this view to have Low/Medium value.



Figure 21: View 06 Redline - SSSA As Approved



Figure 22: View 06 Redline - Updated S.96 layout 2016



Figure 23: View 06 Photo montage - SSSA As Approved



Figure 24: View 06 Photo montage - Updated S.96 layout 2016

Conclusion - View 06 Pazit Lands

While the proposed development on Oakdale South will impact the open nature of the existing view, it will not overly detract from the key features such as the view to the Blue Mountains.

The landscape bund and buffer planting within a 30 mere setback will reduce the visual impact of new buildings and noise wall along the southern boundary, and form a visual continuation of the Ropes Creek corridor.

On this basis the visual impacts from the development are acceptable for both the SSSA As Approved and Updated S.96 proposal and due to the significant screening provided by the landscape buffer planting the variations in the built form of the development means that there is no material change from the proposed modifications through the Section 96 Application.

Summary

Based on our analysis of the Surveyed Views at the six locations that have been assessed, it is clear that the proposed Section 96 modification makes no material change to the visual impacts from the private and public receivers around the site.

Therefore our original analysis and conclusions provided in the Visual Impact Assessment for the *Oakdale South Industrial Estate State Significant Development Application (SSD 6917)*, that the impacts are generally acceptable and the mitigation measures satisfactory still stands.

If you wish to discuss this matter further please do not hesitate to contact me.

Yours Sincerely

A handwritten signature in black ink that reads "Joe Rowling". The signature is written in a cursive style with a large initial "J" and "R".

Joe Rowling
Director

e8urban