



Senior Development Manager
Goodman Property Services (Aust) Pty Ltd
Level 17, 60 Castlereagh Street
Sydney NSW 2000

Attention: Stephanie Partridge

S19-0071_Oakdale West Industrial Estate MOD 6v5
4th February 2021

Dear Stephanie,

OAKDALE WEST INDUSTRIAL ESTATE SSD 7348 MODIFICATION 6 STATE SIGNIFICANT DEVELOPMENT APPLICATION - LCVIA - RESPONSES TO REQUEST FOR ADDITIONAL INFORMATION

CLOUSTON Associates were requested by Goodman Property Services to provide a letter to support the Modification 6 Masterplan submission. This letter should be read in conjunction with the previously submitted *Oakdale West Industrial Estate: Landscape Character and Visual Impact Assessment for SSD 7348 modification 3 and SSD 10397 stage 2 development application Issue G 14/01/2020 and Oakdale West Industrial Estate SSD 7348 Modification 3 and SSD 10397 Stage 2 Development Application LCVIA - Response to Submission dated 13/03/2020.*

Description of changes to Updated Modification 6 layout:

- Minor change to building layout at Precinct 3 (mainly relating to buildings 3A/3B – refer updated masterplan & site plan below)
- Increase in building height to Building 2A (increase to 14.9m at ridge from 13.7m);
- Detailed design development of buildings 2A, 2C1 and 2C2 has resulted in minor alterations to building form and layout

Table of building height changes between Approved MOD 3 and MOD 6 master plan

	Building 2A Ground Floor Level	Building 2A Ridge Height Level
Approved Modification 3 master plan	FFL 68.600	RL 82.300
Modification 6 master plan	FFL 68.600	RL 83.500

The following views have been affected by the Modification 6 master plan due to the building changes listed above:

- View 1 - Modification 6 Master Plan Visual Impact Assessment
- View 2 - Modification 6 Master Plan Visual Impact Assessment
- View 3 - Modification 6 Master Plan Visual Impact Assessment
- View 4 - Modification 6 Master Plan Visual Impact Assessment

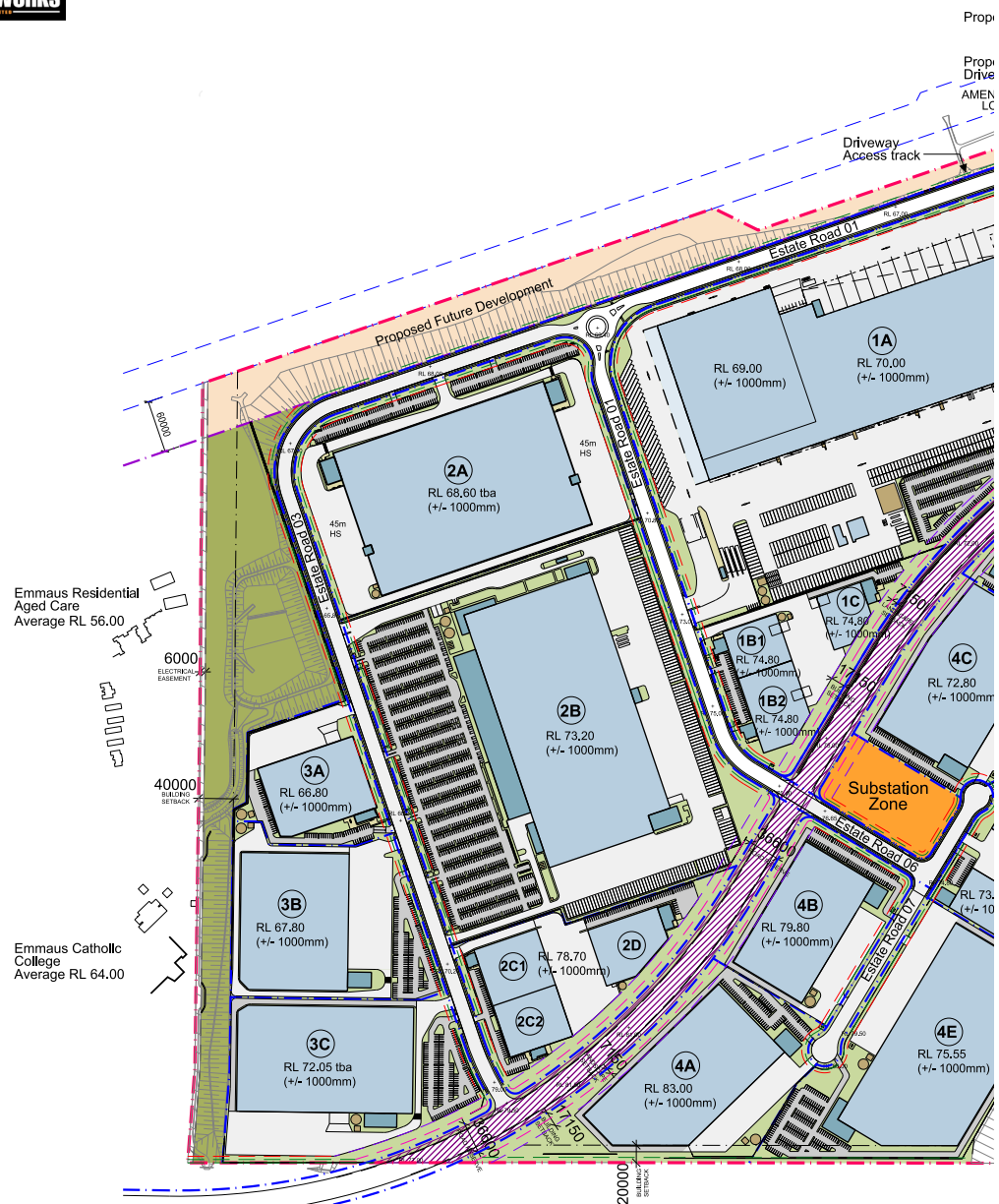
See the following pages for visual impact assessments and revised photomontages for the above viewpoints.



CLouston associates

LANDSCAPE ARCHITECTS
URBAN DESIGNERS
LANDSCAPE PLANNERS

MODIFICATION 6 MASTER PLAN

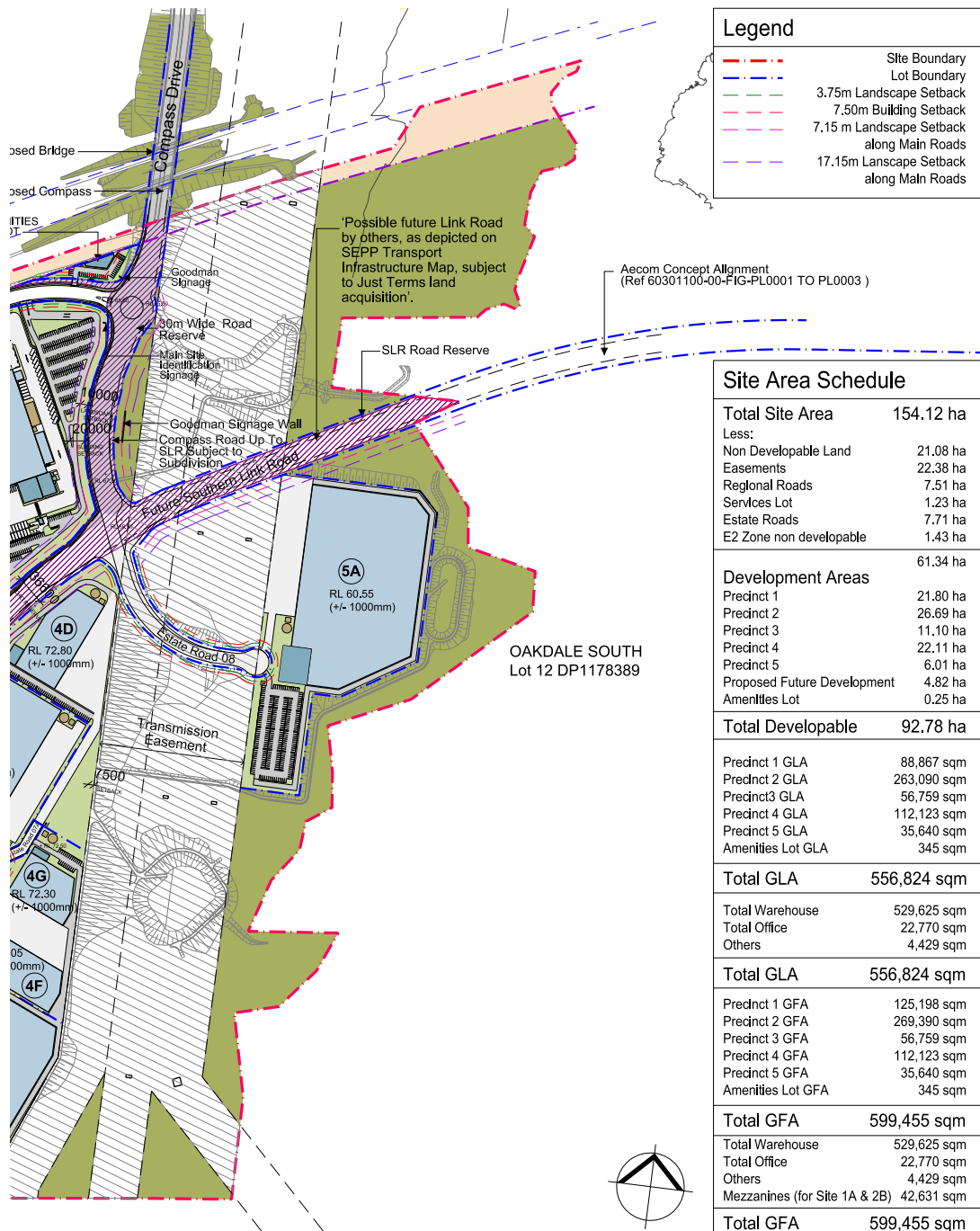


Oakdale West Estate MOD 6

Kemps Creek, NSW

Modification 6 Master Plan

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Estate Masterplan	1:3000 @ A1	OAK MP 02 (C)
	1:6000 @ A3	
	24 Nov 2020	
Job No 20188		

Modification 6 Master Plan

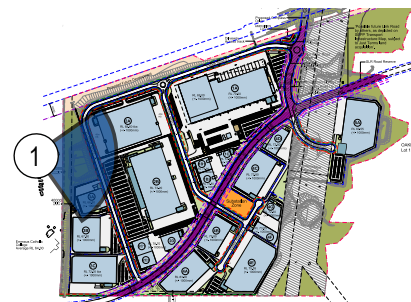
MODIFICATION 6 MASTER PLAN VISUAL IMPACT ASSESSMENT



Viewpoint 1 - Modification 6 photomontage (Proposed landform, Stage 2 DA building, noise wall and Modification 6 Master Plan Building(s))

IMPACT ASSESSMENT - MODIFICATION 6 (SSD 7348)

Receptor Type	Public
Viewpoint Number	1
Sensitivity rating of receptor	HIGH
Magnitude - Distance	HIGH
Magnitude - Quantum of view	LOW
Magnitude - Period of View	MODERATE
Magnitude Scale of change	MODERATE
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings)	MODERATE



Viewpoint 1 Location.



MODIFICATION 6 MASTER PLAN VISUAL IMPACT ASSESSMENT



Viewpoint 2 - Modification 6 photomontage (Planting approaching full maturity eg 15-20 years subject to soil and weather conditions with noise wall, battered mound and Modification 6 Master Plan Buildings).

IMPACT ASSESSMENT - MODIFICATION 6 (SSD 7348)

Receptor Type	Public
Viewpoint Number	2
Sensitivity rating of receptor	HIGH
Magnitude - Distance	HIGH
Magnitude - Quantum of view	MODERATE
Magnitude - Period of View	HIGH
Magnitude Scale of change	LOW
Overall Magnitude rating	MODERATE
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings)	MODERATE/HIGH



Viewpoint 2 Location.

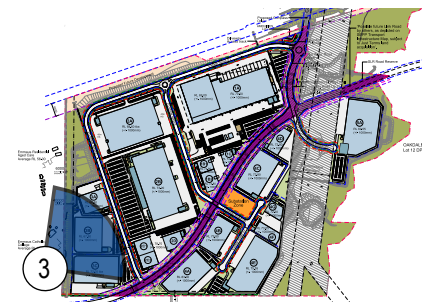
MODIFICATION 6 MASTER PLAN VISUAL IMPACT ASSESSMENT



Viewpoint 3 - Modification 6 photomontage (Planting approaching full maturity, eg 15-20 years subject to soil and weather conditions)

IMPACT ASSESSMENT - MODIFICATION 6 (SSD 7348)

Receptor Type	Public
Viewpoint Number	3
Sensitivity rating of receptor	HIGH
Magnitude - Distance	HIGH
Magnitude - Quantum of view	LOW
Magnitude - Period of View	MODERATE
Magnitude Scale of change	LOW
Overall Magnitude rating	LOW
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings)	MODERATE/LOW



Viewpoint 3 Location.



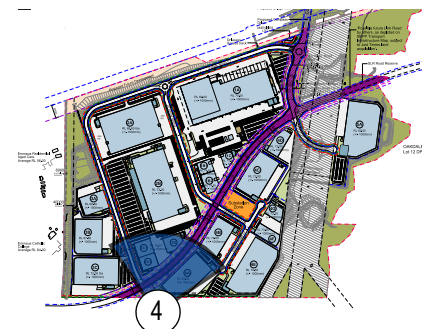
MODIFICATION 6 MASTER PLAN VISUAL IMPACT ASSESSMENT



Viewpoint 4 - Modification 6 photomontage (Planting at full maturity. Note that visible planting shrubs only, no trees visible from this location)

IMPACT ASSESSMENT - MODIFICATION 6 (SSD 7348)

Receptor Type	PRIVATE
Viewpoint Number	4
Sensitivity rating of receptor	HIGH
Magnitude - Distance	HIGH
Magnitude - Quantum of view	HIGH
Magnitude - Period of View	HIGH
Magnitude Scale of change	HIGH
Overall Magnitude rating	HIGH
Overall VISUAL IMPACT RATING (combination of sensitivity and magnitude ratings)	HIGH



Viewpoint 4 Location.



In conclusion, Modification 6 relates to changes to master plan buildings 2A, 2C1, 2C2, 3A and 3C. The modification to these buildings has required the previously produced photomontages to be updated to match the revised design. The table below shows a comparison between the approved Modification 3 master plan and the Modification 6 master plan:

	Building 2A Ground Floor Level	Building 2A Ridge Height Level
Approved Modification 3 master plan	FFL 68.600	RL 82.300
Modification 6 master plan	FFL 68.600	RL 83.500
Comparison between the Approved Modification 3 master plan and Modification 6 master plan	The Ground Floor FFL has not changed	The Building Ridge Height Level has increased by 1.2 m

A summary of the impacts of the Modification 6 changes are outlined below:

- The modification to building 2A increased the building ridge height by 1.2m from 13.7m to 14.9m. However this increase in height results in such a minimal change in the viewer's perception that it does not change the impact rating.
- The modifications to the form of building footprint and location (There is no change to building height) has a minor impact on the ratings of View 2, lifting the Magnitude - Quantum of view from Low to Moderate. However, given the limited nature of the change in magnitude the overall impact rating remains unchanged, due to mitigation measures introduced in previous modification works.

A comparison table of the visual impact rating of the Approved Modification 03 masterplan and Modification 06 masterplan can be found on page 9.

**VISUAL IMPACT RATING COMPARISON SUMMARY BETWEEN THE APPROVED
MODIFICATION 3 AND MODIFICATION 6 MASTERPLANS**

RECEPTOR TYPE	Viewpoint Number	Receptor Sensitivity	MAGNITUDE					PLANTS AT FULL MATURITY
			Distance	Quantum of View	Period of View	Scale of change	Summary of Ratings	Impact Rating
Viewpoint 1 - Emmaus Residential Aged Care								
Approved Modification 3	1	High	High	Low	Mod	Mod	Mod	MODERATE
Modification 6	1	High	High	Low	Mod	Mod	Mod	MODERATE
Viewpoint 2 - Emmaus Catholic College								
Approved Modification 3	2	High	High	Low	High	Low	Mod	MODERATE/HIGH
Modification 6	2	High	High	Mod	High	Low	Mod	MODERATE/HIGH
Viewpoint 3 - Emmaus Catholic College								
Approved Modification 3	3	High	High	Low	Mod	Low	Low	MODERATE/LOW
Modification 6	3	High	High	Low	Mod	Low	Low	MODERATE/LOW
Viewpoint 4 - Private Residence on Bakers Lane								
Approved Modification 3	4	High	High	High	High	High	High	HIGH
Modification 6	4	High	High	High	High	High	High	HIGH

In summary, these changes are largely visually imperceptible from the previously assessed viewpoints as they do not significantly change the overall quantum of view, scale and magnitudes for the viewpoints.

The only impact from the proposed building height increase is to View Point 2. The impact to View Point 2 is an increase in the Quantum of View from Low to Moderate, which does not result in an increase to the overall impact rating.

Yours faithfully
CLOUSTON Associates

Josh Harold
Senior Landscape Architect