

14 December, 2020

Karen Harragon
Director- Social and Infrastructure Assessments
NSW Government
Via email: nathan.stringer@planning.nsw.gov.au

Dear Ms Harragon


RE:

I refer to the Department's request for further information relating to visual impact assessment detailed in Attachment 1: Further Request for Information 12 November 2020 provided on 8 December 2020 for the Moorebank Intermodal Precinct West- Stage 2, Modification 1 application (SSD-7709-Mod-1).

We have provided the following response and additional information in relation to the visual impact assessment query.

We welcome your further enquiry about the proposal with the undersigned, should you require clarity or any further information.

Yours faithfully,
HATCH ROBERTSDAY



Ayeh Haji
Senior Urban Designer

HatchRD Response to Submission Query:

The Visual Impact Assessment Report prepared by HatchRD assesses 19 vantage points from the surrounding areas which includes the vantage points used to inform the visual impact analysis for the approved MPW Stage 2 project (Arcadis, October 2016). The following table demonstrates the consistency between the reports as well as the potential changes as a result of SSD 7709-Mod-1.

Arcadis Vantage Point	HatchRD Vantage point	Comment
Viewpoint 1	Viewpoint 8	Viewpoint 1 from Arcadis report remains unchanged. Viewpoint 8 in HatchRD is facing the proposal with 'none' visual impact.
Viewpoint 2	Viewpoint 7	The location of viewpoint 2 is shown incorrectly in Arcadis report- Figure 5. The identified location is completely covered by dense vegetation which contradicts with the actual photograph. During the site visit, the location of this photograph was identified in the nearby elevated open field where the Viewpoint 7 in HatchRD report is located. Viewpoint 7 is from the highest point in this location and has been assessed as a vantage point from the Regional park.
Viewpoint 3	Viewpoints 11, 12 and 13	Viewpoint 3 has been addressed in a number of viewpoints to assess the potential visual impact on Carroll park and adjacent areas.
Viewpoint 4	Viewpoint 14	Viewpoint 4 from Arcadis report remains unchanged. Viewpoint 14 in HatchRD is facing the proposal with 'none' visual impact.
Viewpoint 5	Viewpoint 15	Viewpoint 5 from Arcadis report remains unchanged. Viewpoint 15 in HatchRD is facing the proposal with 'none' visual impact.
Viewpoint 6		Viewpoint 6 from Arcadis report remains unchanged. This view is not facing the proposal and is blocked with the existing structure.
Viewpoint 7	Viewpoint 1	Viewpoint 7 has been addressed in viewpoint 1 HatchRD report.
Viewpoint 8		This view has not been identified as a vantage point due to the following reasons: <ul style="list-style-type: none"> • SSD submission to relocate Moorebank Avenue • Highly industrial character of this location with very low visual sensitivity In addition, the proposed landscaping and intermodal terminal in MPW Stage 2 SSD 7709 will block the proposed highbay components. Therefore, the visual impact would remain unchanged.

We also confirm that the visual impact assessment report includes the shade sails in the car parking area per the original exhibited drawings. By modifying the drafting error on the earlier RTS drawings, there will be no change to the visual impacts as a result of proposed shade sails.