

# OAKDALE WEST ESTATE

## URBAN DESIGN REPORT





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**OAKDALE WEST ESTATE MASTER PLAN**  
URBAN DESIGN REPORT

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Prepared by e8urban pty ltd for Goodman Group



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# Executive Summary

## INTRODUCTION

Located in the strategically important Western Sydney Employment Area (WSEA), the Oakdale West Estate (The Site) is a 154 hectare parcel of land zoned for industrial uses and currently used for grazing cattle.

The immediate area around The Site is varied in terms of land use and character.

Goodman Group have engaged a multi-disciplinary consultant team to develop a comprehensive Master Plan for The Site.

The Master Plan has been developed through an iterative process that has considered and responded to, strategic planning drivers, regional infrastructure requirements such as the proposed North-South Link Road, site analysis, interfaces on site boundaries, ecology and heritage and the

objective to create a high quality precinct that will meet the needs of future tenants and employment trends.

This report provides a progressive summary of the work undertaken in the development of the Master Plan and highlights the key features of the Master Plan and relationship to the local context.

Key features on the development of the Oakdale West Estate includes:

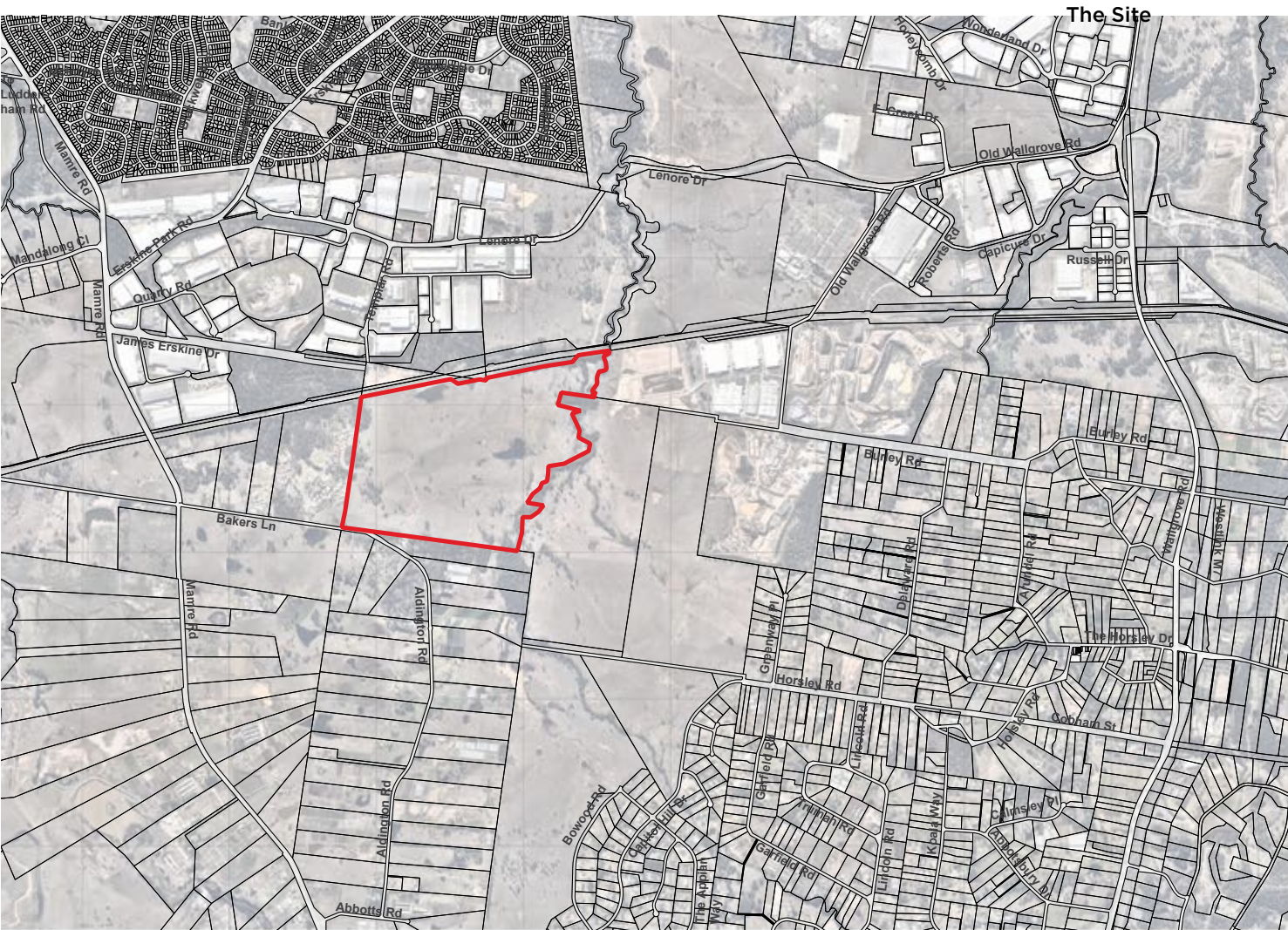
- Delivery of significant employment floor space for Eastern Sydney.
- Delivery of the North-South Link Road which will unlock further lands for redevelopment and economic renewal.
- A Master Plan that offer a range of sites to service multiple employment uses.

- A considered approach to the interfaces with adjoining land owners.
- A high quality public domain.

The artists image on the following page shows the proposed development and key features around the site.

## Process

The adjacent process diagram sets out the key phases in the development of the Master Plan. It demonstrates how the design has progressively been informed and developed through an appreciation of key policies, strategies and a detailed understanding of the local context and physical site attributes.



Scale 1:45,000 m Location Plan

## Strategic Context

- Strategic Planning and Metropolitan imperatives
- WSEA SEPP
- Major projects under way
- Future land use change and evolution

## Context and Site Analysis

- Quantitative and qualitative investigations
- Site analysis
- Identification of key design drivers

## Structure Plan Development and Urban Design Options Testing

- Identification of Design Principles and Objectives
- Development of unifying site Structure Plan
- Preparation of Urban Design Layout Options
- Testing of Options and selection of Preferred Option

## Preferred Option and Key Site Design Controls

- Development of Indicative Master Plan
- Identification of the Key Design Controls
- Define desired public domain and built form outcome





Aerial View Looking West Indicating Key Site Features







# 1.0 INTRODUCTION



# Site and Context

## INTRODUCTION

### The Site

The site is located within the Penrith LGA, at the south western end of Old Wallgrove Road in Western Sydney. It is situated south of Lenore Drive, east of Mamre Road and will be accessed via the proposed new Western North South Link Road from Lenore Drive. It is a 154 hectare parcel of land and is located within the Western Sydney Employment Hub, as identified in the Metropolitan Strategy Site 8, ‘Lands south of Sydney Water pipeline’.

The land is formally identified as Lot 11 of DP1178389.

### Adjoining Sites

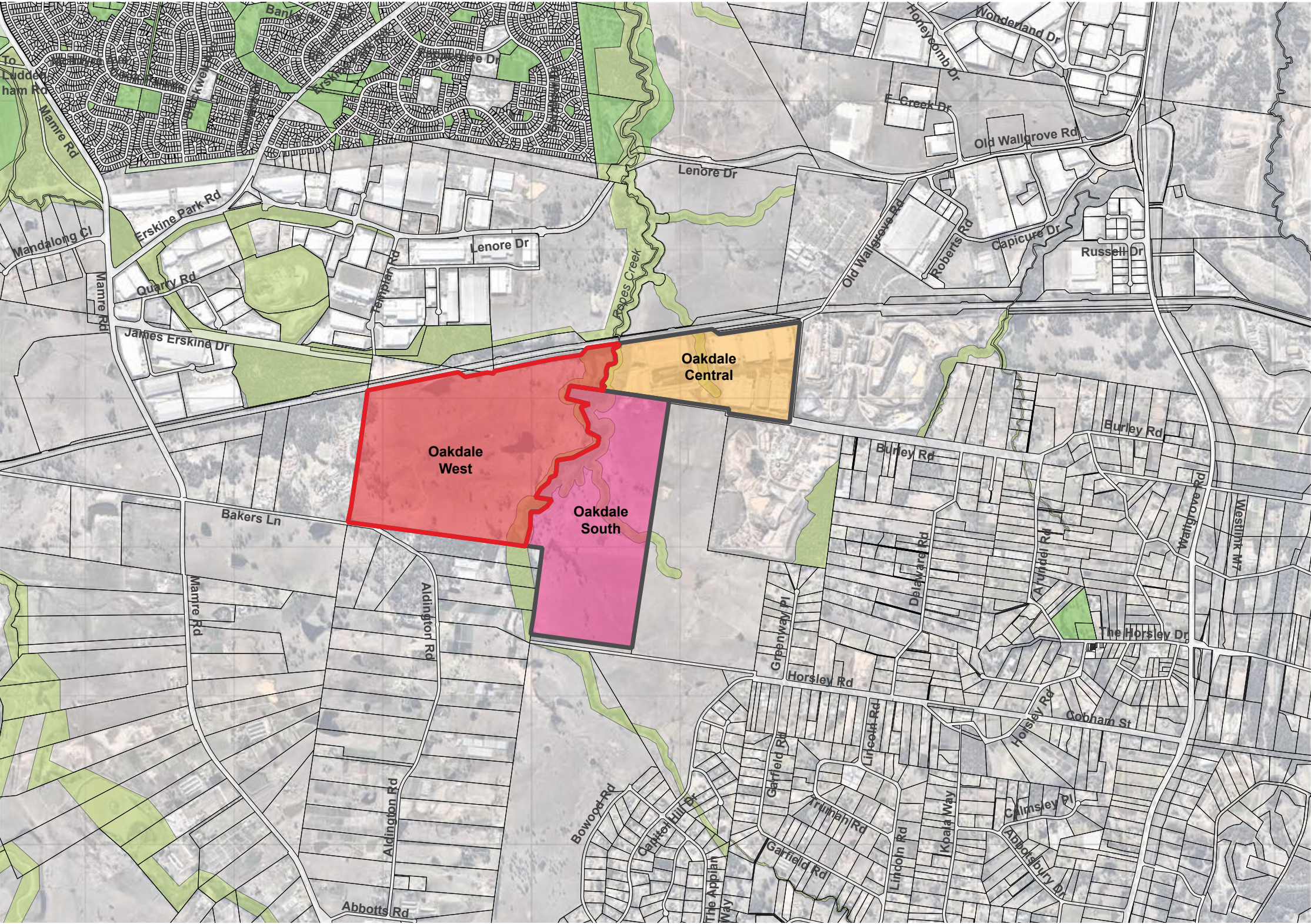
The site is bounded to the North by the existing Sydney Water Pipeline and industrial development.

It is bounded to the south by farmland and suburban development. To the east it is bounded by Ropes Creek and Oakdale South Estate and to the west by Emmaus Catholic College and Health Care facility.

Ropes Creek to the east is a small meandering creek that has been assessed, classified and discussed in more detail in the biodiversity report by Aecom. The Site is located in an area that could be described as transitional, with the land to the south of the Sydney Water Pipeline having the greatest potential for future change from agricultural land and large lot rural residential to high quality employment land.

The land to the north of The Site comprises of established industrial and employment lands such as the Erskine Park Estate and further north the low density suburb of St Clair.

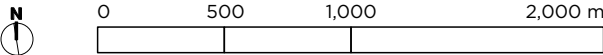
To the east are located a number of sites with applications and approvals for employment uses. Between these site and the M7 Motorway is the existing suburb of Horsley Park which generally comprises of large lot and semi-rural residential properties.



The site and adjoining sites

### LEGEND

- Oakdale West
- Oakdale Central
- Oakdale South



SCALE 1:30,000 m



The land to the south and west of the site includes the Emmaus Catholic College and Residential Aged Care facility - located on the immediate western boundary - and large lot rural residential properties.

The adjacent diagram highlights some of the key features around the site.

- 1

Oakdale West Estate Site
- 2

Emmaus Catholic College / Trinity Primary School
- 3

Emmaus Retirement Village / Catholic Healthcare
- 4

Ropes creek
- 5

St Clair suburb
- 6

Existing Employment Development - Oakdale Central
- 7

Transgrid Infrastructure
- 8

Large lot / Rural residential
- 9

Future Residential
- 10

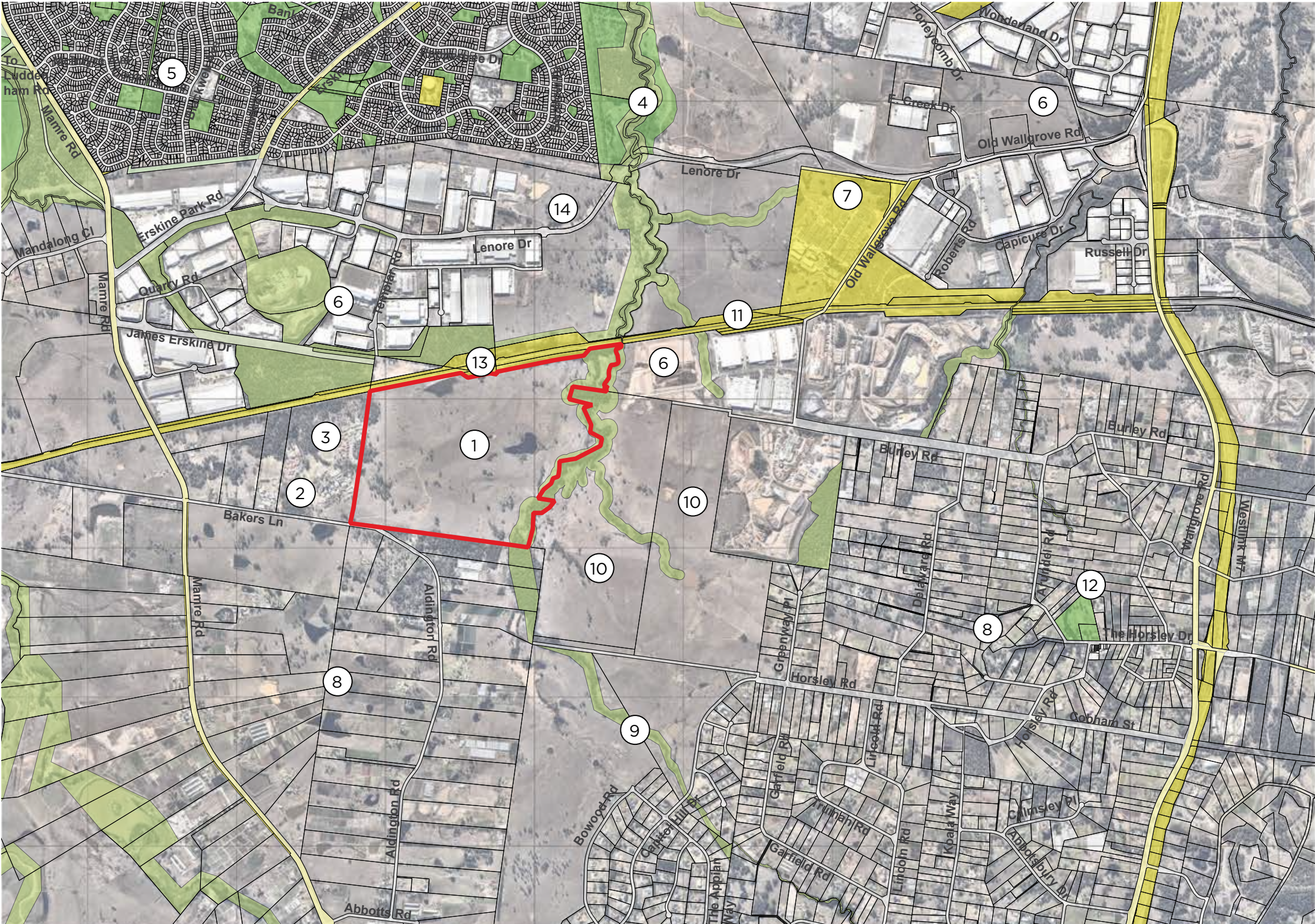
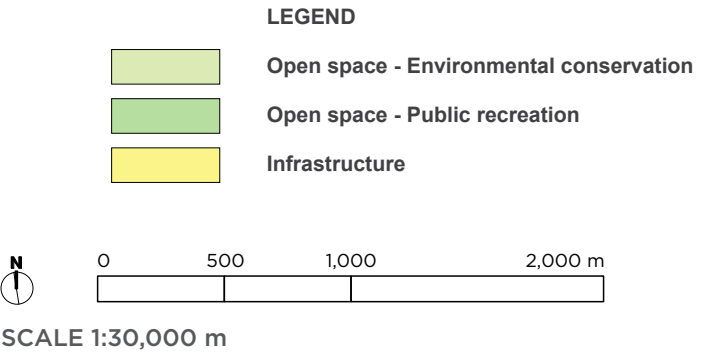
Future Employment Development - Oakdale South
- 11

Service road
- 12

Horsley Park
- 13

Sydney Water Pipeline
- 14

Lenore Drive



Context Plan







# **2.0 STRATEGIC DEVELOPMENT CONTEXT**

Strategic Planning

METRO PLAN

KEY POLICIES

The Site and surrounding Oakdale estate lands lie in the strategically significant employment WSEA, within the West Subregion of the Sydney Metropolitan Area.

A Plan for Growing Sydney (NSW P&E, December 2014) identifies a series of goals for each of the Sydney subregions including the following for the West Subregion:

- Retain and protect distinctive rural landscapes, extensive agriculture and resource lands.
- Badgerys Creek Airport to be a catalyst for significant new infrastructure investment.
- Penrith to be a focus for housing and jobs growth, particularly in professional services, health and education.

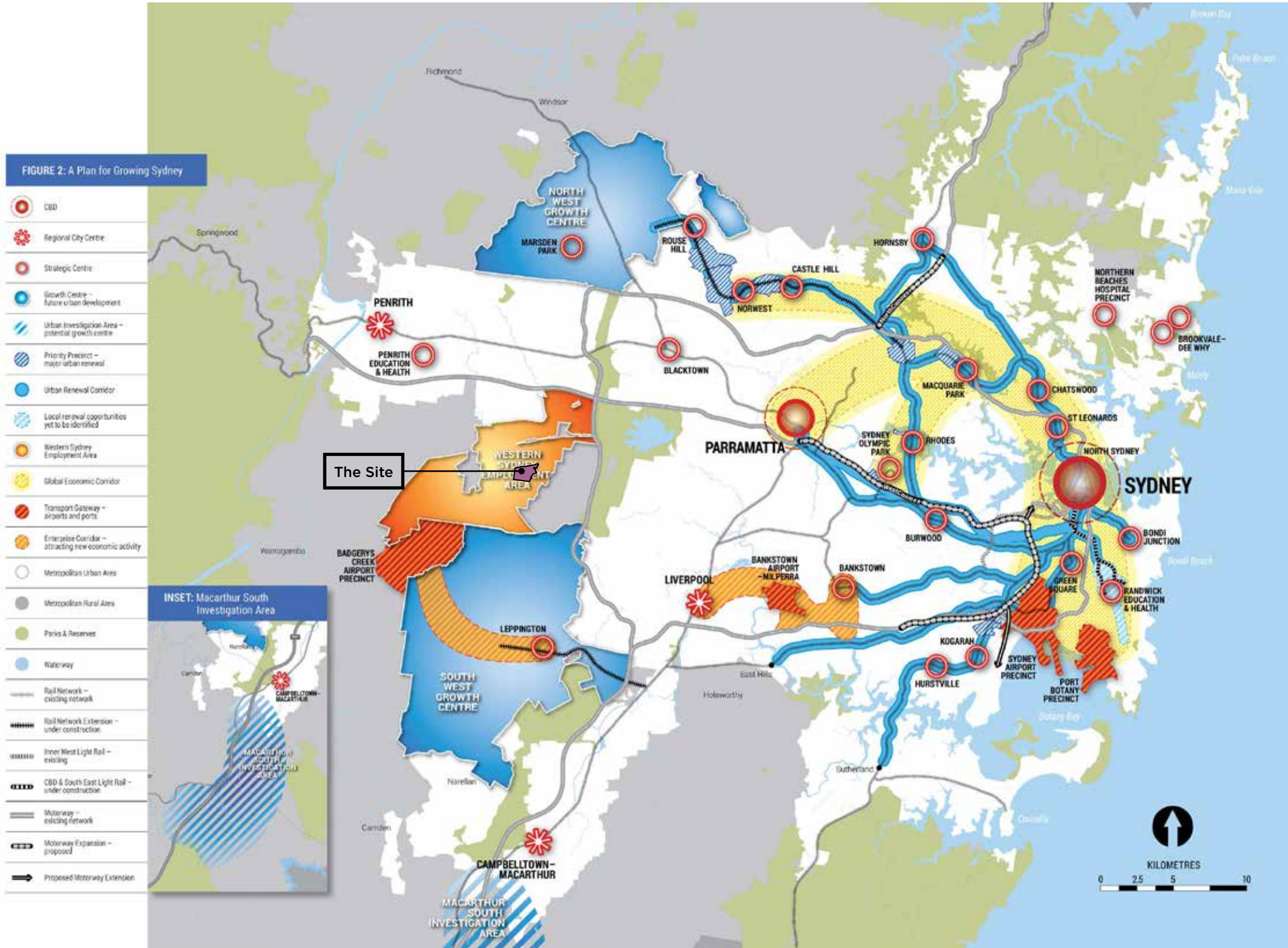
In order to deliver on these goals, the NSW government has committed to a range of catalytic infrastructure projects and infrastructure Sydney that will see a substantial change in the accessibility and economic diversity of the region over the coming decades including:

- Significant upgrades to critical roads in the WSEA;
- Delivery of a new road network for the Western Sydney Priority Growth Area (WSPGA), directly to the south of the site, including potential links to the WSEA; and
- Commitment to the delivery of the Western Sydney Airport (WSA) at Badgerys Creek, within the WSPGA.

The delivery of these critical projects will not only result in direct changes to the context of the WSEA in terms of infrastructure and services, but will also result in significant changes to the character and landscape of the region, converting existing rural lands into active employment precincts. In particular, the delivery of the WSA would permanently alter the land use pattern and environment of the WSPGA.

The changing context of the local area will reinforce its role as a critical component of a strategically important employment hub, serving the direct and indirect needs of the growing Western Sydney region, including the future proposed airport at Badgerys Creek.

Not to scale



A Plan for Growing Sydney



WESTERN SYDNEY EMPLOYMENT AREA

Introduction

The New South Wales Government established the Western Sydney Employment Area to provide businesses in the region with land for industry and employment, including transport and logistics, warehousing and office space.

Located about 50 kilometres from the Sydney central business district, the Western Sydney Employment Area will give these businesses access to roads and utility services and is close to the planned new airport at Badgerys Creek.

This will also provide people living in Western Sydney the chance to work locally so they can spend less time commuting and more time with their families.

Extending the Western Sydney Employment Area

In April 2014, the Commonwealth Government confirmed Sydney's second airport would be built at Badgerys Creek, near the Western Sydney employment area.

This means we can expect the Western Sydney Employment Area to provide more than the 57,000 jobs we had predicted over the next 30 years, and the 212,000 jobs we had forecast for the longer term.

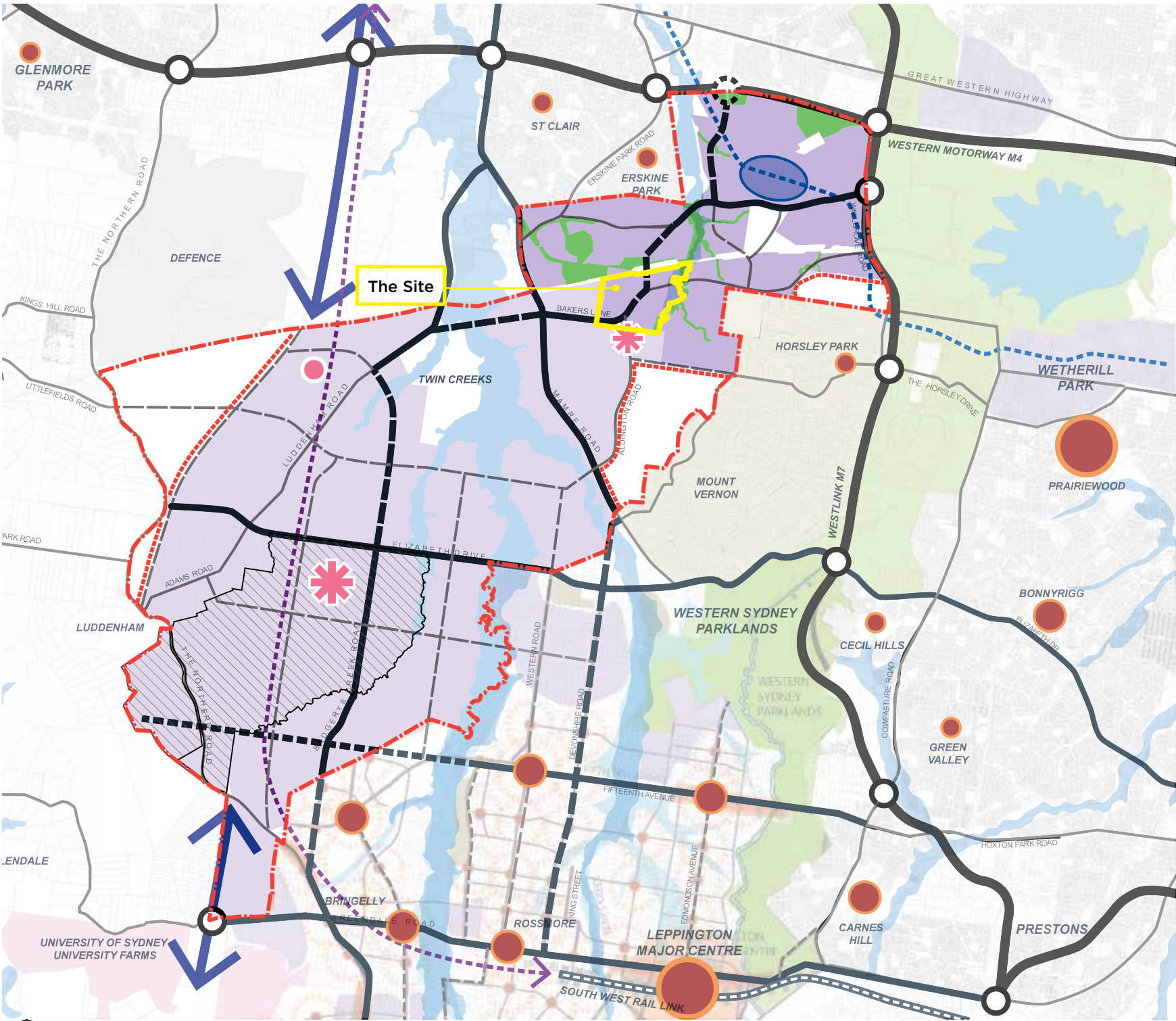
Source: <http://www.planning.nsw.gov.au/Plans-for-Your-Area/Priority-Growth-Areas-and-Precincts/Western-Sydney-Employment-Area>

Sydney's Second Airport at Badgerys Creek

Due to the ongoing planning for a new airport at Badgerys Creek the WSEA Structure Plan is currently being updated to account for the relevant findings of the Badgerys Creek Environmental Impact Statement.

BROADER WSEA  
DRAFT STRUCTURE PLAN

- Legend**
- Existing Zoned**
- General Industrial
  - Environmental Conservation
- Future Land Uses**
- Employment
  - Non Employment
- Centres**
- Major Centre
  - Town Centre
  - Local Centre
  - Potential Local Centre
  - Potential Specialised Centre
- Transport**
- Potential Outer Sydney Orbital Multi Modal Corridor
  - Future Primary Road
  - Future Secondary Road
  - Potential Rail Corridor
  - Potential Freight Corridor
  - Potential Intermodal Terminal
  - Interchange
- Other**
- Study Area Boundary
  - Proposed Boundary Adjustment
  - Major Floodplain / Riparian Corridor
  - Commonwealth Land



0 5 April 2013 5km

Broader WSEA Draft Structure Plan

Not to scale