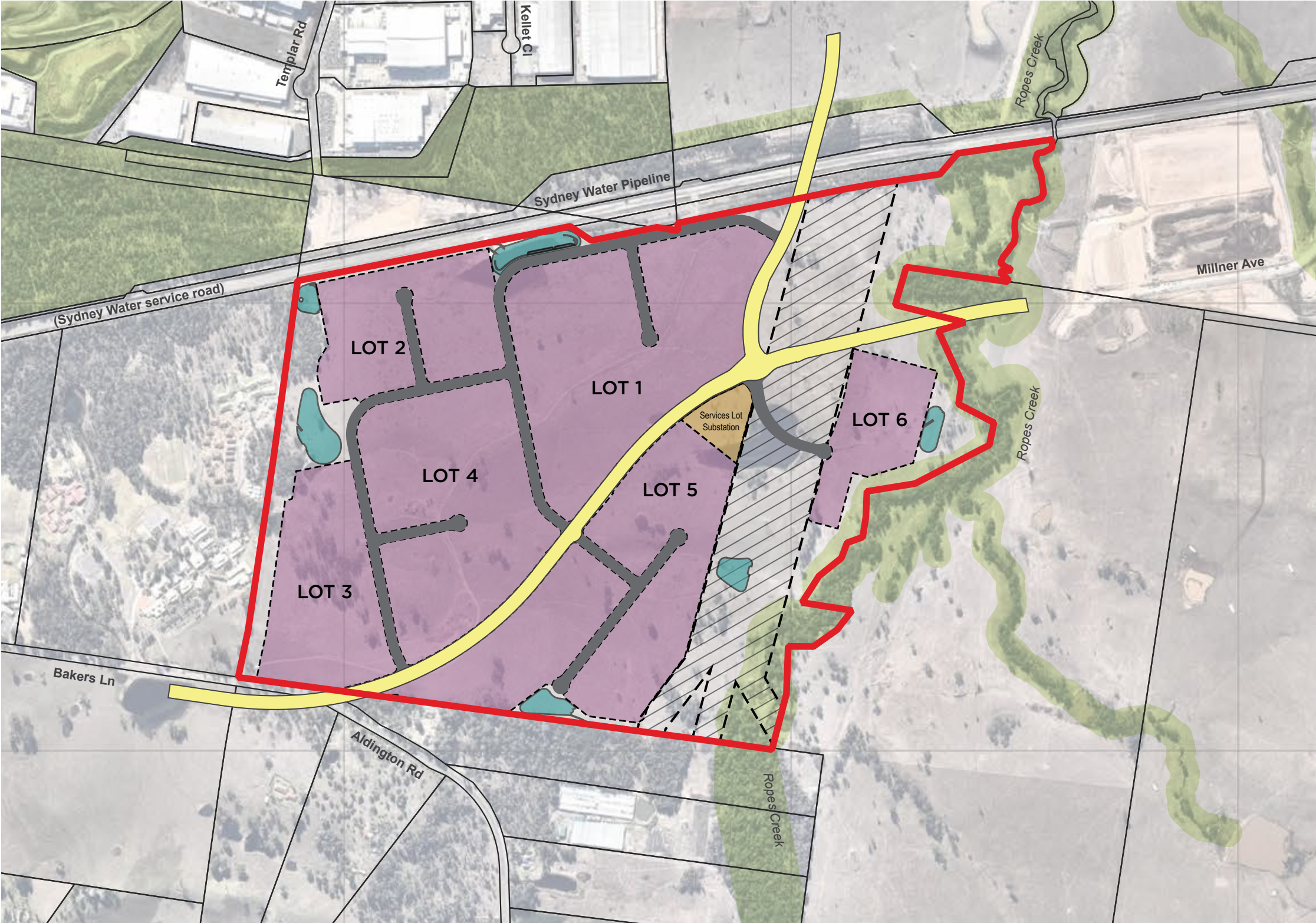


SUB DIVISION LAYOUT

The proposed new site lot boundaries and locations for all new development are detailed on the adjacent diagram..

The lot layouts and relationship to the public domain and circulation have been developed to ensure high quality urban design and place-making outcomes.

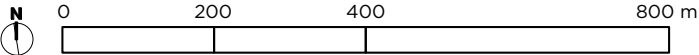
The master plan has six development lots and offer a multitude of potential building configurations to ensure future flexibility in the delivery of high quality employment uses.



Sub Division Layout

LEGEND

- Regional Road
- Estate Road Lots
- Development Lots
- Service Lots
- Basin Lots
- Biodiversity Lots
- Easement



SCALE 1:10,000 m



ACCESS AND CIRCULATION

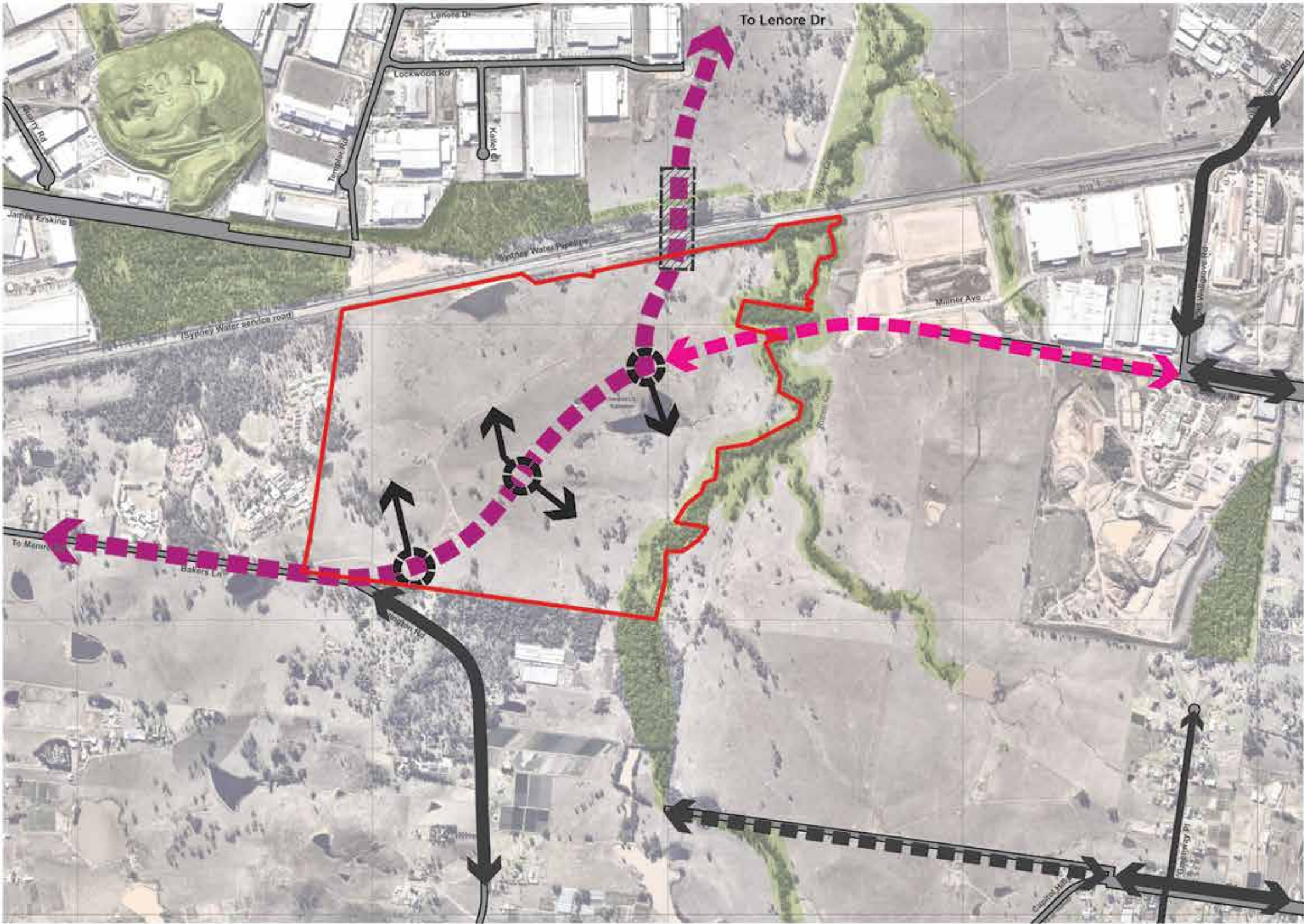
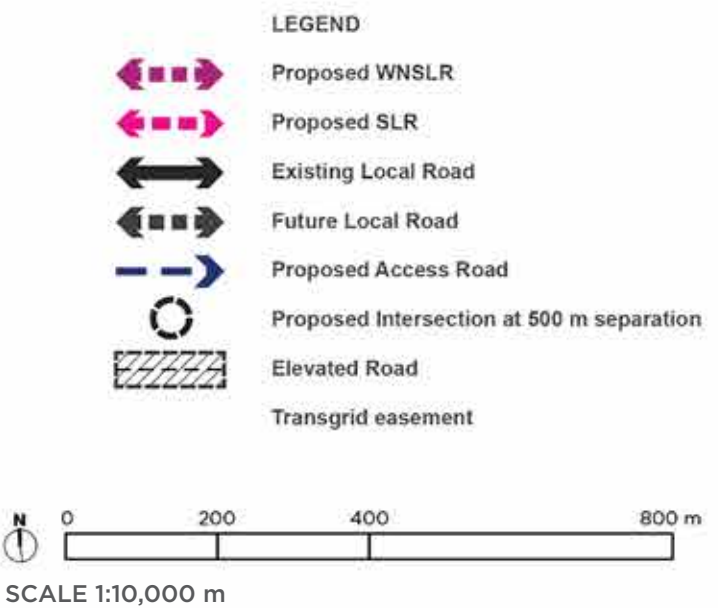
There are three access points into The Site:

- 1. Millner Avenue from the east
- 2. Bakers Lane from the south-west
- 3. The North South Link Road from the north

The North South Link Road runs diagonally through the site as the Primary Street. A series of Secondary Streets provide a northern loop road, with Access Ways giving access to development areas.

Principle address point for new development are located off either the Secondary Streets or the Access Ways.

This circulation network provides a clear hierarchy and consistency of function across the three street typologies.

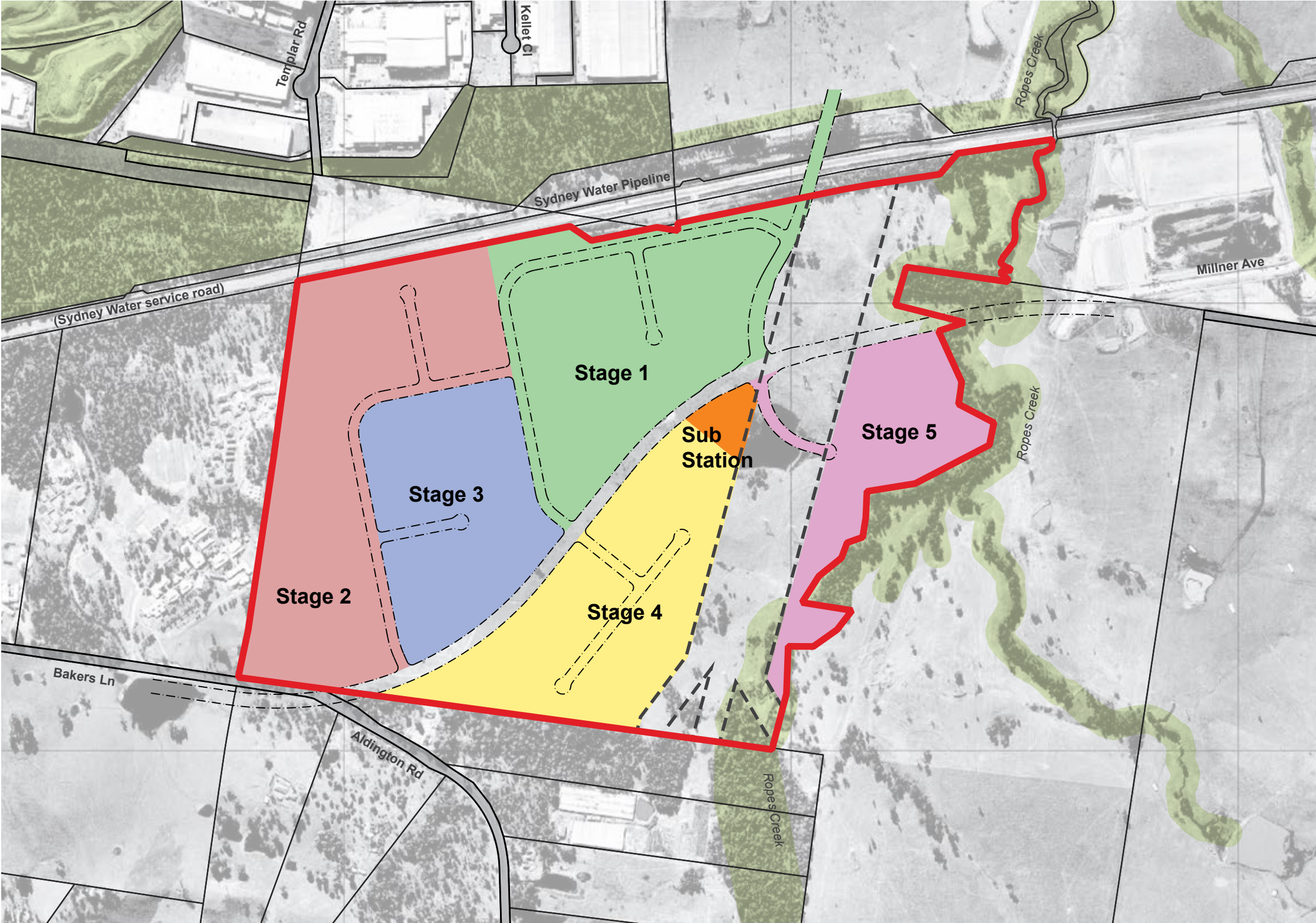
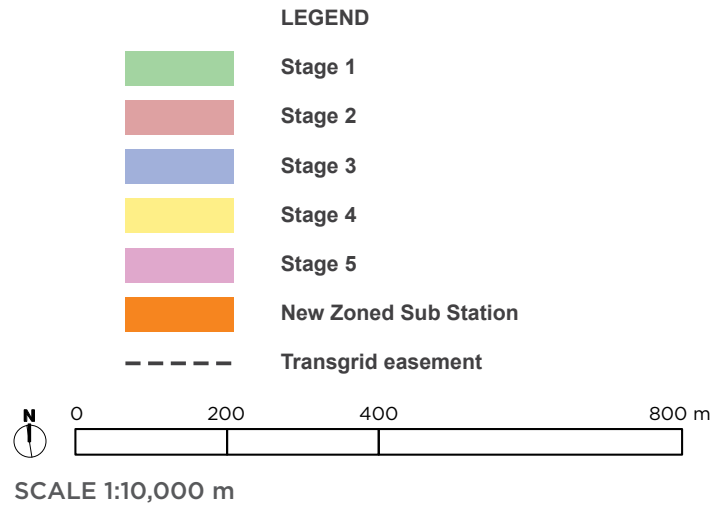


Access and Circulation



INDICATIVE STAGING

The master plan currently anticipates five development stages. The adjacent diagram highlights the location of the stages along with the proposed sub-station site which will be delivered based on agreed infrastructure requirements.



Indicative Staging



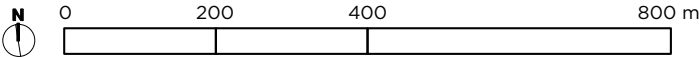
# Landscape Master Plan

## LANDSCAPE AND PUBLIC DOMAIN APPROACH

### Integration of Architecture and Landscape

Oakdale West Estate will feature a number of initiatives to create a strong, layered landscape master plan that is well integrated with the urban and built fabric of the development. This will include the reinforcement of important urban spaces, entries, avenues, boundaries with appropriately selected and designed landscapes, trees, planters and garden areas. Landscaped bike paths and walkways along Ropes Creek are proposed that will run the length of the estate and feature exercise and rest spaces at regular intervals. Office buildings also incorporate landscaped courtyards with a diverse range of textured materials to celebrate the entry experience and encourage layered sheltered spaces for external meeting, break-out and recreation activities for office populations.


There are 2 key colour schemes proposed for warehouse external designs that are selectively mixed across the estate. These 2 schemes are complemented with a mix of secondary architectural elements that help to articulate the building façades in the following ways;





## Site Boundaries and Interfaces

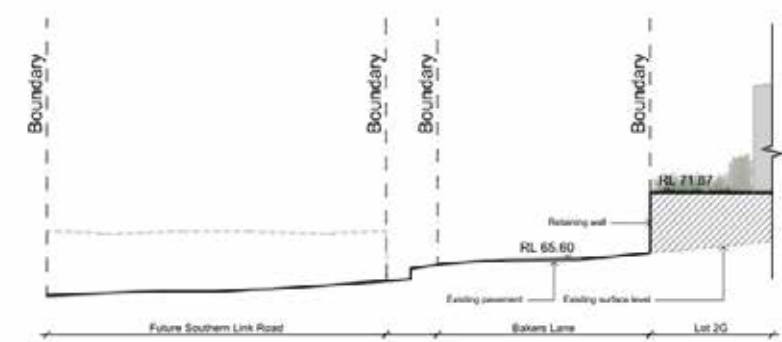
The diagram includes a site plan in the top left corner showing the layout of the development, with two specific areas labeled 'A' and 'B' highlighted. Below the site plan is a cross-section diagram of the proposed development. The diagram shows a road on the left with a 'Black House' and a 'RL 55.13' elevation. A '6m Wide Mainroad/Access Easement' is indicated. The 'Existing trees to be retained' are shown in the center, with a 'Boundary' line. The 'Existing surface level' is shown on the right, with a 'RL 60.80' elevation. The 'Lot 20' is shown on the far right. The diagram also indicates a 'Proposed 10m wide easement' and a 'Proposed 10m wide easement'.

 **Section AA (Western Boundary)**  
1:500 (Adapted from Civil section 1)



 **Section BB (Western Boundary)**  
Note to Scale (Adapted from Civil section 2)

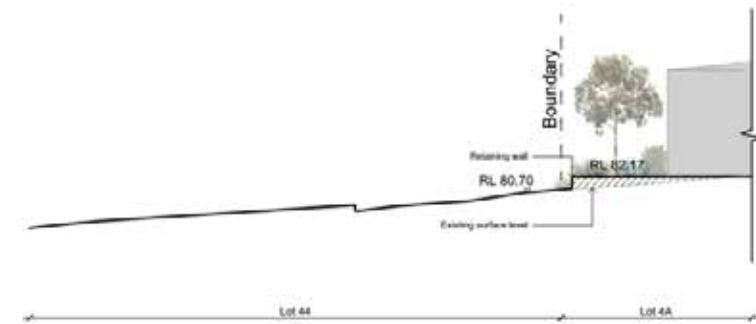
Boundary Treatment



Section GG (Southern Boundary)  
1:500 (Adapted from Civil section 1)



Section HH (Southern Boundary)  
1:500 (Adapted from Civil section 2)



Section II (Southern Boundary)  
1:500 (Adapted from Civil section 3)



Landscape Architects

Oakdale West |

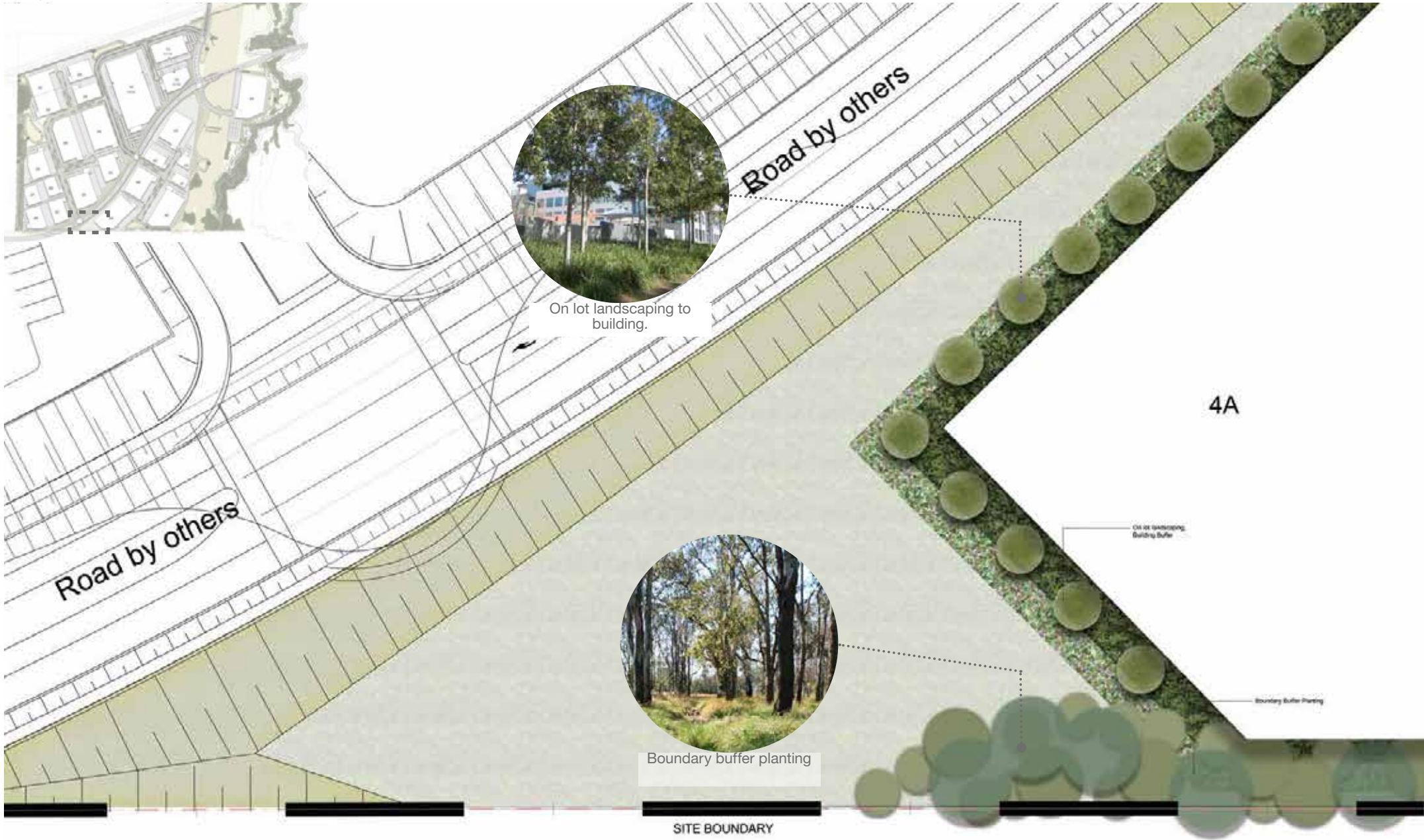
Client  
Site Image Job Number

Goodman  
SS15-3113

Drawing Number  
Issue  
Date

LR-0020  
C  
25.01.2017

Key Plan (Detail Plan)





# Stormwater Management and Water Sensitive Urban Design

### Stormwater Management Objectives

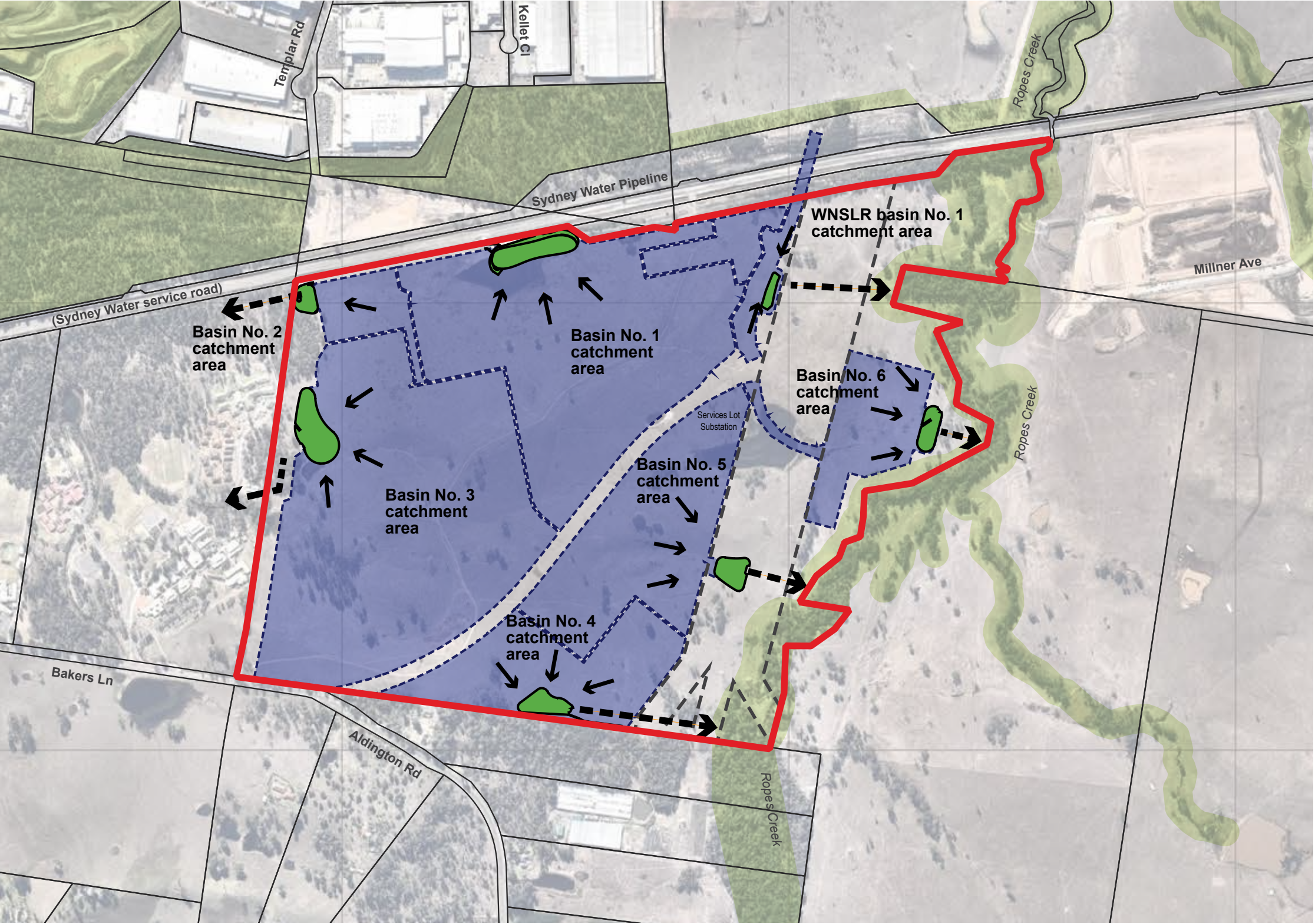
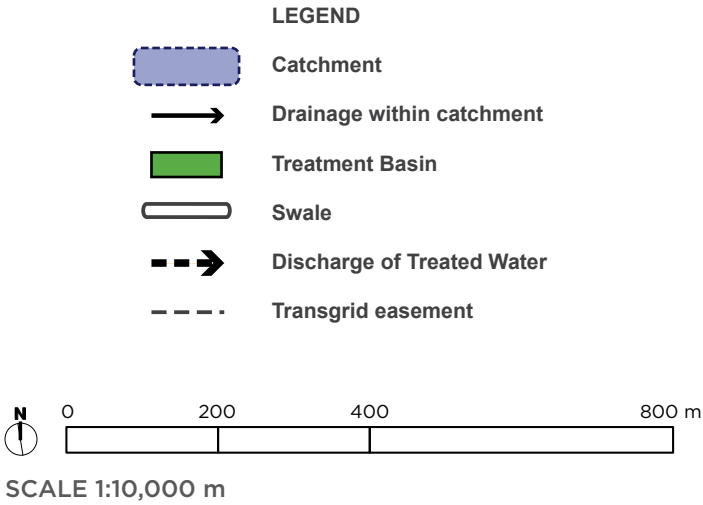
Stormwater management for the Oakdale West Estate has been designed in consideration of the specifications of the approved stormwater infrastructure within the Site and the relevant standards of Penrith Council's DCP 2014 and Design Guidelines for Engineering Works.

### Site Stormwater Strategy

The proposed stormwater management system is based around the creation of five stormwater catchment areas draining to six, precinct-based, combined stormwater detention and bioretention basins.

The final discharge of treated stormwater follows the existing stormwater cycle with water following into Ropes Creek or other local swales and waterways around the Site.

Stormwater infrastructure would be constructed in stages, as per the overall construction staging strategy for the Site.



Site Storm water Strategy



# Built Form and Estate Identity

## ARCHITECTURAL DESIGN APPROACH

### Proposed mix of designs

The design of the warehouse architecture has been based on an objective of creating;

- A cohesive family of colour schemes and forms across the estate in a carefully selected variety that allows for diversity and interest in a controlled manner,
- A muted colour palette that enables landscape to dominate the estate, strengthen the urban master plan and to promote pleasant green urban spaces,
- Well articulated buildings that utilise a variety of consistent materials and devices to scale the warehouse buildings appropriately and contribute to a lively urban environment.

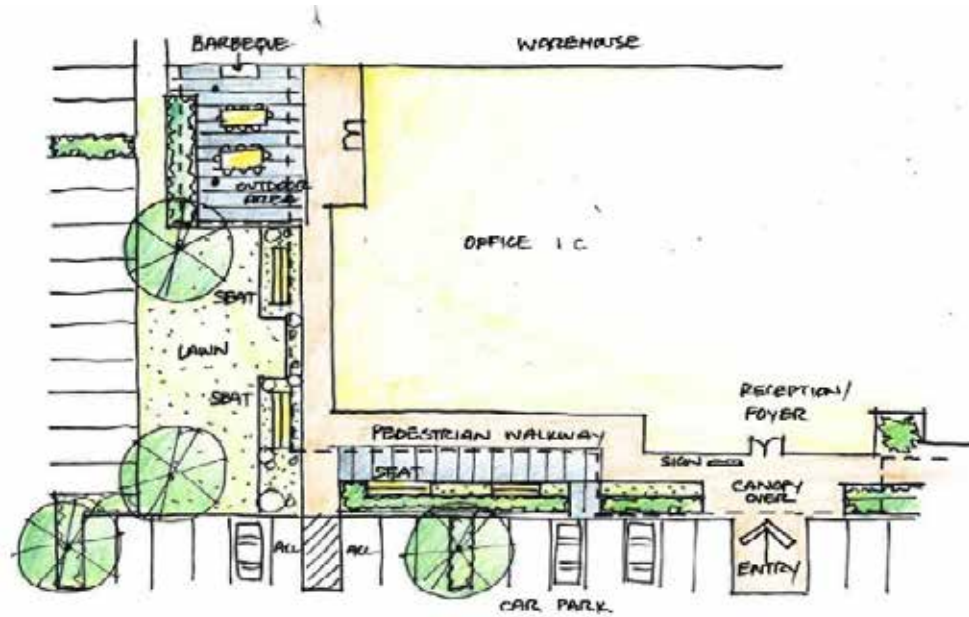
### Design language for warehouses

There are 2 key colour schemes proposed for warehouse external designs that are selectively mixed across the estate. These 2 schemes are complemented with a mix of secondary architectural elements that help to articulate the building façades in the following ways;

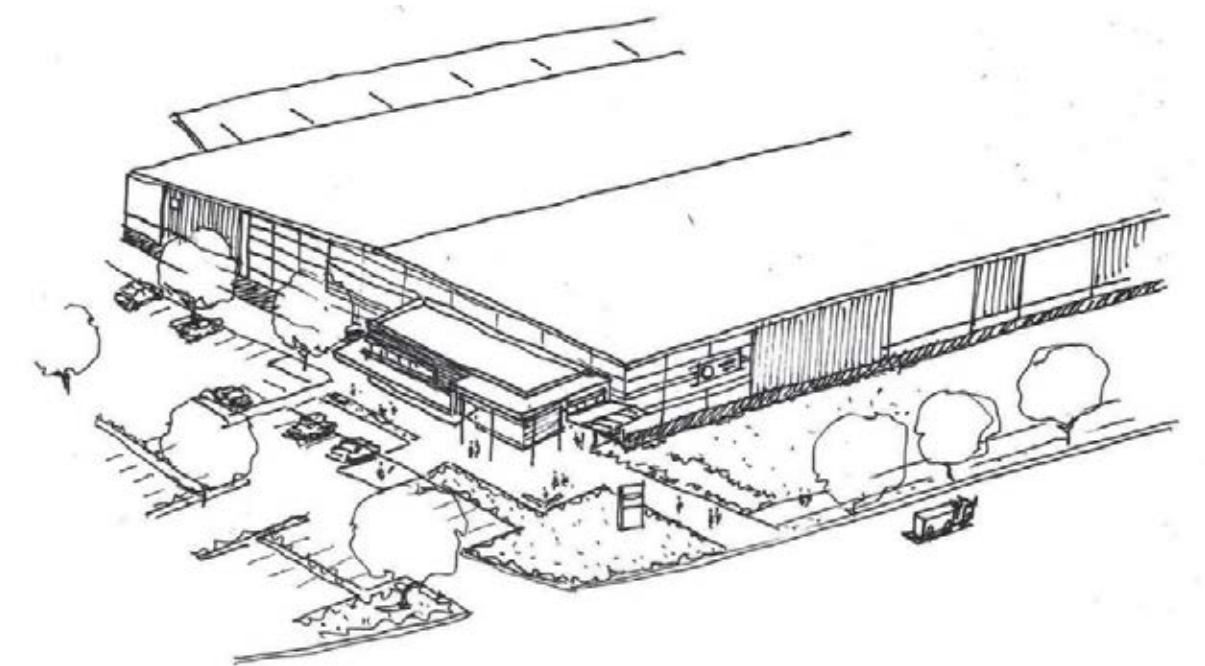
### Proposed mix of designs

- Feature entry corners have been detailed to compliment offices and integrate graphic and built concepts between offices and warehouse facilities in a coordinated manner,
- Clear and coloured panels of polycarbonate are used on grid lines to create rhythm, add light, colour and break long expanses of façade,
- Large panels of 'Kingspan' aluminium panels are used on façades in conjunction with office designs to provide visual articulation and areas for corporate signage in controlled places. Building address graphics and tenant signage are used on these panels for way-finding and identity,
- Pre-cast concrete dados are used to effect to 'float' the warehouse and define the ground plane. The podium dados are colour coordinated to compliment warehouse colour schemes.

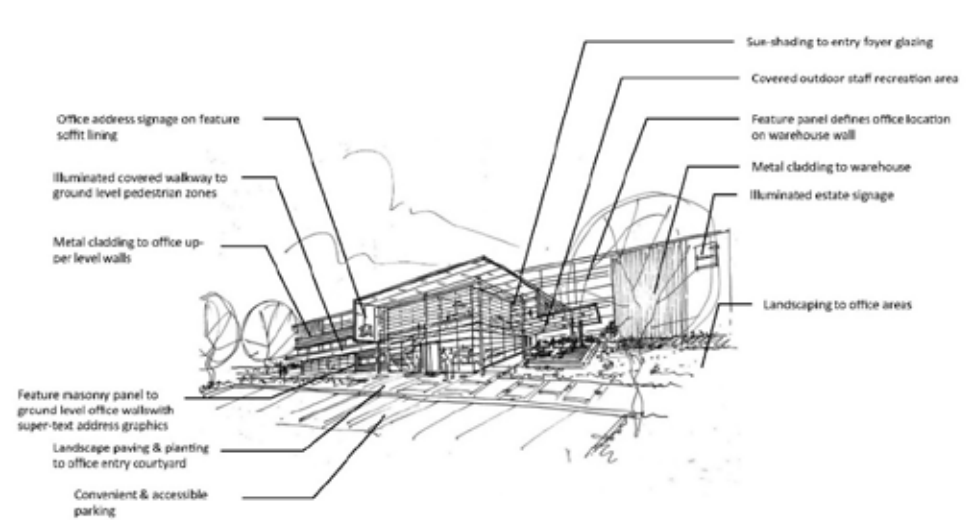
Office entry Courtyard Typical Design



Design language for warehouses



Office design principles

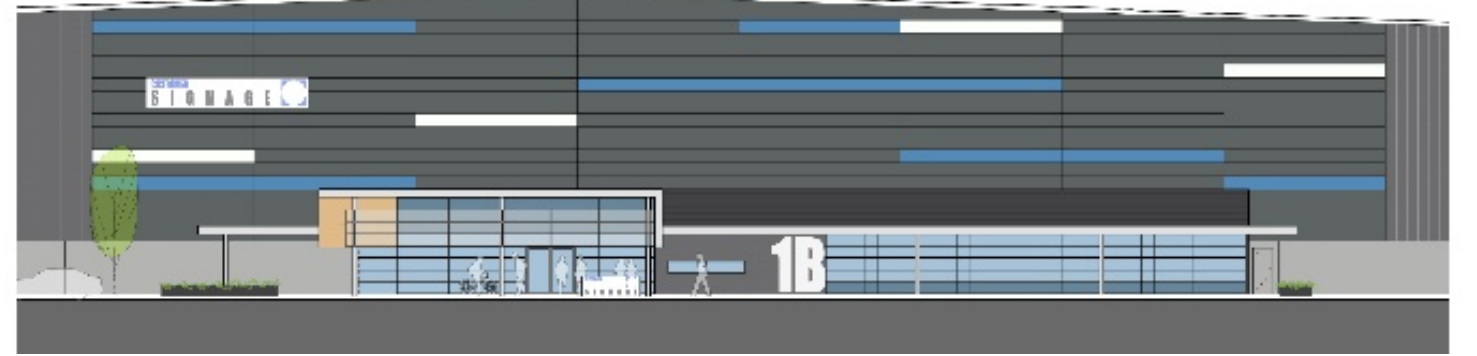


Proposed mix of designs





Indicative design language for warehouses





Signage

SIGNAGE OBJECTIVES AND PRINCIPLES

Site signage has been designed to support the overall urban and landscape master plans. The strategy taken has been to demarcate typologies and locations for sign types that reinforce vehicular and pedestrian movement patterns across the site. Larger corporate signs, designed for viewing from moving vehicles have been located in strategic positions to reinforce main streets and give a consistent corporate identity across the whole estate. Smaller tenant signs are located closer to office entry courtyards to reinforce pedestrian paths and clearly identify entries into office buildings.

Estate Entry Signage

The main vehicular entrance into the estate has been signalled with a sculptural corporate sign element to celebrate the entry, add character and identity to Oakdale West Estate as a Goodman development.

Signage Hierarchy

A clear hierarchy of signage designs has been established for the site, reinforcing the principles of address identification, way-finding and corporate branding outlined above. These are illustrated in Figs. 47 and 48

Warehouse light box Signage

The strategic use of light has been a theme in the design of the estate, from the translucent clear and coloured panels that illuminate warehouse façades and create a safe and exciting working environment. In line with this theme, illuminated corporate estate sign boxes have been devised to be located in key positions on warehouse walls, assist with adding consistency to the warehouse graphics

Customer Pylon Signage

Within a coherent estate level aesthetic across the development, individual tenants will be provided a controlled range of signage and address opportunities. Tenant signage pylons are proposed to be located at entry courtyards to individual office buildings, offering a pedestrian scale address to buildings and tenant organisations.

Customer Warehouse Signage

Larger tenant sign panels are proposed in specific locations on warehouses. These signs are to be coordinated with feature aluminium panels that break long expanses of metal clad wall and offer tenant corporate branding in a controlled and consistent manner.

Proposed signage hierarchy



Precinct 1 signage plan



Typical customer warehouse sign



Potential Signage Options





# Visual Impact Assessment

## IMPACT AND ASSESSMENT SUMMARY

### View Location

As part of the development of the master plan a Visual Impact Assessment (VIA) has been undertaken.

The purpose of the VIA is to identify an visual impacts and identify mitigations to reduce potential impacts.

A total of six locations were selected and then assessed through a process of desktop studies, site inspections, surveying, 3D CAD modelling and the production of accurate photo-montages.

Through the assessment of the views the team worked to establish strategies for the site edges, these included the location and depth of buffers and the use of landscaping to reduce impacts.

The six views that have been assessed are:

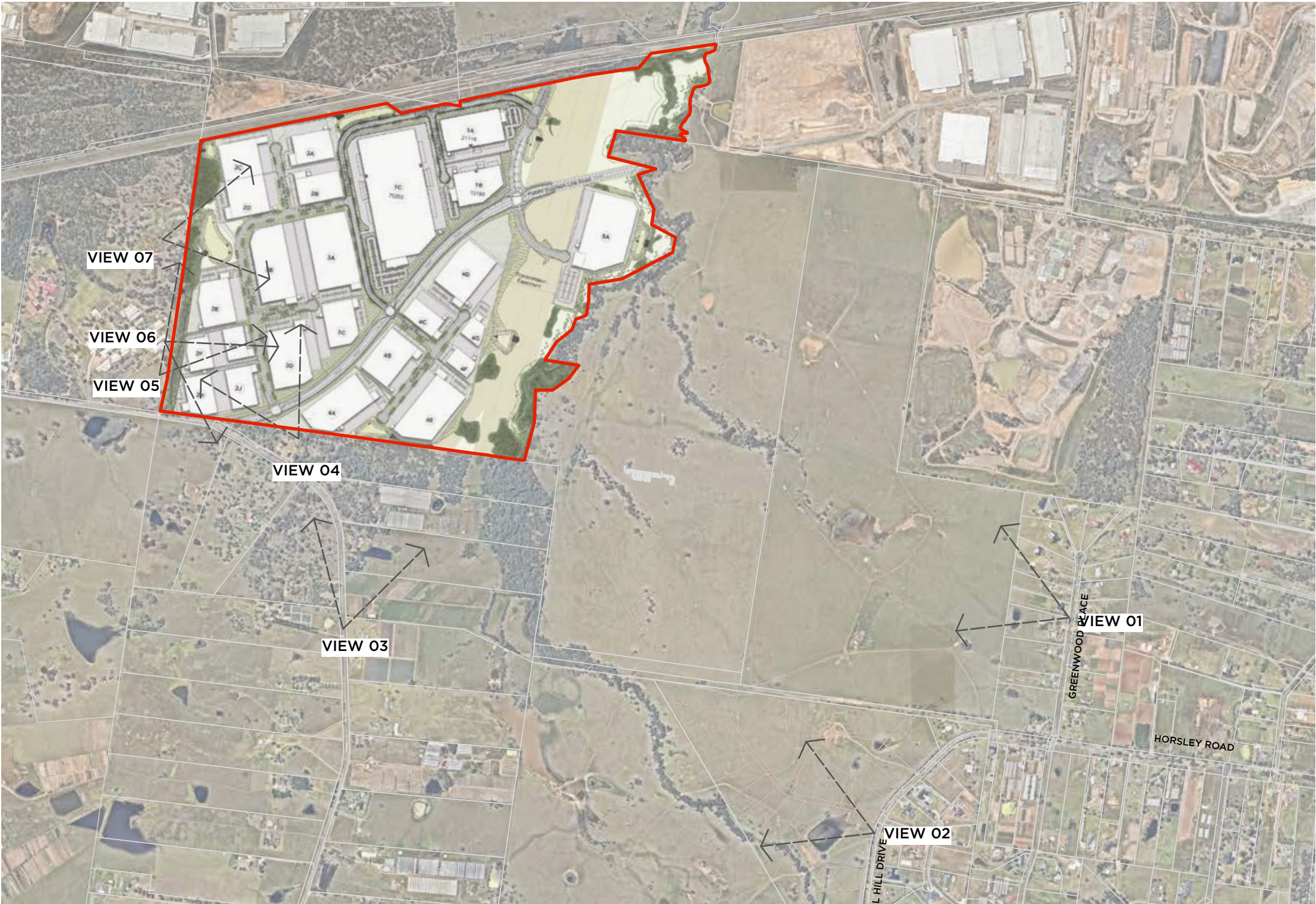
View 01 – Greenway Place at RL 99
View 02 – Capitol Hill Drive at RL 74.5
View 03 – Adlington Road at RL 81.1
View 04 – Private Residence Bakers Lane at RL 89.5
View 05 – Emmaus Catholic College at RL 76.9
View 06 – Emmaus College at RL 65.3
View 07 – Emmaus Residential Aged Care at RL 56.6

The images and table on the following table on the following page provide a summary of the work undertaken and show the ‘before and after’ scenarios for each view.

In order to establish the value of the views being assessed, it is important to understand the context of the site and its location in a transitional landscape between a sub-urban and rural landscape, with a mixture of residential, small scale agricultural and industrial uses in the locality.

We used the following considerations to establish the value of the view:

- The presence and prominence of the following features in the fore-ground, middle-ground and far distance.
- Expanse and openness
- The nature and extent of the horizon
- The natural land-form
- The presence of natural environmental features such as trees, water features
- Degree to which the landscape has been modified by human interactions such as land clearance and construction
- The presence of buildings and structures and their relative architectural quality
- The relative uniqueness



View location



View 01 – Greenway Place - Existing



View 02 – Capitol Hill Drive - Existing



View 03 – Adlington Road - Existing



View 01 – Greenway Place - Proposed



View 02 – Capitol Hill Drive - Proposed



View 03 – Adlington Road - Proposed





View 04 – Private Residence Bakers Lane - Existing



View 05 – Emmaus Catholic College - Existing



View 06 – Emmaus Residential Aged Care - Existing



View 04 – Private Residence Bakers Lane - Proposed



View 05 – Emmaus Catholic College - Proposed



View 06 – Emmaus Residential Aged Care - Proposed





View 07 – Emmaus Residential Aged Care - Existing



View No.	View Location	Description of Location
01	Greenwood Place (Public Receiver)	<p>Greenway Place is situated to the east of the Oakdale South site, with the Jacfin Site separating the two areas.</p> <p>Greenway Place is a recent sub-division with large lots that are generally between 1,000 sqm and 2,000 sqm located off a cul-de-sac road that runs north to south.</p> <p>Greenwood Place runs to the west of a parallel running ridge line to the east.</p> <p>Most of the properties on the western side of Greenway Place are located along this ridge line, whereas the properties on the eastern side are generally below the ridge line.</p> <p>The rear gardens and rooms within the properties along the western side of Greenwood Place face west towards the Jacfin and Oakdale South sites.</p>
02	Capitol Hill Drive (Public Receiver)	<p>Capitol Hill Drive has a rural character, with development currently located on the eastern side of the road. The land to the west of Capitol Hill Drive has an approval for a future sub division consisting large lot rural properties.</p> <p>Development consists of large homes on large lots that are well separated. The land to the west of Capitol Hill Drive is currently open grazing land.</p> <p>Capitol Hill Drive itself falls from the north with a gentle bend. The land to the east rises away from the road.</p>
03	Aldington Road	<p>Aldington Road is a loop road located off Mamre Road and services a series of local dwellings and an education establishment.</p> <p>Residential properties are located either side of Aldington 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.</p> <p>The properties along Aldington Road consist of a mix residential homes and small scale agricultural developments.</p>
04	Private Residence Bakers Lane	<p>The selected view is taken from the garden of a private property on Bakers Lane.</p> <p>The garden and associated granny flat property has the potential for a direct view to the north across the proposed Oakdale West development.</p> <p>The camera lens for the view was located at RL 89.5, just above the eaves line on the proposed development.</p>
05	Emmaus Catholic College	<p>Emmaus Catholic College is located on the western boundary of the proposed Oakdale West site.</p> <p>The college consists of a number of one and two storey buildings set in landscaped grounds. The buildings are generally located in the center of the grounds.</p>
06	Emmaus Catholic College	<p>The second view point is from the access way to two classrooms located close to the College's eastern site boundary.</p>
07	Emmaus Residential Aged Care	<p>The Emmaus Residential Aged Care facility is located to the north of Emmaus College and shares an access road.</p> <p>The facility shares a western boundary with the proposed Oakdale West development.</p>



Description/Key Features	Sensitivity of the View	Magnitude of Impact	Assessed Visual Impact	Considerations in the Assessment of Value	Impact on View	View No.
<ul style="list-style-type: none"><li>The dominant feature of the view looking west from Greenway Place being the Blue mountains which form a consistent band on the horizon.</li><li>The land that falls away from the rear gardens of the properties on Greenwood Place is generally open agricultural and grazing land with small clusters of trees and dams.</li><li>Ropes Creek runs parallel to Greenwood Place in the middle distance and the wooded areas that define the riparian corridor on each side of the creek form a strong horizontal element.</li></ul>	M	L	M-L	While the strong horizon and open nature of the view provide positive aspects the highly modified middle ground diminish the value of this view	The visual impacts from the development are minor, and the majority of the development will be screened by the approved Oakdale South and Jacfin developments, which are located between the Oakdale West site and Greenwood Place.	01
<ul style="list-style-type: none"><li>Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor in the middle distance and the ridge of the Blue Mountains in the fast distance</li><li>Open farm land with small water bodies, dams and clusters of trees</li></ul>	M	N	N	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	The development would not be visible from this location due to the existing landscape and topographical features.	02
<ul style="list-style-type: none"><li>Horizontal landscape elements to the east consisting of the Ropes Creek Riparian Corridor framing the eastern portion of the view.</li><li>Open farm land with small dams and clusters of trees.</li><li>The electricity pylons and associated transmission lines that follow the Riparian Corridor.</li></ul>	L	N	N	The cluttered foreground and middle ground and the presence of existing large floor plate development diminish from the quality and value of this view.	None required	03
<ul style="list-style-type: none"><li>The Blue Mountains on the horizon</li><li>An elevated outlook across open farm land with small dams and clusters of trees</li><li>Clusters of mature vegetation that form an enclosure on the boundary of the property</li></ul>	H	M	H-M	The panoramic outlook across the Blue Mountains and outlook over large areas of open agricultural land.	The proposed Oakdale West development is located well below the below view point which is on an elevated ridge-line and would not be clearly visible from much of the private residence of garden areas.	04
<ul style="list-style-type: none"><li>A varied and rolling topography</li><li>Clusters of mature vegetation</li><li>Existing buildings and structures</li></ul>	M	M	M	The enclosure formed by the rising landscape mature trees on the site boundary	The natural site topography, proposed landscape treatment adjacent to the shared boundary and significant set-back (between 50m and 80m) of the development will reduce any potential visual impacts	05
<ul style="list-style-type: none"><li>A varied and rolling topography</li><li>Clusters of mature vegetation</li><li>Framing of the view by College buildings</li></ul>	M	H	H-M	The framing of the view by the existing College buildings	The proposed bund and planting generally screens the proposed buildings on the Oakdale West mitigating the potentially high visual impact	06
<ul style="list-style-type: none"><li>Pockets of mature woodland and trees on a generally flat landscape</li></ul>	L	M	M-L	The enclosure formed by mature trees on the site boundary	The proposed landscape treatment adjacent to the shared boundary and significant set-back (between 50m and 100m) of the development will reduce any potential visual impacts	07

KEY

N	Negligible	M	Moderate
L	Low	H-M	High-Moderate
M-L	Moderate-Low	H	High Impact



## Renders



Artists impression of final Oakdale West Estate







