



Senior Development Manager
Goodman Property Services (Aust) Pty Ltd
The Hayesbery, 1-11 Hayes Road
Rosebery NSW 2018

Attention: Stephanie Partridge

S19-0071_Oakdale West Industrial Estate MOD 7
04 June 2021

Dear Stephanie,

OAKDALE WEST INDUSTRIAL ESTATE SSD 7348 MODIFICATION 7 APPLICATION - LCVIA

CLOUSTON Associates were requested by Goodman Property Services to provide a letter of support for the Modification 7 Master plan submission. This letter should be read in conjunction with the previously submitted Oakdale West Industrial Estate LCVIA reports and letters:

- *Okadale West State Significant Site Development Application Visual Impact Assessment June 2017 - prepared by e8urban*
- *Landscape Character and Visual Impact Assessment for SSD 7348 modification 3 SSD 10397 stage 2 development application Issue G 14/01/2020*
- *Oakdale West Industrial Estate SSD 7348 Modification 3 SSD 10397 Stage 2 Development Application LCVIA - Response to Submission dated 13/03/2020*
- *Oakdale west industrial estate SSD 7348 modification 6 state significant development application response to request for additional information dated 04/02/2021*

Summary of the changes to the updated Modification 7 layout are listed below:

Modification 7 to the Oakdale West Estate Concept Approval (SSD 7348 MOD 7) seeks approval for a minor change to building layouts across Precinct 3 namely Lot 3B, 3C; and change to building layouts and levels of all buildings in Precinct 4. The result of these changes sees minor amendments to the estate infrastructure including bulk earthworks in both precincts, the relocated of an Estate Road in Precinct 4, and inclusion of additional retaining walls in Precinct 3 & 4.

There are no changes sought to development controls or the Gross Lettable Area of the Estate. Changes will be made to the Ultimate Lot Layout and Staging plan to accommodate the above.

The proposal also includes a modification to Stage 1 of SSD 7348 to construct a 2.4 m high boundary fence between Lot 1A and Lots 1B/1C in Precinct 1.

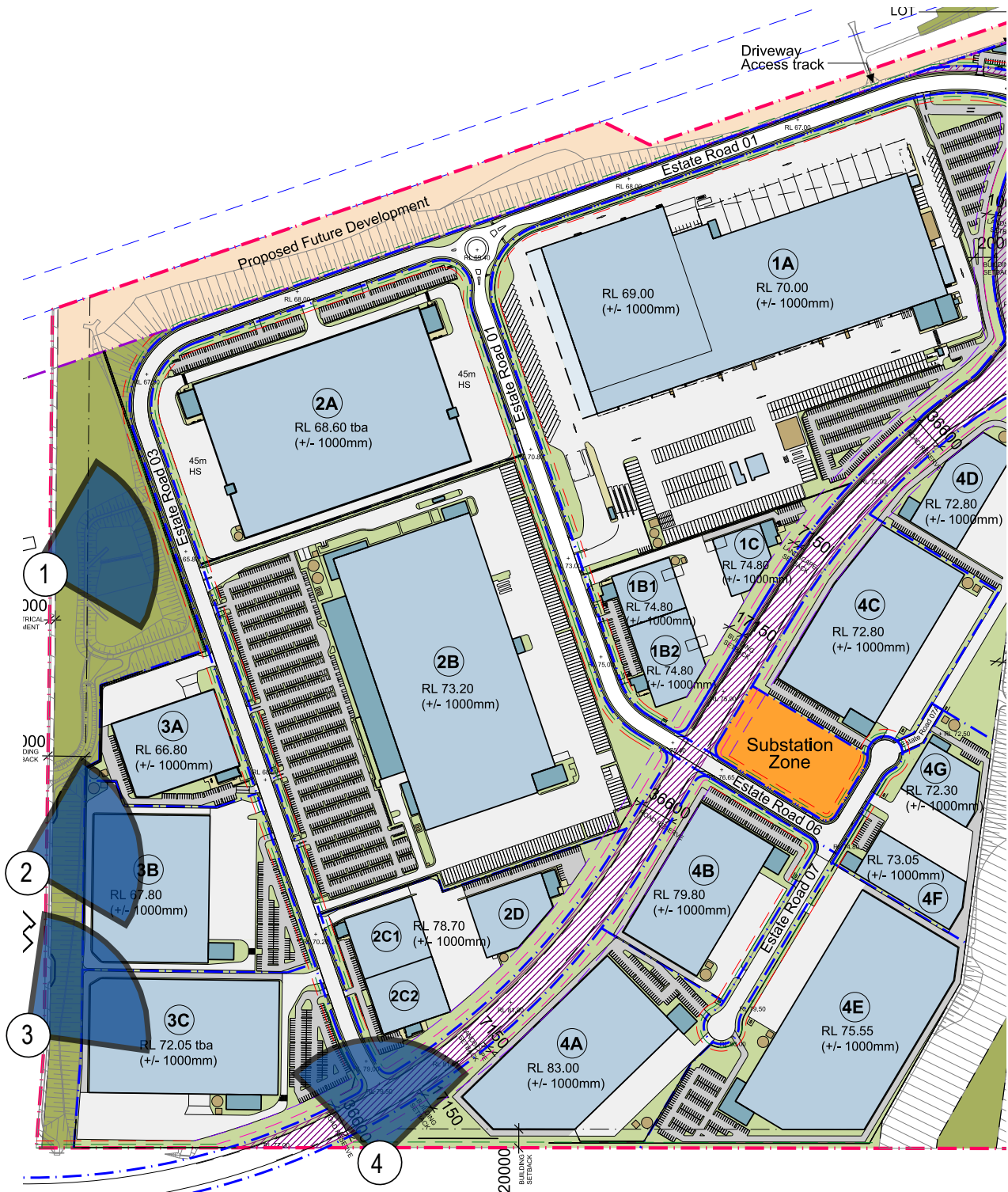
Table outlining no changes to ground floor or ridge levels between the Approved MOD 6 and MOD 7 master plan to identify minor relocation of building footprints of 3B and 3C.

	Approved Modification 6 master plan	Modification 7 master plan
Building 3B Ground Floor Level	FFL 67.80	FFL 67.80
Building 3B Ridge Height Level	RL 81.50	RL 81.50
Building 3C Ground Floor Level	FFL 72.50	FFL 72.50
Building 3C Ridge Height Level	RL 86.20	RL 86.20

The following master plans of approved MOD 6 and MOD 7 illustrate the updated changes.

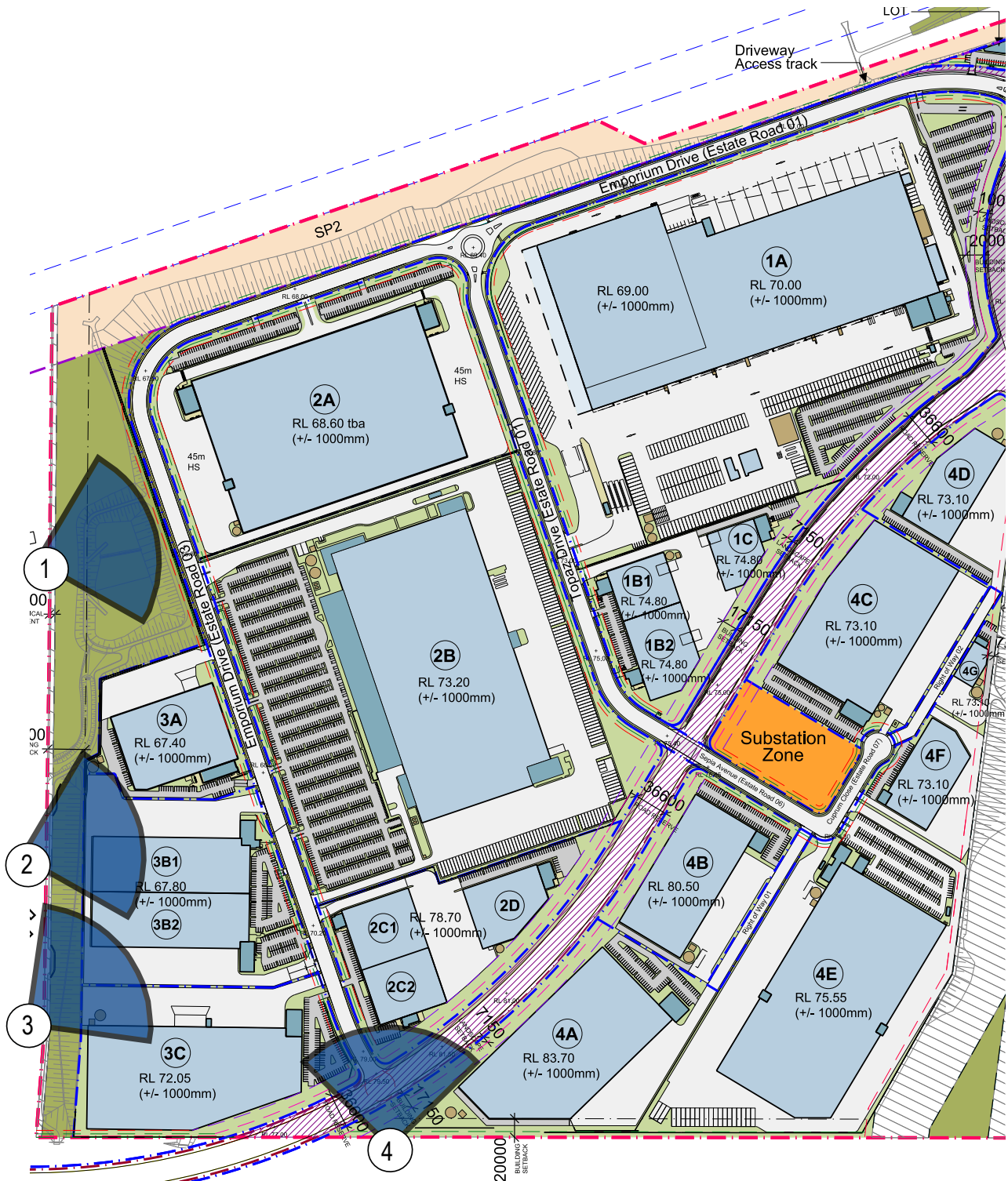


APPROVED MODIFICATION 6 MASTER PLAN



Approved Modification 6 Master Plan

MODIFICATION 7 MASTER PLAN



Modification 7 Master Plan

MODIFICATION 7 MASTER PLAN - VIEW POINT 4



Modification 7 Master Plan

As demonstrated in the original visual impact assessment for the estate under SSD 7348 (eUrban, 2017), vegetation to the south of the Oakdale West Estate restricts views towards the eastern portion of Precinct 4 from the viewpoint at the southern boundary of the site. The above plan showing the modification 7 master plan confirms that vegetation at viewpoint 4 restricts views to Precinct 4 (including building 4E) in line with the eUrban visual impact assessment from 2017.

Therefore, the proposed amendments to building layout in Precinct 4 will have no discernible visual impacts on this receiver.



The table outlining the changes to ground floor or ridge levels between the Approved MOD 6 and MOD 7 master plan to identify minor change of building levels of Precinct 4.

	Approved Modification 6 master plan	Modification 7 master plan	Level change between MOD 6 and MOD 7
Building 4A Ground Floor Level	FFL 83.00	FFL 83.70	+0.70
Building 4A Ridge Height Level	RL 96.70	RL 97.40	+0.70
Building 4B Ground Floor Level	FFL 79.80	FFL 80.50	+0.70
Building 4B Ridge Height Level	RL 93.50	RL 94.20	+0.70
Building 4C Ground Floor Level	FFL 72.80	FFL 73.10	+0.30
Building 4C Ridge Height Level	RL 86.50	RL 86.80	+0.30
Building 4D Ground Floor Level	FFL 72.80	FFL 73.10	+0.30
Building 4D Ridge Height Level	RL 86.50	RL 86.80	+0.30
Building 4E Ground Floor Level	FFL 75.55	FFL 75.55	0.00
Building 4E Ridge Height Level	RL 89.25	RL 89.25	0.00
Building 4F Ground Floor Level	FFL 73.05	FFL 73.10	+0.05
Building 4F Ridge Height Level	RL 86.75	RL 86.80	+0.05
Building 4G Ground Floor Level	FFL 72.30	FFL 73.10	+0.80
Building 4G Ridge Height Level	RL 86.00	RL 86.80	+0.80

The above table shows that the buildings in Precinct 4 have a slight increase of the ground floor levels, between 0 and 0.7m.

However, these changes will not affect the rating of the Visual Impact Assessment because the entire Precinct 4 is not visible in Viewpoint 4. Therefore, the visual impact is indiscernible when coupled with the previously approved mitigation measures.

The following views are related to the Modification 7 master plan due to the building changes listed above:

- View 1 - Modification 7 Master Plan Visual Impact Assessment
- View 2 - Modification 7 Master Plan Visual Impact Assessment
- View 3 - Modification 7 Master Plan Visual Impact Assessment
- View 4 - Modification 7 Master Plan Visual Impact Assessment

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

MODIFICATION 7 MASTER PLAN VISUAL IMPACT ASSESSMENT

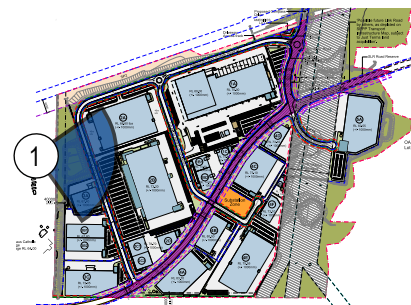


Viewpoint 1 - Modification 7 photomontage (Proposed landform, Stage 2 DA building, noise wall and Modification 6 Master Plan Building(s))

IMPACT ASSESSMENT - MODIFICATION 7 (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

 **Oakdale Industrial Estate Massing**



Viewpoint 1 Location.

MODIFICATION 7 MASTER PLAN VISUAL IMPACT ASSESSMENT

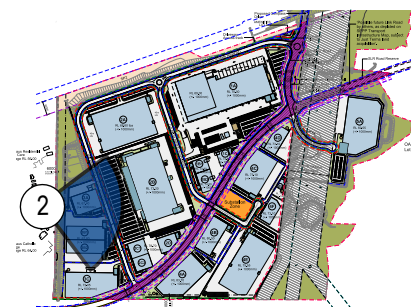


Viewpoint 2 - Modification 7 photomontage (Planting approaching full maturity eg 15-20 years subject to soil and weather conditions with noise wall, battered mound and Modification 6 Master Plan Buildings).

IMPACT ASSESSMENT - MODIFICATION 7 (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

 **Oakdale Industrial Estate Massing**



Viewpoint 2 Location.



MODIFICATION 7 MASTER PLAN VISUAL IMPACT ASSESSMENT

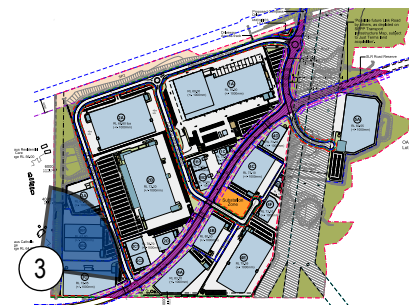


Viewpoint 3 - Modification 7 photomontage (Planting approaching full maturity, eg 15-20 years subject to soil and weather conditions)

IMPACT ASSESSMENT - MODIFICATION 7 (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

 Oakdale Industrial
Estate Massing



Viewpoint 3 Location.

MODIFICATION 7 MASTER PLAN VISUAL IMPACT ASSESSMENT



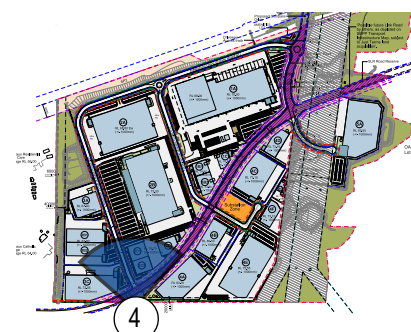
Viewpoint 4 - Modification 7 photomontage (Planting at full maturity. Note that visible planting shrubs only, no trees visible from this location)

IMPACT ASSESSMENT - MODIFICATION 7 (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

* The visible buildings in the Viewpoint 4 photomontage are the buildings in Precinct 2 and Precinct 3, including the approved Building 2B.

Block 2B
Oakdale Industrial Estate Massing



Viewpoint 4 Location.



The impacts of the Modification 7 changes are outlined below:

- The modifications to building 3B, 3C and 4E relate to the form of the building footprint and location (there is no change to building height)
- The modifications to building 4A, 4C and 4D relate to the height of the Building (building has been raised and there is no change to building layout and location)
- The modifications to building 4B, 4F and 4G relate to the form of the building footprint, location and building height
- The modification of building 3B including minor changes to the building footprint and orientation will have an indiscernible visual impact on receivers from viewpoints 2 and 3 due to mitigation works such as planting and noise walls approved under previous modifications. The modification will have no impact on the Magnitude - Quantum of the views. Viewpoints 1 and 4 do not contain building 3B
- The modification of building 3C including minor changes to the building footprint and increase separation from building 3B will have an indiscernible visual impact on receivers from viewpoints 2 and 3 due to mitigation works such as planting and noise walls introduced in previous modifications. The modification will have no impact on the Magnitude - Quantum of the views. Viewpoints 1 and 4 do not contain building 3C
- The modifications of buildings in Precinct 4 including a minor change to the layout of building footprint and a slight increase in building ground floor levels. However, these modifications are not visible from Viewpoint 4 (including building 4E, the proposed amendments to the building layout in Precinct 4 will have no discernible visual impacts on these receivers)
- The modification to bulk earthworks do not impact building ground floor levels or building ridges layout levels, except for an increase to the pad for Building 3B which reduces the extent of the higher pad for Building 3C
- The modification to street layouts and the additional retaining wall have a negligible visual impact in comparison to the previously assessed building impact and do not impact overall ratings.
- Given there is no change in magnitude the overall impact rating remains unchanged.

In conclusion, Modification 7 relates to changes to the master plan Precincts 3 and 4 including buildings 3B, 3C, 4A, 4B, 4C, 4D, 4E, 4F and 4G along with minor change to landform and road layouts. The modification to the master plan is minor and when coupled with the previously approved mitigation measures result in an indiscernible visual impact.

**VISUAL IMPACT RATING COMPARISON SUMMARY BETWEEN THE APPROVED
MODIFICATION 6 AND MODIFICATION 7 MASTER PLANS**

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 6	1	High	High	Low	Mod	Mod	Mod	MODERATE
Modification 7	1	High	High	Low	Mod	Mod	Mod	MODERATE
Viewpoint 2 - Emmaus Catholic College								
Approved Modification 6	2	High	High	Mod	High	Low	Mod	MODERATE/HIGH
Modification 7	2	High	High	Mod	High	Low	Mod	MODERATE/HIGH
Viewpoint 3 - Emmaus Catholic College								
Approved Modification 6	3	High	High	Low	Mod	Low	Low	MODERATE/LOW
Modification 7	3	High	High	Low	Mod	Low	Low	MODERATE/LOW
Viewpoint 4 - Private Residence on Bakers Lane								
Approved Modification 6	4	High	High	High	High	High	High	HIGH
Modification 7	4	High	High	High	High	High	High	HIGH

In summary, the changes to the master plan are minor and are largely imperceptible visually as they do not significantly change the total number, scale and size of the views.

Yours faithfully
CLOUSTON Associates

Josh Harold
Senior Landscape Architect