



GEOSCAPES Reference: # 200723_MOD4_LET_RFI01

To: **Department of Planning Industry and Environment**

Re. **Westlink Stage 1 (SSD-9138102) – Northern Boundary Retaining Wall and Consideration of Potential Changes to Visual Amenity.**

Dear Sir/Madam,

Geoscapes is aware that ESR are preparing a Modification 4 application for a redesign to the levels of the northern boundary retaining walls. This is in response to changes in levels due to recent earthworks within the adjoining property at 272-280 Aldington Road, Kemps Creek.

Three different types of walling run parallel to the boundary of properties No's 284-288, 282A and 272-280 Aldington Road. These includes keystone walls and a shotcrete wall.

As detailed in Costin Roe's updated drawings which cloud the extend of changes, the keystone wall from chainage CH100 to the end of the shotcrete wall at chainage CH464 have been revised to respond to the reduction in level of the adjoining neighbour's land at 272-280 Aldington Road. This results in a reduction in the height of these walls with a resulting maximum shotcrete wall height of 11.5m (previously 20m).

Geoscapes undertook a Visual Impact Assessment (200723_SSD_RPT_VIA01_REV H) of the original Westlink Stage 1 Scheme (SSD-9138102) which included Viewpoint 3 from 284 Aldington Road. For reference, this viewpoint is attached at the end of this letter. Viewpoint 3 was also representative of potential views from the Heritage listed 'Brick Farmhouse' at 282A which is located imminently east of Viewpoint 3.

Although the significance of visual impact was assessed to be high due to the close proximity of the development, this was offset by significant landscape planting which would ultimately screen and soften views of the development and the partially exposed retaining wall to the west.

From Viewpoint 3 the proposed MOD4 changes would not result in any change in view (when compared to the 'approved baseline') as the amount of wall seen at this location would remain the same with the same proposed landscaping as represented within the photomontages.

Although no viewpoint was taken from 272-280 Aldington Road within the Stage 1 VIA, ESR's retaining walls would not be seen from this property due to them being in cut as shown in Costin Roe's sections. This would still be the case for the design of retaining walls in the MOD4 application. These have been reduced in size on the ESR property to respond to the change in neighbouring boundary levels and therefore, would still not be seen. Similarly, as is seen in landscaping plans and the Viewpoint 3 photomontages, tree and shrub planting continues along the northern boundary to screen the built form of LOT 1.

Yours faithfully

A handwritten signature in black ink, reading 'B. Gluszkowski'.

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VP3 - Baseline Photo



VP3- Photomontage - Year 0



VP3- Photomontage - Year 5



VP3- Photomontage - Year 10



VP3- Photomontage - Year 15