

Mr D Seraglio
PO Box 13
HORSLEY PARK NSW 2175

T: 9620 2222
M: 0410 539 007
F: 9620 2035
E: C/- planning@sjh.net.au

11th September, 2016.

Mr Richard Seddon
Goodman Property Group
Level 17, 60 Castlereagh Street
SYDNEY NSW 2000

Via Email

Dear Sir,

**Re: Oakdale South Industrial Estate, Erskine Park, Penrith LGA
Application No. SSD 6917 - Goodman Property Services (Aust) Pty Ltd
Lot 12 DP 1178389 and Lot 87 DP 752041 Milner Avenue, Erskine Park.**

Further to numerous discussions with Richard Seddon which have resulted in revisions to interface issues that were of specific concerns and the focus of submissions via SJH Planning & Design on behalf of Pazit Pty Ltd, I respond as follows.

The proposed revisions will not completely obscure the industrial warehouses from the already approved rural residential allotments on the Pazit Pty Ltd land. However, in the spirit of compromise we accept the amendments proposed by Goodman Property Services advanced in Richard Seddon's email of the 7th September, 2016, and hereby forward for your confirmation a more particularised detail of amendments required to be formalised.

These amendments once formalised will offer some certainty to Pazit Pty Ltd that its proposed rural residential development can proceed in harmony with the adjoining warehouses, therefore, Pazit would be prepared to withdraw its objection and support the Goodman Property Services proposal.

The amendments/revisions to the site planning include:-

- 1 No loading/unloading docks or delivery bays or truck movements on the southern side of the warehouses proposed.
- 2 Increasing the landscape width from 12 metres to 30 metres for the entire length of Goodman's southern boundary except as required by transmission line restrictions.
- 3 Construct a 30 metre wide earth berm to a height of no less than 5 metres and to landscape as per AT & L drawing SKC 241 dated 08/09/2016.
- 4 Construct an acoustic wall on the northern side of the 30 metre wide earth berm the wall to be no less than 5 metres high above existing ground level.

- 5 Southern setback for industrial buildings not less than 50 metres from Goodman's southern boundary.
- 6 North of the proposed 30 metre landscape earth berm between the 7 metre tall retaining wall and the setback to the warehouse there is one area of 20 metres width to be used exclusively for staff car parking. This area is not be used for any other purpose i.e.
 - A. No truck parking only passenger vehicles.
 - B. No storage of shipping containers.
 - C. No loading or unloading of trucks or shipping containers.
 - D. No waste storage.
 - E. No forklift operation on the southern side of the industrial building.
- 7 Industrial buildings maximum height of 14 metres or RL 83
- 8 Proposed 30 metre landscape earth berm must be maintained/managed and irrigated as not to create a bushfire hazard as defined by NSW Rural Fire Service.
- 9 Landscaping of the 30 metre earth berm to be commenced immediately and to conform with landscape maintenance outlined in Richard Seddon's email of 08/09/2016.
- 10 To ensure the landscape earth berm is not compromised in the future by others that a "restriction to user" on title for landscaping 30 metres wide to be created along the southern boundary.

With regard to the sewer carrier proposed by Goodman Property Services along the southern boundary, we request permission to access this carrier subject to Sydney Water approval.

We are forwarding the AT&L sketch SKC 241 for some minor clarifications.

We feel these measures and amendments provide a reasonable and acceptable outcome for Pazit's land. They are minor changes which it is understood will be the subject of formal amendments.

We will make separate submission to the Department asking that these matters be specific conditions of consent.

We await your response.

Yours sincerely

Yours faithfully,

Mr D Seraglio

Encl. AT&L Plan (marked up)

