

13 March 2018

Bianca Thornton
Planning Officer
NSW Department of Planning & Environment
20 Bridge Street,
Sydney NSW 2000

Dear Bianca,

RE: OAKDALE SOUTH ESTATE (SSD6917 MOD7) – RESPONSE TO SUBMISSIONS

I refer to your letter of 12 March 2018 concerning SSD6917 MOD7. Please find attached a Response to Submission (RTS) table addressing the issues raised in your letter and that that from Penrith Council. I note a separate RTS is being prepared in respect of SSD7719MOD1, which should be with you shortly.

Should you require any further information, please do not hesitate to contact me.

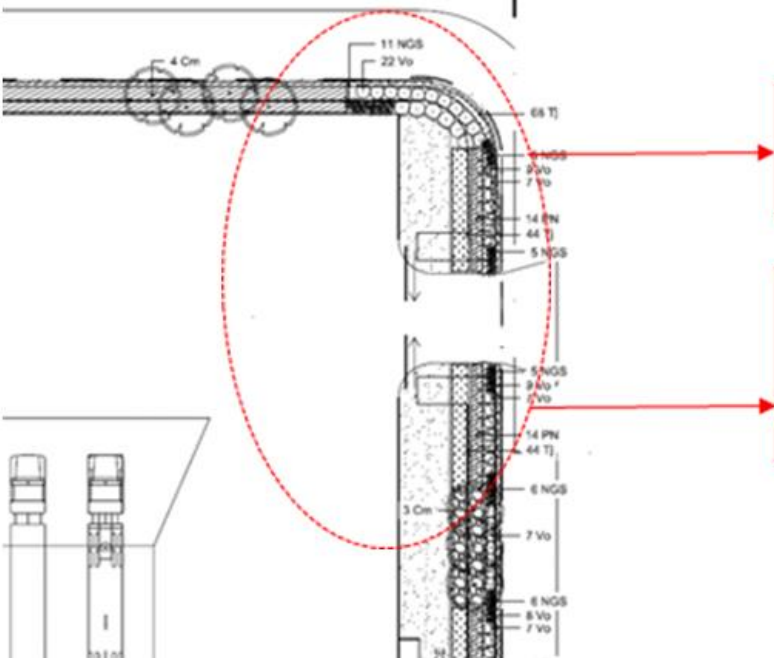
Regards,

A handwritten signature in black ink, appearing to be "Guy Smith", with a stylized flourish at the end.

Guy Smith
Planning Manager
Tel: (02) 9230 7225
Email: guy.smith@goodman.com

Oakdale South SSD6917 MOD 7 – Response to Submissions

Matters Raised	Applicant consideration of matter/response
Department of Planning	
Concerns are raised by Council regarding the potential lack of adequate landscaping along the property boundary and associated visual impacts.	Noted – please see response below to Council’s submission regarding landscaping.
The Vegetation Typologies plan submitted should reflect the re-alignment of the Ropes Creek Tributary.	Noted – this has been updated as requested (refer to attached updated Vegetation Typologies plan – Appendix A).
The Department notes the site is subject to a current Planning Proposal to amend the E2 Environmental Conservation zone boundary. As the proposed hardstand area is prohibited within the zone, the Department cannot complete an assessment of the development application until the lands have been re-zoned.	Noted - it is understood that MOD7 will not be determined before the E2 / IN1 rezoning is finalised.
Penrith Council	
While the rezoning may be appropriate given the approved road configurations, the proposed extent of additional hard stand area now proposed is not considered to be appropriate at this intersection and an improved landscape setback between the property boundary and car parking areas should be required.	<p>It is unclear which area is “between the property boundary and car parking areas.”</p> <p>The proposed landscaping in the north-eastern corner of the Sigma (Lot 3A) (corner of estates Rd 01 & 06) is considered appropriate as it is consistent with the concept boundary landscaping, particularly street tree planting, applied to and approved for Oakdale South. The boundary strands of trees occur every 7 metres (Estate Rd 01) or 9 metres (Estate Rd 06), which provide appropriate visual screening of the facility from the road.</p> <p>It should be noted that SSD7719 MOD1 seeks the increase of turf and soft landscaping setback in the north-eastern corner of Lot 3A from that originally approved under SSD7719, thereby enhancing the presentation of this corner. Visually, the hardstand surface has substantially the same appearance as the approved ballast (gravel) it replaces (approved in SSD7719 for the E2 zoned area), and the visual impact of the hardstand area is mitigated and enhanced by the additional turf and soft landscaping in this area. The landscape treatment to this area is therefore considered appropriate.</p>

	 <p>Updated planting, to address the corner and landscape the edges</p> <p>Expansion of hardstand area replacing ballast and increasing landscaped setback up to the corner</p>
<p>The proposed plans provide for a 2.5m setback to Road 06 which is inadequate given the location of this site. The corner of the site (south east) requires an embellished landscape setback to frame the intersection of Estate Road 6 and Estate Road 1 which is planned to be embellished to the east and south. The extension of the hard stand out to the intersection area does not suitably respond to the contextual planned landscape character of this intersection, and an increased setback should be provide.</p>	<p>The proposed 2.5m landscape setback along the northern boundary to Estate Rd 06 remains consistent with that approved under SSD6917 and SSD7719, with no reduction proposed. As discussed above, the street trees along the frontage provides appropriate visual screening for the development, and the landscape setback along Estate Rd 01 is increased from that originally approved under SSD7719, thereby enhancing presentation.</p>
<p>It is also recommended that the access driveway to Estate Road 01 be relocated to Estate Road 6 to provide an unbroken landscape connection along Estate Road 01 for the full width of the lot. This would suitably address the landscape character of this road as well as sites relationship to the E2 zoned land further east. This option may still enable the proposed 2.5m landscape setback to Road 06 further north of the intersection, away from the intersection which is the primary view corridor within the development.</p>	<p>Operationally Sigma have confirmed it is not suitable to have the access driveway located on Estate Road 06 rather than Estate Road 01, due to swept path and grade separation limitations.</p>
<p>The remainder of the issues included in Penrith Council's letter of 6 March 2018 concerns SSD7719 and not SSD6917 MOD7, and will therefore be addressed under separate cover in the Response to Submissions for SSD7719.</p>	

Appendix A

Vegetation Typologies



 Typology 1 Streetscape	 Typology 2 Landscape Nodes	 Typology 3 Basins	 Typology 4 Biodiversity Zone	 Typology 5 Riparian Zone	 Typology 6 Defendable Zone	 Typology 7 On Lot Landscaping	 Typology 8 Existing Managed Grasses	 Typology 9 Embankment Turf	 Typology 10 Boundary Planting
Refer to Street Tree Masterplan. Copse detail, ballast stone base.	Formalised planting to create legibility and amenity.	Bioretention species in accordance with Penrith City Council WSUD Guidelines.	Various rehabilitated plant communities, refer to Biodiversity Offset Strategy by Cumberland Ecology	Rehabilitation of creekline included in biodiversity offsets.	Managed clear turf zone as stipulated by fire consultant	Presentation landscaping, softening of built form and amenity creation	Powerline easement, retain existing pastoral grassses and reinstate as required by civil works	Turf to civil embankment	Screen planting to boundary
									