

Our Ref:CC190015

27 August 2019

Chris Ritchie
NSW Department of Planning, Industry and Environment
320 Pitt Street
Sydney NSW 2000

Dear Chris,

ALDI Prestons - (Response to RFI - Aldi Distribution Centre 05_0142 MOD 2)

The response has been prepared to address an RFI from the NSW Department of Planning, Industry and Environment dated 06/08/2019.

Clarification of car parking numbers

Clarification was requested to address inconsistencies in the existing and proposed parking numbers.

The submitted Architectural Plans do not identify an additional sixty five (65) existing parking spaces along the eastern boundary of the site as no additional works are proposed within this area. These eastern parking provisions have therefore not been included in the table titled 'Car Park Numbers: Prestons' on the Proposed Overall Site Plan within the Architectural plan set.

The existing parking provision totals 172 spaces within the northern and north western parking areas in addition to the 65 spaces mentioned above. This equates to a total number of 237 existing car spaces within the ALDI Distribution Centre.

The subject modification proposes an additional 126 spaces within the northern and western car park which would increase the existing 237 spaces to 363 spaces.

Office of Environment, Energy and Science Group referral comments

The issues raised by ESS Group have been addressed according to the below headings provided within the referral comments.

Biodiversity

Attached documents, 'Section 88E' and *Vegetation Management Plan*, confirm that the area proposed for vegetation removal within the s4.55 modification is not located within the Environmental Offset Area. The Environmental Offset Area is contained within the irregular shaped portion of land within the east of the site, some considerable distance from the western subject boundary and subject trees.

ALDI have confirmed that the monetary payment of \$342, 912.45 was forwarded to Liverpool City Council to account for additional biodiversity offsetting as per conditions of consent. There was no further condition

that required ALDI to provide additional offsetting and in conjunction with the 1.5ha maintained within the Environmental Offset Area, ALDI have fulfilled the requirements of the consent.

Further biodiversity assessment is not required as Landscape Plans have been amended to achieve a tree replacement ratio of greater than 1:1. Accordingly, there will be no net impacts to biodiversity as discussed below.

In accordance with Part 7 of the Biodiversity Conservation Act, the proposal, incorporating a greater than 1:1 ratio of replacement planting, does not require a supporting biodiversity development assessment report because:

- a) the development is not likely to significantly affect threatened species or ecological communities, or their habitats,
- b) the development does not trigger any biodiversity offsets schemes when area of clearing is considered; and
- c) the development is not proposed in a declared area of outstanding biodiversity value.

Site Landscaping

The Landscape Plan has been amended to address the issues raised in the referral comments.

The revised Landscape Plan proposes to replace the removal of 51 trees with 62 trees, thus achieving a replanting ratio greater than 1:1. This replacement of removed trees is proposed to reduce any impact on the biodiversity of the site.

Local native species will be integrated within the site to retain the existing tree canopy and to align with the character of the Shale-Gravel Transition Forest ecological community. Chinese Tallow Tree has been removed from the Landscape Plan and replaced with Claret Ash. The remainder of planting proposed will incorporate a variety of Sandstone Gravel Transition Forest Vegetation and Endemic Cumberland Plain Species as per DPIE request.

Statement of Commitments

An amended statement of commitments is attached for DPIE review.

The Statement of Commitments has been amended to address the extent of the works proposed under MOD 2 and deletes reference to unrelated works associated with the original approval.

Yours faithfully,

Ian Stewart | Director
Barker Ryan Stewart Pty Ltd

Attached documents:

- Statement of Commitments
- Section 88E certificate of title/ Annexure C restriction on use of land
- Vegetation Management Plan
- Record of \$342, 912.45 monetary payment
- Amended Landscape Plans