

07 November 2018

Ms Bianca Thornton
Planning Officer
NSW Department of Planning and Environment
320 Pitt Street
GPO Box 39, Sydney NSW 2001

Dear Bianca,

RE: SIGMA PHARMACEUTICAL WAREHOUSE & DISTRIBUTION FACILITY MODIFICATION (SSD 7719 MOD 2) - RESPONSE TO SUBMISSIONS

Thank you for the opportunity to respond to the agency submissions received relating to the notification of SSD7719 MOD 2 for the Sigma Pharmaceutical Warehouse located within the Oakdale South Industrial Estate at Kemps Creek.

We understand that this modification will not be determined before the E2 rezoning is finalised, and are aware that it is currently in the process of being rezoned.

The three issues raised in the submissions received relate to the revised landscape design, recommended conditions of consent and provision of an adequate buffer to the water course to the north-east of the site. Our response to each is provided below.

1. LANDSCAPE DESIGN AND STREETSCAPE PRESENTATION

Penrith City Council provided the following comments within their submission, which relate to the lack of adequate landscaping along the property boundary and associated visual impacts:

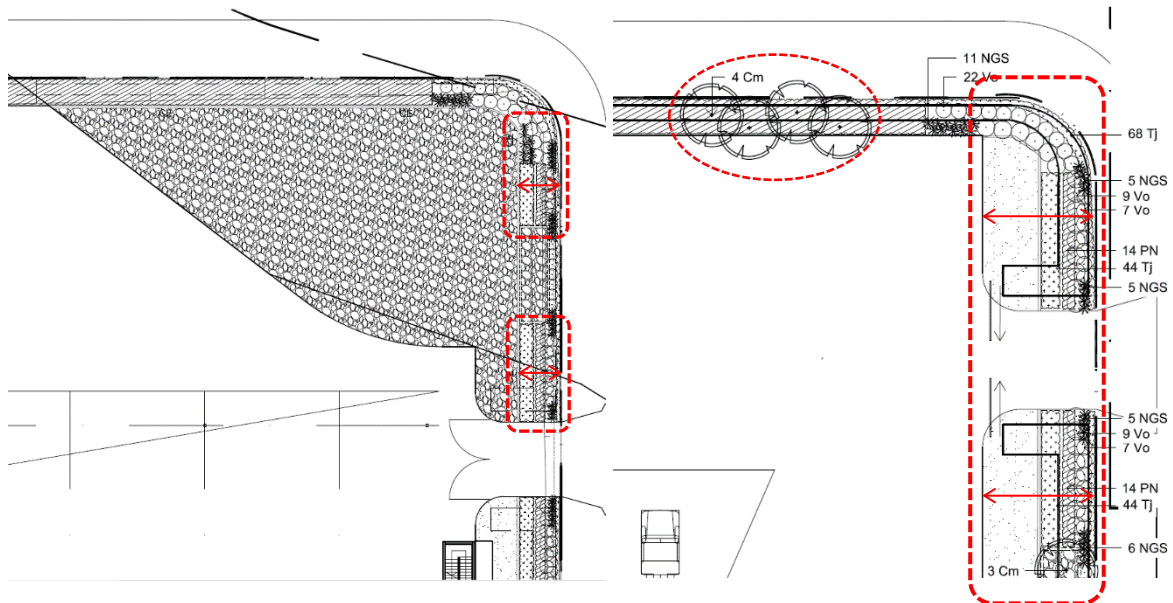
- *While the rezoning may be appropriate given the approved road configurations, the proposed extent of additional hard stand area now proposed is not considered to be appropriate at this intersection and an improved landscape setback between the property boundary and car parking areas should be required.*

The modification application seeks to convert the ballast (gravel) surface to hardstand area and amend the landscape setback along the eastern boundary. This is considered appropriate as it improves and increases the landscape setback to the north-eastern corner, and along the Estate Road 01 frontage. In addition, the proposed landscaping will align with the concept masterplan (SSD6917) boundary landscaping that proposes street tree planting, enabling consistency with the landscape strategy of the approved Oakdale South Estate. The clusters of street trees will provide visual screening of the facility and are planted every 7m along Estate Road 01 and every 9m along Estate Road 06.

Figure 1 demonstrates that SSD7719 MOD 2 increases the amount of turf and soft landscaping along the setback in the south-eastern corner of the site from 4m to 7.5m. This is considered an

improvement to the visual presentation to the corner and street frontages, in comparison to the approved SSD7719 landscape plan. The addition of turf and soft landscape to the corner creates consistency with the existing landscape setback along the Estate Road 01 frontage.

Figure 1 – Comparison of the Landscape Plans for SSD7719



Picture 1 – Approved SSD7719 Landscape Plan

Picture 2 – SSD7719 MOD 2 Landscape Plan

Source: Site Image Landscape Architects

We note that the approved landscape plan for SSD7719 includes ballast (gravel) at the corner which is visually substantially the same as the hardstand area. The difference being that it is no longer a permeable surface. Views to the hardstand area will be appropriately mitigated by the increased (7.5m) landscape setback that is comprised of turf and layered plantings along the eastern boundary. For these reasons, the landscape treatment is considered to be not only appropriate but an enhancement to the south-eastern corner of the lot.

- *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 provided.*

The 2.5m setback to Estate Road 06 is consistent with the approved Landscape Plan for SSD7719. MOD 2 maintains this setback in alignment with the approved SSD6917 and SSD7719, and does not seek to reduce the width of the setback. The inclusion of street tree planting to the north of the corner will provide additional and appropriate visual screening to the development, and will therefore enhance the presentation to the streetscape. We reiterate that the approved ballast (gravel) is visually the same as the proposed hardstand area. The addition of street trees will therefore respond to the landscape character of the frontage, and improve the presentation to the streetscape. Refer to Figure 2 which provides a photomontage of the proposal and amended landscaping.

Figure 2 – Photomontage of Proposal, Including Modification to Corner



Source: SBA Architects

- *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.*

SSD7719 has approved the vehicular crossing to Estate Road 01, albeit slightly further to the south of what is now proposed in this modification application. The crossing to Estate Road 01 ensures clear manoeuvrability of vehicles across the hardstand area and will minimise vehicular conflict within the site. Traffic modelling and assessment that informed SSD7719 confirmed that the crossing location is suitable onto Estate Road 01 and will not affect traffic flows along that roadway through the estate. The increased landscape zone and quantity of planting fronting Estate Road 01 will improve the landscape amenity along this frontage from that originally approved.

2. CONDITIONS OF CONSENT

In response to the series of recommended conditions that were provided by Penrith City Council we reiterate that there is an operational Development Consent for SSD7719 as approved by the Minister for Planning.

The proposed modifications, namely the reconfigured ancillary office and conversion of ballast to hardstand are minor in nature and do not warrant substantive changes to the consent conditions. It is noted that the operational consent would have already considered Penrith Council's input during the original consultation for both SSD6917 and SSD7719. Therefore, it does not seem appropriate to include additional conditions that have been raised in Council's submission.

3. ADEQUATE BUFFERING OF THE WATER COURSE TO THE NORTHEAST

The Department of Industry (Water) provided the following comment within their submission, relating to the water course to the northeast of the site.

- *The first order water course to the North east of the site should include an adequate buffer zone as described in the Guidelines for Controlled Activity Approvals (2018).*

The watercourse to the northeast of the site is located in the riparian corridor and E2 Zone. The riparian corridor was realigned as part of SSD 6917 MOD 1. Determination of that modification occurred on 24 April 2017, and was made consistent with the *Guidelines for Controlled Activity Approvals (2012)* which applied at the time. The realignment of the riparian corridor allowed for an adequate buffer zone and included revegetation of the zone.

The proposed SSD7719 MOD 2 is located on the opposite side of Estate Road 06, and will not alter the buffer and riparian corridor realignment approved back in 2017.

4. SUMMARY

We have considered the comments received in relation to SSD7719 MOD 2, specifically those raised by Penrith City Council. All comments provided in relation to this modification have been addressed, and it has been demonstrated that the proposed modification will improve the operation and visual presentation of the site.

If you have any questions please don't hesitate to contact me on (02) 8233 9938.

Yours sincerely,

A handwritten signature in blue ink, appearing to read "Dayle Bennett", with a stylized flourish at the end.

Dayle Bennett
Consultant