



Our reference: ECM: 9653355  
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20 July 2021

Department of Planning, Industry and Environment  
Attn: Bruce Zhang

Email: [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au)

Dear Sir/Madam,

**Review of Response to Submissions – SSD-9794683 – Oakdale West Estate Stage 3 Development at 2 Aldington Road Kempas Creek**

I refer to the Department's request to provide comments in relation to the proponent's Response to Submissions for the subject development proposal.

Thank you for providing Council with the opportunity to comment. The following comments are provided for the Department's consideration in relation to this matter.

**1. Planning and Setback Considerations**

- The applicant's response to the planning and setback considerations is generally accepted and it is noted specifically that the north eastern corner of the development has been revised (finishes primarily) to better respond to bulk and scale concerns.
- The resulting development however is still considered to exceed the 15m building height allowance in the DCP as height should be measured from natural / existing ground level and should not be taken from the revised finished ground levels established via preceding SSD determinations. This is imperative as there needs to be a consistent application of the assessment control between the relevant consent authorities. Noting the resulting exceedance and appreciating the challenging level transitions across the site, the proposed height non compliance is likely reasonable however the photomontage drawing which is taken from "front on" to the development, is not sufficient to address concerns raised with visual impact to the street. Photomontages looking towards the north eastern corner (from transitioning points) are requested as this is the location of greatest visual impact and prominence. This will assist to confirm that the materials as well as the landscaping (potential battering of finished ground levels) results in a suitable streetscape presentation despite the wall and overall building heights proposed.

**2. Development Engineering Considerations**

- Vehicular access for the internal car park servicing Building 2D is shared with the heavy vehicle access and manoeuvring areas for Buildings 2C1, 2C2 and 2D which is not supported on safety grounds. This has been



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previously raised with the Department and is considered a necessary amendment that must be made.

Should you require any further information regarding the comments, please do not hesitate to contact me on (02) 4732 8567.

Yours Sincerely,



Gavin Cherry  
**Development Assessment Coordinator**

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