



Mr Guy Smith  
Planning Manager  
Goodman Property Services (Aust) Pty Limited  
1-11 Hayes Road  
ROSEBERY NSW 2018

08/06/2021

Dear Mr Smith

**Oakdale West Estate Stage 3 Development (SSD-9794683)  
Request for additional information**

I refer to the Assessment for the Oakdale West Estate Stage 3 Development (SSD-9794683). The Department has consulted with Penrith City Council (Council) and government agencies on the Response to Submissions (RtS). The advice received by the Department is available on the Major Projects website at <https://www.planningportal.nsw.gov.au/major-projects/project/40341>. Please note the Department is still awaiting advice from Council and this will be made available on the Major Projects website once received.

The Department requests you to provide a response addressing all issues raised in the government advice. In addition, you are requested to respond to the Department's comments (see **Attachment 1**).

Please provide the information or notify us that the information will not be provided, by Tuesday 6 July 2021. If you cannot meet this deadline, please provide and commit to an alternative timeframe for providing this information.

If you have any questions, please contact Bruce Zhang, Senior Environmental Assessment Officer, on 9274 6137 or at [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie  
Director  
Industry Assessments

Attached: the Department's Comments on the RtS

## **Attachment 1 Department's Comments on the RtS**

### **Building Height**

The Department notes that the effective height of Building 2C is approximately 22.2 m, which exceeds the 15 m limit in the Oakdale West Estate Development Control Plan (OWEDCP). Please provide justification for the non-compliance or amend the building design to achieve compliance with the OWEDCP.

### **Traffic Safety and Manoeuvrability**

The Department notes that Building 2D would have a shared driveway for light and heavy vehicles, which raises concerns about traffic safety and manoeuvrability. Please provide justification for proposing a shared driveway and details of appropriate mitigation measures including, but not limited to, traffic control devices.