



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

06/08/2021

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 TfNSW on the Supplementary Response to Submissions (RtS). Advice received by the Department is available on the Major Projects website <https://www.planningportal.nsw.gov.au/major-projects/project/40341>.

The Department requests you to provide a response addressing all issues raised in the 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 would not be provided by Wednesday, 1 September 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 on 9274 6137 or at [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in blue ink that reads 'William Hodgkinson'.

William Hodgkinson  
Team Leader  
Industry Assessments

**Attached:** Department's comments on the Supplementary 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 when measured from the base of the wall on the western elevation. This exceeds the maximum building height limit of 15 m in Condition B10 of SSD-7348. For the Department to consider the proposed variation, a modification application is required to amend Condition B10. This should be supported by a strong justification and an assessment of potential impacts.

### **Traffic Safety and Manoeuvrability**

The Department notes that a shared light and heavy vehicle driveway is proposed for access to the Building 2D car park. The Department agrees with Council that this has potential traffic safety impacts along the driveway and within the loading dock area. It is requested that an alternative access arrangement be provided for light vehicles to the car park, noting that landscape setbacks along each boundary must be maintained.