



Our reference: ECM: 9783432
Contact: Kathryn Saunders
Telephone: (02) 4732 8567

18 November 2021

Department of Planning, Industry and Environment
Attn: Bruce Zhang

Email: Bruce.Zhang@planning.nsw.gov.au.

Dear Mr Zhang,

Request for Advice – Request for Further Information for Oakdale West Estate Stage 3 - SSD-9794683 at 2 Aldington Road Kemps Creek

I refer to the Department's request to provide comments in relation to the above State Significant Development (SSD) application and Council's subsequent response letter dated 12 November 2021.

Council was advised by DPIE that the applicant further revised their SSDA and that amendments related to minor amendments to the proposal to facilitate a tenant's operational requirements. Council has been advised that the additional material will be uploaded to the Portal in due course.

The following additional comments are provided having regard to the above-mentioned material, for the Department's consideration in its assessment of the application.

1. Additional Engineering Matters

(a) Driveway access

Details of the driveway access requirements are provided below for the Department's consideration.

Lot 2A

The northern heavy vehicle access driveway along Road No. 3 (Emporium Ave) proposes conversion of an existing kerb inlet pit into a butterfly grate within the driveway which is not supported on safety grounds for maintenance access along with the additional 'wear and tear' caused by heavy vehicles driving over the grate.

Council requires the driveway be relocated a minimum of 1m from the kerb lintel. It is noted the traffic assessment report shows this access is proposed for a 12.5m HRV, however the driveway width appears to have been designed to cater for articulated vehicles without any turn paths supplied to substantiate the width.

Access driveway widths for heavy vehicles shall be in accordance with AS 2890.2 - Clause 3.4 and Figure 3.2. Fully dimensioned plans and vehicle turn paths are to be provided for each access driveway demonstrating compliance.

Access driveway widths for passenger vehicles shall be in accordance with AS2890.1 - Clause 3.2.1, Table 3.1 and Table 3.2. Fully dimensioned plans are to be provided demonstrating compliance.

Any driveway shall be located a minimum of 1m from the lintel of any kerb inlet pit.

Lot 2C & 2D


The access driveway for passenger vehicles for Lots 2C & 2D (off Road No 3 – Emporium Avenue) is shown as 9.5m wide. Access driveway widths for passenger vehicles shall be in accordance with AS 2890.1 - Clause 3.2.1, Table 3.1 and Table 3.2. Fully dimensioned plans are to be provided demonstrating compliance.

Turn paths for the left turn movement out of the heavy vehicle access driveway onto Road No 3 (Emporium Avenue) are to be included. Turn paths are to be shown for a 26m B-Double (PBS Level 2 Type B). Road No 3 will ultimately connect to the future Southern Link Road which will become the main access route to the site.

Any driveway, including the wing of the layback, shall be located a minimum of 1m from the lintel of any stormwater kerb inlet pit. The heavy vehicle access driveway for Lots 2C & 2D does not appear to comply with this requirement.

Should you wish to discuss any aspect of Council's comments further, please contact me on (02) 4732 8567.

Yours sincerely



Kathryn Saunders
Principal Planner