



**KEYLAN**  
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15 September 2021

Mr Chris Ritchie  
Director, Industry Assessments  
NSW Department of Planning, Industry and Environment  
GPO Box 39  
Sydney, NSW

Dear Mr Ritchie,

**Oakdale West Estate (SSD 22191322) Stage 5 – Response to Request for further information**

We write on behalf of *Goodman Property Services (Aust.) Pty Ltd* (the Applicant) in relation to the State Significant Development (SSD) application for Stage 5 of Oakdale West Estate (SSD 22191322). Following public exhibition of SSD 22191322, submissions were received from the following public authorities:

- Penrith City Council
- NSW Rural Fire Service
- Environment, Energy and Science Division within DPIE
- Endeavour Energy
- Water NSW
- Transport for NSW

The Water NSW submission did not provide any comments on the application, requiring no further consideration.

We have reviewed the comments provided by Penrith City Council (PCC), NSW Rural Fire Service (RFS), Environment, Energy and Science Group (EES) Endeavour Energy and Transport for NSW (TfNSW) and have provided a response to each. This is provided in Attachment A with corresponding updated landscape plans (Attachment B) and a response to the NSW Rural Fire Service submission (Attachment C).

We note that TfNSW has indicated that it does not support the proposal based on the traffic modelling included in the Transport Assessment. The Applicant's traffic engineer has discussed these concerns with TfNSW. TfNSW is advised that the adopted trip generation rates are consistent with those for the approved concept plan under SSD 7348 and are conservatively higher than the indicative rates provided by the tenant. Further discussion on the issues raised by TfNSW is provided in Attachment A.

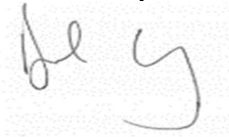
Additionally, in light of comments received from DPIE on the Noise and Vibration Assessments for SSD 7348 Mod 7 and the Development Application currently with PCC for Building 3B (DA21/0440), the Applicant has revised the Noise and Vibration Assessment (NVA) for Stage 5. A copy of this report is included at Attachment D.

Specifically, the revised NVA notes that the use of an intermittency modifying factor is not warranted in this circumstance as given the number of sources at Oakdale West, total emissions will not suddenly change. The acoustic consultant has discussed this with Gordon Downey from the EPA, who has advised that the intermittency modifying factor applies to a step change in continuous or quasi continuous noise. The updated NVIA notes the noise sources at the development do not meet this classification.

Further, should the intermittency modifying factor be applied, it would undermine and contradict the basis of the previous assessments that have been approved by DPIE at Oakdale West. It would highlight that this application is the not cause of an exceedance to the criteria set, but instead outline that the operations under consents previously approved by DPIE would result in an exceedance of the criteria.

Please do not hesitate to contact Kane Winwood on 02 8459 7507 or [kane@keylan.com.au](mailto:kane@keylan.com.au) if you wish to discuss any aspect of this correspondence.

Yours sincerely



Dan Keary BSc MURP MPIA  
Director

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| Attachment A | Response to Agency Submissions                         |
| Attachment B | Updated Landscape Plans                                |
| Attachment C | Response to RFS submissions – Bushfire Risk Assessment |
| Attachment D | Updated Noise and Vibration Impact Assessment          |