



Our ref: DOC20/14229
Senders ref: SSD 7348 MOD 2

Bruce Zhang
Senior Environmental Assessment Officer
Industry Assessments
NSW Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Zhang,

Subject: Modification – Oakdale West Estate Modification 2 – Amendments to Concept Plan and Stage 1 (SSD 7348 MOD 2) (Penrith)

Thank you for your e-mail dated 13 December 2020, inviting Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment to comment on the proposed modifications to the approved SSD 7348 Concept and Stage 1 consent for the Oakdale West Estate.

EES have reviewed the proposal and the relevant documents and notes that the proposed modification seeks consent for

- a. The extension to the existing noise wall which involves the following;
 - There is no change to the approved sections of 5 m high barrier,
 - At the northern end of the approved barrier, there is a section around 60 m in length which had a height of 2 m,
 - This 2 m high section has been extended to a height of 5 m for MOD 2, and
 - An additional section of barrier to the north of this (around 30m in length) has been added for MOD 2 with a height of 5 m, and
- b. Amendments to the orientation of the buildings, the building height, landscape coverage, site access locations and carparking configuration. Tenancy numbers will increase from three to four,

As Planning and Assessment Group is the determining authority for this application, it has responsibility under section 7.17 of the Biodiversity Conservation Act 2016, to be satisfied that the modification will not increase the impact on biodiversity values. If not satisfied, then the applicant will need to submit a biodiversity development assessment report.

To assist, EES has reviewed the response prepared by ecologique/environmental consultants dated 25 November 2019, and it is noted that the report concluded that *"... MOD 2 will not result in any changes to consent conditions as relevant to the clearing and offsetting of native vegetation and the protection and management of native vegetation being retained."*

Based on the information submitted EES has formed the view that the proposed modification is unlikely to increase the impacts on biodiversity values.

Should you have any queries regarding this matter, please contact Bronwyn Smith Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au.

Yours sincerely

S. Harrison 30/01/20

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