

25 August 2021

TfNSW Reference: SYD15/01390/30  
Departments Reference: SSD 7348 MOD 7

Deana Burn  
Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Dear Ms Burn

**SECTION 4.55 (1A) MODIFICATION TO APPROVED OAKDALE WEST ESTATE -  
WAREHOUSE & DISTRIBUTION FACILITY - ERSKINE PARK**

Reference is made to the Department's correspondence dated 17 August 2021, regarding the modification to the abovementioned application which was referred to Transport for NSW (TfNSW) for comment.

TfNSW notes that the modification seeks consent to amend the Concept Plan Approval and Stage 1 consent to enable the following:

- minor changes to the lot boundaries in Precinct 3 and associated changes in earthworks levels and retaining walls
- minor changes to the layout of buildings in Precinct 4 and associated changes in earthworks levels and retaining walls
- the removal of the western part of Estate Road 07 in Precinct 4
- removing the restriction on night time use of forklifts in Building 4E in condition B9(e)
- increase height of fencing between Building 1A and Buildings 1B/1C

TfNSW has reviewed the submitted documentation and provides support for the modification to consent provided that any changes adjacent to the future Southern Link Road corridor do not impact the corridor.

Whilst TfNSW provides support for this modification, TfNSW raises concerns to the Department with regard to the adopted trip generation rate. The adopted trip generation rate for this development of 1.892 vehicles per day per 100m<sup>2</sup> of GFA is considered very low. The various land-use changes within the Western Sydney Employment Area (WSEA) has meant that the current adopted trip generation rate is 2.91, which is a much higher than what has been used to assess this development. If an assessment is not completed based on the current adopted figure then there might be unknown adverse impacts on the network in future.

If you have any further questions, Laura van Putten, Land Use Planner at TfNSW, would be pleased to take your call on (02) 8849 2480 or please email [development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au).

Yours sincerely



**Pahee Rathan**  
A/Senior Manager Land Use Assessment West & Central