



Mr Guy Smith
Planning Manager

GOODMAN PROPERTY SERVICES (AUST) PTY LIMITED
Level 17 / 60 Castlereagh Street
Sydney NSW 2000

31 January 2020

Dear Mr Smith

**Oakdale West Industrial Estate-Mod-1 (SSD-7348-Mod-1)
Request for Response to Submissions**

I refer to the modification application to the Oakdale West Industrial Estate (SSD-7348-Mod-1). The notification period for the above modification application ended on 28 January 2020. All submissions received by the Department during the exhibition of the proposal are available on the Department's website at www.planningportal.nsw.gov.au/major-projects/projects.

Please note, the Department is still awaiting comment from Transport for New South Wales (TfNSW). Comments will be forward to you upon receipt by the Department.

The Department notes that Council have raised significant issues in its submission which will be required to be resolved in consultation with Council.

The Department requires that you provide a response to the issues raised in those submissions, in accordance with clause 85A(2) of the Environmental Planning and Assessment Regulation 2000. In addition, the Department has also provided comments on the modification application (Attachment 1). Please provide a response to the issues raised in these submissions by Friday 14 February 2020. If you are unable to provide the requested information within this timeframe, you are requested to provide, and commit to, a timeframe detailing the provision of this information.

If you have any questions, please contact Shaun Williams, who can be contacted on (02) 8275 1345/ at shaun.williams@planning.nsw.gov.au.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'C. Ritchie'.

Chris Ritchie
Director
Industry Assessments

as delegate for the Planning Secretary

Attached: Attachment 1 – Department Comments

ATTACHMENT 1

Department Comments

Sewerage Design

1. The proposed modification involves the increase of the Precinct 2 building pad level height by 2 metres (m) to facilitate the sewerage servicing of Precinct 2. The Department notes Council have stated it is unable to support the proposed increase in pad level height in its submission made on the modification application. The Department requests that the proposed sewerage design be revisited to reduce the increase building pad level height of Precinct 2 and provide detailed justification for the final pad level height.

Fill Importation

2. The Modification Report prepared by Urbis describes the development as only modifying the pad levels of Precinct 2 however, Table 3 (see below) of the Modification Report provides the net changes in cut and fill across each precinct of the Oakdale West Estate. The Modification Report should be updated to concisely describe all changes being sought under this modification.

Table 3 – Comparison of approved (SSD 7348) and proposed cut and fill level

Precinct	Approved fill Balance (m ³)	Proposed Fill Balance (m ³)	Net Balance Change (m ³)
Precinct 1	58,927	58,653	-274
Precinct 2	667,878	939,106	+271,228
Precinct 3	-768,538	-772,077	+3,539
Precinct 4	471,314	463,928	-7,386
Precinct 5	151,950	143,103	-8,847
WNSLR	-85,698	-84,212	-1,486
Total OWE	495,833	748,501	+252,668

3. In respect to the comment above, the Department requests that changes to all building pad level heights be confirmed for Oakdale West site.

Visual Impacts

4. The Modification Report should confirm if the increase in pad level height will result in changes to the height and slope of the western boundary landscape buffer. Furthermore, the Modification Report and Visual Impact Assessment should clarify if any changes to the western boundary landscape buffer have been considered in the impact assessment.