

From: [Douglas Cunningham](#)
To: [Shaun Williams](#)
Subject: RE: Modification to Oakdale West Estate (SSD-7348-Mod-1)
Date: Wednesday, 29 January 2020 8:22:08 AM

Hi Shaun

Sorry for the delay in getting back to you. I thought I had already sent this through but it was stuck in my outbox.

Thank you for referring Oakdale West Estate MOD 1 – Amendments to Concept Plan and Stage 1 (SSD-7348-Mod-1) to the Office of Strategic Lands (OSL) for comment.

As you may be aware, OSL previously provided comment on the original SSD application and raised concern surrounding the removal of vegetation within the Erskine Park Biodiversity Corridor land to the north of the site.

In response to these concerns several conditions for future development applications (D93, D94 and D95) were put in place to ensure the loss of the native vegetation would be offset within the corridor on OSL owned land.

As OSL understands it, Mod 1 seeks to amend

- the development footprint, resulting in a change in native vegetation being removed; and
- the proposed biodiversity offsets.

As OSL understands it, the amendments relating to the development footprint will not impact upon land currently owned by OSL or intended to be passed on to OSL.

OSL notes that Conditions D90, D91 and D92 relate to provision of offsets for the loss of native vegetation on the site, through the establishment of a biodiversity offset area on the site. These conditions and requirements do not link into the loss of vegetation within the Erskine Park Biodiversity corridor. We understand that MOD 1 does not seek to amend conditions D93, D94 and D95 and the applicant has indicated that they still intended to meet these conditions (as outlined in Appendix G - Biodiversity Assessment Report).

OSL does not raise any objection to the approval of Mod 1, provided conditions D93, D94 and D95 remain in place and are not amended.

Notwithstanding the above, OSL would also like to reiterate that it does not support the loss of any native vegetation within the Erskine Park biodiversity corridor and that a bridge spanning over the biodiversity corridor land would be acceptable to OSL, provided that the bridge allowed for native vegetation to grow underneath the bridge.

Should you have any further questions, please don't hesitate to contact me via email or phone

Thanks

Doug

Douglas Cunningham
Senior Policy and Program Officer, Strategy and Major Programs

Office of Strategic Lands - Strategy and Major Programs | Department of Planning, Industry and Environment

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The Department of Planning, Industry and Environment acknowledges that it stands on Aboriginal land. We acknowledge the traditional custodians of the land and we show our respect for elders past, present and emerging through thoughtful and collaborative approaches to our work, seeking to demonstrate our ongoing commitment to providing places in which Aboriginal people are included socially, culturally and economically.

Please consider the environment before printing this email.

From: Shaun Williams <Shaun.Williams@planning.nsw.gov.au>
Sent: Monday, 13 January 2020 10:55 AM
To: DPE FO OSL Reception Mailbox <OSL.Reception@planning.nsw.gov.au>
Cc: Douglas Cunningham <Douglas.Cunningham@planning.nsw.gov.au>
Subject: Modification to Oakdale West Estate (SSD-7348-Mod-1)

Good Morning,

The Department has received a section 4.55(1A) modification application for the Oakdale West Estate (SSD-7348-Mod-1).

The modification application seeks to modify the Oakdale West Estate approved concept plan and Stage 1 development, including changes to sewer servicing, building pad level of Precinct 2, bioretention basins and biodiversity offset strategy.

The proposed modification application and associated documents can be found in the Major Projects Portal, or by following this link

<https://www.planningportal.nsw.gov.au/major-projects/project/25906>

The Department invites you to comment on the proposed modification, including advice on any recommended conditions of consent, by COB **Tuesday 28 January 2020.**

Regards,
Shaun Williams
Planning Officer

Industry Assessments | Department of Planning, Industry and Environment

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