

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney

21 February 2024

File: SSD-37486043 Mod 1

SCHEDULE 1

Development Consent

Development Consent: SSD-37486043 granted by the Minister for Planning and Public Spaces on 11 October 2023

For the following: Oakdale East Industrial Estate including:

- a Concept Proposal for an industrial estate to be built over five stages, including development controls; and
- a Stage 2 development for earthworks, intersection works, construction of estate roads and services, subdivision, noise barriers, biodiversity offsets and construction, fit-out and operation of an expansion of an existing warehouse in Precinct 1 and three new warehouses in Precinct 3

Modification 1

Modification Application: SSD-37486043 Mod-1

Modification to:

- change the warehouse layouts and number of buildings in Precincts 1 and 3
- estate subdivision layout
- gross lettable area
- increase the building height of warehouse 3B, include detailed uses and dangerous goods storage
- amend the landscape plans and add retaining walls for Precincts 1 and 3

Applicant: Goodman Property Services (Aust) Pty Ltd

Consent Authority: Minister for Planning and Public Spaces

The Land: 2 – 10 Old Wallgrove Road, Horsley Park
Lot 102 and 103 in DP 1268366

SCHEDULE 2

The consent is modified as follows:

1. Insert a new definition in alphabetical order as follows:

- Modification Assessments The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act:
- 1) Section 4.55(1A) Application Oakdale East Estate SSD 37486043 Modification 1 prepared by Keylan dated October 2023

In Schedule 2: Part A Conditions for Concept Proposal

2. In condition A1, insert new part (f) after part (e) as follows:

(f) in accordance with the Modification Assessments.
3. In condition A3, delete all references to A1(e) and replace with A1(f).
4. In condition A9, Table 1, under 'Maximum GLA (m²)' replace 333,754 m² with:

313,532
5. In condition A10, Table 2, insert a new row under 'Heights' as follows:
 - Building 3B in Precinct 3 16.8 m²

In Schedule 2: Part C Stage 2 Development General Conditions

6. In condition C2, insert new part (f) after part (e) as follows:

(f) in accordance with the Modification Assessments.
7. In condition C4, delete all references to C2(e) and replace with C2(f).
8. Amend condition C6 by replacing 'Table 4 Maximum GLA for the Stage 2 Development' with the following:

Table 4 Maximum GLA for the Stage 2 Development

Land Use	Maximum GLA (m ²)
Precinct 1	
- warehouses and distribution centres	2,797
- ancillary office	201
- other	150
Total Precinct 1	3,148
Precinct 3	
- warehouses and distribution centres	92,994
- ancillary office	2,638
- other	5,830
Total Precinct 3	101,462
Total Precincts 1 and 3	104,610

In Schedule 2: Part D Stage 2 Development Specific Environmental Conditions

9. Amend condition D8 by replacing the words 'Within three months of the commencement of earthworks' with:

Within six months of the commencement of earthworks
10. Amend condition D8 by replacing the words 'Figure 6 in Appendix 4' with:

Figure 8 in Appendix 4

11. Amend condition D10 by replacing the words 'the first warehouse in the Stage 2 development' with:
warehouse 3B
12. Amend condition D12 by replacing the words 'the first warehouse in the Stage 2 development' with:
warehouse 3B
13. Delete part (i) from condition D58.
14. Amend condition D71 by replacing the words 'the Stage 2 development' with:
warehouse 1F and warehouse 3A
15. Insert new conditions D71A to D71F after condition D71 as follows:

Pre-construction

- D71A. At least one month prior to the commencement of construction of warehouse 3B (except for construction of those works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary the studies set out under subsections (a) to (b) below (the pre-construction studies). Construction, other than of works that are outside the scope of the hazard studies, must not commence until approval has been given by the Planning Secretary.
- (a) a **Fire Safety Study** for warehouse 3B. This study must cover the relevant aspects of the *Department's Hazardous Industry Planning Advisory Paper No. 2, Fire Safety Study Guidelines* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems* (NSW HMPCC, 1994) where applicable. The study must satisfy the requirements of Fire and Rescue NSW (FRNSW).
 - (b) a **Final Hazard Analysis** of warehouse 3B, prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'*.

Pre-commissioning

- D71B. The Applicant must develop and implement the plans and systems set out under subsections (a) to (b) below. No later than two months prior to the commencement of commissioning of warehouse 3B, or within such further period as the Planning Secretary may agree, the Applicant must submit to the Planning Secretary documentation describing those plans and systems. Commissioning must not commence until approval has been given by the Planning Secretary.
- (a) a comprehensive **Emergency Plan** and detailed emergency procedures for warehouse 3B. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.
 - (b) an Emergency Services Information Package (ESIP) be prepared in accordance with FRNSW *Fire Safety Guidelines – Emergency services information package and tactical fire plans*.

Hazard Audit

- D71C. Within twelve months after the commencement of operation of warehouse 3B and every five years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of warehouse 3B. The audits must:
- (a) be carried out at the Applicant's expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; and
 - (b) be carried out in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'*.
- D71D. Within one month of completing each audit carried out in accordance with condition D71C, the Applicant must submit a report to the satisfaction of the Planning Secretary. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.

Further Requirements

- D71E. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) for liquids, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

D71F. In the event of an inconsistency between the requirements of conditions D71E(a) and D71E(b), the most stringent requirement must prevail to the extent of the inconsistency.

In the Appendices

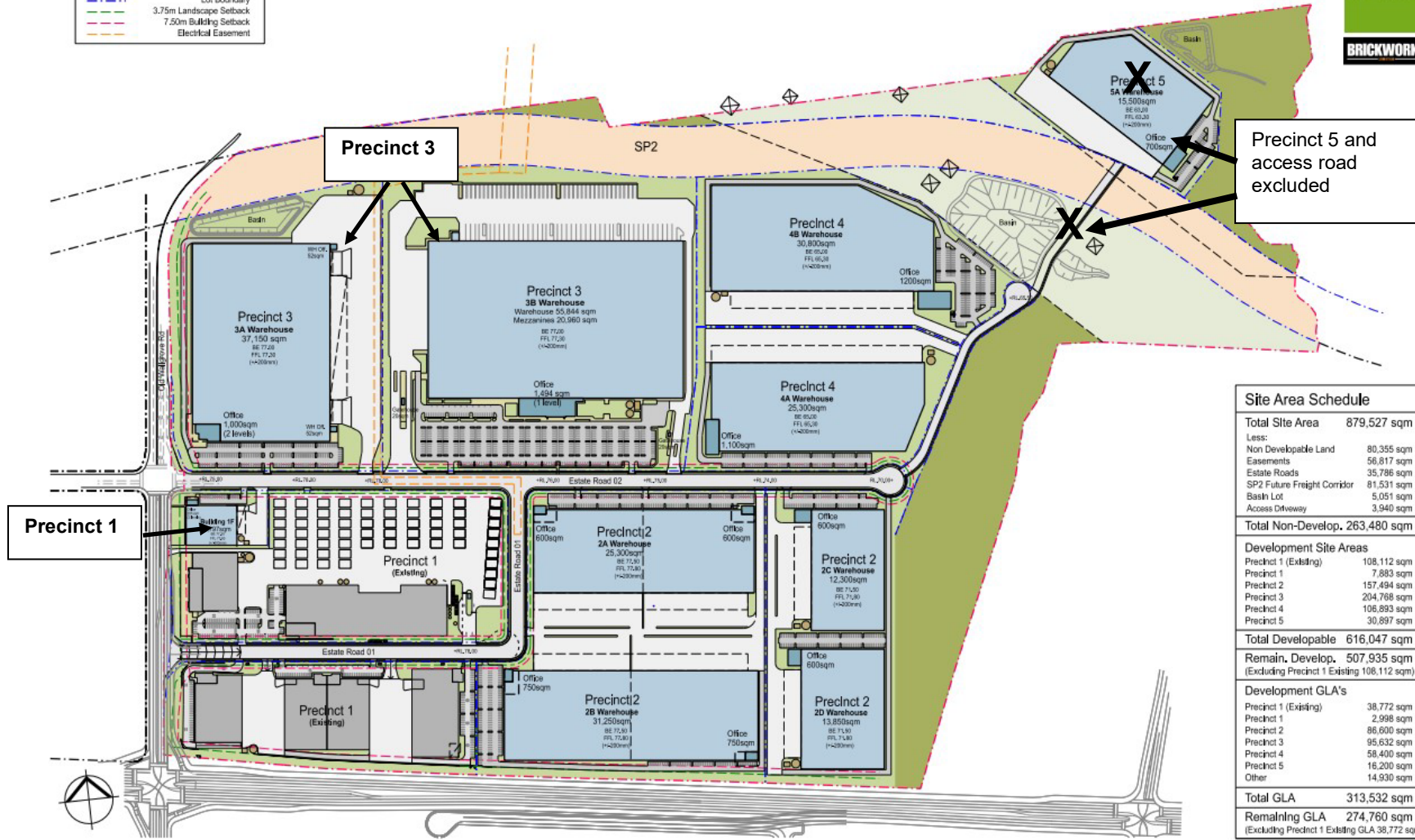
16. In Appendix 1, replace 'Table 6 Schedule of Approved Plans – Concept Proposal' with the following:

Table 6 Schedule of Approved Plans – Concept Proposal

Drawing No.	Title	Issue	Date
Architectural Drawings prepared by SBA Architects			
MP02	Estate Masterplan	F	26.10.2023
MP03	Precinct Plan	C	26.10.2023
MP04	Indicative Ultimate Lot Layout	C	26.10.2023
MP08	Building Staging Plan – Stage 2 Works	F	09.11.2023
Landscape plans prepared by Scape Design			
L.SK.01	Landscape Sketch Plan	H	28.09.2023
L.SK.02	Street Tree and Planting Plan	G	28.09.2023

17. In Appendix 1, replace 'Figure 1: Concept Proposal Layout' with new Figure 1 as follows:

Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback
	Electrical Easement



Site Area Schedule	
Total Site Area	879,527 sqm
Less:	
Non Developable Land	80,355 sqm
Easements	56,817 sqm
Estate Roads	35,786 sqm
SP2 Future Freight Corridor	81,531 sqm
Basin Lot	5,051 sqm
Access Driveway	3,940 sqm
Total Non-Develop.	263,480 sqm
Development Site Areas	
Precinct 1 (Existing)	108,112 sqm
Precinct 1	7,883 sqm
Precinct 2	157,494 sqm
Precinct 3	204,768 sqm
Precinct 4	106,893 sqm
Precinct 5	30,897 sqm
Total Developable	616,047 sqm
Remain. Develop.	507,935 sqm
(Excluding Precinct 1 Existing 108,112 sqm)	
Development GLA's	
Precinct 1 (Existing)	38,772 sqm
Precinct 1	2,998 sqm
Precinct 2	86,600 sqm
Precinct 3	95,632 sqm
Precinct 4	58,400 sqm
Precinct 5	16,200 sqm
Other	14,930 sqm
Total GLA	313,532 sqm
Remaining GLA	274,760 sqm
(Excluding Precinct 1 Existing GLA 38,772 sqm)	

Oakdale East Industrial Estate
Horsley Park

Estate Masterplan

1:2000 @ A1
1:4000 @ A3

26 October 2023

OAK E MP02 (F)
Project No: 23192

Figure 1: Concept Proposal Layout

18. In Appendix 2, replace 'Table 7 Schedule of Approved Plans – Stage 2 DA' with the following:

19. **Table 7** Schedule of Approved Plans – Stage 2 DA

Drawing No.	Title	Issue	Date
Architectural Plans prepared by SBA Architects			
DA401	Precinct 1 – Site & Warehouse Plan	C	17.10.2023
DA501	Precinct 1 – East and West Elevations	B	21.09.2023
DA502	Precinct 1 – Elevations and Sections	B	21.09.2023
DA503	Precinct 1 – Office Plans & Elevations	B	21.09.2023
DA504	Precinct 1 – Signage Plan	A	03.10.2023
DA05	Precinct 3 – Site Plan	D	31.10.2023
DA06	Lot 3A Site & Warehouse Plan	D	17.10.2023
DA11	3A Office Floor Plans	B	19.09.2023
DA20	3B Warehouse Elevations & Section	A	31.08.2023
DA30	3A Office Elevations	A	31.08.2023
DA40	3A-1 & 3A-2 Dock Office Floor Plans & Elevations	A	31.08.2023
DA50	Lot 3A Signage Plan	B	19.09.2023
DA105	3B Site Plan	C	06.10.2023
DA106	Ground Floor Plan	B	21.09.2023
DA107	Mezzanine Floor Plan	B	21.09.2023
DA115	Office Plans	B	21.09.2023
DA116	Gatehouse	B	21.09.2023
DA200	Section	B	21.09.2023
DA300	Elevations – Warehouse	B	21.09.2023
DA301	Elevations – Main Office	B	21.09.2023
DA500	Lot 3B Signage Plan	A	04.10.2023
Intersection Plans prepared by at&I			
20-798-C1211	Intersection 1 Roadworks and Stormwater Drainage Plan	D	27.06.2023
20-798-C1311	Intersection 2 Roadworks and Stormwater Drainage Plan	D	27.06.2023
Landscape plans prepared by Scape Design			
L.SK.01	Landscape Sketch Plan	J	28.09.2023

20. In Appendix 2, replace 'Figure 2: Warehouse Extension – Precinct 1' with a new 'Figure 2: Warehouse 1F Layout'

21. In Appendix 2, replace 'Figure 3: Precinct 3 Layout' with two new figures 'Figure 3A: Warehouse 3A Layout' and Figure 3B: Warehouse 3B Layout'

22. In Appendix 2, replace 'Figure 6: Landscape Masterplan' with a new 'Figure 6: Landscape Masterplan'.

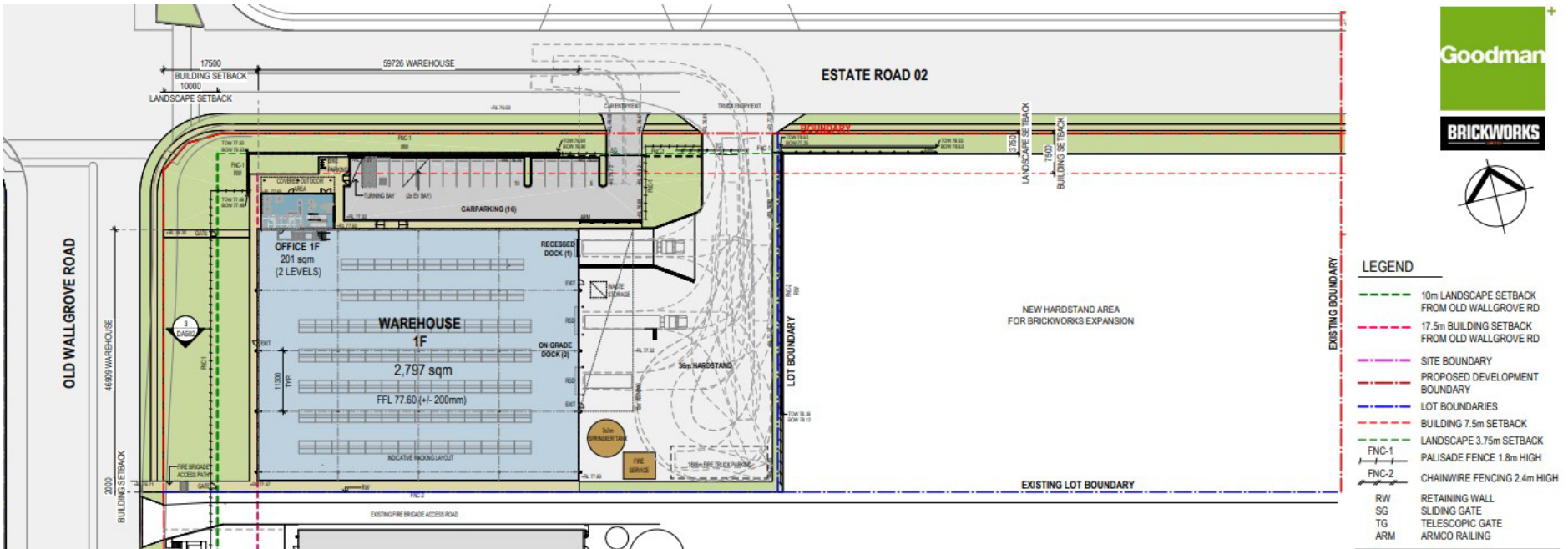


Figure 2: Warehouse 1F Layout

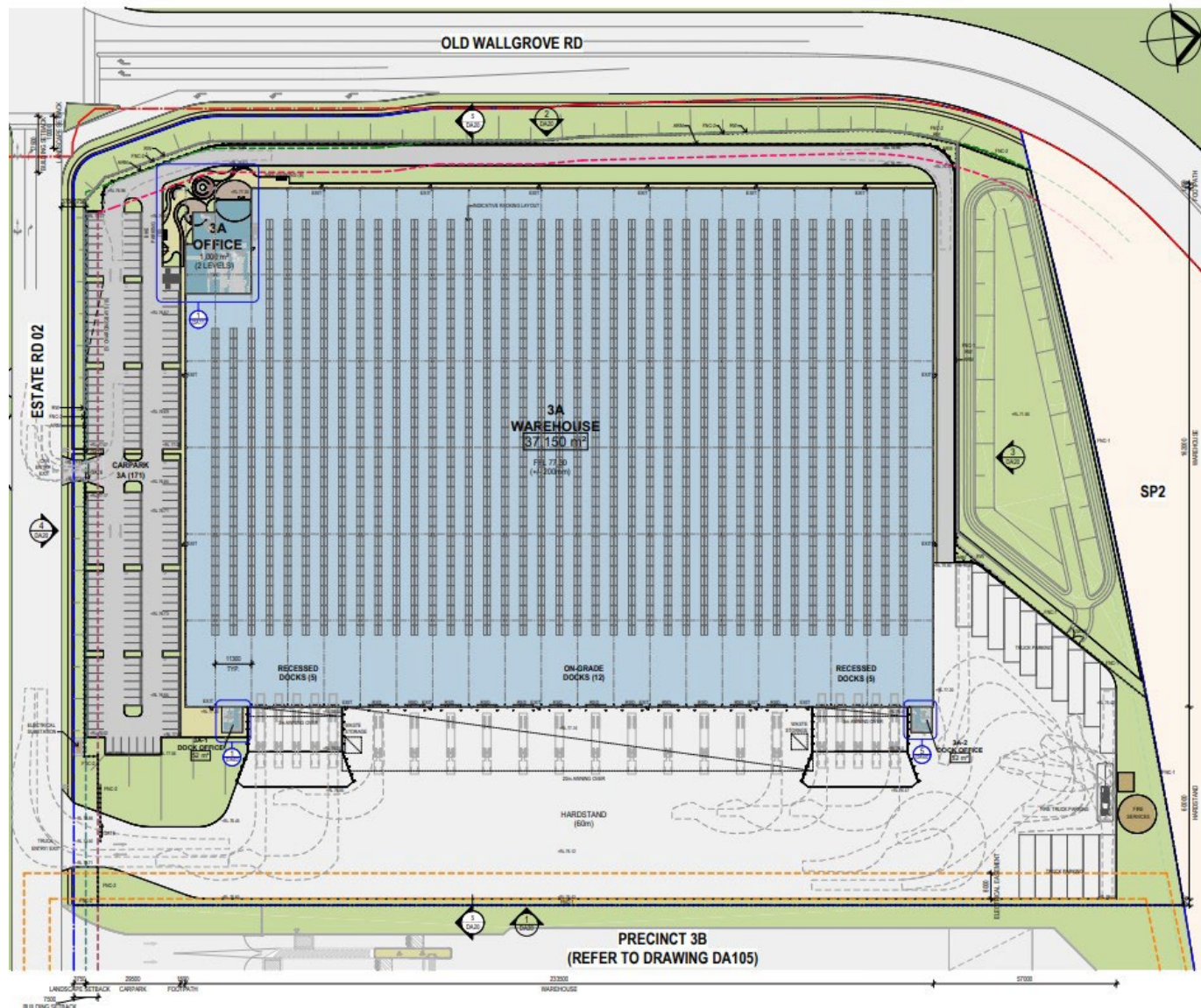


Figure 3A: Warehouse 3A Layout

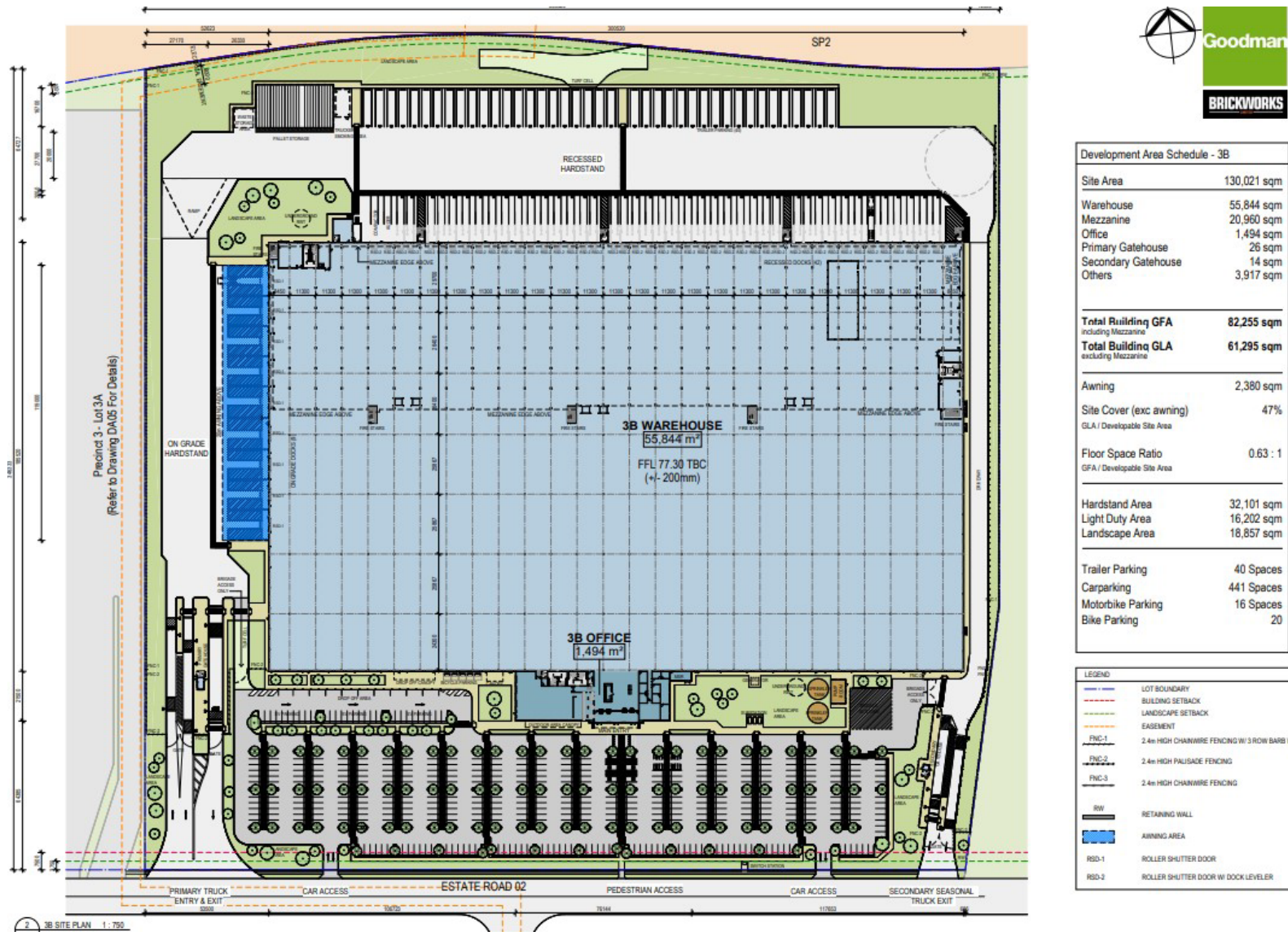


Figure 3B: Warehouse 3B Layout

23. Delete 'Appendix 3: Applicant's Management and Mitigation Measures' and replace with a new Appendix 3 as follows:

Appendix 3: Applicant's Management and Mitigation Measures

Issue	Mitigation Measure
Urban Design, Landscape and Visual	<ul style="list-style-type: none"> • mature vegetation between Burley Road and the site will filter views of the site from adjoining rural residential properties • colour schemes will involve neutral colours and bold design elements will be minimised to ensure that the warehouses blend into the existing environment and surrounding landscape • the proposed warehouses will be setback in accordance with the controls established in the concept plan to mitigate visual impacts and perceived bulk. • the proposed material palette assists in articulating the built form and minimising the perceived scale of the development • implementation of the Landscape Plans (Scape Design, September 2023) including implementation of healthy and functional planting in the establishment period and on-going maintenance • detailed landscaping designs will be developed during the design and construction of each warehouse building and will be consistent with the landscape concept plan submitted with the EIS • landscaped areas will be maintained to ensure visual screening is provided, with the replacement of any trees which fail to establish • all signage for the proposed development will be designed and installed consistent with the requirements of Chapter 3 of SEPP Industry and Employment
Traffic and Transport	<ul style="list-style-type: none"> • separate access is provided for light and heavy vehicles to provide for safer access and to avoid conflicts on each lot for Estate Road 1 and Estate Road 02 • the Applicant will consult with Council during detailed design to ensure driveway access conforms with the relevant requirements • a construction traffic management plan to be prepared and submitted to Council separate to this DA, in response to any future conditions of consent • proposed signage and line-marking to be referred to Council and an accompanying Traffic Management Plan (TMP) to be prepared for the Council traffic committees to review and approve • street lighting will be reviewed during detailed design in consultation with Council • a Green Travel Plan has been included as part of the development to provide guidance and targets for sustainable transport options • Old Wallgrove Road / Lenore Drive: <ul style="list-style-type: none"> ○ Widening of the southern side of the intersection to accommodate a second departure lane, allowing for a continuous flow from the East approach; and ○ Widening and extension of the existing left-turn slip lane from the South approach from the existing 35 metres to 140 metres. • Old Wallgrove Road / Millner Avenue: <ul style="list-style-type: none"> ○ Widening of the northern side of the intersection to accommodate an additional 100 metres left turn slip lane into Estate Road 02 (eastern arm of intersection); and ○ Extending the kerbside lane of the East approach from 50 metres to 140 metres (i.e. through No Stopping restrictions or similar).

Issue	Mitigation Measure
	<ul style="list-style-type: none"> • traffic control will manage and regulate traffic movements into and out of the site during construction • disruption to road users will be kept to a minimum by scheduling intensive delivery activities outside of peak network hours
Soils and Water	<ul style="list-style-type: none"> • rainwater harvesting will be provided as part of the development to encourage reuse and recycling • overland flowpaths shall maintain a minimum of 300mm freeboard to all habitable floor levels • to assist in maintaining embankment stability, any batters steeper than 1 in 5 will be vegetated and all external batters to the development have been limited to 1 in 4 as a minimum generally, with the maximum being 1 in 3. Any temporary batters constructed during the works will be in accordance with the geotechnical report and ongoing advice from the Level 1 supervisor • an erosion and sediment control plan will be prepared prior to commencing construction • all proposed stormwater drainage from the development will be designed in accordance with the Fairfield City Council engineering requirements and guidelines and in accordance with the Civil Infrastructure and Stormwater Management Report (AT&L) dated 12 October 2023.
Noise and Vibration	<p>Construction noise mitigation:</p> <ul style="list-style-type: none"> • minimising the coinciding use of multiple noisy plant items • equipment which is used intermittently is to be shut down when not in use • equipment with directional noise emissions would be oriented away from sensitive receivers as much as practicable • regular compliance checks on the noise emissions of all plant and machinery used for the proposal would indicate whether noise emissions from plant items were higher than predicted. This also identifies defective silencing equipment on the items of plant • non-tonal reversing alarms should be used on all items of plants and heavy vehicles used for construction • pre-construction consultation with receivers R01, R03, R04, R05, R06 and R09 to clearly and transparently explain the proposed works and the potential for construction noise impacts • provision of regular on-going updates to these receivers throughout the works in order to understand and address as far as practicable any noise related concerns of the receivers. • development of a Construction Noise and Vibration Management Plan (CNVMP) by the construction contractor prior to commencement of site works. The CNVMP will form part of the CEMP for the development and include: <ul style="list-style-type: none"> ○ confirm that the results presented in the NVIA are representative of the final construction methodology ○ identify the most sensitive receivers potentially impacted by construction noise ○ provide details of all reasonable and feasible noise mitigation measures required ○ inform site staff of this sensitivity and methods to reduce construction noise. <p>Operational Noise Mitigation:</p>

Issue	Mitigation Measure
	<ul style="list-style-type: none"> • install two 5 m high noise barriers along the southern perimeter of the site, to address gaps between warehouse buildings in Precinct 2 • only commence operation of the warehouse in Precinct 3 once the key structures in Precinct 2 are installed • in the event that development of these structures is delayed, the Applicant proposes to install temporary noise barriers along the southern and southeast boundary of Precinct 2 • during detailed design of each of the warehouses, to be assessed under subsequent DAs, the noise modelling will be updated based on the design, number and precise location of all key noise sources to ensure that the noise generated during operations will not exceed the project noise trigger levels established by the concept plan. • all plant and equipment are to be maintained such that they are in good working order • a register of complaints is to be recorded in the event of complaints being received, including location, time of complaint, nature of complaint and actions resulting from the complaint
Hazards and Risk	<ul style="list-style-type: none"> • Storage of small retail sized packages only (< 20 L) • Inspection of packages upon delivery to the site. • Trained & licensed forklift operators (including spill response training). • Storage of DGs within AS/NZS 3833:2007 compliant store • Control of ignition sources according to AS/NZS 60079.14:2022 • Automatic fire protection system compliant with NCC and FM Global • First attack fire-fighting equipment (e.g. hose reels & extinguishers) • Fire detection systems • Aerosols stored within a dedicated area. • In-rack sprinklers according to AS 2118.1:2017 • To cater for the Dangerous Goods, bunding or on-site fire water containment will be provided to contain in excess of the maximum required fire water, per AS/NZS 3833:2007 • Site drainage to comply with the Best Practice Guide for Potentially Contaminated Water Retention and Treatment Systems • SMSS if incident occurs internally • No potential for fire growth beyond the single pallet (limited stock externally)
Waste	<ul style="list-style-type: none"> • implementation of a waste management plan for the development • maximise resource recovery by reuse and recycling • minimise the generation of waste to landfill • minimise waste material avoidance and reuse on the site • establish record keeping, monitoring and reporting procedures • comply with the requirements of the relevant statutory authorities • adopt an ongoing improvement approach to improve on best practice waste management principles • waste storage areas will be adequately sized to comfortably accommodate the required number of bins associated with the development • waste storage areas will be designed with sufficient space for convenient access and manoeuvring and additional specialised waste areas • waste storage areas will be designed with drainage connection to sewer to prevent potential contamination in stormwater • the waste storage areas are located so that they:

Issue	Mitigation Measure
	<ul style="list-style-type: none"> ○ are located away from primary street frontages ○ are near any on-site loading bays ○ are convenient, safe, functional and directly accessible to users in each tenancy and servicing collections staff, but inaccessible to the public ○ avoid pedestrian or vehicular traffic hazards likely to be caused by waste collection and storage ● consistent waste signage and colour coding throughout the Development ● all staff are trained in correct waste separation and management procedures ● directional signage to show location of and routes to waste storage area ● general waste and co-mingled recycling bins will be clearly labelled and colour-coded to ensure no cross contamination, where applicable ● employees and cleaners will adhere to the WMP for compliance, in consultation with management ● repair signs and labels promptly to avoid breakdown of communications ● visual assessments of bins and bin storage areas will be conducted by the building manager
Bushfire and Incident Management	<ul style="list-style-type: none"> ● asset protection zones to be established around the site and managed in perpetuity ● landscaping to be established and managed in accordance with <i>Planning for Bush Fire Protection</i> (RFS 2019) ● design and construction measures in accordance with <i>AS 3959</i> or the <i>National Association of Steel-framed Housing</i> (NASH) standard and Section 7.5 of <i>Planning for Bush Fire Protection 2019</i> (PBP 2019) ● detailed design to ensure access and services (water, gas, electricity) meet the requirements of PBP 2019 ● emergency and evacuation planning ● at the commencement of building works and in perpetuity, the entirety of Precincts 2, 4 and 5 shall be maintained as an Asset Protection Zone. The APZ shall be established and maintained as an inner protection area as outlined within PBP 2019 and the NSW RFS document 'Standards for Asset Protection Zones' ● fire hydrants are provided in accordance with NCC E1D2 and AS 2419:2021 ● buildings are constructed in accordance Australian Standard AS 3959-2009 <i>Construction of buildings in bushfire-prone areas</i> (AS 3959-2018) as identified in the Bushfire Hazard Assessment ● all proposed roads to comply with section 5.3.2 of PBP 2019 as appropriate
Biodiversity	<ul style="list-style-type: none"> ● preparation and implementation of a construction Flora and Fauna Management Plan that specifies: <ul style="list-style-type: none"> - clearing limits are delineated with high visibility tape, temporary fencing, or other appropriate boundary markers to prevent unauthorised clearing and / or damage to retained vegetation - pre-clearing surveys to minimise potential impacts on fauna and flora species and habitat on the site before any clearing begins

Issue	Mitigation Measure
	<ul style="list-style-type: none"> - where habitat features are identified in pre-clearing surveys, a two-staged clearance process shall be undertaken and an experienced ecologist present to supervise the process, act as a fauna spotter and relocate any fauna captured • preparation and implementation of a construction Dam Decommissioning Management Plan that specifies: <ul style="list-style-type: none"> - water level monitoring to ensure refuge habitat for aquatic fauna is maintained at all times up until the dam is ready for decommissioning and a program in place to capture and relocate aquatic fauna - details including a plan of all sediment and erosion control measures that will be in place during the dewatering of each basin - water quality of potential receiving waters in which aquatic fauna will be relocated to, will also need to be assessed to ensure relocation sites provide suitable habitat for aquatic fauna - prior to disturbing the sediment of the dam, the sediment within the dam walls and bed will be assessed against the National Environmental Protection Measure (NEPM) 2013 - aquatic fauna handling, relocation and euthanasia protocols • weed control and protocols to prevent the introduction or spread of pest species, disease and pathogens in accordance with the Oakdale East Estate Biosecurity Management Plan • revegetation and assisted regeneration of the Reedy Creek riparian corridor in accordance with the Oakdale East Estate Vegetation Management Plan
Greenhouse Gas and Energy Efficiency	<ul style="list-style-type: none"> • improved building form and thermal envelopment building fabric including increased insulation with high specification glazing will provide for energy efficiency • energy efficient HVAC systems • LED lighting with illumination power densities equal to or less than the maximum set out in the <i>National Construction Code (2023 NCC)</i> • lighting controls such as sensors and timers for external lighting and lighting in infrequently used areas have been incorporated into the design • hot water to be provided through either high efficiency heat pump systems or solar boosted systems • all windows, doors, exhaust fans and pipe penetrations will be constructed to minimise air leakage as required by the provisions of the 2023 NCC
Ecologically Sustainable Development	<ul style="list-style-type: none"> • oversize rainwater tanks and drought resistant landscaping to reduce the overall water load required for irrigation to mitigate impacts reduced average rainfall • downpipes to be capable of withstanding high volumes of water flowing over roofs, with eaves gutters designed for 1 in 20 year storm event to mitigate extreme rainfall events. Surface drainage and box gutters designed for 1 in 100 year storm events • air conditioners designed to handle higher specified conditions than required in Western Sydney to accommodate for potential increased average annual temperature • space for adding insulation on the facades of the warehouse will be incorporated into the design to help reduce the thermal heat gain for workers

Issue	Mitigation Measure
	<ul style="list-style-type: none"> • skylights will be insulated and/or well-ventilated to reduce the amount of heat transfer into the buildings to accommodate for increased average annual temperature • policies for workers going home on extreme heat days will be considered to mitigate extreme temperature events • maximised landscaped areas and the use of green walls have been employed in the design to mitigate the impacts of urban heat island effect • solar panels to be high quality with tempered glass to cope with potential hail in extreme storm events • batteries or alternative back up power generation to run essentials in the event of a prolonged power outage will be available to mitigate impact of storm events • 2,000 kW PV Solar system: <ul style="list-style-type: none"> ○ the proposed 2,000 kW PV solar system will offset approximately 2,744 MWh/year of energy usage ○ the estimated greenhouse gas CO2 emission saving is approximately 2,274,680 kgCO2/annum • daylight controlled LED lighting for the warehouse instead of metal halide, resulting in a considerable energy reduction and reduced maintenance • motion sensors to all LED lights within the warehouse, and offices • roof and external wall insulation as per the 2023 NCC requirements. • high performance glazing to all air-conditioned areas or minimum NCC requirements • passive solar design for external outdoor areas • power sub-metering to enable continued review of power consumption for the offices, and warehouse • selection of endemic and low maintenance landscaping species • 200 kL rainwater tanks for rainwater harvesting and re-use for landscape irrigation and toilet flushing • low flow fixtures and fittings including taps and shower heads
Aboriginal Cultural Heritage	<ul style="list-style-type: none"> • if changes are made to the proposal that may result in impacts to OEAS1 which have not been assessed by the ACHAR, further investigation in the form of test excavation will occur • unexpected Aboriginal objects remain protected by the National Parks Wildlife 1974. If any such objects, or potential objects are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist will be contacted to assess the findings and Heritage NSW and Deerubbin LALC will be notified • if human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site will be secured, and the NSW Police and Heritage NSW will be notified
Air Quality	<ul style="list-style-type: none"> • developing stakeholder consultation plans and procedures to respond to air quality complaints during construction • display the name and contact details of person(s) accountable for air quality and dust issues on the boundary of each tenancy (i.e. the tenant's representative/environment manager/engineer or the site superintendent etc), along with the head/regional office contact information

Issue	Mitigation Measure
	<ul style="list-style-type: none"> • the AQMP to be distributed to all the tenants of Estate, which can used by the tenants as a reference for air quality management practices. • dust suppression including covering or stabilizing stockpiled materials and wetting exposed surfaces • site management, site inspections and monitoring procedures, including observation of speed limits, minimisation of vehicle use, and engine idling will be utilised to minimise any potential air quality impacts during the operation phase • all dust and air quality complaints will be recorded and identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken • record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the Site Incident Register • revegetating disturbed surfaces will occur as soon as practicable • minimise dust generating activities in areas close to receptors • in case of exposed surfaces, land stabilisation works are to be carried out progressively on site to minimise the impact of exposed surfaces • wind erosion from exposed surfaces and stockpiles is to be suppressed by regular watering, as required • keep site fencing, barriers and scaffolding clean using wet methods • remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site • erect solid screens or barriers around dusty activities or at the site boundary • ensure all on-road vehicles comply with relevant vehicle emission standards (where applicable), and maintain vehicles in good condition and in accordance with manufacturer’s specifications, and so that the exhaust emissions comply with the Protection of the Environment Operations Act 1997 • stationary trucks are to switch off engines if idling time on-site is likely to exceed 5 minutes • vehicle speed limit restrictions are to be implemented on site • minimise truck queuing and unnecessary trips through effective logistical planning • ensure trucks associated with Estate operations do not track dirt onto the public road network, and any spills or dust track-out is to be cleaned up as soon as possible • only use cutting, grinding or sawing equipment fitted with suitable dust suppression systems, such as water sprays • ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water • use a watercart or sprays to suppress dust emissions from unsealed roads (if relevant) • ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods

Issue	Mitigation Measure
	<ul style="list-style-type: none"> potential dusty activities are not to be carried out during strong winds or in weather conditions where high levels of airborne particulates are likely no on-site burning of waste materials, timbers or any other combustible materials all trucks entering or leaving the Site with potentially dusty loads are to have their loads covered
Social Impact	<ul style="list-style-type: none"> post SSDA approval, an employment strategy to be prepared to target local recruitment. The plan may include initiatives to partner with local businesses, visits to local schools, and incorporation of inclusion/diversity targets when detailed plans for the proposed Western Sydney Freight Line are being prepared, the Applicant will work with TfNSW to identify opportunities for plantings between the proposed freight corridor and the northern boundary of Precinct 3 incorporate the recommendations outlined in the acoustic impact assessment during the construction phase incorporate the recommendation in the CSPS to prepare a Community Consultation Strategy to identify and track engagement with the community and resolve complaints and enquiries during the construction and operation phases future detailed landscape plans for Precinct 2 should incorporate tall and fast-growing tree species to provide additional screening of the warehouse buildings from the residential area

24. In Appendix 4, replace 'Figure 8: Temporary noise barrier approximate location – Stage 2 Development' with new Figure 8 as follows:



Figure 8: Temporary Noise Barrier Location – Stage 2 Development