



Oakdale West Estate

EPBC 2017/7952 Annual Report

prepared for

Goodman Property
Services (Aust.) Pty Ltd

écologique | environmental consulting

Oakdale West Estate EPBC 2017/7952 Annual Report

prepared for

Goodman Property Services (Aust.) Pty Ltd

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Document control

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25/02/2021

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Revision Schedule

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2	25/02/2021	Final for submission	Goodman

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1. Introduction

1.1 Background

Oakdale West Industrial Estate (Oakdale West) is a regional warehouse and distribution hub, located at Kemps Creek and forms part of the broader Oakdale Industrial Precinct located within the Western Sydney Employment Area (WSEA) (see Figure 1-1).

Goodman Property Services (Aust) Pty Ltd (Goodman) obtained Development Consent SSD 7348 on 13 September 2019 from the Department of Planning, Industry and Environment (DPIE) for the Oakdale West 'Concept Proposal' and 'Stage 1 Development'.

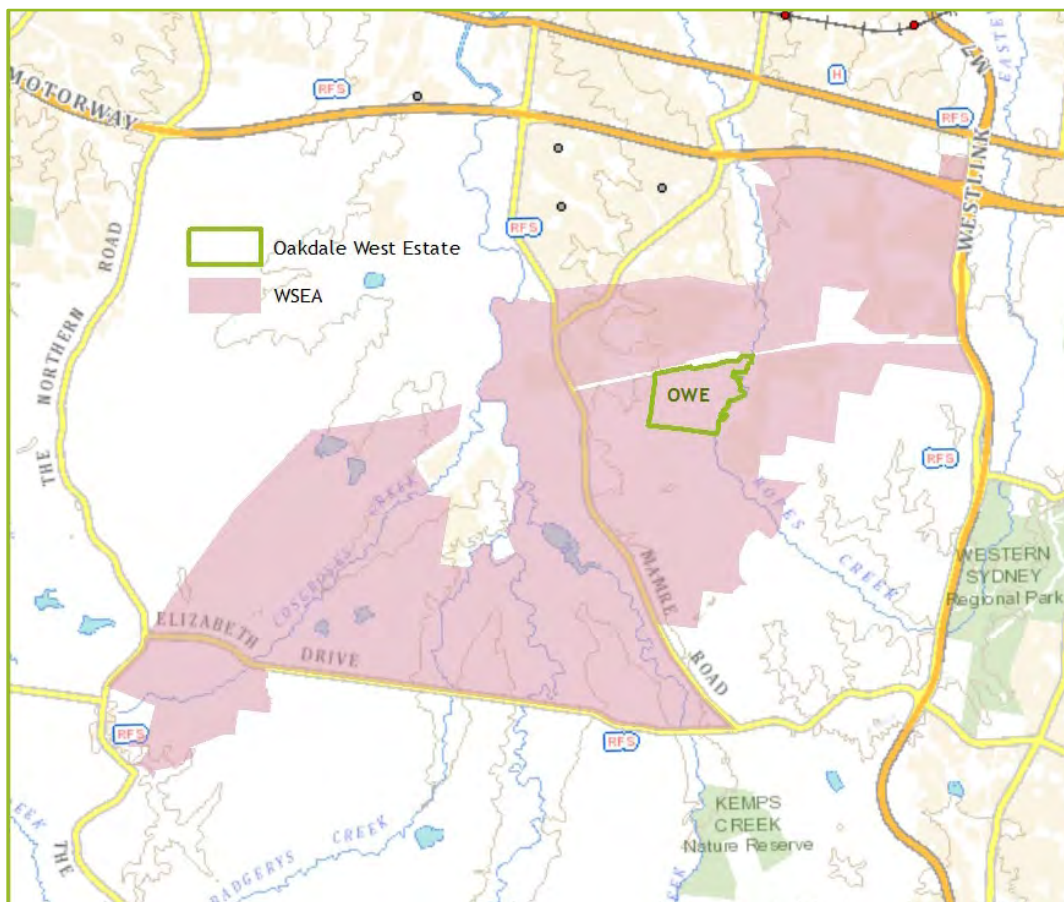


Figure 1-1. Location within the WSEA

The Concept Proposal comprises the Oakdale West Masterplan, which guides development staging and core development controls that form the basis for design and assessment of future site development applications. This includes the management of the site's biodiversity.

Consent for SSD7348 approved the removal of approximately 4.4 hectares (ha) of remnant native vegetation, which included 2.06 ha of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest.

Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest (CPW) is a critically endangered community under both the *Environmental Protection and Biodiversity Conservation Act 1999* (EPBC Act) and *Biodiversity Conservation Act 2016* (NSW).

1.2 EPBC 2017/7952 consent

Approval to clear no more than 2.06 ha of CPW was initially granted by the Australian Government under section 75 of the EPBC Act on the 31 August 2017 (EPBC 2017/7952).

As a result of the amendments proposed under MOD 1 (refer Section 1.3) consultation was undertaken with the Department of Agriculture, Water and the Environment (the Department) to amend the development footprint. This resulted in an updated notification of approval dated 25 November 2019 with the reference number of EPBC 2017/7952 remaining unchanged. The signed EPBC 2017-7952 Approval Decision Notice is provided in Appendix A.

The updated EPBC 2017/7952 approval is subject to the consent conditions issued by the Department. Table 2-1 provides a summary of these conditions and how they have been complied with.

1.3 SSD Modifications

Development Consent SSD 7348 has been modified on five occasions, as follows:

MOD 1 - approved on 26 March 2020 to modify the concept plan and Stage 1 development, including changes to building pad level of Precinct 2, bio-retention basins and biodiversity offset strategy.

MOD 2 - approved on 21 April 2020 to modify the concept layout and Stage 1, including master plan layout, increase in gross floor area and expansion of Building 1A, changes to internal roads, civil design and building pad levels.

MOD 3 - approved on 3 April 2020 to modify the Concept Proposal including changes to the layout and development staging, reconfiguration of the internal road network and changes to height controls, finished pad levels and changes to retaining walls and noise walls.

MOD 4 - approved on 24 March 2020 for additional works associated with the WNSLR.

MOD 5 - approved on 5th November 2020 to modify the Concept Proposal and Stage 1 DA, including a reduction in building setback to accommodate the widening of the future Southern Link Road (SLR) road reserve, amendments to Precinct 1A layout and car parking spaces, increase in quantities of dangerous goods to be stored in Building 1A, setting up an alternative WNSLR offset site, and extension to required completion date for the noise barriers along the western boundary.

A further modification, MOD 6, is currently under assessment, which is to modify the Concept Proposal and Stage 1 DA, including changes in Precincts 2A, 2C, 2D, 2E layouts, increase in building height control for Precinct 2A, vegetation management plan layout, and inclusion of construction Estate Road 8 as part of Stage 1 development.

2. Consent Compliance

Table 2-1. Compliance summary table

Condition	Compliance?	Evidence/Comments
Part A - Conditions specific to the action		
<p>1.</p>	<p>The approval holder must not clear more than 2.06 hectares (ha) of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest ecological community (CPW), and must not clear any CPW outside the area designated as the 'development site' in the map at Attachment A</p>	<p>Compliant</p> <p>Shapefiles submitted to Post Approval 9 April 2020 showing extent of clearing undertaken from the designated 'development site' at 1.924 ha.</p> <p>As construction was still in progress at this time, Goodman (the approval holder) indicated that should further clearing of CPW, in addition to the 1.924 ha cleared (but not exceeding the approved 2.06 ha), Goodman (the approval holder) would provide updated shapefiles.</p>
<p>2.</p>	<p>To compensate for the loss of 2.06 ha of CPW, the approval holder must, within 12 months of the date of this decision, or as otherwise agreed in writing by the Minister:</p> <ul style="list-style-type: none"> a) Retire 70 like-for-like credits under the NSW FBA and provide offset shapefiles; or b) Retire the equivalent of 70 like-for-like credits under the Biodiversity Conservation Act 2016 (NSW), as converted by DPIE EES in a statement of reasonable equivalence of biodiversity credits, a copy of which must be provided to the Department before like-for-like credits are retired, and provide offset shapefiles; or c) Fund a Biodiversity Conservation Action for CPW under the Biodiversity Conservation Act 2016 (NSW) in accordance with the Biodiversity Conservation Regulation 6.2 (2) (c) (NSW), which has been approved by the DPIE EES. 	<p>Compliant</p> <p>70 like-for-like credits under the NSW FBA were retired within the required 12month period.</p> <p>Shapefiles of offset areas submitted to Post Approval 17 November 2020 (refer Appendix D EPBC 2017 7952 Part A. Condition 2 Compliance)</p>

Condition	Compliance?	Evidence/Comments
<p>Note: The variation rules under the Biodiversity Conservation Regulation 6.2 (2) (c) (NSW) must not be applied.</p> <p>Offset obligations for CPW under the EPBC Act must not be discharged through payment into the Biodiversity Conservation Fund (NSW) without prior written approval from the Minister</p>		
<p>3. The approval holder must inform the Department in writing within five (5) business days of any changes to the NSW conditions of consent.</p>	<p>Compliant</p>	<p>Mod 1 & 4 - submitted 31.03.2020</p> <p>Mod 2 - submitted 22.04.2020</p> <p>Mod 3 - submitted 20.04.2020</p> <p>Mod 5 - submitted 09.11.2020</p> <p>Evidence of these notifications are provided in Appendix E.</p> <p>It should be noted that notification of Mod 3 was made after five (5) business days. However, with the exception of Mod 1, Mods 2, 3, 4 and 5 have not resulted in any change to consent conditions relating to biodiversity.</p> <p>The Department was consulted prior to the issuing of Mod 1 approval, which resulted in the Department's original approval (EPBC 2017 7952 dated 31.07.2017) being amended to the current approval (EPBC 2017 7952 dated 25.11.2019).</p>
<p>4. Within three (3) months of the commencement of the action, the approval holder must provide shapefiles of the final project area and the precise areas of CPW being cleared.</p>	<p>Compliant</p>	<p>Shapefiles submitted to Post Approval 9 April 2020 showing extent of clearing undertaken from the designated 'development site' at 1.924 ha. Refer Appendix C EPBC 2017 7952 Provision of Shapefiles in.</p>

Condition		Compliance?	Evidence/Comments
Part B - Standard administrative conditions			
4.	<p>Notification of date of commencement of the action</p> <p>The approval holder must notify the Department in writing of the date of commencement of the action within five (5) business days after the date of commencement of the action</p>	Compliant	Confirmation by the Department regarding notification of commencement is provided in Appendix B.
5.	<p>If the commencement of the action does not occur within five (5) years from the date of this approval, then the approval holder must not commence the action without the prior written agreement of the Minister.</p>	Not applicable	
6.	<p>Compliance records</p> <p>The approval holder must maintain accurate and complete compliance records. If the Department makes a request in writing, the approval holder must provide electronic copies of compliance records to the Department with the timeframe specified in the request.</p> <p>Note: Compliance records may be subject to audit by the Department or an independent auditor in accordance with section 458 of the EPBC Act, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the Department’s website or through general media.</p>	Compliant	Completion records maintained and available on request
7.	<p>Annual compliance reporting</p> <p>The approval holder must prepare a compliance report for each 12 month period following the date of commencement of the action, or as otherwise in accordance with an annual date that has been agreed to in writing by the Minister. The approval holder must:</p> <p>a) Publish each compliance report on the website with 60 business days following the relevant 12month period;</p>	Compliant	Purpose of this report

Condition	Compliance?	Evidence/Comments
<p>7.</p> <ul style="list-style-type: none"> b) Publish each compliance report on the website with 60 business days following the relevant 12month period; c) Notify the Department by email that a compliance report has been published on the website and provide the weblink for the compliance report with five (5) business days of the date of the publication; d) Keep all compliance reports publicly available on the website until this approval expires; e) Exclude or redact sensitive ecological data from compliance reports published on the website; and f) Where any sensitive ecological data has been excluded from the version published, submit the full compliance report to the Department within five (5) business days of publication. <p>Note: Compliance reports may be published on the Department’s website.</p>	<p>Compliant</p>	<p>Purpose of this report</p>
<p>8.</p> <p>Reporting non-compliance</p> <p>The approval holder must notify the Department in writing of any: incident or non-compliance with the conditions. The notification must be given within seven (7) days after becoming aware of the incident or non-compliance. The notification must specify:</p> <ul style="list-style-type: none"> a) Any condition which is or may be in breach; b) A short description of the incident and/or non-compliance; and c) The location (including coordinates), date, and time of the incident and / or non-compliance. In the event the exact information cannot be provided, provide the best information available. 	<p>Not applicable</p>	

Condition	Compliance?	Evidence/Comments
<p>9. The approval holder must notify the Department the details of any incident or non-compliance with the conditions as soon as practicable and no later than ten (10) business days after becoming aware for the incident or non-compliance, specifying:</p> <ul style="list-style-type: none"> a) Any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future, b) The potential impacts of the incident or non-compliance; and c) The method and timing of any remedial action that will be undertaken by the approval holder. 	Not applicable	
<p>10. Independent audit The approval holder must ensure that independent audits of compliance with the conditions are conducted as requested in writing by the Minister.</p>	Noted	
<p>11. For each independent audit, the approval holder must:</p> <ul style="list-style-type: none"> a) Provide the name and qualifications of the independent auditor and the draft audit criteria to the Department; b) Only commence the independent audit once the audit criteria have been approved in writing by the Department; c) Submit an audit report to the Department within the timeframe specified in the approved audit criteria. 	Noted	
<p>12. The approval holder must publish the audit report on the website within 10 business days of receiving the Department’s approval of the audit report and keep the audit report published on the website until the end date of this approval.</p>	Noted	
<p>13. Completion of the action</p>	Compliant	Actioned in this report (refer Section 3).

3. Completion of Action

Goodman confirms that as of this date, being the 25th of February 2020:

- a. All construction activities that involved the clearing of CPW from within Oakdale West have been completed, and
- b. All consent conditions as required under the EPBC 2017/7952 approval have been fulfilled.

Goodman does not anticipate any further clearing of would be necessary as a result of future development stages within Oakdale West.

Goodman acknowledges that any further clearing of CPW within Oakdale West would constitute a controlled action under the EBPC Act and a referral to the Department required for the Minister's decision as to whether approval should be granted.

Appendix A. EPBC 2017-7952 Approval Decision Notice



APPROVAL

Oakdale West Estate commercial development, NSW (EPBC 2017/7952)

This decision is made under sections 130(1) and 133(1) of the *Environment Protection and Biodiversity Conservation Act 1999 (Cth)*. Note that section 134(1A) of the **EPBC Act** applies to this approval, which provides in general terms that if the approval holder authorises another person to undertake any part of the action, the approval holder must take all reasonable steps to ensure that the other person is informed of any conditions attached to this approval, and that the other person complies with any such condition.

Details

Person to whom the approval is granted (approval holder)	Goodman Property Services (Aust) Pty Ltd
ABN of approval holder	40 088 981 793
Action	The project seeks to facilitate the development of the Oakdale West precinct, 6 kilometres (km) east of Horsley Park in western Sydney, into a regional warehousing and distribution hub. Oakdale West represents the third stage of development within the broader Oakdale estate [See EPBC Act referral 2017/7952].

Approval decision

My decisions on whether or not to approve the taking of the action for the purposes of each controlling provision for the action are as follows.

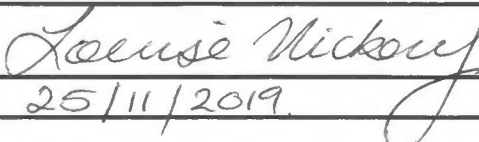
Controlling Provisions

Listed Threatened Species and Communities	
Section 18	Approve
Section 18A	Approve

Period for which the approval has effect

This approval has effect until 31 December 2039

Decision-maker

Name and position	Louise Vickery Assistant Secretary Environment Approvals and Wildlife Trade Branch Department of the Environment and Energy
Signature	
Date of decision	25/11/2019

Conditions of approval

This approval is subject to the conditions under the EPBC Act as set out in ANNEXURE A.

ANNEXURE A – CONDITIONS OF APPROVAL

Part A – Conditions specific to the action

1. The approval holder must not **clear** more than 2.06 hectares (ha) of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest ecological community (**CPW**), and must not **clear** any **CPW** outside the area designated as the 'development site' in the map at **Attachment A**.
2. To compensate for the loss of 2.06 ha of **CPW**, the approval holder must, within 12 months of the date of this decision, or as otherwise agreed in writing by the **Minister**:
 - a. **Retire 70 like-for-like credits** under the **NSW FBA** and provide offset **shapefiles**; or
 - b. **Retire** the equivalent of **70 like-for-like credits** under the *Biodiversity Conservation Act 2016* (NSW), as converted by **DPIE EES** in a statement of assessment of reasonable equivalence of biodiversity credits, a copy of which must be provided to **the Department** before **like-for-like** credits are **retired**, and provide offset **shapefiles**; or
 - c. Fund a Biodiversity Conservation Action for **CPW** under the *Biodiversity Conservation Act 2016* (NSW) in accordance with the Biodiversity Conservation Regulation 6.2 (2) (c) (NSW), which has been approved by **DPIE EES**.

Note: The variation rules under the *Biodiversity Conservation Regulations 2017* (section 6.4) (NSW) must not be applied.

Offset obligations for **CPW** under the EPBC Act must not be discharged through payment into the Biodiversity Conservation Fund (NSW) without prior written approval from the **Minister**.

3. The approval holder must inform the **Department** in writing within five (5) business days of any changes to the **NSW conditions of consent**.
4. Within three (3) months of the **commencement of the action**, the approval holder must provide **shapefiles** of the final project area and the precise areas of **CPW** being **cleared**.

Part B – Standard administrative conditions

Notification of date of commencement of the action

4. The approval holder must notify the **Department** in writing of the date of **commencement of the action** within five (5) **business days** after the date of **commencement of the action**.
5. If the **commencement of the action** does not occur within five (5) years from the date of this approval, then the approval holder must not **commence the action** without the prior written agreement of the **Minister**.

Compliance records

6. The approval holder must maintain accurate and complete **compliance records**. If the **Department** makes a request in writing, the approval holder must provide electronic copies of **compliance records** to the **Department** within the timeframe specified in the request.

Note: **Compliance records** may be subject to audit by the **Department** or an independent auditor in accordance with section 458 of the **EPBC Act**, and or used to verify compliance with the conditions. Summaries of the result of an audit may be published on the **Department's** website or through the general media.

Annual compliance reporting

7. The approval holder must prepare a **compliance report** for each 12 month period following the date of **commencement of the action**, or otherwise in accordance with an annual date that has been agreed to in writing by the **Minister**. The approval holder must:
 - a. publish each **compliance report** on the **website** within 60 **business days** following the relevant 12 month period;
 - b. notify the **Department** by email that a **compliance report** has been published on the **website** and provide the weblink for the **compliance report** within five (5) **business days** of the date of publication;
 - c. keep all **compliance reports** publicly available on the **website** until this approval expires;
 - d. exclude or redact **sensitive ecological data** from **compliance reports** published on the **website**; and
 - e. where any **sensitive ecological data** has been excluded from the version published, submit the full **compliance report** to the **Department** within five (5) **business days** of publication.

Note: Compliance reports may be published on the **Department's** website.

Reporting non-compliance

8. The approval holder must notify the **Department** in writing of any: **incident or non-compliance** with the conditions. The notification must be given within seven (7) days after becoming aware of the **incident or non-compliance**. The notification must specify:
 - a. any condition which is or may be in breach;
 - b. a short description of the **incident and/or non-compliance**; and
 - c. the location (including co-ordinates), date, and time of the **incident and/or non-compliance**. In the event the exact information cannot be provided, provide the best information available.
9. The approval holder must provide to the **Department** the details of any **incident or non-compliance** with the conditions as soon as practicable and no later than ten (10) **business days** after becoming aware of the **incident or non-compliance**, specifying:
 - a. any corrective action or investigation which the approval holder has already taken or intends to take in the immediate future;
 - b. the potential impacts of the **incident or non-compliance**; and
 - c. the method and timing of any remedial action that will be undertaken by the approval holder.

Independent audit

10. The approval holder must ensure that **independent audits** of compliance with the conditions are conducted as requested in writing by the **Minister**.
11. For each **independent audit**, the approval holder must:
 - a. provide the name and qualifications of the independent auditor and the draft audit criteria to the **Department**;
 - b. only commence the **independent audit** once the audit criteria have been approved in writing by the **Department**; and
 - c. submit an audit report to the **Department** within the timeframe specified in the approved audit criteria.
12. The approval holder must publish the audit report on the **website** within 10 **business days** of receiving the **Department's** approval of the audit report and keep the audit report published on the **website** until the end date of this approval.

Completion of the action

13. Within 30 days after the **completion of the action**, the approval holder must notify the **Department** in writing and provide **completion data**.

Part C - Definitions

In these conditions, except where contrary intention is expressed, the following definitions are used:

Business day(s) means a day that is not a Saturday, a Sunday or a public holiday in the state or territory of the action.

Clear / Clearing means the cutting down, felling, thinning, logging, removing, killing, destroying, poisoning, ringbarking, uprooting or burning of vegetation (but not including weeds – see the *Australian weeds strategy 2017 to 2027* for further guidance).

Commencement of the action (also **commence the action**) means the first instance of any specified activity associated with the action including **clearing** and **construction**. **Commencement of the action** does not include minor physical disturbance necessary to:

- i. undertake pre-clearance surveys or monitoring programs;
- ii. install signage and /or temporary fencing to prevent unapproved use of the project area;
- iii. protect environmental and property assets from fire, weeds and pests, including use of existing surface access tracks;
- iv. install temporary site facilities for persons undertaking pre-commencement activities so long as these are located where they have no impact on the **protected matters**.

Completion data means an environmental report and spatial data clearly detailing how the conditions of this approval have been met. The **Department's** preferred spatial data format is **shapefile**.

Completion of the action means the time at which all approval conditions (except condition 13) have been fully met.

Compliance records means all documentation or other material in whatever form required to demonstrate compliance with the conditions of approval in the approval holder's possession or that are within the approval holder's power to obtain lawfully.

Compliance reports means written reports:

- i. providing accurate and complete details of compliance, **incidents**, and non-compliance with the conditions;
- ii. consistent with the **Department's Annual Compliance Report Guidelines (2014)**;
- iii. which include a **shapefile** of any **clearance** of any **protected matters**, or their habitat, undertaken within the relevant 12 month period.

Construction means the undertaking of any preparatory works, earthworks, erection of any infrastructure, the formation of any hardstand surfaces, or the first instance of any use of heavy duty equipment for earthworks, the laying of pipes and other prefabricated materials in the ground, and any associated excavation work; but excluding the erection of temporary fences and signage.

CPW means Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest ecological community, listed as critically endangered under the **EPBC Act** on 9 December 2009, defined in the *Approved Conservation Advice for Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest ecological community* (Department of the Environment, Water, Heritage and the Arts, 2009). and the equivalent plant community types (PCTs), which are:

- i. PCT 724 Broad-leaved Ironbark – Grey Box – *Melaleuca decora* grassy open forest on clay/gravel soils of the Cumberland Plain, Sydney Basin Bioregion.
- ii. PCT 849 Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion.
- iii. PCT 850 Grey Box – Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion.

DPIE EES means the Department of Planning, Infrastructure and Environment’s Environment, Energy and Science group, formerly known as the Office of Environment and Heritage.

Department means the Australian Government department responsible for the administration of the **EPBC Act**.

EPBC Act means the *Environment Protection and Biodiversity Conservation Act 1999* (Cth).

Incident means any event which has the potential to, or does, impact on **protected matters**.

Independent means a person that does not have an individual or by employment or family affiliation, any conflicting or competing interest with the approval holder, the approval holder’s staff, representatives or associated persons; or the project, including any personal, financial, business or employment relationship, other than receiving payment for undertaking the role for which the condition requires an independent person.

Independent audit: means an audit conducted by an **independent** and **suitably qualified person** as detailed in the *Environment Protection and Biodiversity Conservation Act 1999 Independent Audit and Audit Report Guidelines* (2019).

Like-for-like credits has the meaning given under the *Biodiversity Conservation Act 2016* (NSW) (BC Act).

Minister means the Australian Government minister responsible for administering the **EPBC Act**, and includes a delegate of the **Minister**.

NSW FBA means the New South Wales Framework for Biodiversity Assessment published by the Office of Environment and Heritage (2018).

NSW conditions of consent means the document recording the final approval for the Oakdale West Estate commercial development by the delegate of the NSW Minister for Planning and Public Spaces, dated 13 September 2019 and titled ‘Development Consent, Section 4.38 of the *Environmental Planning and Assessment Act 1979*’.

Protected matter means a matter protected under a controlling provision in Part 3 of the **EPBC Act** for which this approval has effect.

Retire / retired / retiring means to change the status of a credit such that the credit can no longer be bought or sold.

Sensitive ecological data means data as defined in the Australian Government Department of the Environment (2016) *Sensitive Ecological Data – Access and Management Policy V1.0*.

Shapefile means location and attribute information of the action provided in an Esri shapefile format. Shapefiles must contain ‘.shp’, ‘.shx’, ‘.dbf’ files and a ‘.prj’ file that specifies the projection/geographic coordinate system used. **Shapefiles** must also include an ‘.xml’ metadata file that describes the shapefile for discovery and identification purposes.

Website means a set of related web pages located under a single domain name attributed to the approval holder and available to the public.

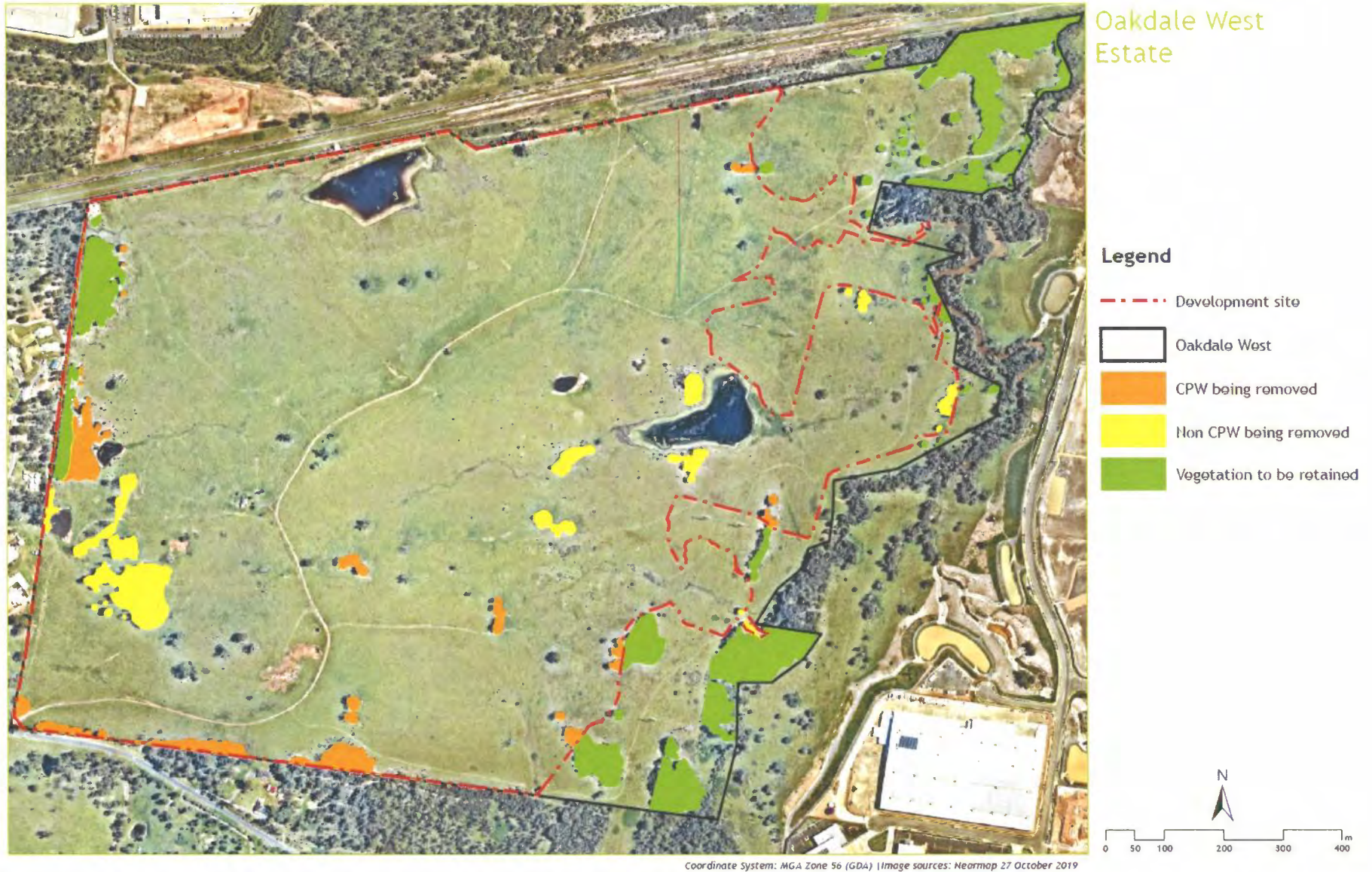
ATTACHMENTS

Attachment A Map of construction footprint where proposed action will take place

Attachment A

Extent of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest to be removed within the construction footprint, labelled in this figure as the development site.

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Appendix B. EPBC 2017 7952 Confirmation of Commencement





EPBC reference: 2017/7952
Email: epbcmonitoring@environment.gov.au

Kym Dracopoulos
Manager, Technical Services
Goodman Property Services (Aust) Pty Limited
GPO Box 4703
Sydney NSW 2001

Dear Ms Dracopoulos

**Commencement of the Action – Oakdale West Estate commercial development,
NSW (EPBC 2017/7952)**

I refer to your email of 21 January 2020 notifying the Department of the Environment and Energy (the Department) of commencement of the action of Oakdale West Estate commercial development, NSW in accordance with condition 4 of the *Environment Protection and Biodiversity Conservation Act 1999* (the Act) approval (EPBC 2015/7513).

I note that the project commenced on 14 January 2020.

Condition 2

Condition 2 of the approval requires that the approval holder must within 12 months of the date of the decision:

- a. Retire 70 like-for-like credits under NSW FBA and provide offset shapefiles; or
- b. Retire the equivalent of 70 like-for-like credits under the *Biodiversity Conservation Act 2016* (NSW), as converted by DPIE EES, and provide offset shapefiles; or
- c. Fund a Biodiversity Conservation Action for CPW under the *Biodiversity Conservation Act 2016* (NSW) in accordance with the Biodiversity Conservation Regulation 6.2(2)(c) (NSW) approved by DPIE EES.

The requirements under condition 2 are due by 25 November 2020.

Condition 4

Condition 4 of the approval requires that within 3 months of the commencement of action the approval holder must provide to the Department, shapefiles of the final project area and the precise areas of CPW being cleared.

Condition 7

Condition 7 of the approval requires that the approval holder must prepare Annual Compliance Reports for each 12 month period following the date of commencement of the action, and must continue to publish and submit to the Department until the expiry of the approval on 31 December 2039. The reports must be published and submitted to the Department within 60 business days of every 12 month anniversary of commencement.

Please submit the report by email including a link to where it is publically available to epbcmonitoring@environment.gov.au. The first report is due by 13 April 2021.

When preparing the report please refer to the Department's Annual Compliance Report Guidelines available on the Department's website at <http://www.environment.gov.au/epbc/publications/annual-compliance-report-guidelines>

Please note that conditions of the approval require the approval holder to maintain accurate records of all activities associated with, or relevant to, the approval conditions so that they can be made available to the Department on request. These documents may be subject to audit and be used to verify compliance. Summaries of audits may be published by the Department.

Section 142 of the Act requires an approval holder to comply with conditions attached to an approval. Penalties may apply to approval holders who contravene conditions.

More information about the Department's Monitoring and Audit program is available on the Department's website at <http://www.environment.gov.au/epbc/compliance-and-enforcement/auditing>.

If you would like to discuss this matter further, please contact Kranti Kulkarni at epbcmonitoring@environment.gov.au

Yours sincerely



Ms Toni Hart
Assistant Director
Environment Audit

22 January 2020

Appendix C. EPBC 2017 7952 Provision of Shapefiles



Department of Agriculture, Water and the Environment
GPO Box 787
Canberra ACT 2601

Attn:
Compliance and Enforcement Branch
Environment Assessment and Compliance Division
Audit and Assurance Section

CC: Kym Dracopoulos (Goodman)

9 April 2020

EPBC Ref. 2017/7952 - Condition 4: provision of shapefiles

On behalf of Goodman Property Services (Aust) Pty Ltd (Goodman) please find attached relevant shapefiles (as required under Condition 4 of your department's approval for EPBC 2017/7952).

Condition 4 of the approval requires that within 3 months of the commencement of action the approval holder must provide to the Department, shapefiles of the final project area and the precise areas of CPW being cleared.

As required relevant shapefiles provided include the following:

Shapefile name	Description
Development_footprint	Extent of internal Oakdale West development footprint
20200408 OWE PCT849-850# clearing	Extent of CPW cleared as at 09/04/2020

NSW plant community type (PCT) commensurate with EPBC Act listed CPW are provided below along with area in hectares (ha) that have been cleared as at 09/04/2020:

NSW PCT Code / Common Name		Area (ha)
PCT 849	Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	1.121
PCT 850	Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	0.803
TOTAL CPW removed		1.924

The shapefiles provided evidence of compliance with Part A - Conditions specific to the action, specifically condition 1 as at 09/04/2020:

1. The approval holder must not clear more than 2.06 hectares (ha) of Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest ecological community (CPW), and must not clear any CPW outside the area designated as the 'development site' in the map at Attachment A.

Figure 1. Vegetation cleared (enclosed) illustrates the extent of the development footprint and CPW cleared.

As construction is ongoing, should further clearing of CPW (i.e. in addition to the current 1.924 ha cleared, but not exceeding the approved 2.06 ha), Goodman (the approval holder) will provide updated shapefiles to your department.

Should you have any queries related to the information provided please contact the undersigned. All other correspondence should continue to be directed to Goodman's contact Mr Kym Dracopoulos.

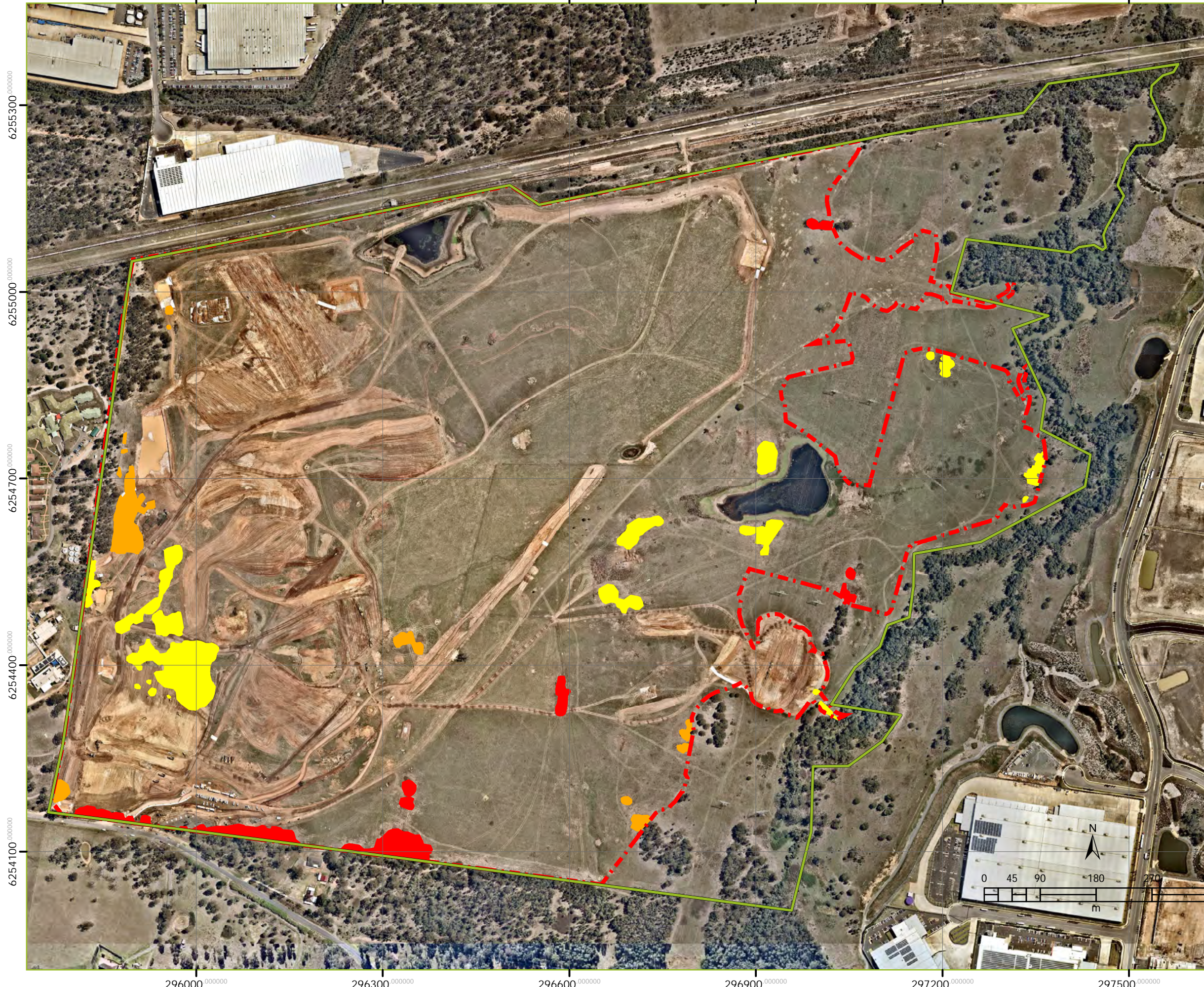
Yours faithfully



Kat Duchatel
BSc. Env. CEnvP EIANZ #691
Tel: 0437 821 110 | Em: kat@ecologique.com.au

Encl.

Figure 1. Vegetation cleared



Oakdale West Estate

Legend

- OWE boundary
- Development site

Vegetation cleared

- CPW on flats (PCT 850)
- CPW on shale (PCT 849)
- Non CPW being removed

EPBC Ref. 2017/7952

Figure 1.
Extent of vegetation cleared

Author: K.Duchatel
Client: Goodman Property Services (Aust.) Pty Ltd
Date: 09/04/2020
Scale: 1:6,000 @ A3
Coordinate System: MGA Zone 56 (GDA 94)
Image sources: Nearmap 22 January 2020

Appendix D. EPBC 2017 7952 Part A.
Condition 2 Compliance



Department of Agriculture, Water and the Environment
GPO Box 787
Canberra ACT 2601

Attn:
Compliance and Enforcement Branch
Environment Assessment and Compliance Division
Audit and Assurance Section

CC: Kym Dracopoulos (Goodman)

17 November 2020

EPBC Ref. 2017/7952 - Condition 2: provision of shapefiles

Under Condition 2 of the approval for EPBC 2017/7952, Goodman Property Services (Aust) Pty Ltd (Goodman) is required to compensate for the loss of 2.06 ha of Cumberland Plain Woodland (CPW), within 12 months of the date of the approval (25/11/2019), through the following means:

- a. Retire 70 like-for-like credits under the NSW FBA and provide offset shapefiles; or
- b. Retire the equivalent of 70 like-for-like credits under the Biodiversity Conservation Act 2016 (NSW), as converted by DPIE EES in a statement of reasonable equivalence of biodiversity credits, a copy of which must be provided to the Department before the like-for-like credits are retired, and provide offset shapefiles; or
- c. Fund a Biodiversity Conservation Action for CPW under the Biodiversity Conservation Act 2016 (NSW) in accordance with the Biodiversity Conservation Regulation 6.2 (2) (c) (NSW), which has been approved by DPIE EES.

Goodman has retired 70 like-for-like credits to fulfil part (a) of this condition, from the following NSW plant community types (PCTs):

- PCT 849 Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion (40 credits)
- PCT 850 Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion (30 credits)

Note: A statement of reasonable equivalence (from biobanking credits to biodiversity credits) was provided by the DPIE EES with no change in the number of credits required for the relevant CPW PCTs.

On behalf of Goodman Property Services (Aust) Pty Ltd (Goodman), écologique has repeatedly requested assistance in obtaining the shapefiles from the DPIE EES. These are yet to be provided.

In order to comply with the 12 month time frame in which Condition 2 must be met, shapefiles have been created to show the boundaries of either:

- Biobanking offset sites based on information provided publicly on the NSW Biobanking Agreement Register biobanking offset site, or
- The allotment that the biobanking offset site is known to be located, based on the agreement for the sale and purchase between Goodman and the Vendor.

The following shapefiles are provided and shown in Figures 1, 2 and 3:

Shapefile name	Description	Credits retired	Equivalent NSW PCT
BA283_boundaries.shp	Digitised boundaries of biobanking offset sites under agreement no. 283	22	PCT 849 Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion (HN528)
BA413_boundaries.shp	Digitised boundaries of biobanking offset sites under agreement no. 413	18	PCT 849 Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion (HN528)
BA447_boundaries.shp	Digitised boundaries of allotment containing biobanking offset sites under agreement no. 447	30	PCT 850 Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion (HN529)

Should you have any queries related to the information provided please contact the undersigned. All other correspondence should continue to be directed to Goodman’s contact Mr Kym Dracopoulos.

Yours faithfully



Kat Duchatel
BSc. Env. | BAM Accreditation No. BAAS17054



Encl. Figures 1, 2 and 3, and Biobanking credit retirement summary report



BA283_boundaries

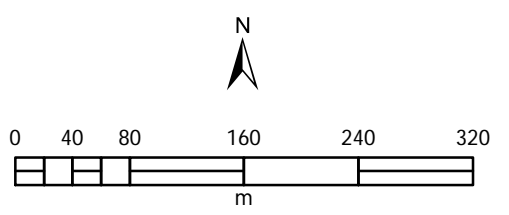


Figure 1. BA283 offset boundaries


Author: K.Duchatel

Date: 16/11/2020

Coordinate System: MGA Zone 56 (GDA 94)

Image sources: Nearmap, 3 October 2020



 BA413_boundaries

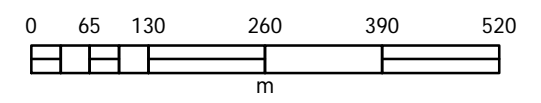


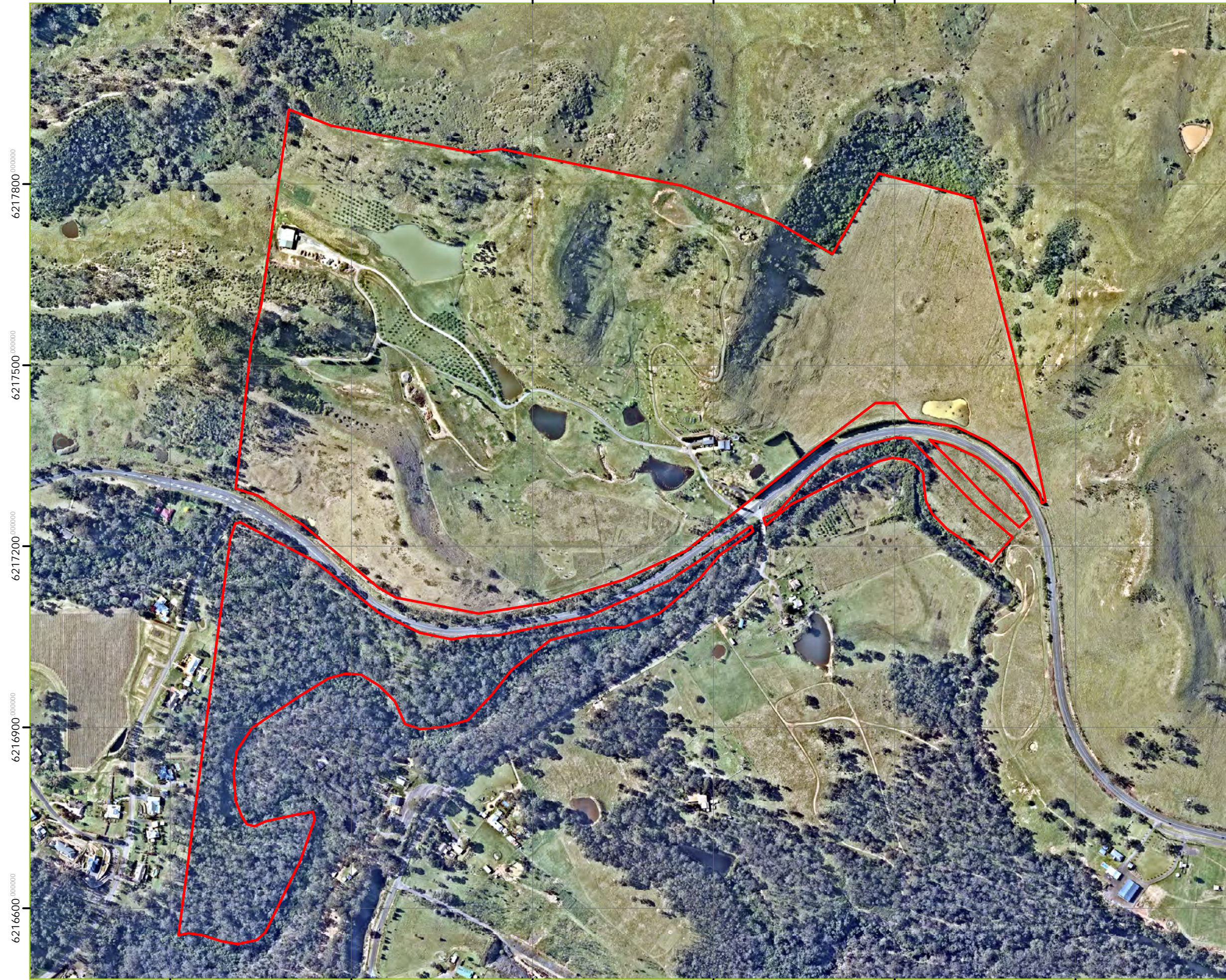
Figure 2. BA413 offset boundaries


Author: K.Duchatel

Date: 16/11/2020

Coordinate System: MGA Zone 56 (GDA 94)

Image sources: Nearmap, 3 October 2020



 BA447 indicative boundaries

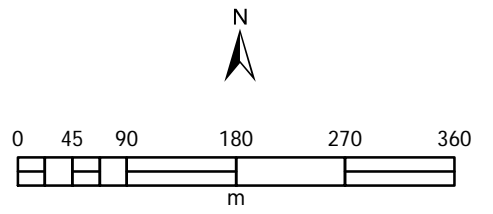


Figure 3. BA447 indicative areas

Author: K.Duchatel
Date: 16/11/2020
Coordinate System: MGA Zone 56 (GDA 94)
Image sources: Nearmap, 3 October 2020

Credit retirement report

Effective date: 11-August-2020

Transaction number: 202008-RT-558

Credit owners' details

Credit owner ID: 690

Name of credit holder: BGMG 11 Pty Limited as trustee for BGMG 1 Oakdale West Trust

Other owner(s):

No other owners

Reason for retirement: to meet part of the biodiversity credit development obligation for SSD 7348.

Ecosystem credit(s) retired

Number of credits	Credit profile ID	Agreement ID	Vegetation code	Vegetation type	CMA subregion	% surrounding vegetation	Patch size	Vegetation formation(see key)
18	3,287	413	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	11-30%	<5 ha	GRW
22	2,596	283	HN528	HN528/Grey Box - Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	>70%	<5 ha	GRW
28	3,509	447	HN529	HN529/Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	<5 ha	GRW
2	3,514	447	HN529	HN529/Grey Box - Forest Red Gum grassy woodland on shale of the southern Cumberland Plain, Sydney Basin Bioregion	Cumberland - Hawkesbury/Nep ean	31-70%	<5 ha	GRW

Appendix E. EPBC 2017 7952 Notification of modifications to NSW conditions of consent





31 March 2020

The Director,
Compliance Monitoring Section,
Department of Environment
GPO Box 787,
Canberra,
ACT 2601

Dear Sir/Madam

DEVELOPMENT CONSENT: SSD 7348

PROJECT: Oakdale West Estate Commercial Development, NSW (EPBC 2017/7952)

With reference to the Development Consent noted above, Goodman Property Services (Aust) Pty Ltd confirm that we represent the approval holder and now write to advise that the NSW conditions of consent have been modified by SSD7348 MOD 1 & SSD 7348 MOD 4.

For reference, please find attached the relevant approvals.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alasdair".

Alasdair Cameron
Senior Project Manager

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, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney 26 MARCH

2020

SCHEDULE 1

Application Number:	SSD 7348
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389 2 Aldington Road, Kemps Creek NSW 2178
Development:	A Concept Proposal including: <ul style="list-style-type: none">• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and• development controls A Stage 1 Development including: <ul style="list-style-type: none">• bulk earthworks across all five stages including retaining walls and noise walls;• lead in services including but not limited to drainage, power, sewer, water and telecommunications;• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;

- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

Date of Original Consent: 13 September 2019

Modification: SSD 7348 MOD 1 - Modifications to the concept plan and Stage 1 development, including changes to building pad level of Precinct 2, bio-retention basins and biodiversity offset strategy.

SCHEDULE 2

This consent is modified as follows:

In Definitions:

1. Delete the definition for Development, and replace with:

Development The development described in the EIS and RtS, including construction and operation of 22 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent, as shown on the plans in **Appendix 1**, **Appendix 2** and **Appendix 3** and as modified by SSD 7348 MOD 1.

2. Insert the following definition in alphabetical order:

SSD 7348 MOD 1 The section 4.55(1A) modification application prepared by Goodman Property Services (Aust) Pty Ltd titled 'Section 4.55(1A) Modification Application (SSD 7348 MOD 1) Oakdale West Estate – Amendments to Concept Plan and Stage 1 development', dated 16 December 2019.

In Schedule B:

3. Delete condition B5 and replace with the following:

B5. The Applicant shall carry out the Concept Proposal in accordance with:

- (a) the EIS and RtS;
- (b) the plans in **Appendix 1** and **Appendix 2**;
- (c) SSD 7348 MOD 1; and
- (d) the Applicant's Management and Mitigation Measures in **Appendix 7**.

In Schedule D:

4. Delete Condition D2 and replace with the following:

D2. Stage 1 of the Development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS and RTS;
- (d) in accordance with the plans in **Appendix 2** and **Appendix 3**;
- (e) in accordance with SSD 7348 MOD 1; and
- (f) in accordance with the Applicant's Management and Mitigation Measures in **Appendix 7**.

5. Delete Condition D35(c)(ii) and replace with the following:

D35. Prior to the commencement of construction of Stage 1, the Applicant must prepare a Landscape Management Plan (LMP), to the satisfaction of the Planning Secretary. The plan must form part of the CEMP in accordance with Condition D119 and the OEMP in accordance with Condition D130 and must:

- (c) include visual impact mitigation measures for construction including but not limited to:
 - (ii) the contractor shall employ the use of a dust suppressing polymer agent with a green tint to reduce the visual impact of the exposed building pads and to assist in reducing the dust generated on site.

6. Insert 'Terrestrial and Aquatic' in Condition D88 and delete Condition D88(c) and replace with the following:

D88. The Applicant must prepare a Terrestrial and Aquatic Flora and Fauna Management Plan (FFMP) for Stage 1, to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition D119 and must:

- (c) include procedures for clearing, marking and protecting the areas of vegetation to be retained on the Site, including the mature vegetation in the north-western corner and the Riparian Corridor adjacent to Ropes Creek in accordance with the Vegetation Management Plan (VMP) prepared under Condition D91;

7. Delete '172' and '4.41' in Condition D90 and insert 173 and 4.38 as follows:

D90. Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must retire 173 ecosystem credits to offset the removal of 4.38 hectares of native vegetation on the Site.

8. Delete Condition D91 and Condition D92.

9. Insert new Condition D91 and heading as follows:

Vegetation Management Plan

D91. Within 12 months of the date of the approval of MOD 1, or as otherwise agreed with the Planning Secretary, the Applicant must prepare and implement a VMP for the restoration and rehabilitation of 4.2 ha of Riparian Corridor adjacent to Ropes Creek to meet the objectives of the *Water Management Act 2000*.

In the Appendices

10. In Appendix 1, delete the schedule of approved drawings and replace with the following schedule:

Architectural Plans prepared by SBA Architects		
Drawing	Title	Date
OAK MP 02 (AWD)	SSDA Estate Masterplan	24 February 2020
OAK MP 03 (X)	Western North South Link Road	21 Sept 2018
OAK MP 07 (U)	Indicative Ultimate Lot Layout	21 Sept 2018
OAK MP 13 (S)	Fire Protection Plan	21 Sept 2018
OAK MP 14 (Y)	Biodiversity Management Plan	21 Sept 2018

Landscape Plans prepared by Site Image Architects			
Drawing	Title	Issue	Date
LC-002	Landscape Concept Master Plan	H	19.06.2019
LC-003	Landscape Concept Master Plan	H	19.06.2019
LC-004	Vegetation Typologies	H	19.06.2019
LC-005	Vegetation Typologies	H	19.06.2019
LC-006	Vegetation Typologies – Indicative Species List and Reference Table	H	19.06.2019
LC-007	Typical Landscape Site Section	H	19.06.2019
LC-008	Street Tree Master Plan	G	11.10.2018
LC-009	Streetscape Typical Detail	H	19.06.2019
LC-010	Signage Landscape Treatment	H	19.06.2019
LC-011	Boundary Landscape Treatment Key Plan	G	11.10.2018
LC-012	Western Boundary Treatment Plan	G	11.10.2018
LC-013	Western Boundary Treatment Section A & B	H	19.06.2019
LC-014	Western Boundary Treatment Section C & D	H	19.06.2019
LC-015	Western Boundary Treatment Sections E & F	H	19.06.2019
LC-016	Southern Boundary Treatment Section G, H & I	H	19.06.2019
LC-017	Southern Boundary Treatment Sections J & K	H	19.06.2019

Civil Plans prepared by AT&L			
Drawing	Title	Issue	Date
15-272-C0000	Cover Sheet	A5	24-07-19
15-272-C0001	General Arrangement Master Plan	A8	19-02-20
15-272-C0002	Existing Site Plan	A6	24-07-19
15-272-C0003	Precinct Plan	A5	24-07-19
15-272-C0006	Cut/Fill Plan	A6	20-03-20
15-272-C0007	Stormwater Drainage Catchment Plan (Pre-Developed)	A5	24-07-19
15-272-C0008	Stormwater Drainage Catchment Plan (Developed)	A5	24-07-19
15-272-C0009	Erosion and Sediment Control Master Plan	A4	24-07-19
15-272-C0010	Typical Sections Sheet 1	A7	20-03-20
15-272-C0011	Typical Sections Sheet 2	A5	24-07-19
15-272-C0012	Typical Sections Sheet 3	A7	20-03-20
15-272-C0013	Typical Sections Sheet 4	A4	24-07-19

11. In Appendix 2, delete the schedule of approved drawings and replace with the following schedule:

Architectural Plans prepared by SBA Architects		
Drawing	Title	Date
OAK MP 04 (Z)	SSDA Stage 1 Development – Precinct 1	21 Sept 2018
OAK MP 05 (Z)	Precinct 1 Plan	21 Sept 2018
OAK MP 12 (12)	Signage Precinct 1 Plan	21 Sept 2018

Architectural Plans prepared by SBA Architects		
Building 1A plans prepared by SBA Architects		
OAK 1A DA 10 (H)	Site Plan/Floor Plan	04 May 2018
OAK 1A DA 11 (C)	Roof Plan	03 April 2017
OAK 1A DA 12 (C)	Office Plan – Ground Floor	06 Sept 2016
OAK 1A DA 13 (c)	Office Plan – First Floor	06 Sept 2016
OAK 1A DA 14 (C)	Elevations Office	06 Sept 2016
OAK 1A DA 15 (C)	Elevations 1A	03 April 2017
OAK 1A DA 16 (D)	Sections	4 May 2018
Building 1B plans prepared by SBA Architects		
OAK 1B DA 20 (F)	Site Plan/Floor Plan	17 April 2018
OAK 1B DA 21 (C)	Roof Plan	06 Sept 2016
OAK 1B DA 22 (B)	Office Plan	06 Sept 2016
OAK 1B DA 24 (B)	Elevations Office	06 Sept 2016
OAK 1B DA 25(B)	Elevations 1B	06 Sept 2016
OAK 1B DA 26 (B)	Sections	06 Sept 2016
Building 1C plans prepared by SBA Architects		
OAK 1C DA 30 (H)	Site Plan/Floor Plan	17 April 2018
OAK 1C DA 31 (C)	Roof Plan	03 April 2017
OAK 1C DA 32 (B)	Office Plan – Ground Floor	06 Sept 2016
OAK 1C DA 33 (B)	Office Plan – First Floor	06 Sept 2016
OAK 1C DA 34 (B)	Elevations Office	06 Sept 2016
OAK 1C DA 35 (C)	Elevations Sheet 1	03 April 2017
OAK 1C DA 36 (C)	Elevations Sheet 2	03 Sept 2017
OAK 1C DA 37 (C)	Sections	03 April 2017

Landscape Plans prepared by Site Image Landscape Architects			
Drawing	Title	Issue	Date
ELW-101	-	G	11.10.2018
ELW-102	-	G	11.10.2018
ELW-103	-	G	11.10.2018
ELW-104	-	G	11.10.2018
ELW-105	-	G	11.10.2018
ELW-106	-	G	11.10.2018
ELW-107	-	G	11.10.2018
ELW-108	-	G	11.10.2018
ELW-109	-	G	11.10.2018
ELW-110	-	G	11.10.2018
ELW-111	-	G	11.10.2018
ELW-112	-	G	11.10.2018
ELW-113	-	G	11.10.2018
ELW-114	-	G	11.10.2018
WNSLR-101	-	G	11.10.2018
WNSLR-102	-	G	11.10.2018
ELW-502	Plant Schedule	G	11.10.2018
OLW-001	Precinct 1 Landscape Plan	G	11.10.2018
OLW-501	Planting Palette	G	11-10-2018

Civil Plans prepared by AT&L			
Drawing	Title	Issue	Date
15-272-C0004	Stage 1 SSD Approval Extents Sheet 1 of 2	A7	24-07-19
15-272-C0005	Stage 1 SSD Approval Extents Sheet 2 of 2	A6	24-07-19

Civil Plans prepared by AT&L			
15-272-C0020	Western North-South Link Road General Arrangement Plan	A5	24-07-19
15-272-C0021	Western North-South Link Road Stormwater Drainage Catchment Plan (Pre-Developed)	A5	24-07-19
15-272-C0022	Western North-South Link Road Stormwater Drainage Catchment Plan (Developed)	A5	19-07-19
15-272-C0023	Western North-South Link Road Proposed Land Acquisition Plan	A8	24-07-19
15-272-C1000	Cover Sheet	A6	24-07-19
15-272-C1001	Drawing List	A6	24-07-19
15-272-C1002	General Notes	A6	24-07-19
15-272-C1003	Precinct General Arrangement Plan	A8	24-07-19
15-272-C1004	Typical Site Sections Sheet 1 of 6	A8	20-03-20
15-272-C1005	Typical Site Sections Sheet 2 of 6	A6	24-07-19
15-272-C1006	Typical Site Sections Sheet 3 of 6	A8	20-03-20
15-272-C1007	Typical Site Sections Sheet 4 of 6	A5	24-07-19
15-272-C1008	Typical Site Sections Sheet 5 of 6	A6	20-03-20
15-272-C1009	Typical Site Sections Sheet 6 of 6	A7	20-03-20
15-272-C1010	Typical Road Sections	A5	24-07-19
15-272-C1011	Contour Plan	A6	20-03-20
15-272-C1014	Bulk Earthworks Cut/Fill Plan	A7	20-03-20
15-272-C1015	Earthworks and Stormwater Drainage Plan Sheet 1 of 20	A5	24-07-19
15-272-C1016	Earthworks and Stormwater Drainage Plan Sheet 2 of 20	A5	24-07-19
15-272-C1017	Earthworks and Stormwater Drainage Plan Sheet 3 of 20	A5	24-07-19
15-272-C1018	Earthworks and Stormwater Drainage Plan Sheet 4 of 20	A5	24-07-19
15-272-C1019	Earthworks and Stormwater Drainage Plan Sheet 5 of 20	A5	24-07-19
15-272-C1020	Earthworks and Stormwater Drainage Plan Sheet 6 of 20	A5	24-07-19
15-272-C1021	Earthworks and Stormwater Drainage Plan Sheet 7 of 20	A5	24-07-19
15-272-C1022	Earthworks and Stormwater Drainage Plan Sheet 8 of 20	A5	24-07-19
15-272-C1023	Earthworks and Stormwater Drainage Plan Sheet 9 of 20	A5	24-07-19
15-272-C1024	Earthworks and Stormwater Drainage Plan Sheet 10 of 20	A5	24-07-19
15-272-C1025	Earthworks and Stormwater Drainage Plan Sheet 11 of 20	A5	24-07-19
15-272-C1026	Earthworks and Stormwater Drainage Plan Sheet 12 of 20	A5	24-07-19
15-272-C1027	Earthworks and Stormwater Drainage Plan Sheet 13 of 20	A5	24-07-19
15-272-C1028	Earthworks and Stormwater Drainage Plan Sheet 14 of 20	A5	24-07-19
15-272-C1029	Earthworks and Stormwater Drainage Plan Sheet 15 of 20	A6	24-07-19

Civil Plans prepared by AT&L			
15-272-C1030	Earthworks and Stormwater Drainage Plan Sheet 16 of 20	A5	24-07-19
15-272-C1031	Earthworks and Stormwater Drainage Plan Sheet 17 of 20	A5	24-07-19
15-272-C1032	Earthworks and Stormwater Drainage Plan Sheet 18 of 20	A5	24-07-19
15-272-C1033	Earthworks and Stormwater Drainage Plan Sheet 19 of 20	A5	24-07-19
15-272-C1034	Earthworks and Stormwater Drainage Plan Sheet 20 of 20	A5	24-07-19
15-272-C1040	Roadworks and Stormwater Drainage Plan Sheet 1 of 10	A5	24-07-19
15-272-C1041	Roadworks and Stormwater Drainage Plan Sheet 2 of 10	A5	24-07-19
15-272-C1042	Roadworks and Stormwater Drainage Plan Sheet 3 of 10	A5	24-07-19
15-272-C1043	Roadworks and Stormwater Drainage Plan Sheet 4 of 10	A5	24-07-19
15-272-C1044	Roadworks and Stormwater Drainage Plan Sheet 5 of 10	A5	24-07-19
15-272-C1045	Roadworks and Stormwater Drainage Plan Sheet 6 of 10	A5	24-07-19
15-272-C1046	Roadworks and Stormwater Drainage Plan Sheet 7 of 10	A5	24-07-19
15-272-C1047	Roadworks and Stormwater Drainage Plan Sheet 8 of 10	A5	24-07-19
15-272-C1048	Roadworks and Stormwater Drainage Plan Sheet 9 of 10	A4	24-07-19
15-272-C1049	Roadworks and Stormwater Drainage Plan Sheet 10 of 10	A4	24-07-19
15-272-C1050	Road and Longitudinal Sections Sheet 1 of 5	A5	24-07-19
15-272-C1051	Road and Longitudinal Sections Sheet 2 of 5	A5	24-07-19
15-272-C1052	Road and Longitudinal Sections Sheet 3 of 5	A5	24-07-19
15-272-C1053	Road and Longitudinal Sections Sheet 4 of 5	A5	24-07-19
15-272-C1054	Road and Longitudinal Sections Sheet 5 of 5	A5	24-07-19
15-272-C1058	Western Boundary Layout and Sections	A5	20-03-20
15-272-C1059	Southern Boundary Layout and Sections	A4	24-07-19
15-272-C1062	Bio-Retention Basin 2 and 3 Detail Plan Sheet 1 of 2	A5	24-07-19
15-272-C1063	Bio-Retention Basin 2 and 3 Detail Plan Sheet 2 of 2	A4	24-07-19
15-272-C1064	Bio-Retention Basin 4 Detail Plan Sheet 1 of 2	A3	24-07-19
15-272-C1065	Bio-Retention Basin 4 Detail Plan Sheet 2 of 2	A5	24-07-19
15-272-C1066	Bio-Retention Basin 5 Detail Plan	A5	24-07-19
15-272-C1068	Stormwater Drainage Catchment Plan (Pre-developed)	A4	24-07-19
15-272-C1069	Stormwater Drainage Catchment Plan (Post-developed)	A4	24-07-19
15-272-C1070	Retaining Wall General Arrangement Plan	A6	24-07-19
15-272-C1071	Retaining Wall Profiles Sheet 1 of 7	A5	24-07-19
15-272-C1072	Retaining Wall Profiles Sheet 2 of 7	A5	24-07-19
15-272-C1073	Retaining Wall Profiles Sheet 3 of 7	A5	24-07-19
15-272-C1074	Retaining Wall Profiles Sheet 4 of 7	A5	24-07-19
15-272-C1075	Retaining Wall Profiles Sheet 5 of 7	A6	20-03-20

Civil Plans prepared by AT&L			
15-272-C1076	Retaining Wall Profiles Sheet 6 of 7	A5	24-07-19
15-272-C1077	Retaining Wall Profiles Sheet 7 of 7	A3	21-09-18
12-272-C1080	Stage 1 Services and Utilities Coordination Plan Sheet 1 of 6	A5	24-07-19
12-272-C1081	Stage 1 Services and Utilities Coordination Plan Sheet 2 of 6	A5	24-07-19
12-272-C1082	Stage 1 Services and Utilities Coordination Plan Sheet 3 of 6	A5	24-07-19
12-272-C1083	Stage 1 Services and Utilities Coordination Plan Sheet 4 of 6	A5	24-07-19
12-272-C1084	Stage 1 Services and Utilities Coordination Plan Sheet 5 of 6	A5	24-07-19
12-272-C1085	Stage 1 Services and Utilities Coordination Plan Sheet 6 of 6	A5	24-07-19
12-272-C1086	Existing Transgrid Overhead Electrical Cables Plan	A5	24-07-19
12-272-C1087	Existing Transgrid Overhead Electrical Cables and Longitudinal Sections	A5	24-07-19
12-272-C1088	Existing Transgrid Overhead Electrical Cables Typical Sections Sheet 1 of 2	A5	24-07-19
12-272-C1089	Existing Transgrid Overhead Electrical Cables Typical Sections Sheet 2 of 2	A5	24-07-19
12-272-C1090	Erosion and Sediment Control Plan Sheet 1 of 7	A5	24-07-19
12-272-C1091	Erosion and Sediment Control Plan Sheet 2 of 7	A5	24-07-19
12-272-C1092	Erosion and Sediment Control Plan Sheet 3 of 7	A5	24-07-19
12-272-C1093	Erosion and Sediment Control Plan Sheet 4 of 7	A5	24-07-19
12-272-C1094	Erosion and Sediment Control Plan Sheet 5 of 7	A5	24-07-19
12-272-C1095	Erosion and Sediment Control Plan Sheet 6 of 7	A5	24-07-19
12-272-C1096	Erosion and Sediment Control Plan Sheet 7 of 7	A5	24-07-19
12-272-C1097	Erosion and Sediment Control Details	A4	24-07-19
15-272-C2003	General Arrangement Plan	A3	21-09-18
15-272-C2010	Siteworks and Stormwater Drainage Plan Sheet 1 of 15	A3	21-09-18
15-272-C2011	Siteworks and Stormwater Drainage Plan Sheet 2 of 15	A3	21-09-18
15-272-C2012	Siteworks and Stormwater Drainage Plan Sheet 3 of 15	A3	21-09-18
15-272-C2013	Siteworks and Stormwater Drainage Plan Sheet 4 of 15	A3	21-09-18
15-272-C2014	Siteworks and Stormwater Drainage Plan Sheet 5 of 15	A3	21-09-18
15-272-C2015	Siteworks and Stormwater Drainage Plan Sheet 6 of 15	A3	21-09-18
15-272-C2016	Siteworks and Stormwater Drainage Plan Sheet 7 of 15	A3	21-09-18
15-272-C2017	Siteworks and Stormwater Drainage Plan Sheet 8 of 15	A3	21-09-18
15-272-C2018	Siteworks and Stormwater Drainage Plan Sheet 9 of 15	A3	21-09-18
15-272-C2019	Siteworks and Stormwater Drainage Plan Sheet 10 of 15	A3	21-09-18
15-272-C2020	Siteworks and Stormwater Drainage Plan Sheet 11 of 15	A3	21-09-18

Civil Plans prepared by AT&L			
15-272-C2021	Siteworks and Stormwater Drainage Plan Sheet 12 of 15	A3	21-09-18
15-272-C2022	Siteworks and Stormwater Drainage Plan Sheet 13 of 15	A3	21-09-18
15-272-C2023	Siteworks and Stormwater Drainage Plan Sheet 14 of 15	A3	21-09-18
15-272-C2024	Siteworks and Stormwater Drainage Plan Sheet 15 of 15	A3	21-09-18
15-272-C2030	Pavement Plan	A3	21-09-18
15-272-C3003	General Arrangement Plan	A3	21-09-18
15-272-C3010	Typical Road Sections	A3	21-09-18
15-272-C3020	Roadworks Plan and Longitudinal Section Sheet 1 of 5	A3	21-09-18
15-272-C3021	Roadworks Plan and Longitudinal Section Sheet 2 of 5	A3	21-09-18
15-272-C3022	Roadworks Plan and Longitudinal Section Sheet 3 of 5	A3	21-09-18
15-272-C3023	Roadworks Plan and Longitudinal Section Sheet 4 of 5	A3	21-09-18
15-272-C3024	Roadworks Plan and Longitudinal Section Sheet 5 of 5	A3	21-09-18
15-272-C3030	Road Longitudinal Sections	A3	21-09-18
15-272-C3040	Bridge Elevation and Typical Section	A4	04-10-18
15-272-C3050	Stormwater Drainage Plan Sheet 1 of 5	A3	21-09-18
15-272-C3051	Stormwater Drainage Plan Sheet 2 of 5	A3	21-09-18
15-272-C3052	Stormwater Drainage Plan Sheet 3 of 5	A3	21-09-18
15-272-C3053	Stormwater Drainage Plan Sheet 4 of 5	A3	21-09-18
15-272-C3054	Stormwater Drainage Plan Sheet 5 of 5	A3	21-09-18
15-272-C3058	Stormwater Drainage Catchment Plan (Post-Developed)	A2	21-09-18
15-272-C3060	Bio-Retention Basin NO. 1 Detail Plan	A3	21-09-18
15-272-C3070	Pavement Plan Sheet 1 of 5	A3	21-09-18
15-272-C3071	Pavement Plan Sheet 2 of 5	A3	21-09-18
15-272-C3072	Pavement Plan Sheet 3 of 5	A3	21-09-18
15-272-C3073	Pavement Plan Sheet 4 of 5	A3	21-09-18
15-272-C3074	Pavement Plan Sheet 5 of 5	A2	21-09-18
15-272-C3080	Retaining Wall Plan and Elevation	A1	21-09-18
15-272-C3081	Retaining Wall Sections Sheet 1 of 4	A1	21-09-18
15-272-C3082	Retaining Wall Sections Sheet 2 of 4	A1	21-09-18
15-272-C3083	Retaining Wall Sections Sheet 3 of 4	A1	21-09-18
15-272-C3084	Retaining Wall Sections Sheet 4 of 4	A1	21-09-18

12. In Appendix 7, delete Table 8 and replace with the following table:

Table 8: Applicant's Mitigation Measures

Issue	SSDA Component	Mitigation and Management
Construction Management		
General Construction Management	Stage 1 Development	<ul style="list-style-type: none"> • A CEMP to be prepared for the OWE Stage 1 Development capturing standard and specific management and mitigation measures as described in the SSDA, EIS and supporting technical documents.
Operational Management		
General Operational Management	Concept Proposal Stage 1 Precinct Development	<ul style="list-style-type: none"> • An OEMP to be prepared for the OWE capturing standard and specific operational management and mitigation measures as described in the SSDA, EIS and supporting technical documents.
Transport		
Construction Traffic	Stage 1 Development	<ul style="list-style-type: none"> • Preparation of a CTMP to form part of the CEMP addressing issues such as: <ul style="list-style-type: none"> – Truck haul routes, delivery schedules and curfews; – Protocols for the management of construction traffic moving onto and off the site.
Urban Design and Visual		
Site Layout and Design	Concept Proposal	<ul style="list-style-type: none"> • Future development of the OWE to proceed in accordance with the approved Development Concept Proposal and DCP.
Development Controls	Concept Proposal	<ul style="list-style-type: none"> • Design and development controls to be established for the OWE in the form of a DCP to guide future development on the site.
Visual Impact	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> • Design and development controls to be established for the OWE in the form of a DCP to guide future development on the site. • Landscaping of key interfaces including the western boundary to minimise visual impact.
Soils and Water		
Water Usage	Stage 1 Development	<ul style="list-style-type: none"> • Rainwater tanks to be provided for each development site with size determined in accordance with Penrith Council DCP requirements. • Irrigation and toilet flushing for development to be plumbed to rainwater tanks. • Consideration to be given to other possible rainwater reuse opportunities such as for truck washing. • Measures and considerations for the minimisation of water use during construction and operation to be incorporated into CEMP and OEMP as relevant.

Issue	SSDA Component	Mitigation and Management
Soils	Stage 1 Development	<ul style="list-style-type: none"> • Mitigation measures inherent to the civil design of the proposal. • Sedimentation and erosion control measures are proposed as detailed in the Civil Design and Infrastructure Package and Traffic and Transport Impact Assessment.
Salinity	Stage 1 Development	<ul style="list-style-type: none"> • A Salinity Management Plan has been prepared for the proposed development. • Management measures described in the Salinity Management Plan to be adopted in the CEMP and OEMP as relevant.
Contamination	Stage 1 Development	<ul style="list-style-type: none"> • Identified areas of potential contamination to be subject to further investigation prior to the development of affected land.
Earthworks	Stage 1 Development	<ul style="list-style-type: none"> • Civil design achieves appropriate site levels with minimal impact upon hydrology. • Import of fill to be managed in accordance with CEMP. • Erosion and sediment controls included in the SSDA package.
Mineral Resources	Concept Proposal	<ul style="list-style-type: none"> • No mitigation required provided that mining activities under the existing mining lease applying to land to the east of the site (ref. ML1636) would not be constrained by the OWE development.
Surface Water	Stage 1 Development	<ul style="list-style-type: none"> • Stormwater issues addressed through design measures incorporated into proposed development. • Stormwater management system designed to meet the requirements of Penrith Council's Engineering Works and WSUD guidelines and relevant NOW guidelines. • Detailed on-lot stormwater for future stages of the OWE to be designed and assessed under future applications.
Groundwater	Stage 1 Development	<ul style="list-style-type: none"> • Methods and management of any required dewatering required during construction works to be detailed in the CEMP.

Issue	SSDA Component	Mitigation and Management
Flooding	Stage 1 Development	<ul style="list-style-type: none"> ● OSD designed to ensure that development does not increase stormwater peak flows in downstream areas for events up to and including 1:100-year ARI. ● OSD designed to mitigate post-development flows to pre-development flows for peak ARI events. ● Finished floor levels to have minimum 500mm freeboard to 100-year overland flows. ● Flood impacts on TransGrid easement would be mitigated through minor compensatory earthworks on the floodplain to convey locally diverted flows. These works are detailed in the civil drawings included in the SSDA package.
Water Quality	Stage 1 Development	<ul style="list-style-type: none"> ● Erosion and sediment controls as detailed in SSDA package to be implemented through CEMP. ● Stormwater to be treated to compliant levels prior to discharge. ● Gross Pollutant Trap (GPT) to be installed within each development site on the final downstream stormwater pit prior to discharge. ● WSUD measures adopted to achieve target reductions for the OWE: <ul style="list-style-type: none"> □ 85% Total Suspended Solids □ 60% Total Phosphorus □ 45% Total Nitrogen □ 90% Gross Pollutants
Infrastructure		
Capacity and Upgrades	Concept Proposal	<ul style="list-style-type: none"> ● Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 4.0 of the EIS, dated 1 November 2017; and Section 4.0 of MOD1 EIS, dated 9 December 2019.
Delivery and Staging	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> ● Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 4.0 of the EIS, dated 1 November 2017; and Section 4.0 of MOD1 EIS, dated 9 December 2019. ● Staging of development of the OWE would be aligned with infrastructure and services delivery.
TransGrid Easement	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> ● Further consultation would be undertaken with TransGrid in relation to potential impacts and required mitigation.
Other Environmental Issues		

Issue	SSDA Component	Mitigation and Management
Flora and Fauna	Concept Proposal Stage Development	<ul style="list-style-type: none"> • Implementation of the Biodiversity Offset Strategy for the site. • Preparation of a Flora and Fauna Management Plan for the site to inform the CEMP and OEMP as relevant to manage potential impacts to biodiversity during construction and operation. • Retained areas of native vegetation, including the Ropes Creek riparian corridor, will be rehabilitated and/or restored and conserved in perpetuity under a Biodiversity Stewardship Agreement to be entered into with the Biodiversity Conservation Trust. • Other areas of the site including road batters, embankments and bio-retention basins will be planted with native plant species and turf species as specified in the Landscape Planting Schedule. • Ongoing maintenance and management of these areas in accordance with the provisions of both the Biodiversity Management Action Plan and Landscape Management Plan.
Waterways and Riparian Lands		<ul style="list-style-type: none"> • Restoration and ongoing management of Ropes riparian corridor to be in accordance with the Biodiversity Management Action Plan

**End of modification
(SSD 7348 MOD 1)**

Modification of Development Consent

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

As delegate for the Minister for Planning and Public Spaces, under delegation executed on 9 March 2020, 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 24 MARCH

2020

File: EF20/2466

SCHEDULE 1

Application Number:	SSD 7348
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389 2 Aldington Road, Kemp Creek NSW 2178
Development:	A Concept Proposal including: <ul style="list-style-type: none">• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and• development controls A Stage 1 Development including: <ul style="list-style-type: none">• bulk earthworks across all five stages including retaining walls and noise walls;• lead in services including but not limited to drainage, power, sewer, water and telecommunications;• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;• Western North-South Link Road and associated subdivision, basins and drainage;• estate roads 1, 2 and 6 and eastern part of road 7;• landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot• subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;

- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

Date of Original Consent: 13 September 2019

Modification: SSD 7348 MOD 4 – Inclusion of an additional lot in subject site and carrying out works in the additional lot

SCHEDULE 2

This consent is modified as follows:

In Schedule 1

1. Insert Lot 9 DP 1157476, 57-87 Lockwood Road, Erskine Park NSW 2759 in the site description.
2. Replace development description with the following:

A Concept Proposal including:

- concept layout of 22 warehouse buildings inclusive of dock offices and ancillary office providing 476,000 square metres of gross lettable area, built over five development stages;
- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls.

A Stage 1 Development including:

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot;
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins;
- works including construction of signals at Lenore Drive/Grady Crescent/WNSLR intersection; and
- works within Lot 9 DP1157476 including reconfiguration of car park, relocation of car park access on Lockwood Road, infrastructure, landscaping and all works associated with the WNSLR.

In Schedule D

3. Insert new Condition D47(A) after Condition D47 as follows:

D47(A) Prior to the commencement of construction of car park access for Lot 9, DP1157476 (57-87 Lockwood Road, Erskine Park NSW 2759), the Applicant must submit a Section 138 Application (including payment of fees together with any applicable bonds) to Penrith City Council for obtaining a *Roads Act 1993* approval. The Section 138 Application may include but is not limited to the following works:

- vehicular crossings (including kerb reinstatement of redundant vehicular crossings);
- road opening for utilities and stormwater (including stormwater connection to Council infrastructure); and
- road occupancy or road closures.

All works shall be carried out in accordance with the *Roads Act 1993* approval, the development consent including the stamped approved plans, and Penrith City Council's specifications.

Note: contact Penrith City Council's City Works Department on (02) 4732 7777 for further information regarding the application process.

In Appendix 2

4. Insert the following plans:

Civil Plans prepared by AT&L			
Drawing	Title	Issue	Date
15-272-C5006	Typical Road Sections Sheet 1	3	31-01-20
15-272-C5018	Bulk Earthworks Cut/Fill Plan Sheet 1	2	31-01-20
15-272-C5021	Roadworks Plan Sheet 1	4	06-02-20
15-272-C5022	Roadworks Plan Sheet 2	4	31-01-20
15-272-C5033	Carpark Adjustment Siteworks Plans	4	31-01-20
15-272-C5057	Stormwater Drainage Plan Sheet 1	2	31-01-20
15-272-C5063	Subsurface Drainage Plan Sheet 1	2	31-01-20
15-272-C5101	Pavement Plan Sheet 1	3	31-01-20
15-272-C5121	Services and Utilities Coordination Plan Sheet 1	3	06-02-20
15-272-C5122	Services and Utilities Coordination Plan Sheet 2	4	06-02-20
15-272-C5131	Road Furniture Plan Sheet 1	3	31-01-20

Landscape Plans prepared by Scape Design Landscape Architecture			
Drawing	Title	Issue	Date
L.CD.101	Western North South Link Road Landscape Plan Sheet 1	S	14/2/20
L.CD.301	Western North South Link Road Planting & Revegetation Schedule	Q	31/1/20



22 April 2020

The Director,
Compliance Monitoring Section,
Department of Environment
GPO Box 787,
Canberra,
ACT 2601

Dear Sir/Madam

DEVELOPMENT CONSENT: SSD 7348

PROJECT: Oakdale West Estate Commercial Development, NSW (EPBC 2017/7952)

With reference to the Development Consent noted above, Goodman Property Services (Aust) Pty Ltd confirm that we represent the approval holder and now write to advise that the NSW conditions of consent have been modified by SSD7348 MOD 2.

For reference, please find attached the relevant approval.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alasdair".

Alasdair Cameron
Senior Project Manager

Modification of Development Consent

Section 4.55(2) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, under delegation executed on 9 March 2020, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Anthea Sargeant
Executive Director
Regions, Industry and Key Sites

Sydney

21/4/2020

SCHEDULE 1

Applicant Number:	SSD 7348
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389 2 Aldington Road, Kemps Creek NSW 2178
For the following:	A Concept Proposal including: <ul style="list-style-type: none">• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and• development controls A Stage 1 Development including: <ul style="list-style-type: none">• bulk earthworks across all five stages including retaining walls and noise walls;• lead in services including but not limited to drainage, power, sewer, water and telecommunications;• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;• Western North-South Link Road and associated subdivision, basins and drainage;• estate roads 1, 2 and 6 and eastern part of road 7;• landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention

basins and the amenity lot subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;

- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

Date of Original Consent: 13 September 2019

Modification: SSD 7348 MOD 2 – Modifications to Concept Proposal and Stage 1 DA

SCHEDULE 2

This consent is modified as follows:

In Definitions:

1. Delete the definition for Development, and replace with:

Development The development described in the EIS and RtS, including construction and operation of 22 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent, as shown on the plans in Appendix 1, Appendix 2 and Appendix 3 and as modified by SSD 7348 MOD 1, SSD 7348 MOD 2, SSD 7348 MOD 3 and SSD 7348 MOD 4.

2. Insert the following definition in alphabetical order:

Building 1A Warehouse building 1A including high-bay (39 metres) and low-bay (28 metres) components, located on Lot 1A as described in the EIS and RtS for MOD 2

SSD 7348 MOD 2 The section 4.55(2) modification application prepared by Goodman Property Services (Aust) Pty Ltd titled 'Section 4.55(2) Modification Applicant (SSD 7348 MOD 2) Oakdale West Estate – Amendments to Concept Plan and Stage 1 Development', dated 12 December 2019.

In Schedule B: Conditions for the Concept Proposal

3. Replace Table 1 in Condition B9 as follows:

Table 1: GLA Maximum for Concept Proposal

Land Use	Maximum GLA square metres (m ²)
Total Warehousing	529,101
Total Office	23,374
Other	4,349
Total GLA	556,824

4. Insert the following Note after Table 1 in Condition B9 as follows:

Note: Other includes but is not limited to the skybridge, gatehouse, dangerous goods store and energy complex in Building 1A.

5. Insert Condition B9(g) after Condition B9(f) as follows:

B9(g) all traffic associated with operation of the Development shall use the West North South Link Road, and the future SLR, to access the site and shall not use Bakers Lane or Aldington Road.

6. Insert the additional text into the row titled “Height” in Table 2 in Condition B10 as follows:

Table 1: Development Controls

Development Aspect	Control
- Building 1A	39 m

7. Insert the following words into Condition B11, after the words “no warehouse building in the Concept Proposal”:

B11. except Building 1A in Precinct 1,

8. Insert a new row in Table 3 in Condition B18 as follows:

Table 2: Noise Limits dB(A)

Location	Day	Evening	Night	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{AMax}
All other non-associated residences	40 ²	35 ²	35 ²	52

9. Insert the following notes after Table 3 in Condition B18:

Notes:

- Noise generated by the development is to be measured in accordance with the relevant procedures and modifications, including certain meteorological conditions, of the Noise Policy for Industry (EPA, 2017). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.
- or background + 5 dB, whichever is higher.

In Schedule D: Conditions for Stage 1

10. Insert new Condition D6(c) as follows:

D6(c) all construction traffic associated with the Stage 1 warehouse buildings (Buildings 1A, 1B and 1C) must use the West North South Link Road to access the site.

11. Replace Table 4 in Condition D6 as follows:

Table 3: GLA Maximum for Stage 1

Land Use	Maximum GLA (m ²)
Total Warehousing	81,286
Total Office	4,151
Other	4,004
Total GLA	89,440

12. Insert the following Note after Table 4 in Condition D6 as follows:

Note: Other includes but is not limited to the skybridge, gatehouse, dangerous goods store and energy complex in Building 1A.

13. Insert new Condition D43A as follows:
- D43A Prior to construction of any signage for Stage 1, the Applicant must consult with Council on the final signage strategy and obtain approval of the final signage strategy from the Planning Secretary.
14. Insert new Condition D45A as follows:
- D45A Prior to construction of Building 1A, the Applicant must submit a final architectural design for Building 1A detailing building articulation, colour schemes and signage. The Applicant must not commence construction of Building 1A until the final architectural design is approved by the Planning Secretary.
15. Insert the additional words in Condition D65(i) after the words 'construction traffic management approved under':
- 'MOD 2 and'
16. Replace Condition D69(b) with the following:
- D69(b) parking for Stage 1 is provided in accordance with the EIS and RtS for MOD 2;
17. Insert new Condition D69A as follows:
- Operational Traffic Management Plan**
- D69A The Applicant must prepare an Operational Traffic Management Plan (OTMP) for Stage 1. The OTMP must form part of the OEMP required by condition D130 and must:
- (a) be prepared by a suitably qualified and experienced expert, in consultation with Council and TfNSW;
 - (b) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (c) include measures to maintain road safety and network efficiency;
 - (d) detail measures to minimise traffic noise, including procedures for receiving and addressing complaints from the community about Stage 1 related traffic and noise;
 - (e) include a Driver's Code of Conduct that addresses:
 - (i) travelling speeds and adherence to site-specific speed limits;
 - (ii) procedures to ensure drivers adhere to designated heavy vehicle routes; and
 - (iii) procedures to ensure drivers implement safe driving practices.
18. Insert new Condition D69B as follows:
- D69B The Applicant must:
- (a) not commence operation of Stage 1 until the OTMP required by condition D69A is approved by the Planning Secretary; and
 - (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of operation.
19. Insert new Condition D75(c)(v) after D75(b)(iv) as follows:
- (v) include monitoring during the night-time to confirm the development complies with the sleep disturbance limits in Condition B18.
20. Insert new Condition D75(c) as follows:
- Noise Barrier**
- D75(c) The Applicant must install the noise barrier as shown on Figure 7B in Appendix 5, no later than 31 October 2020, unless the noise barrier is installed in accordance with Condition D75(a).
21. Delete Condition D109 and replace it with new Condition D109 as follows:

D109. The storage of dangerous goods in Building 1A must not exceed the quantities provided in Table 6.

Table 6: Maximum storage quantities of dangerous goods

Class	Description	Packing Group	Quantity (kg)
1.4s	Explosives	n/a	20,000
2.1	Flammable gas (LPG)	n/a	7,500L /4125
2.1	Flammable Gas (LPG) – kitchen	n/a	450L / 247.5
2.1	Flammable gas (aerosols)	n/a	70,000*
2.2	Non-flammable, non-toxic gas (aerosols)	n/a	25,000
3	Flammable liquids	II & III	300,000
4.1	Flammable solids	III	24,000
5.1	Oxidising agents	III	25,000
6.1	Toxic substances	III	45,000
8	Corrosive substances	II & III	45,000
9	Miscellaneous Dangerous Goods	III	105,000

*This refers to the quantity of LPG within the aerosols and not the total package weight. The LPG content within the cannisters is typically around 25% of product weights.

22. Insert new Condition D109(a) as follows:

Pre-construction

D109(a) The Applicant must prepare the studies set out under subsections (b) to (c) below (the pre-construction studies). Construction, other than of preliminary works that are outside the scope of the hazard studies, must not commence until study recommendations have been considered and, where appropriate, acted upon. The Applicant must submit the studies to the Planning Secretary no later than one month prior to the commencement of construction of Building 1A (other than preliminary works), or within such further period as the Planning Secretary may agree.

- (b) A Fire Safety Study for Building 1A. This study must cover the relevant aspects of the Department of Planning'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'*. The study must meet the requirements of Fire and Rescue NSW.
- (c) A Final Hazard Analysis (FHA) of Building 1A, consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'*. The FHA must report:
 - layout of dangerous goods storage area for specific dangerous goods classes;
 - firewall and fire safety requirement between the dangerous goods storage and Energy Complex 2
 - implementation of all recommendations of the Preliminary Hazard Analysis prepared by RiskCon Engineering dated 24 October 2019
 - compliance with all relevant standards.

Pre-commissioning

- (a) Prior to commissioning Building 1A, the Applicant must develop and implement the plans and systems set out under subsections (b) to (c) below. The Applicant must submit to the Planning Secretary documentation describing the plans and systems no later than two months prior to

the commencement of commissioning of Building 1A, or within such further period as the Planning Secretary may agree.

- (b) A comprehensive Emergency Plan and detailed emergency procedures for Building 1A. This plan must include detailed procedures for the safety of all people outside of the project who may be at risk from the project. The plan must be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.
- (c) A document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. The Safety Management System must be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*. Records must be kept on-site and shall be available for inspection by the Planning Secretary upon request.

Post-startup

Hazard Audit

- (a) Twelve months after the commencement of operation of Building 1A 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 Building 1A and within one month of each audit submit a report to the Planning Secretary.

The audits must be carried out at the Applicant's expense by a qualified person or team, independent of the development, and must be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'*.

- 23. Insert the following into Condition D131(c) after Condition D131(c)(iii):

(iv) Operational Traffic Management Plan (see Condition D69A)

In the Appendices

- 24. Delete Table 7 in Appendix 2 and replace it with the following:

The architectural, landscape and civil plans included in the RtS dated 25 March 2020.

- 25. Replace Figures 3, 4 and 5 in Appendix 2 with two new figures as follows:

Figure 3: Stage 1 DA Detail

Figure 4: Stage 1 Landscape Plan

- 26. Insert new Figure 7B in Appendix 5 as follows:

Figure 7B: Noise Receivers and Noise Wall Locations (MOD 2)

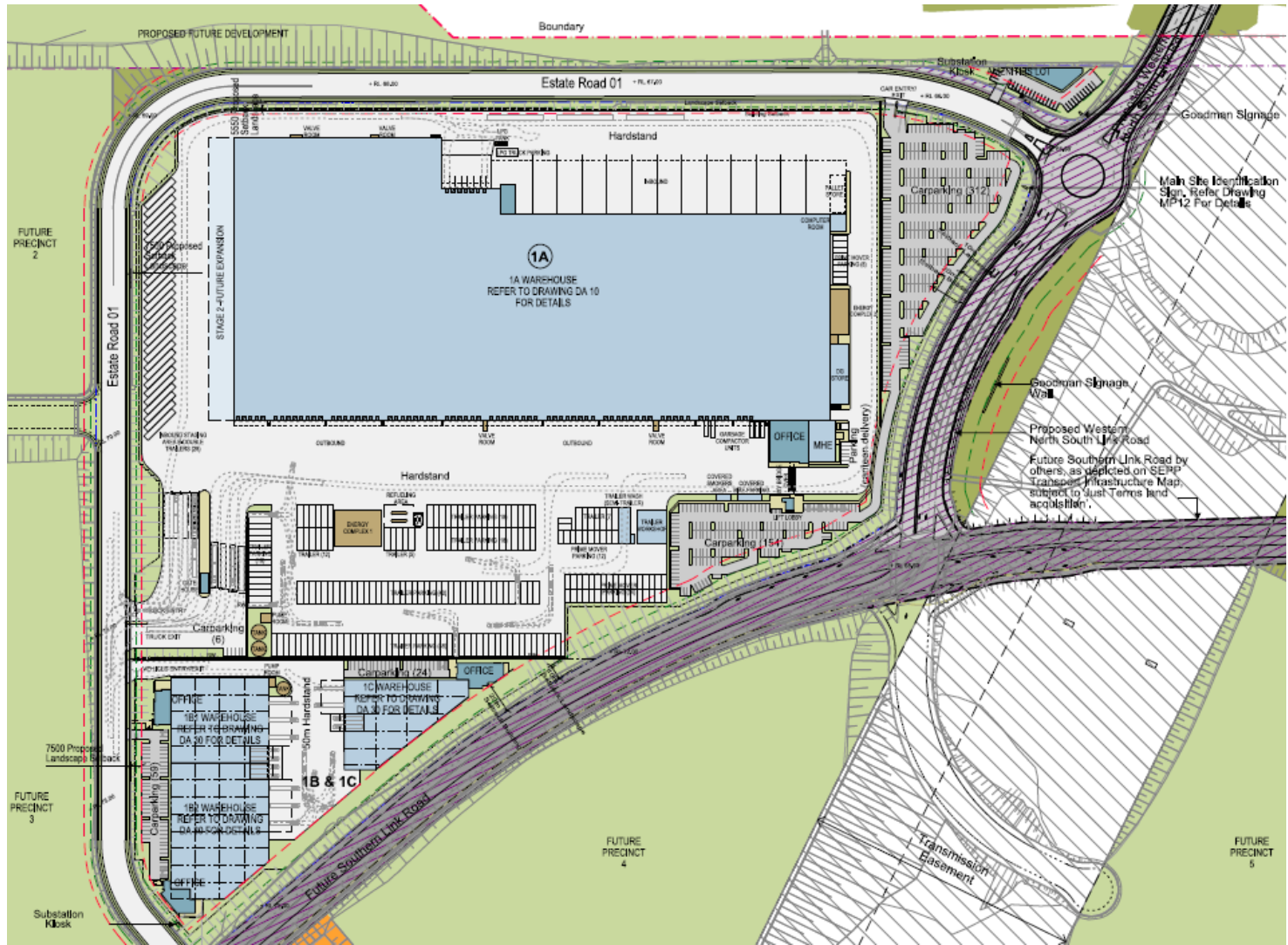


Figure 3: Stage 1 DA Layout



Figure 4: Stage 1 Landscape Plan

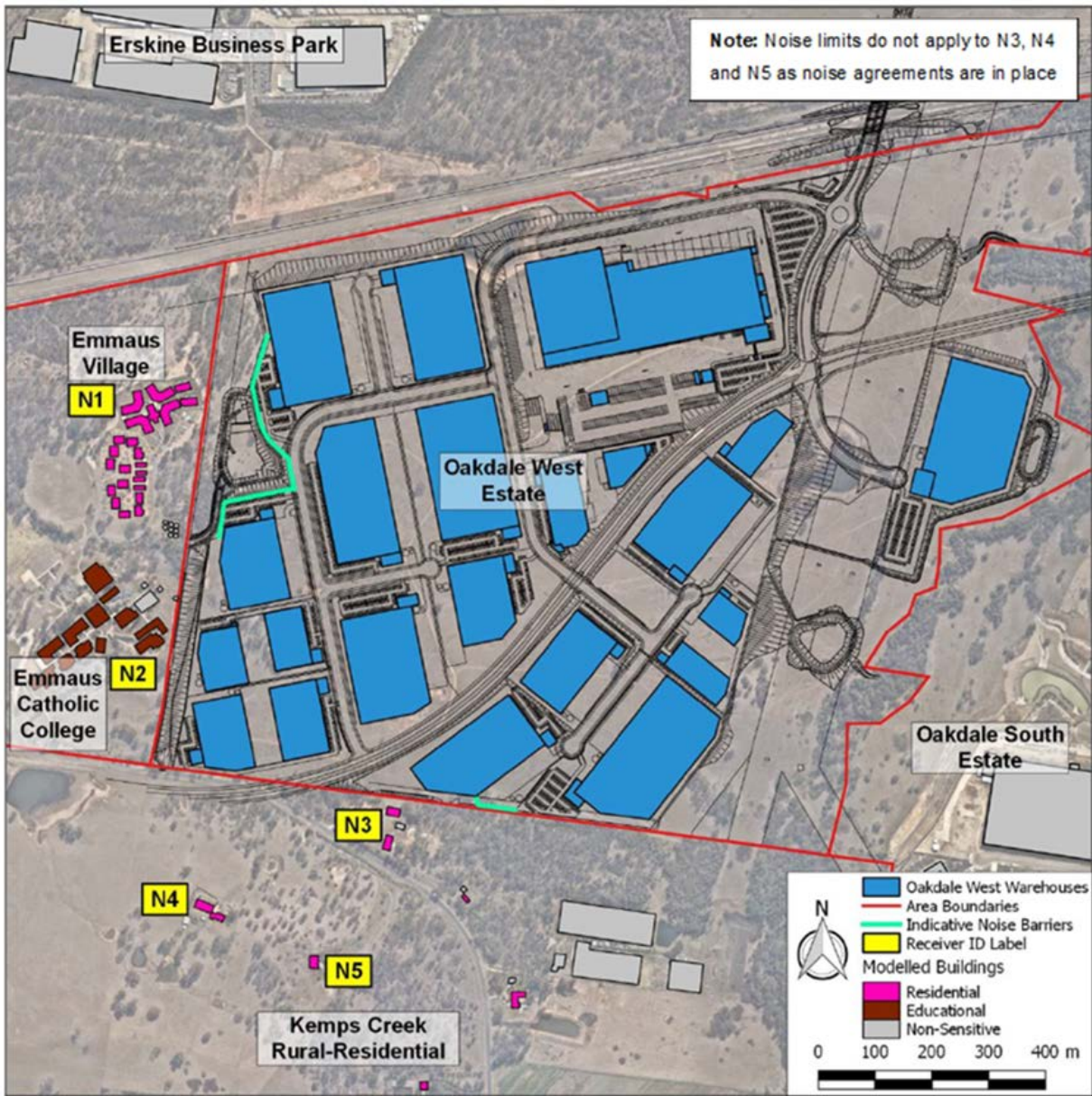


Figure 1B: Noise Receivers and Noise Wall Locations (MOD 2)



20 April 2020

The Director,
Compliance Monitoring Section,
Department of Environment
GPO Box 787,
Canberra,
ACT 2601

Dear Sir/Madam

DEVELOPMENT CONSENT: SSD 7348

PROJECT: Oakdale West Estate Commercial Development, NSW (EPBC 2017/7952)

With reference to the Development Consent noted above, Goodman Property Services (Aust) Pty Ltd confirm that we represent the approval holder and now write to advise that the NSW conditions of consent have been modified by SSD7348 MOD 3.

For reference, please find attached the relevant approval.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alasdair".

Alasdair Cameron
Senior Project Manager

Modification of Development Consent

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

As delegate for the Minister for Planning and Public Spaces, under delegation executed on 9 March 2020, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions outlined in Schedule 2.



Anthea Sargeant
Executive Director
Regions, Industry and Key Sites

Sydney

3/4/2020

File: EF19/29682

SCHEDULE 1

Application Number:	SSD 7348
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389 2 Aldington Road, Kemp Creek NSW 2178
Development:	A Concept Proposal including: <ul style="list-style-type: none">• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and• development controls A Stage 1 Development including: <ul style="list-style-type: none">• bulk earthworks across all five stages including retaining walls and noise walls;• lead in services including but not limited to drainage, power, sewer, water and telecommunications;• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;• Western North-South Link Road and associated subdivision, basins and drainage;• estate roads 1, 2 and 6 and eastern part of road 7;

- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins;
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

Date of Original Consent: 13 September 2019

Modification: SSD 7348 MOD 3 – Modifications to Concept Proposal and Stage 1 DA

SCHEDULE 2

This consent is modified as follows:

In Definitions:

1. Delete the definition for Development, and replace with:

Development	The development described in the EIS and RtS, including construction and operation of 22 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent, as shown on the plans in Appendix 1, Appendix 2 and Appendix 3 and as modified by SSD 7348 MOD 3.
-------------	---

2. Insert the following definition in alphabetical order:

SSD 7348 MOD 3	The section 4.55(1A) modification application prepared by Goodman Property Services (Aust) Pty Ltd titled 'Oakdale West Industrial Estate Concept Plan and Stage 1 Modification (MOD 3 SSD 7348)', January 2020.
----------------	--

In Schedule B: Conditions for the Concept Proposal

3. Delete the words "Lots 2E, 2F, 2G, 2H, 2J and 4A" in Condition B3 and replace with the following:

B3. Lots 3A, 3B, 3C, 3D, 3E, 3F, 3G and 4A

4. Insert new Condition B5(d) after Condition B5(c) as follows:

B5(d) modifications to this consent.

5. Delete the words "Lots 2E, 2F, 2G, 2H, 2J and 4A" in Condition B9(c) and replace with the following:

B9. Lots 3A, 3B, 3C, 3D, 3E, 3F, 3G and 4A

6. Insert new Conditions B9(d), (e) and (f) after Condition B9(c) as follows:

B9(d) any rooftop mechanical plant on buildings on Lots 2C, 2D, 2E, 3A, 3B, 3C, 3D, 3E, 4A, 4B and 4E are not to be operated during the night-time period;

B9(e) forklifts are not to operate during the night-time period on Lots 2C, 2D, 2E, 3B, 3C, 3D, 3E, 4A, 4E and 5A; and

B9(f) vehicles associated with the Development shall adhere to the following speed limits when using estate roads within the Development:

- i) 25 kilometres per hour for heavy vehicles; and
- ii) 40 kilometres per hour for light vehicles.

7. Delete Table 1 in Condition B9 and replace with the following:

Table 1: GLA Maximum for Concept Proposal

Land Use	Maximum GLA square metres (m ²)
Total Warehousing	533,670
Total Office	23,126
Total GLA	556,796

8. Insert the additional text into the row titled “Height” in Table 2 in Condition B10 as follows:

Table 2: Development Controls

Development Aspect	Control
- Building 2B	28 m

9. Insert the following words into Condition B11, after the words “no warehouse building in the Concept Proposal”:

B11. except Building 2B in Precinct 2,

10. Delete Table 3 in Condition B18 and replace with new Table 3 as follows:

Table 3: Noise Limits dB(A)

Location	Day	Evening	Night	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{AMax}
N1 Emmaus Village Residential	44	43	41	52
N3 Kemps Creek – nearest residential property	39	39	37	52
N4 & N5 Kemps Creek – other residences	39	39	37	52
N2 Emmaus Catholic College (school)	When in use: 35 (internal)			

11. Insert the following words into Condition B19, after the words “N3”:

B19. N4 and N5

12. Insert the following words into Condition B20(b), after the words “dated September 2016”:

B20(b). and updated 13 January 2020

In Schedule C: Conditions for Future Development Applications

13. Delete the words “lots 2E, 2F, 2G, 2H, 2J and 4A” in Condition C3 and replace with the following:

C3. lots 3A, 3B, 3C, 3D, 3E, 3F, 3G and 4A

14. Delete the words “lots 2E, 2F, 2G, 2H, 2J and 4A” in Condition C4 and replace with the following:

C4. lots 3A, 3B, 3C, 3D, 3E, 3F, 3G and 4A

15. Insert the following words in Condition C12(b) after the words “dated September 2016”

C12(b) and updated 13 January 2020

16. Delete the words “and 2B” from Condition C16.

In Schedule D: Conditions for Stage 1 DA

17. Insert new Condition D2(f) after Condition D2(e) as follows:

D2(f) in accordance with modifications to this consent.

18. Insert new Condition D35(i) after Condition D35(h) as follows:
D35(i) update the LMP to include modifications to the western bund, bio-retention basin 2/3 and the noise wall approved under MOD 3.
19. Insert new Condition D65(i) after Condition D65(h) as follows:
D65(i) update the CTMP to include modifications to construction traffic management approved under MOD 3.
20. Insert new Conditions D75(a) and D75(b) after Condition D75 as follows:

Noise Barrier

D75(a) The Applicant must install the noise barrier located on the western boundary, as shown on **Figure 7** in **Appendix 5**, to the satisfaction of the Planning Secretary. The noise barrier must be completed no later than 31 October 2020, unless otherwise agreed by the Planning Secretary.

Noise Verification

D75(b) Within three months of commencing operation of any buildings on the site, the Applicant must prepare a noise verification report, to the satisfaction of the Planning Secretary. The noise verification report must:

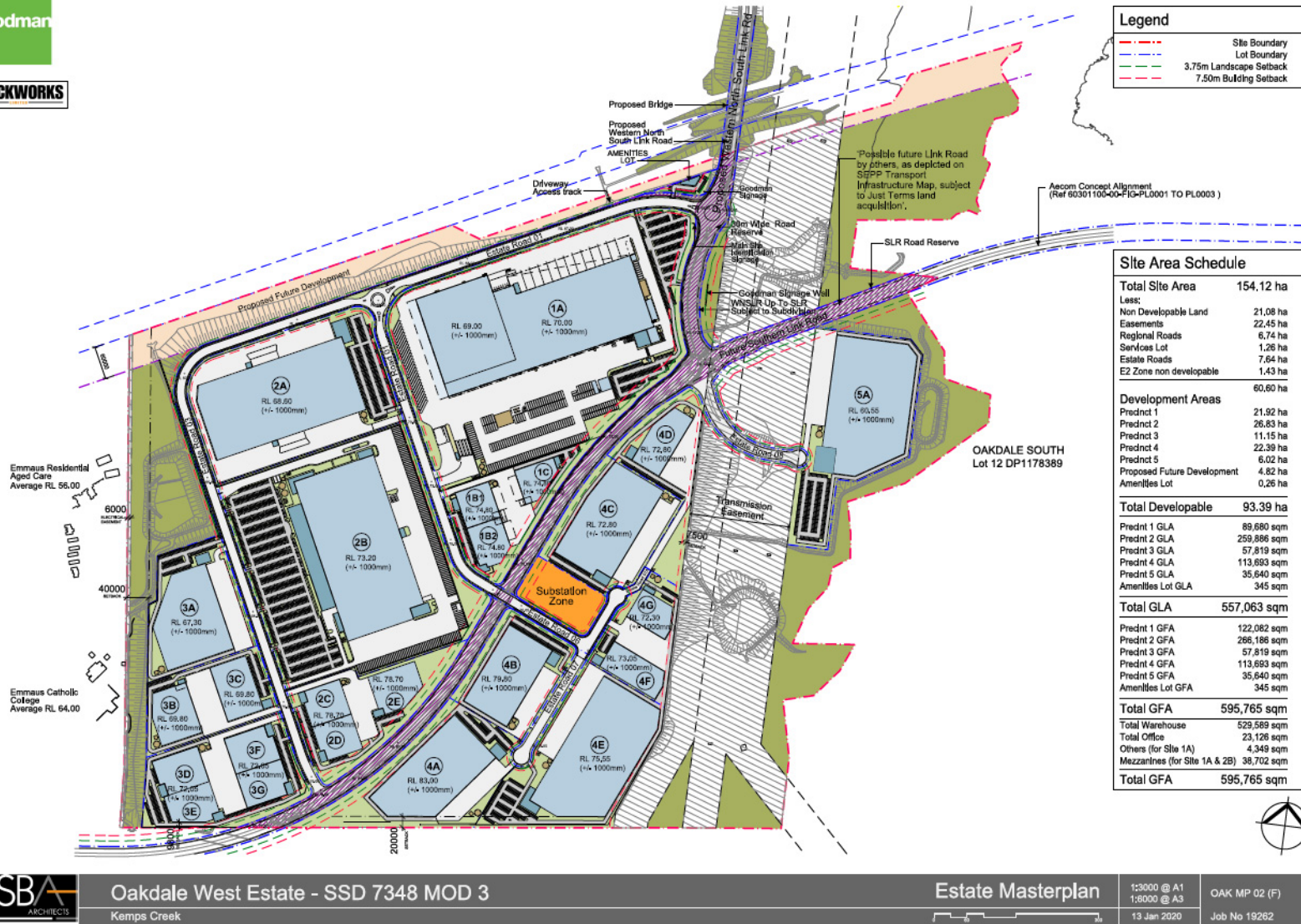
- (i) be prepared by an appropriately qualified and experienced noise expert;
- (ii) describe the noise monitoring undertaken to verify the effectiveness of the noise barrier;
- (iii) demonstrate compliance with the noise limits in Condition B18; and
- (iv) if required, recommend, prioritise and implement measures to improve noise controls to ensure the development meets the noise limits in Condition B18.

In the Appendices

21. Delete Table 6 in Appendix 1 and replace with the following:
The architectural, landscape and civil plans included in the RtS dated 25 March 2020.
22. Replace Figure 1 and Figure 2 in Appendix 1 with new figures as follows:
Figure 1: Concept Proposal Layout (MOD 3)
Figure 2: Staging Plan (MOD 3)
23. Replace Figure 7 in Appendix 5 with a new figure as shown in Appendix 5.

APPENDIX 1 CONCEPT PROPOSAL

The architectural, landscape and civil plans included in the RtS dated 25 March 2020.

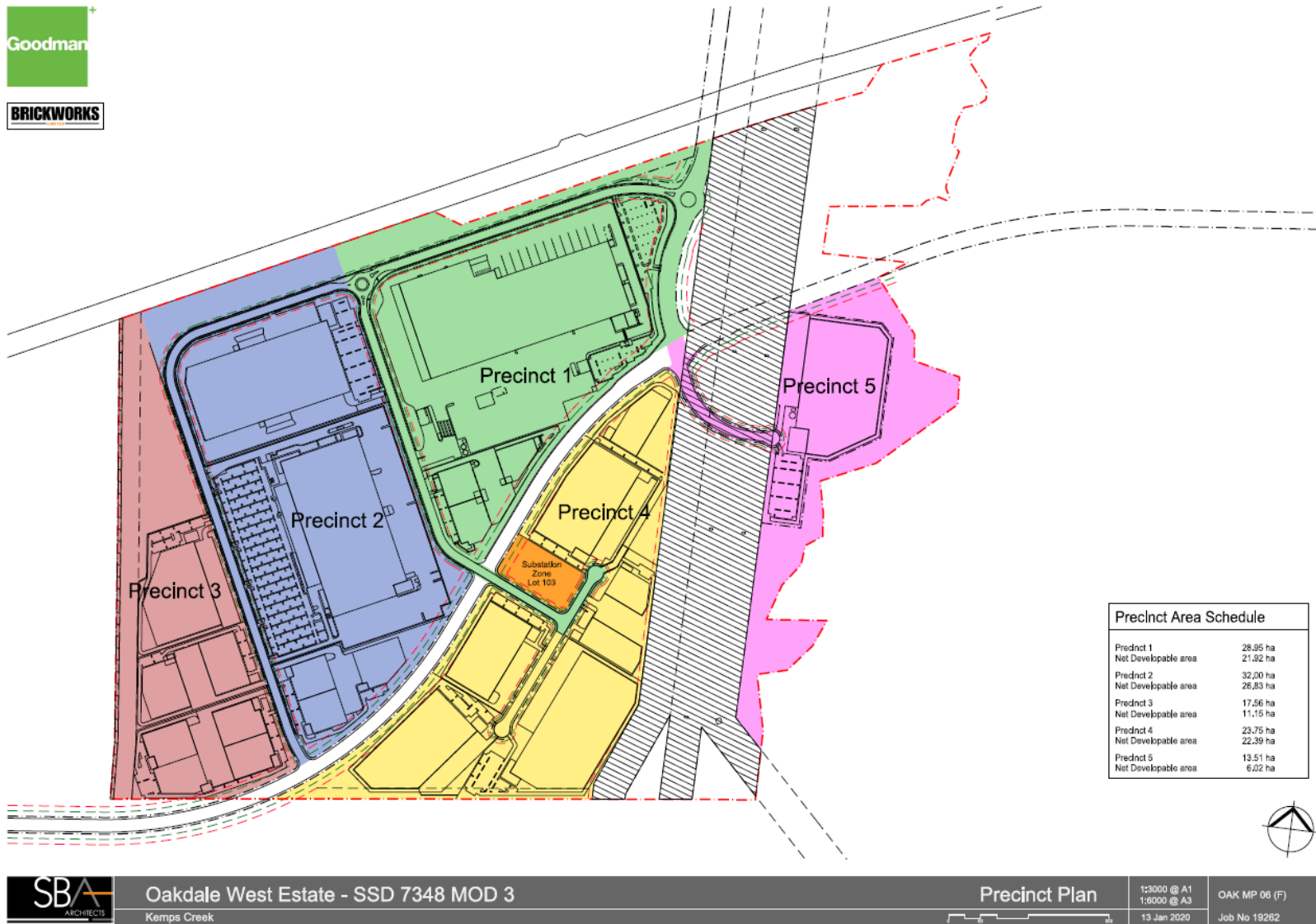


Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.50m Building Setback

Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.45 ha
Regional Roads	6.74 ha
Services Lot	1.26 ha
Estate Roads	7.64 ha
E2 Zone non developable	1.43 ha
	60.60 ha
Development Areas	
Product 1	21.92 ha
Product 2	28.83 ha
Product 3	11.15 ha
Product 4	22.39 ha
Product 5	6.02 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.26 ha
Total Developable	93.39 ha
Product 1 GLA	89,680 sqm
Product 2 GLA	259,886 sqm
Product 3 GLA	57,819 sqm
Product 4 GLA	113,693 sqm
Product 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	557,063 sqm
Product 1 GFA	122,082 sqm
Product 2 GFA	266,186 sqm
Product 3 GFA	57,819 sqm
Product 4 GFA	113,693 sqm
Product 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	595,765 sqm
Total Warehouse	529,589 sqm
Total Office	23,126 sqm
Others (for Site 1A)	4,349 sqm
Mezzanines (for Site 1A & 2B)	38,702 sqm
Total GFA	595,765 sqm

	Oakdale West Estate - SSD 7348 MOD 3 Kemps Creek	Estate Masterplan	1:3000 @ A1	OAK MP 02 (F)
			1:8000 @ A3	13 Jan 2020
			Job No 19262	

Figure 1: Concept Proposal Layout (MOD 3)



Oakdale West Estate - SSD 7348 MOD 3

Kemps Creek

Precinct Plan

1:3000 @ A1
1:8000 @ A3

OAK MP 06 (F)

13 Jan 2020

Job No 19282

Figure 2: Staging Plan (MOD 3)

APPENDIX 5 NOISE RECEIVER LOCATIONS

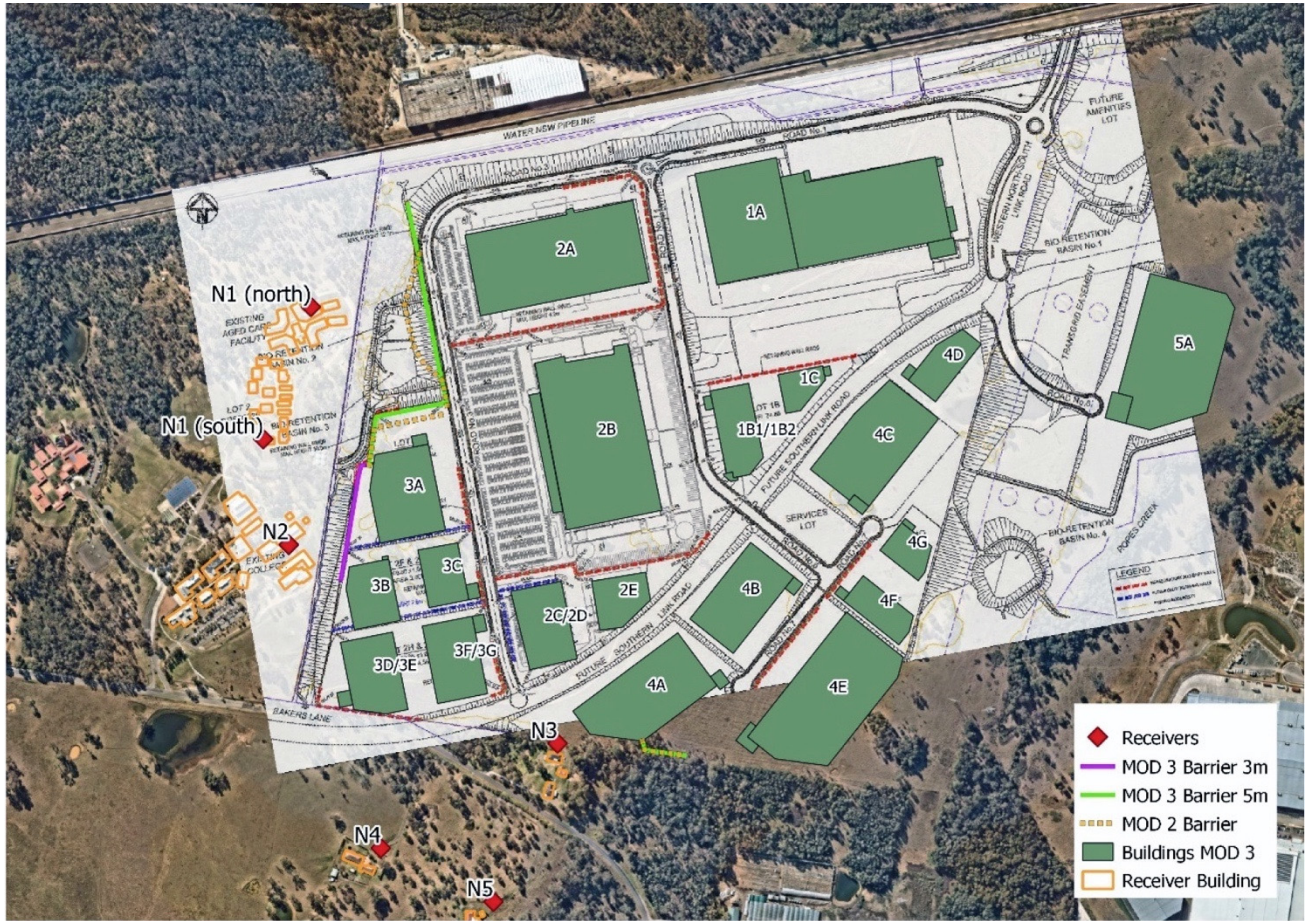


Figure 3: Noise Receivers and Noise Wall Locations



09 November 2020

The Director,
Compliance Monitoring Section,
Department of Environment
GPO Box 787,
Canberra,
ACT 2601

Dear Sir/Madam

DEVELOPMENT CONSENT: SSD 7348 Oakdale West Estate
PROJECT: Oakdale West Estate, NSW (EPBC 2017/7952)

With reference to the Development Consent noted above, Goodman Property Services (Aust) Pty Ltd confirm that we represent the approval holder and now write to advise that the NSW conditions of consent have been modified by SSD7348 MOD 5.

For reference, please find attached the relevant approval.

Yours sincerely

A handwritten signature in black ink, appearing to read "Alasdair", with a long, sweeping horizontal flourish extending to the right.

Alasdair Cameron
Senior Project Manager

Modification of Development Consent

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

As delegate for the Minister for Planning and Public Spaces, under delegation executed on 9 March 2020, 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

5 November 2020

File: EF20/26328

SCHEDULE 1

Application Number:	SSD 7348
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393, Lot 11 DP 1178389 and Lot 9 DP 1157476 2 Aldington Road, Kemp Creek NSW 2178 57-87 Lockwood Road, Erskine Park NSW 2759
Development:	A Concept Proposal including: <ul style="list-style-type: none">• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and• development controls A Stage 1 Development including: <ul style="list-style-type: none">• bulk earthworks across all five stages including retaining walls and noise walls;• lead in services including but not limited to drainage, power, sewer, water and telecommunications;• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;

- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

Date of Original Consent: 13 September 2019

Modification: SSD 7348 MOD 5 – Reduction in building setback to accommodate the widened SLR road reserve, amendments to Precinct 1A layout and car parking spaces, increase in quantities of dangerous goods to be stored in Building 1A, setting up an alternative biodiversity offset site, and extension to required completion date for the noise barriers along the western boundary.

SCHEDULE 2

This consent is modified as follows:

In Definitions

1. Delete definition of development and replace with:

Development	The development described in the EIS and RtS, including construction and operation of 22 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent and shown on plans in Appendix 1, Appendix 2 and Appendix 3 and as modified by SSD 7348 MOD1, SSD 7348 MOD 2, SSD 7348 MOD 3, SSD 7348 MOD 4, and SSD 7348 MOD 5.
-------------	--
2. Insert the following definition in alphabetical order:

SSD 7348 MOD 5	The section 4.55(1A) modification application prepared by Urbis, titled Oakdale West Estate SSD 7348, Section 4.55(1A) Modification No. 5 Environmental Assessment Report, dated 23 July 2020.
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In Schedule B

3. Delete Table 2 in Condition B10 and replace with new Table 2 as follows:

Table 2: Development Controls

Development Aspect	Control
Minimum building setback from:	
• Southern Link Road	17.15 m
• Western North-South Link Road	20 m
• local estate roads	7.5 m
• western site boundary	40 m
• southern site boundary	20 m (excluding parking areas)
Rear boundary setbacks within the estate	5 m

Development Aspect	Control
Side boundary setbacks within the estate	0 m, subject to compliance with fire rating requirements
Height	15 m
– Building 1A	39 m
– Building 2B	28 m
Minimum lot size	5,000 m ²
Minimum frontage	40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line
Site coverage	Maximum of 65 per cent (excluding awnings)

In Schedule D

4. Delete Condition D69(b) and replace with the following:
D69 The Applicant must ensure:
(b) parking for Stage 1 is provided in accordance with the EA and RtS for MOD 5;
5. Delete Condition D75A and replace with the following:
D75A The Applicant must install the noise barriers located on the western boundary, as shown on **Figure 6** in **Appendix 5**, to the satisfaction of the Planning Secretary. The noise barriers must be completed no later than 30 November 2020, unless otherwise agreed by the Planning Secretary.
6. Delete Condition D75C.
7. Delete Condition D93 and replace with the following:
D93 Within 12 months of the date of this development consent, or otherwise agreed by the Planning Secretary, the Applicant must:
(a) offset 0.42 ha of vegetation lost in the Erskine Park Biodiversity Corridor as a result of the WNSLR by carrying out planting within the areas shown in Figure 9 in Appendix 6 at Lot 10, DP 1157491; and
(b) plant the area shown in **Figure 9** in **Appendix 6** with species similar to those identified for zone 4a, on the south-eastern side of Ropes Creek, in the Biodiversity Management Plan Erskine Park Employment Area (HLA-Envirosciences, 2 May 2006).
8. Delete Table 6 in Condition D109 and replace with new Table 6 as follows:

Table 6: Maximum storage quantities of dangerous goods

Class	Description	Packing Group	Quantity (kg)
1.4	Explosives	n/a	20,000
2.1	Flammable gas (LPG)	n/a	4125 (7,500 L)
2.1	Flammable gas (LPG) – kitchen	n/a	247.5 (450 L)
2.1	Flammable gas (aerosols)	n/a	70,000
2.2	Non-flammable, non-toxic gas (aerosols)	n/a	25,000
3	Flammable liquids	II & III	300,000
4.1	Flammable solids	III	24,000
5.1	Oxidising agents	III	25,000

Class	Description	Packing Group	Quantity (kg)
6.1	Toxic substances	III	45,000
8	Corrosive substances	II & III	60,000
9	Miscellaneous Dangerous Goods	III	105,000

9. Insert new Condition D109B immediately after Condition D109A as follows:

D109B The Applicant must not store more than 1.1 million kilograms of combustible liquid commodities at warehouse Building 1A.

In Appendix 1

10. Delete Table 6 and replace with Table 7 as follows:

Table 7: Schedule of Approved Plans – Concept Proposal

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK MP 02	Estate Master Plan	C	30 July 2020
OAK MP 03	Western North South Link Road	B	30 July 2020
OAK MP 05	Precinct 1 Plan	F	30 July 2020
OAK MP 06	Precinct Plan	B	30 July 2020
OAK MP 08	Site Analysis Plan	B	30 July 2020
OAK MP 07	Indicative Ultimate Lot Layout	B	30 July 2020
OAK MP 12	Signage Precinct 1 Plan	B	30 July 2020
OAK MP 13	Fire Protection Plan	B	30 July 2020
OAK MP 14	Biodiversity Management Plan	B	14 July 2020

Landscape Plans prepared by Scape Design Landscape Architecture			
Drawing	Title	Revision	Date
L.SK.000	Cover Sheet	F	20/7/20
L.SK.100	Landscape Master Plan – OWE MOD 5	G	20/7/20
L.SK.101	Street Trees & Planting Masterplan	F	20/7/20
L.SK.102	Planting Schedule – OWE MOD 5	F	20/7/20
L.SK.200	Landscape Sections – OWE MOD 5	B	20/7/20

Civil Plans prepared by AT&L			
Drawing	Title	Revision	Date
15-272-C0000	Cover Sheet	A5	24-07-19
15-272-C0001	General Arrangement Master Plan	A7	19-02-20
15-272-C0002	Existing Site Plan	A6	24-07-19
15-272-C0003	Precinct Plan	A5	20-03-20
15-272-C0006	Cut/Fill Plan	A5	24-07-19
15-272-C0007	Stormwater Drainage Catchment Plan (Pre-Developed)	A5	24-07-19
15-272-C0008	Stormwater Drainage Catchment Plan (Developed)	A5	24-07-19
15-272-C0009	Erosion and Sediment Control Master Plan	A4	24-07-19
15-272-C0010	Typical Sections Sheet 1	A6	21-08-19
15-272-C0011	Typical Sections Sheet 2	A5	24-07-19
15-272-C0012	Typical Sections Sheet 3	A6	20-03-20
15-272-C0013	Typical Sections Sheet 4	A4	24-07-19
15-272-C1003	Precinct General Arrangement Plan	A15	20-07-20
15-272-C1004	Typical Site Sections Sheet 1 of 6	A11	20-07-20
15-272-C1005	Typical Site Sections Sheet 2 of 6	A10	20-07-20

In Appendix 2

11. Insert the following plans immediately after Table 8:

Table 8A: Schedule of Approved Plans – Stage 1 Development

Architectural Plans prepared by SBA Architects			
Drawing	Title	Issue	Date
OAK-1A-DA-10	Proposed Industrial Facility – Building 1A Site Plan	E	29 th July 2020
OAK-1A-DA-11	Proposed Industrial Facility – Building 1A Roof Plan	A	13 th July 2020
OAK-1A-DA-18	Proposed Industrial Facility – Building 1A Warehouse Plan	B	28 th July 2020
OAK-1A-DA-18A	Proposed Industrial Facility – Building 1A Mezzanine Plan – 1	B	28 th July 2020
OAK-1A-DA-18B	Proposed Industrial Facility – Building 1A Mezzanine Plan – 2	B	28 th July 2020
OAK-1A-DA-18C	Proposed Industrial Facility – Building 1A Mezzanine Plan – 3	B	28 th July 2020
OAK-1A-DA-18D	Proposed Industrial Facility – Building 1A Mezzanine Plan – 4	B	28 th July 2020
OAK-1A-DA-18E	Proposed Industrial Facility – Building 1A Mezzanine Plan – 5	B	28 th July 2020
OAK-1A-DA-18F	Proposed Industrial Facility – Building 1A Mezzanine Plan – 6	B	28 th July 2020
OAK-1A-DA-25	Proposed Industrial Facility – Building 1A Energy Complex – 1	A	13 th July 2020
OAK-1A-DA-28	Proposed Industrial Facility – Building 1A Stage 2 – Site Plan	E	29 th July 2020

Landscape Plans prepared by Scape Design Landscape Architecture			
Drawing	Title	Revision	Date
L.SK.00	Cover Sheet	S	17/7/20
L.SK.01	Landscape Master Plan	P	17/7/20
L.SK.02	Planting Plan	M	17/7/20
L.SK.03	Planting Schedule	M	8/7/20
L.SK.04	Character & Materials	N	8/7/20
L.SK.100	Landscape – Plan – Sheet 1	N	17/7/20
L.SK.101	Landscape – Plan – Sheet 2	N	17/7/20
L.SK.102	Landscape – Plan – Sheet 3	O	17/7/20
L.SK.103	Landscape – Plan – Sheet 4	O	17/7/20
L.SK.104	Landscape – Plan – Sheet 5	O	17/7/20
L.SK.105	Landscape – Detailed Plan – Sheet 1	M	17/7/20
L.SK.106	Landscape – Detailed Plan – Sheet 2	M	17/7/20
L.SK.200	Landscape – Sections – Sheet 1	K	8/7/20
L.SK.201	Landscape – Sections – Sheet 2	K	8/7/20
L.SK.202	Landscape – Sections – Sheet 3	K	17/7/20
L.SK.203	Landscape – Sections – Sheet 4	L	17/7/20
L.SK.204	Carpark Details	H	17/7/20

Civil Plans prepared by AT&L			
Drawing	Title	Revision	Date
15-272-C2000	Cover Sheet	A9	20-07-20
15-272-C2001	Drawing List	A9	20-07-20
15-272-C2002	General Notes	A9	20-07-20
15-272-C2003	General Arrangement Plan	A12	20-07-20
15-272-C2010	Siteworks and Stormwater Drainage Plan Sheet 1 of 14	A10	20-07-20
15-272-C2011	Siteworks and Stormwater Drainage Plan Sheet 2 of 14	A10	20-07-20
15-272-C2012	Siteworks and Stormwater Drainage Plan Sheet 3 of 14	A11	20-07-20
15-272-C2013	Siteworks and Stormwater Drainage Plan Sheet 4 of 14	A11	20-07-20
15-272-C2014	Siteworks and Stormwater Drainage Plan Sheet 5 of 14	A10	20-07-20
15-272-C2015	Siteworks and Stormwater Drainage Plan Sheet 6 of 14	A10	20-07-20
15-272-C2016	Siteworks and Stormwater Drainage Plan Sheet 7 of 14	A11	20-07-20
15-272-C2017	Siteworks and Stormwater Drainage Plan Sheet 8 of 14	A11	20-07-20
15-272-C2018	Siteworks and Stormwater Drainage Plan Sheet 9 of 14	A11	20-07-20
15-272-C2019	Siteworks and Stormwater Drainage Plan Sheet 10 of 14	A11	20-07-20
15-272-C2020	Siteworks and Stormwater Drainage Plan Sheet 11 of 14	A12	20-07-20
15-272-C2021	Siteworks and Stormwater Drainage Plan Sheet 12 of 14	A11	20-07-20
15-272-C2022	Siteworks and Stormwater Drainage Plan Sheet 13 of 14	A11	20-07-20

Civil Plans prepared by AT&L			
Drawing	Title	Revision	Date
15-272-C2023	Siteworks and Stormwater Drainage Plan Sheet 14 of 14	A11	20-07-20
15-272-C2030	Pavement Plan	A12	20-07-20

12. Delete Figure 3 and replace with:

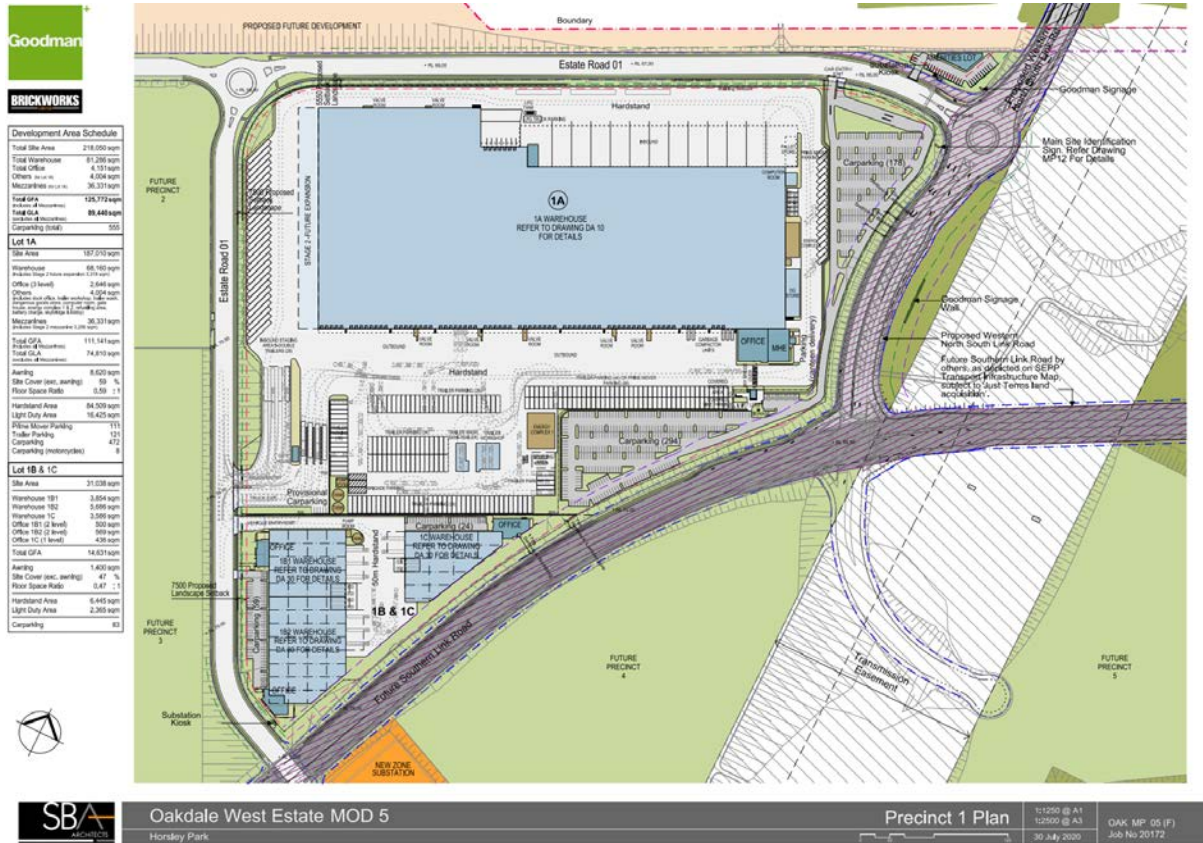


Figure 3: Stage 1 DA Layout

13. Delete Figure 4 and replace with:



Figure 4: Stage 1 Landscape Plan

In Appendix 5

- 14. Delete Figure 7.

In Appendix 6

- 15. Update Figure 8 to Figure 7.
- 16. Delete Figure 9 and replace with:

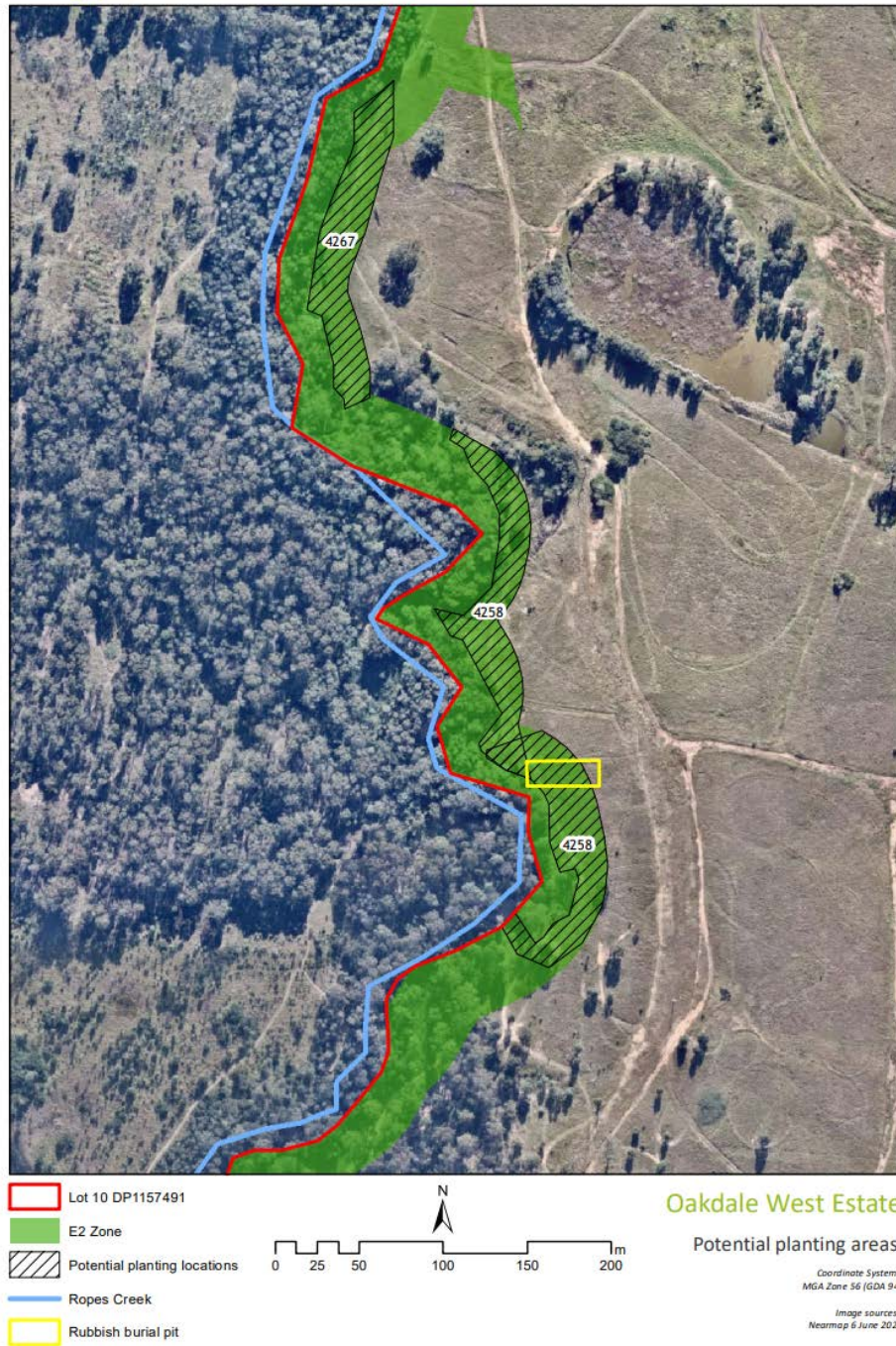


Figure 8: Offsets for WNSLR – Planting Area

- 17. Update Figure 10 to Figure 9.
- 18. Update Figure 11 to Figure 10.



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