



Our ref: DOC20/46333

Senders ref: SSD 7348 MOD 1

Shaun Williams
Environmental Assessment Officer
Industry Assessment
NSW Department of Planning, Industry and Environment
GPO Box 39
SYDNEY NSW 2001

Dear Mr Williams,

Subject: Modification – Oakdale West Estate Modification 1 – Amendments to Concept Plan and Stage 1 (SSD 7348 MOD 1)

Thank you for your e-mail dated 13 January 2020, inviting Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment to comment on the proposed modifications to the approved SSD 7348 Concept and Stage 1 consent for the Oakdale West Estate.

Concept Approval is modified as follows:

- changes to pad levels contained in the Stage 1 consent
- onsite stormwater management including bioretention basins redesign
- amend the Biodiversity Assessment Report (BAR) to reflect changes to the extent of native vegetation clearing
- amend references to the Biodiversity Offset Strategy (BOS) as Goodman propose to fulfil offsetting requirements through purchasing of ecosystem credits instead of establishing an onsite biodiversity offset area to create and retire ecosystem credits and
- approve the Vegetation Management Plan (VMP) which has been prepared to meet the objectives of the Water Management Act 2000 which were previously addressed in the BOS.

Stage 1 Consent is modified as follows:

- changes in pad level design for Precinct 2 to accommodate refined sewer design
- minor redesign and relocation of bioretention basins 4 and 5
- updated design of Western bund maintenance track
- updated design of Stormwater on Road 1 to allow for Endeavour Energy transmission ducts
- updated Biodiversity Assessment Report reflecting a change in biodiversity strategy for the site and the inclusion of a Vegetation Management Plan and
- modification to condition C35(c)(ii) to seek the use of a polymer spray rather than grass seeding for pad stabilisation during construction phase.

As Planning and Assessment Group is the determining authority for this application, it has responsibility under section 7.17 of the Biodiversity Conservation Act 2016, to be satisfied that the modification will not increase the impact on biodiversity values. If not satisfied, then the applicant will need to submit a biodiversity development assessment report.

To assist, EES has reviewed the response prepared by ecologique/environmental consultants dated 9 December 2020. It is noted that the proposed modification results in an overall 0.03 ha reduction in clearing and no change in the clearing of any one PCT of more than 0.03 ha.

EES raise no objections to the following two statements made within the Biodiversity Assessment Report:

1. *"The small differences in clearing of the various PCTs do not affect the ecosystem credits required to offset native vegetation removal".*
2. *"Amend references to the Biodiversity Offset Strategy (BOS) as Goodman propose to fulfil offsetting requirements through purchasing of ecosystem credits instead of establishing an onsite biodiversity offset area to create and retire ecosystem credits".*

Further please be advised that there are no further comments in relation to flooding.

Based on the information submitted EES has formed the view that the proposed modification is unlikely to increase the impacts on biodiversity values.

Should you have any queries regarding this matter, please contact Bronwyn Smith Senior Conservation Planning Officer on 9873 8604 or Bronwyn.smith@environment.nsw.gov.au.

Yours sincerely



SUSAN HARRISON
Senior Team Leader Planning
Greater Sydney Branch
Climate Change and Sustainability