

4 December 2025

Ms Penny White
Environmental Assessment Officer
Industry Assessments, Department of Planning Housing and Infrastructure
Locked Bag 2050, Parramatta, NSW 2124

Dear Penny

SSD 77020757 – OAKDALE EAST PRECINT 2 – ENVIRONMENTAL IMPACT STATEMENT – FAIRFIELD COUNCIL SUBMISION

This letter responds to the RTS prepared by Goodman associated with the EIS for Precinct 2 of the Oakdale East Industrial Estate. Council has reviewed the RTS document prepared by the Applicant and attached supporting documentation and provides the following comments.

A. SUBMISSION

- 1. Landscape Plans** – In the adopted Fairfield Biodiversity Strategy, Part 3 Section 4.3, it is recommended that within 100m of remnant bushland hybrid species should not be planted. Due to the proximity of the managed ecological zone that has a Vegetation Management Plan for its continual management, no hybrids are supported. Plant species selection for this modification need to be made from the Cumberland Plain plant community as found on Council's webpage [2018 cumberland plain woodland education.pdf \(nsw.gov.au\)](https://www.fairfieldcity.nsw.gov.au/2018-cumberland-plain-woodland-education.pdf). an extract provided below from Council's Biodiversity Strategy shows Council's requirements:

“Biosecurity and biodiversity aspects

- Invasiveness: including native species that can be invasive e.g., avoid or limit planting of Mount Morgan Wattle, Cootamundra Wattle, Callistemon viminalis etc in proximity to waterways or natural areas.*
- Possible genetic hybridisation with similar native species, otherwise known as genetic pollution e.g., avoid nursery hybrids of threatened species that occur in the Greater Sydney Bioregion, such as Syzygium paniculatum and Grevillea juniperina.*
- Proximity to nearby or adjacent natural bushland areas e.g., ensure nursery hybrids of locally occurring native species are not planted within 100 m of natural areas.*
- Potential use by specific native fauna for foraging or nesting e.g., provide specific habitat or food trees to support native fauna that are known to occur locally, or which could be encouraged to recolonise the area.*
- Only local provenance plant stock should be planted in or adjacent to reserves, to complement existing vegetation. Provenance of plants to be of the Greater Sydney Bioregion plant species specific to Fairfield City Council LGA.”*

- 2. Public Health and Environment** - In consideration of the information submitted, Council does not have any objection to the proposal. The following conditions should be adopted by the determining authority (NSW Department of Planning) as part of any approval.

- **Unreasonable Noise and Vibration** - The warehouse, including operation of vehicles, shall be conducted so as to avoid unreasonable noise or vibration and cause no interference to adjoining or nearby occupations. Special precautions must be taken to avoid nuisance in neighboring residential areas, particularly from machinery, vehicles, warning sirens, public address systems and the like. In the event of a noise or vibration problem arising at the time, the person in charge of the premises shall when instructed by Council, cause to be carried out, an acoustic investigation by an appropriate acoustical consultant and submit the results to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations of the consultant and any additional requirements of Council to Council's satisfaction.
- **NSW Protection of the Environment Operations Act 1997** - The use of the premises shall operate in accordance with the *Protection of the Environment Operations Act (POEO) 1997*. All activities and operations carried out shall not give rise to air pollution (including odour), offensive noise or pollution of land and/or water as defined under the *Protection of the Environment Operations Act 1997*.
- **Compliance with Air Quality Impact Assessment** - The applicant shall comply with all the recommendations outlined in the submitted Air Quality Impact Assessment prepared by SLR Consulting Australia, Rev V2.0, dated 21 May 2025, during construction and operation of the development.
- **Compliance with Noise Impact Assessment** - The applicant shall comply with all the recommendations outlined in the submitted Noise Assessment prepared by RWDI Australia Pty Ltd, Ref RWDI#2201866.08, Version G, dated 31 October 2025, during construction and operation of the development.
- **Air pollution and odour complaints.** - The development (including the operational phase), including operation of vehicles, shall be conducted to avoid unreasonable dust, odours and air pollution and cause no interference to adjoining or nearby occupations. In the event of a dust, odour or air pollution complaint received by Council, then the person in charge of the development or premises shall when instructed by Council, cause to be carried out, an odour/air quality impact assessment/investigation by an appropriate qualified consultant and submit the report to Council. If required by Council, the person in charge of the premises shall implement any or all of the recommendations specified by the consultant and any additional requirements of Council to Council's satisfaction.

B. CONCLUSION AND RECOMMENDATION

Council notes that previous concerns raised have been addressed as part of the RTS documentation including landscape setbacks and canopy coverage. It is recommended the environmental health conditions above be incorporated into any consent conditions.

However, a revised landscape plan is to be submitted in line with Council's Biodiversity Strategy and recommendations on species listings above. Should you have any further

questions you wish to raise in relation to this matter please do not hesitate to contact the undersigned on 9725 0215.



Patrick Warren
SENIOR STRATEGIC LANDUSE PLANNER