

# COMMUNITY AND STAKEHOLDER PARTICIPATION STRATEGY

**SSD-37486043**

**Prepared for:**

Goodman Property Services (Aust) Ltd  
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Rosebery, NSW 2018

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## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with AA Crown Holding Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
660.30190.00000-R01-v1.1	31 May 2022	Kiera Plumridge	A O'Brien	A O'Brien
660.30190.00000-R01-v1.1	21 April 2022	Kiera Plumridge	A O'Brien	A O'Brien
660.30190.00000-R01-v1.0	20 April 2022	Kiera Plumridge	A O'Brien	A O'Brien

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# 1 Introduction

SLR Consulting have been engaged by Goodman Property Services (Aust) Pty Ltd (Goodman) to prepare a Community and Stakeholder Participation Strategy (CSPA) to address the planning and construction of the Oakdale East Industrial Estate ('the Project').

This application seeks approval for a Concept Plan across Goodman's Oakdale East Industrial Estate ("Estate") and approval for Stage 2 of works at the Estate. The site is located within the Fairfield Local Government Area (LGA) and is legally described as Lot 102 and Lot 103 in DP1268366.

Stage 1 of the works were completed in September 2021 and included Precinct 1 building and infrastructure works as indicated on the proposed Estate Masterplan.

The Concept Plan is proposed to set the development controls for the Estate which will override the Development Control Plan (DCP) that is currently with Department of Planning and Environment (DPE) for consideration. This DCP has been lodged with DPE to support the Rehabilitation Development Application that is currently with Fairfield City Council for consideration.

The Rehabilitation Development Application seeks approval for works only to Precinct 1 expansion, Precincts 2, 3 and 4 and includes the following (this application excludes works to Precinct 5):

- Cut and fill works to provide bulk pad levels;
- Provision of Estate stormwater infrastructure including completion of detention basins and swales;
- Removal of 2.58 hectares (ha) of vegetation;
- Demolition of the Brick Factory and rehabilitation of the surrounding land;
- Installation of 1 x retaining wall on the eastern portion of Precinct 3; and
- Consideration for aboriginal heritage and geotechnical assessments.

The proposed Concept Plan approval seeks approval for:

- The proposed Estate masterplan allowing development of 303,009 sqm of GLA;
- 24/7 hours of operation;
- Building Height of 43 metres (m) for Precinct 3 (excluding roof-top plant and solar) and 15 m (excluding roof-top plant and solar) to the remainder of the Estate;
- Estate subdivision;
- Estate wide planning controls as shown in the EIS;
- Construction hours 7 am to 6 pm Monday to Friday, 8 am to 1 pm Saturday; and
- Geotechnical and Aboriginal heritage considerations for Precinct 5.



The Stage 2 works considered under this application include the following:

- Cut and fill works to Precinct 5 only to provide bulk pad level;
- Completion of lead-in infrastructure works including intersection upgrades at Millner Ave / Old Wallgrove Road and Lenore Drive / Old Wallgrove Road;
- Clearing of 2.28 ha of vegetation;
- Completion of the internal road network (excluding the proposed private driveway providing access to Precinct 5 but including all other roads shown on the proposed masterplan);
- Reticulation of services infrastructure to provide serviced development pads to all precincts;
- Completion of retaining walls across the entire Estate; and
- Completion of Building works to Precinct 1 expansion and Precinct 3 including any ancillary on lot infrastructure and detailed civil works required.

The Precinct 1 expansion works considered under this application include the following:

- Construction, operation, fit-out and use approval of a warehouse with ancillary office spanning 3,122 square metres (m<sup>2</sup>) of gross living area (GLA);
- 24/7 hours of operation; and
- 15 m building height (excluding solar and rooftop plant).

The Precinct 3 expansion works considered under this application include the following:

- Construction, operation, fit-out and use approval of a temperature controlled automated distribution centre;
- Total GLA of 96,810 m<sup>2</sup> including 10,009 m<sup>2</sup> of which is for future expansion;
- In addition to this, 38,050 m<sup>2</sup> of mezzanines will be installed within the premises;
- 43 m building height (excluding solar and rooftop plant)
- Storage of dangerous goods and flammable goods that exceed the SEPP33 threshold; and
- 24/7 hours of operation.

## 1.1 Purpose

This report has been prepared to provide a summary of the proposed approach to community and stakeholder engagement and consultation, while also outlining the outcomes of engagement undertaken to date.

This CSPS has been prepared to:

- Provide an outline of key Project and site details of relevance to the community and stakeholders;

- Identify key community and agency stakeholders to the development;
- Outline the Project's approach to communications and consultation at the planning, approval, construction, and operational phases;
- Provide a list of communications tools to be utilised; and
- Address the Environmental Assessment Requirements (EARs) issued by the Department of Planning and Environment (DPE).

## 1.2 Site Context and Development History

The Project site is legally described as Part Lot 102 and Lot 103, DP 1268366. The site currently contains the existing Austral Brickworks Building, quarry site and transmission easement, as well as completed development in the south-east of the Estate (Precinct 1), consisting of a masonry plant and four industrial warehouses.

The Oakdale East Industrial Estate is irregular in shape and is bound by the Water NSW Pipeline to the north, Reedy Creek to the east, Burley Road to the south and Old Wallgrove Road and Oakdale Central Estate to the west.

The Project site is located within the Fairfield Local Government Area (LGA) and is currently zoned part IN1 – General Industrial and part C2 – Environmental Protection under the *State Environmental Planning Policy (Western Sydney Employment Area)* (WSEA SEPP), which was repealed and replaced with the *State Environmental Planning Policy (Industry and Employment) 2021* (Industry and Employment SEPP) on 1 March 2022.

The immediate site context exhibits an industrial precinct character with residential surrounds and is located in close proximity to connections to Old Wallgrove Road, the M4 and M7.

The site and surrounding context are illustrated in **Figures 1** and **2** below.











## 1.3 Scope of this Report

This Report has been prepared to demonstrate how the proposal has met the requirement of the EARs for the Project with respect to community and stakeholder engagement. EARs were issued for the proposal on 1 March 2022. The relevant requirements of the EARs and cross references to where these are addressed within this Report are included in **Table 1** below.

**Table 1 EARs Requirements and Report Cross References**

EARs Requirement	Report Cross Reference
<p><b>Community and Stakeholder Engagement –</b> A community and stakeholder participation strategy identifying key community members and other stakeholders, including:</p> <ul style="list-style-type: none"> <li>• details and justification for the proposed consultation approach(s)</li> <li>• clear evidence of how each identified stakeholder has been consulted</li> <li>• details of the issues raised by the community and surrounding landowners and occupiers and how the issues have been addressed and whether they have resulted in changes to the development</li> <li>• details of the proposed approach to future community and stakeholder engagement based on the results of consultation.</li> </ul>	<b>This Report</b>

## 1.4 Communication and Consultation Objectives

The objectives for communications and consultation with the community and other stakeholders for the Project are outlined for each stage of the Project's lifespan in **Table 2** below.

**Table 2 Communication and Consultation Objectives**

Project Phase	Objectives for Communications and Consultation
Planning	<p><b>Inform</b> relevant community and agency stakeholders of the nature of the proposed project and provide avenue of contact should they require any further information.</p> <p><b>Consult</b> with targeted community and agency stakeholders on matters related to the development with the potential for impact or within their realm of responsibility/jurisdiction.</p>
Approval	<b>Respond</b> to issues, queries and comments arising through the planning approval process
Construction	<p><b>Inform</b> community and agency stakeholders of information relating to the Project of relevance to the party.</p> <p><b>Receive feedback and respond</b> via clearly communicated and established channels of communication.</p>
Operation	<p><b>Inform</b> community and agency stakeholders of information relating to the Project of relevance to the party.</p> <p><b>Receive feedback and respond</b> via clearly communicated and established channels of communication.</p>

## 2 Community and Stakeholder Scoping

To inform this CSPS, SLR Consulting undertook early scoping to obtain a baseline understanding of who the stakeholders to the development were and to identify potential impacts to these parties from the development.

The scoping exercise was undertaken as a desktop study and utilised the scoping worksheet provided to accompany the *Social Impact Assessment Guideline – For State Significant Projects (July 2021)* (DPIE, 2021). The scoping worksheet examined potential social impacts of the project and assisted in determining who the potentially impacted stakeholders would be for these impacts. A copy of the Social Impact Assessment (SIA) Worksheet is attached at **Appendix A**.

From this tool a list of potentially impacted stakeholders was developed, including:

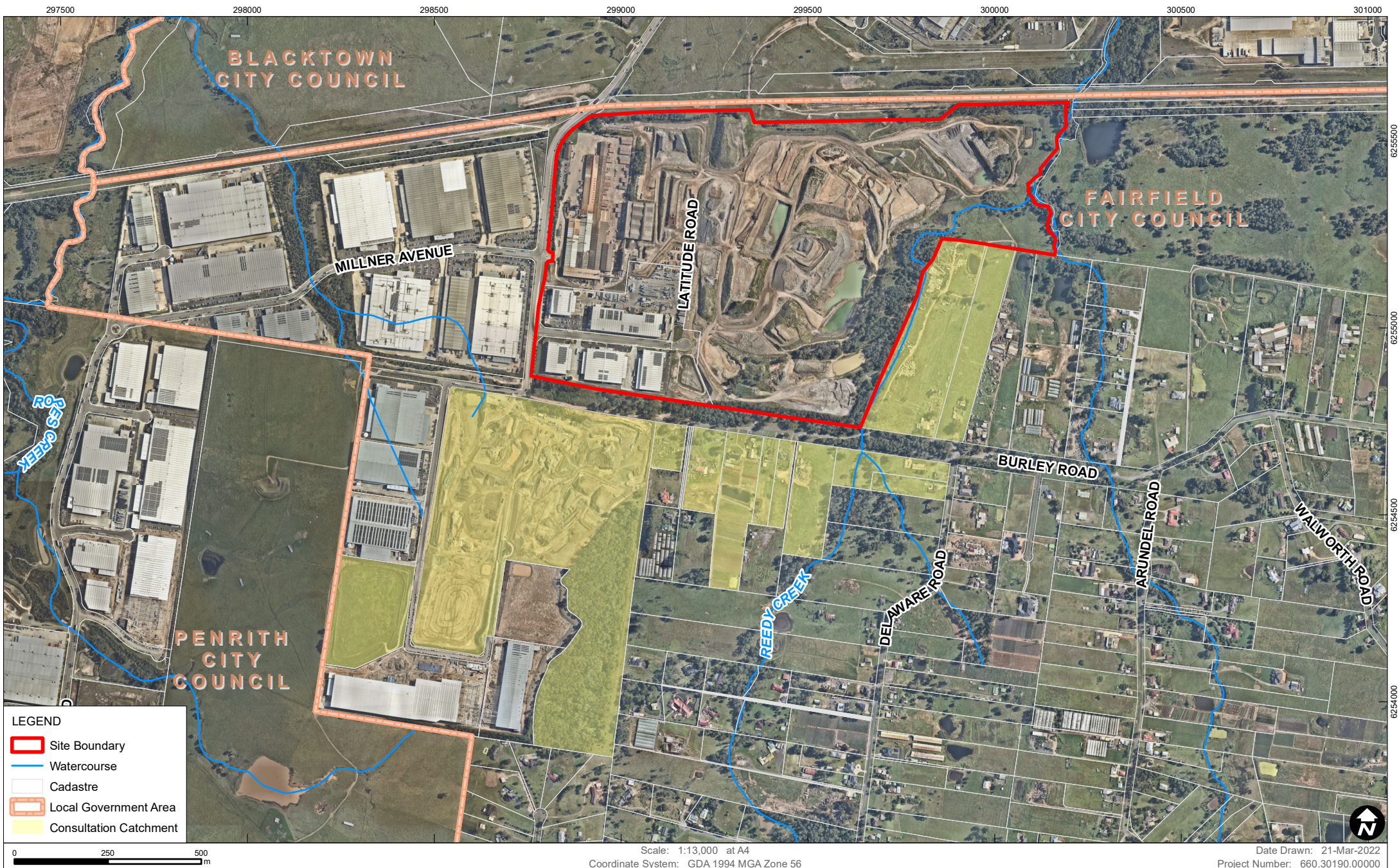
- Adjacent land occupiers; and
- The broader community (for example nearby residents beyond those immediately adjacent to the site and users of the surrounding road network).

In addition to the stakeholders identified through the scoping tool, a number of land uses located in the vicinity of the Project were identified as stakeholders given their location and proximity to the works. These stakeholders, as well as the identified community stakeholder properties (adjacent and nearby) are shown in **Figure 3** below.

Relevant local and State government agencies with an interest in the Project were identified by Spartridge through the scoping phase for the project and reinforced and confirmed through the DPE issued EARs. As part of the preparation of the EIS, these agency parties were consulted with by Spartridge to obtain their early feedback on the Project. Identified and consulted agencies include:

- Fairfield City Council (Council);
- DPE;
- NSW Environmental Protection Agency (EPA);
- Transport for NSW (TfNSW) and Roads and Maritime Services (RMS);
- Rural Fire Service;
- TransGrid;
- Endeavour Energy;
- Sydney Water;
- WaterNSW;
- Heritage NSW, Department of Premier and Cabinet (DPC);
- Local Aboriginal Land Council; and
- Surrounding local landowners and stakeholders.







### 3 Engagement Strategy

The engagement strategy for the project has been tailored utilising tools appropriate to the stage of the Project's development (including planning, approval, construction, and operation) and appropriate to the audience of the engagement, including community and agency stakeholders. Communications and engagement will be undertaken by the Project proponent and/or their representatives. This will include planning and engagement consultants engaged by the developer and contractors/subcontractors carrying out the construction activities.

To allow for clear and transparent record keeping, a communications and engagement register has been developed for the Project. This register will include a record of all community and stakeholder engagement undertaken for the Project over its lifespan, including consultation undertaken to inform this strategy, through to the recording of complaints and enquiries received during the construction phase of the Project. A copy of the register is attached at **Appendix B**.

An engagement tool kit has been developed to outline all the potential methods of engagement that may be used to communicate and engage during the life of the Project. The engagement tool kit is outlined in **Table 3** below.



**Table 3 Communication and Engagement Toolkit**

Tool/ Technique	Description	Audience	Stage of Project	Specifications
Individual Meetings	Meetings with stakeholders as required to discuss a specific item.	The wider community and key stakeholders.	Planning Approval Construction Operation	Meetings may be held face to face, over the phone or via an online platform. Details and format subject to the meetings context, with a record of the discussion included in the consultation register and actioned as required.
Agency Meetings	Meetings with agencies to discuss matters relevant to their agency	Relevant Agency	Planning Approval Construction Operation	Meetings may be held face to face, over the phone or via an online platform. Meetings will be held as required to address matters relevant to specific agencies including the satisfaction of the EARs requirements or conditions of consent.
Newspaper Advertisement	Newspaper Advertisement(s) to be published in a local newspaper (for example The Illawarra Mercury) identifying project commencement and details of the contact phone number and web page address.	The wider community and key stakeholders	Construction	An advertisement will be published advising the commencement date of construction, a brief overview of the project and key contact details for enquires and complaints including the phone number, webpage and email address. Further advertisements will be published as required where intrusive events are scheduled advising of the nature and date(s) and time(s) of the event and key contact details for enquiries and complaints.

Tool/ Technique	Description	Audience	Stage of Project	Specifications
Door Knock Campaign/ Letterbox Drop and Email Notifications	A door knock would be undertaken in the local area to advise residents of the project and respond to queries. Letters would be provided to specific receivers identified as being potentially affected by the project generally or specific construction related activities. Letters to be distributed by mail or email	Residents of the immediate area	Planning Construction	Letter is to contain key information and avenues for contact (phone, email, and post) should further information be required or the receiver wishes to make comment.
On Site Signage	Project information details.	Visitors to the site and residents of the immediate area	Construction Operation	Contain key project contact details including the hotline and web page, along with relevant project and safety information.
Project Information and Complaints Number	Project phone number available for 24 hours recording of project feedback.	The wider community and key stakeholders.	Construction	Phone number located on site signage, the web page and all project information material. Feedback provided to be incorporated into the consultation register and actioned as required.
Email Alerts	Emails providing prompt updates	Residents of the immediate area	Planning Approval Construction Operation	Email alerts will provide important information at short notice to potentially affected receivers where consent has been granted to utilise contact detail for this purpose
Website	A project website shall be developed to provide general information on the project and ongoing updates on project progress	The wider community and key stakeholders	Construction	Website address and phone number located on site signage and all project information material. Web page to provide contact details including phone number, email address and enquiry form, as well as project updates, along with environmental performance monitoring.

## 4 Engagement to Date

This section summarises engagement and consultation activities undertaken to date, during the planning stage of the Project's development.

### 4.1 Parties and Nature of Engagement

Engagement and consultation associated with the proposed development has been conducted with both community and agency stakeholders.

Engagement to date with community members has been undertaken by Goodman and SLR via a doorknock campaign on 23 March 2022, with the door knock extents illustrated in **Figure 3**. The community members consulted with, as well as responses received are outlined in **Table 5** below.

**Table 4 Summary of Community Consultation**

Community Address	Summary of Consultation
405-411 Delaware Road	No answer for door knock, flyer was left in mail box.
237 Burley Road	Dogs on property, flyer was left in mail box.
230A Burley Road	No answer for door knock, flyer was left in mail box.
237 – 249 Burley Road	No answer for door knock, flyer was left in mail box.
251 Burley Road	Representatives spoke with resident and talked through the proposed scheme. Resident noted they had received a flyer about the project in the mail and she noted the existing Austral Bricks operation generates noise and dust, which the proposal should potentially reduce. Resident noted they were aware of the brick works when they moved in and accepts associated impacts.
257 Burley Road	Representatives spoke with resident and talked through the proposed scheme. Resident noted they had received a flyer about the project in the mail and noted the existing Austral Bricks operation generates noise and dust, which the proposal should potentially reduce.
263 Burley Road	No answer for door knock, flyer was left in mail box.
263 - 273 Burley Road	No answer for door knock, flyer was left in mail box.
275 Burley Road	No answer for door knock, flyer was left in mail box.
287 - 299 Burley Road	No answer for door knock, flyer was left in mail box.
301 - 313 Burley Road	No answer for door knock, flyer was left in mail box.
321 – 325 Burley Road	No answer for door knock, flyer was left in mail box.

A copy of the flyer printed for the door knock campaign is included at **Appendix C**.

Engagement to date with agency stakeholders has been undertaken by Goodman, as part of their preparation of the overarching EIS for the project and prior to submission to DPE. Agencies consulted, as well as responses received are outline in **Table 5** below.

**Table 5 Summary of Agency Consultation**

Agency or Authority	Summary of Consultation
DPE	<p>Comments received as part of agency advice within issued EARs.</p> <p>Goodman has held several meetings with DPE regarding the application, including both the Infrastructure Contribution team and the Assessment team.</p> <p><u>Assessment Team</u></p> <p>The initial scoping meeting for the application was held on 22 November 2021 with Chris Ritchie and key members of his team.</p> <p>Several other meetings and phone calls have been had with this team to discuss not only this application, but the Rehabilitation Development Application currently being assessed by council, and the Development Control Plan currently on notification to support this application. These meetings were held on 27 January 2022 and 25 February 2022.</p> <p><u>Infrastructure Team</u></p> <p>Goodman has been communicating with the infrastructure team regarding arranging a Voluntary Planning Agreement (VPA) for the remaining land at Oakdale East. A key meeting was held on 22 December 2021 with Jacob Hatch and Peter Kim. Goodman subsequently issued a Letter of Offer to DPE for the VPA dated 30 September 2021. Both parties agreed to progress the VPA (or equivalent means for a Satisfactory Arrangements Certificate to be issued) as a priority, in parallel to the Development Application being assessed.</p> <p>A separate meeting was held on 20 December 2021 with the Planning Concierge, Assessment Team, and Infrastructure Contributions team to discuss the proposal and pathway forward.</p>
TfNSW and RMS	<p>Comments received as part of agency advice within issued EARs.</p> <p>Goodman has held meetings with both TfNSW Freight Corridor team as well as the RMS side of TfNSW.</p> <p><u>Freight Corridor Team</u></p> <p>A meeting was held with the abovementioned team on 4 February 2022. Goodman provided an overview of the proposed development. TfNSW's main interest was in relation to the proposed Western Sydney Freight Line as this dissects the estate and separates what is known as Precinct 4 &amp; 5. The main issue was how access would be provided to Precinct 4 &amp; 5 given the freight corridor dissects the access from the remainder of the site. It was discussed that the freight line is expected to be at an elevated level.</p> <p><u>RMS</u></p> <p>A meeting was held with the abovementioned team on 25 January 2022. Goodman provided an overview of the proposed development including access strategy, traffic generation rates adopted, and likely intersection upgrades required. Emails have been received from TfNSW since the meeting and are attached.</p>
Fairfield City Council	<p>Comments received as part of agency advice within issued EARs.</p> <p>Goodman have also had several meetings with Council to discuss this application as well as the Rehabilitation Development Application that is currently being assessed by Council, and the Development Control Plan that is currently on exhibition. An initial meeting was held on 19 November 2022.</p> <p>Council also attended a meeting with DPE on 25 February 2022 to discuss the DCP for the estate. The DCP is now on exhibition.</p>
Endeavour Energy	<p>Comments received as part of agency advice within issued EARs. Additional consultation and/or comment expected during the EIS assessment period if required.</p>

Agency or Authority	Summary of Consultation
Sydney Water	Comments received as part of agency advice within issued EARs. Goodman issued email providing overview of the development on 29 March 2022, requesting agency feedback, with no feedback received. Additional consultation and/or comment expected during the EIS assessment period if required.
WaterNSW	Comments received as part of agency advice within issued EARs. Goodman issued email providing overview of the development on 29 March 2022, requesting agency feedback, with no feedback received. Additional consultation and/or comment expected during the EIS assessment period if required.
NSW EPA	Comments received as part of agency advice within issued EARs. Goodman issued email providing overview of the development on 29 March 2022, requesting agency feedback, with no feedback received. Additional consultation and/or comment expected during the EIS assessment period if required.
TransGrid	Comments received as part of agency advice within issued EARs. Goodman issued email providing overview of the development on 29 March 2022, requesting agency feedback, with no feedback received. Additional consultation and/or comment expected during the EIS assessment period if required.
Blacktown City Council	Comments received as part of agency advice within issued EARs. Goodman issued email providing overview of the development on 29 March 2022, requesting agency feedback, with no feedback received. Additional consultation and/or comment expected during the EIS assessment period if required.
NSW Rural Fire Service (RFS)	Comments received as part of agency advice within issued EARs. Goodman issued email providing overview of the development on 29 March 2022, requesting agency feedback, with no feedback received. Additional consultation and/or comment expected during the EIS assessment period if required.
Heritage NSW	A copy of the draft Aboriginal Cultural Heritage Assessment Report (ACHAR) prepared by Artefact (2022) will be sent to Heritage NSW with a formal request for consultation.

A copy of email correspondence with agencies is included at **Appendix D**.

## 4.2 Outcomes of Engagement

All engagement with community stakeholders to date has generally been positive and supportive of the development. Minor issues or items for consideration following consultation are expressed within **Table 6** below, along with how the proposed development has or will respond to these matters.

**Table 6 Issues or Considerations of Potential Impact**

Issue or Consideration	Project Response
<b>Noise</b> It was determined that unmitigated noise from construction and ongoing operation of the site should be considered as a potential impact of the project.	A Noise and Vibration Impact Assessment has been prepared by RWDI (2022) for the operation of the Project. The impact assessment provides analysis of potential impacts of the development and proposes mitigation measures to avoid impact on sensitive receivers, including residents of nearby properties.
<b>Dust</b> It was determined that the nature of the project – involving bulk earthworks in particular, poses a potential risk to air quality within the surrounding area.	An Air Quality Impact Assessment has been prepared by SLR Consulting (2022) for the construction and operation of the Project. The impact assessment provides analysis of potential impacts of the development in relation to dust emissions and proposes mitigation measures to avoid impact on sensitive receivers, including residents of nearby properties.
<b>Construction Traffic</b> It was determined that project may have the potential for congestion and safety risks associated with access via Old Wallgrove Road prior to the construction and operation of the future North-South Link Road connection to Archbold Road – Lenore Road – M4 interchange as proposed by RMS.	A Transport Assessment and Green Travel Plan have been prepared by Ason Group (2022) to consider the potential traffic related impacts as a result of the proposed development on the surrounding road network; access and design; car parking; and trip generation (including relevant swept path analysis).

Matters raised through agency consultation and requests made through the requirements of the issued EARs have been addressed within the EIS for the Project and accompanying impact assessment reports.

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## 5 Ongoing and Future Engagement

Ongoing consultation and engagement shall be undertaken through all future stages of the Project.

Formal notification of the proposed development will be undertaken by DPE during the assessment period for the SSD Project, with Goodman committed to responding to all relevant issues and queries arising during this period through DPE's formal response to submissions process.

During construction, consultation and engagement shall be undertaken with relevant parties in accordance with **Section 3** of this strategy and will include notification of the commencement of works and consultation on works with the potential for impact on nearby receivers. Goodman and their contractors will continue to engage and work with all relevant agencies and authorities to meet all regulatory requirements and ensure compliance with conditions of consent.

As the Project progresses, refinement of this document and the tools located within the engagement strategy may be required to ensure the ongoing effectiveness of engagement measures proposed. It is recommended that this strategy forms the basis of a Community Consultation Strategy (CCS), which would be prepared and implemented throughout the construction and operational phases of the Project. The CCS would include engagement and complaints/enquiry protocols, the identification of engagement responsibilities and the maintenance of an engagement register. The CCS would ensure the positive approach to engagement undertaken for the Project to date continues through the Project lifecycle.

# APPENDIX A

## Social Impact Assessment Worksheet



Social Impact Assessment (SIA) Worksheet																	
Project name: Oakdale East Estate (OEE)																	
Date: 8 March 2022																	
CATEGORIES OF SOCIAL IMPACTS	POTENTIAL IMPACTS ON PEOPLE		PREVIOUS INVESTIGATION OF IMPACT		CUMULATIVE IMPACTS		ELEMENTS OF IMPACTS - Based on preliminary investigation					ASSESSMENT LEVEL FOR EACH IMPACT				PROJECT REFINEMENT	MITIGATION / ENHANCEMENT MEASURES
what social impact categories could be affected by the project activities	What impacts are likely, and what concerns/aspirations have people expressed about the impact? Summarise how each relevant stakeholder group might experience the impact. NB. Where there are multiple stakeholder groups affected differently by an impact, or more than one impact from the activity, please add an additional row.		Has this impact previously been investigated (on this or other project/s)?	If "yes - this project," briefly describe the previous investigation. If "yes - other project," identify the other project and investigation	Will this impact combine with others from this project (think about when and where), and/or with impacts from other projects (cumulative)?	If yes, identify which other impacts and/or projects	Will the project activity (without mitigation or enhancement) cause a material social impact in terms of its: You can also consider the various magnitudes of these characteristics					Level of assessment for each social impact	What methods and data sources will be used to investigate this impact?			Has the project been refined in response to preliminary impact evaluation or stakeholder feedback?	What mitigation / enhancement measures are being considered?
		Is the impact expected to be positive or negative					extent i.e. number of people potentially affected?	duration of expected impacts? (i.e. construction vs operational phase)	intensity of expected impacts i.e. scale or degree of change?	sensitivity or vulnerability of people potentially affected?	level of concern/interest of people potentially affected?		Secondary data	Primary Data - Consultation	Primary Data - Research		
access	Construction and operation may result in additional congestion within the surrounding traffic network or an increase in risk to the safety of other road users.	Negative	Yes - Other Project		Yes	Other physical impacts including noise.	Limited	Operation and Construction	Limited	Unknown	Unknown	Standard	Required			Yes	A Transport Assessment and Green Travel Plan have been prepared by Ason Group (2022) to consider the potential traffic related impacts as a result of the proposed development on the surrounding road network; access and design; car parking, and trip generation (including relevant swept path analysis).
health and wellbeing	Noise and vibration associated with construction and operation has the potential to impact upon the health and wellbeing of nearby land occupiers.	Negative	Yes - Other Project		Yes	Other physical impacts including traffic.	Limited	Operation and Construction	Limited	Unknown	Unknown	Standard	Required			Yes	A Noise and Vibration Impact Assessment has been prepared by RWDI (2022) for the operation of the Project. The impact assessment provides analysis of potential impacts of the development and proposes mitigation measures to avoid impact on sensitive receivers, including residents of nearby properties.
livelihoods	Construction and operation of the facility will result in short and long term employment opportunities in the area.	Positive	Yes - Other Project		No	Not Required	Moderate	Operation and Construction	Limited	Unknown	Unknown	Minor	Required			Yes	The EIS assesses the net employment benefits of the Project.
health and wellbeing	Air quality impacts associated with construction and operation has the potential to impact upon the health and wellbeing of nearby land occupiers.	Negative	Yes - Other Project		Yes	Other physical impacts including traffic and noise.	Limited	Operation and Construction	Limited	Unknown	Unknown	Standard	Required			Yes	An Air Quality Impact Assessment has been prepared by SLR Consulting (2022) for the construction and operation of the Project. The impact assessment provides analysis of potential impacts of the development in relation to dust emissions and proposes mitigation measures to avoid impact on sensitive receivers, including residents of nearby properties.
community	The visual impact of construction equipment and earthworks required to construct the facility, and presence of the facility once operational has the potential to impact upon the character of the area.	Negative	Yes - Other Project		No	Not Required	Limited	Operation and Construction	Limited	Unknown	Unknown	Standard	Required			Yes	The EIS assesses the impact of the built form on the surrounding environment and receivers and details materials and finishes to mitigate impacts on visual amenity.
health and wellbeing	The production and management of waste during the construction and operation of the facility has the potential to impact on nearby land occupiers.	Negative	Yes - Other Project		No	Not Required	Limited	Operation and Construction	Limited	Unknown	Unknown	Standard	Required			Yes	A Waste Management Plan has been prepared by SLR Consulting for Stage 2 including Precinct 3 and the Precinct 1 Extension.
surroundings	The construction of the facility will access require access to services (water, electricity, etc) which has the potential to impact on shared infrastructure.	Negative	Yes - Other Project		No	Not Required	Limited	Construction	Limited	Unknown	Unknown	Standard	Required			Yes	The EIS assesses the infrastructure requirements of the Project.
INSERT NEW ROWS ABOVE THIS ROW																	

# APPENDIX B

## Communications and Engagement Register

[illegible]

# APPENDIX C

## Engagement Letter and Project Update (Copy)

# UPDATE

## OAKDALE EAST INDUSTRIAL ESTATE



Dear Neighbours,

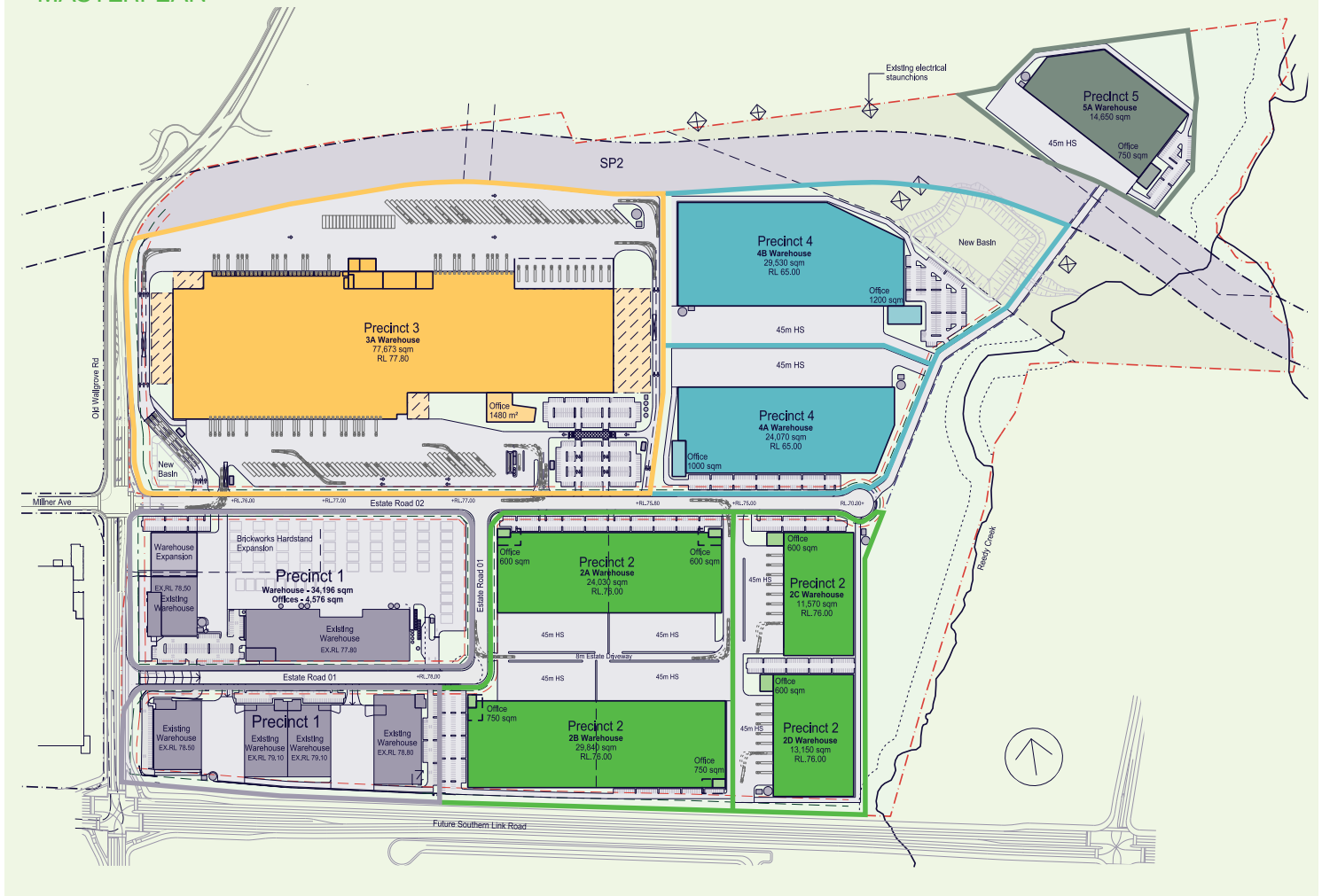
We're writing to inform you that Goodman will be lodging a Development Application for Oakdale East Industrial Estate, located off Old Wallgrove Road in Horsley Park.

Oakdale East spans across 60ha and includes five precincts of development, as detailed in the masterplan below.

In September 2021, Goodman completed the development works to Precinct 1 of the estate (10ha).

The proposed Development Application will seek approval for the estate's masterplan, including development controls and approval for stage two of works at the estate.

### MASTERPLAN





**The stage two works considered under the application include the following:**

- + Completion of lead-in infrastructure works, including intersection upgrades at Millner Avenue / Old Wallgrove Road and Lenore Drive / Old Wallgrove Road
- + Completion of the estate road network
- + Completion of stormwater, electrical and communications infrastructure
- + Completion of retaining walls located across the entire estate
- + Construction of building works to Precinct 1 (expansion) and Precinct 3.

**FOR FURTHER  
INFORMATION  
CONTACT**

Kiera Plumridge  
Senior Consultant  
SLR Consulting

T. 0458 967 285  
kplumridge@slrconsulting.com



### Precinct 1 extension

The precinct 1 expansion will include the extension of the warehouse building facing Old Wallgrove Road (note, this is separate to the recently built masonry plant).

In addition, the application will comprise of:

- + Construction, operation, fit-out and use approval of a 2,972 sqm warehouse and office
- + Approval for 24/7 hours of operation
- + 13.7 metre ridge height.

### Precinct 3 construction and operation

The application will comprise of:

- + Construction, operation, fit-out and use approval of a temperature controlled 125,585 sqm automated distribution centre
- + Storage of dangerous goods
- + 24/7 hours of operation
- + Maximum ridge height of approximately 40 metres.

# APPENDIX D

## Email Correspondence with Agencies (Copy)

## Deana Burn

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**From:** Kerren Ven <KVen@fairfieldcity.nsw.gov.au>  
**Sent:** Friday, 25 February 2022 11:16 AM  
**To:** Deana Burn  
**Subject:** FW: Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements  
**Attachments:** Annexure C - Masterplan.pdf; Annexure D - Site Plan.pdf; Annexure E - Site 1 expansion.pdf; SEARs Request Scoping Report.pdf; SEARs Draft Feb 2022.docx

Hi Deana,

Apologies for the delay in providing comments in relation to the SEARs. Council officers have reviewed the Scoping Report and draft SEARs and advise the following additional information should also be addressed as part of the Environmental Impact Statement (EIS):

### Traffic and Access

- Lot access points, internal driveways, service and circulation areas must be designed in accordance with the relevant Australian Standards, most notably AS2890.1 Parking Facilities – Off Street Car Parking and AS2890.2 Parking Facilities – Off Street Commercial Vehicle Facilities.
- All vehicles awaiting unloading and loading shall be parked on-site and not on adjacent public roads. A loading management plan shall be submitted to demonstrate that the development does not result in any vehicles queuing on the public road network.
- All Estate Roads are to be designed in accordance with Austroads guidelines, to accommodate the maximum sized vehicles (26m B-double trucks).
- The provision of the number of car parking spaces for the development shall be in accordance with Fairfield City Wide Development Control Plan, 2013 – Car Parking, Vehicle and Access Management - Chapter 12.

### Waste Sustainability

- Ecological sustainable development - a description of the measures to be implemented to minimise consumption of resources, especially energy, water and waste.
- Waste management - including details of the quantities and classification of all waste streams to be generated during demolition, construction and operation and proposed storage, handling and disposal requirements. The waste management plan is developed to reflect circular economy and resource recovery targets stated in the NSW Waste and Sustainable Material Strategy 2041 and the National Waste Policy 2018.

### Biodiversity impact

The Environmental Impact Statement shall address the long term impacts the development will have including but not limited to:

- Detention basin construction and long-term spill into Reedy Creek throughout the life of the asset.
- Impacts on biodiversity from ancillary infrastructure requirements such as power, water and wastewater treatment.
- Impacts on fauna including noise from the industrial area, rubbish dumping once the area is opened to the public.



- Fauna Sensitive Lighting Plan in accordance with the National Light Pollution Guidelines for Wildlife addressing the long-term impacts to fauna from light spill
- A Vegetation Management Plan prepared by a qualified ecologist for the Reedy Creek corridor addressing on-going habitat management, weed management and native flora and flora plantings. This includes details of management methods, timeframes and outcomes to undertake the VMP.
- Biosecurity Management Plan.

#### Subdivision

- Subdivision Plan; prepared by a registered surveyor with full details (proposed lots, lot sizes, dimensions, proposed easements etc.)
- Civil Engineering Plans; prepared by a suitably qualified engineer:
  - a. Shall include Stormwater Management Details including details of connections to existing stormwater systems and proposed detention basins.
  - b. Proposed Road designs; full details including road and footway width, the intersection with Old Wallgrove Road, winemaking and street signage.

#### Planning assessment

The following matters shall be considered and addressed prior to lodgement of the EIS:

- The development is reliant on remediation works under the current development application (DA) with Council (DA 347.1/2021), the proposed development must be consistent with the approach of the DA.
- Despite the Site Specific Development Control Plan (DCP) not applying to state significant developments, it is put forward that the masterplan demonstrates compliance with the objectives and controls outlined in the Oakdale East SSDCP.
- Concern is raised in relation to the use of 8m internal driveways rather than provide an extension of the estate roads given that there are potential for conflicts.
- Concern is raised in relation to the access to Precinct No. 5 in particular in relation to the width of the access road and the interface with the proposed freight line.
- Landscape Setback shall be consistent with that of the Oakdale East SSDCP. There are currently no landscape setback requirements for hardstand areas to large hardstand areas such as the Brickworks Hardstand expansion and Precinct 3. This requirement shall be established to provide a suitable landscape interface.
- Vehicle access to Warehouse 2A, 2B, 2D, 4B and Precinct 5. This may result in potential conflicts.

Thank you for allowing Council to provide comments in relation to the SEARs. It should be noted that at the EIS stage, Council may provide further comment regarding advice on the proposed development assessment.

Kind regards,

**Kerren Ven**

Strategic Planner | Strategic Land Use Planning

City Strategic Planning

PO Box 21, Fairfield NSW 1860

P 9725 0222 |



*We acknowledge the Cabrogal of the Darug nation who are the Traditional Custodians of this Land.  
We also pay our respect to the Elders both past, present and emerging of the Darug Nation.*



**From:** Deana Burn [mailto:Deana.Burn@planning.nsw.gov.au]

**Sent:** Friday, 4 February 2022 12:31 PM

**To:** corridors@transport.nsw.gov.au; Doris Yau <doris.yau@planning.nsw.gov.au>; Adam Small <Adam.Small@rfs.nsw.gov.au>; Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>; Property Development <property.development@endeavourenergy.com.au>; Environmental Assessments <environmental.assessments@water.nsw.com.au>; Development Sydney <development.sydney@rms.nsw.gov.au>; DPI Landuse Enquiries Mailbox <landuse.enquiries@environment.nsw.gov.au>; 'UrbanGrowth' <UrbanGrowth@sydneywater.com.au>; Easements&Development@TransGrid.com.au; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; OLG - Blacktown City Council <council@blacktown.nsw.gov.au>; Judith Portelli <Judith.Portelli@blacktown.nsw.gov.au>; Mail Mail <mail@fairfieldcity.nsw.gov.au>; Kerren Ven <KVen@fairfieldcity.nsw.gov.au>

**Subject:** Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Dear Sir/Madam

The Department of Planning, Industry and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Oakdale East Industrial Estate. The proposed development is a State Significant Development under the *Environmental Planning and Assessment Act 1979*.

Draft SEARs have been prepared and are attached. Please provide input into the SEARs including details of any key issues and assessment requirements by **Friday 18 February 2022**. A Scoping Report for the proposal is also attached.

If you have any questions, please contact me on 02 9274 6453 or [deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

Regards

Deana.

This email is intended for the addressee(s) named and may contain confidential and/or privileged information. If you are not the intended recipient, please delete it immediately and notify the sender. Any views expressed in this email, are those of the individual sender, except where the sender expressly and with authority, states them to be the view of Fairfield City Council.



22 February 2022

TfNSW Reference: SYD22/00124/01

Department of Planning, Industry and Environment  
GPO Box 39  
SYDNEY NSW 2001

Attention: Deana Burn

Dear Sir/Madam,

**REQUEST FOR SEARS FOR OAKDALE EAST INDUSTRIAL ESTATE AT 4-10 WALLGROVE ROAD, HORSLEY PARK**

Reference is made to the Department of Planning, Industry and Environment (DPIE) correspondence dated 4 February 2022 requesting Transport for NSW (TfNSW) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Secretary's Environmental Assessment Requirements (SEARs).

TfNSW has reviewed the information and would like the requirements listed in Attachment A to be included in any SEARs that are issued.

TfNSW notes that the draft SEARs require details of daily and peak traffic volumes likely to be generated during all key stages of construction and operation using traffic generation rates agreed with Transport for NSW. During early discussions with the proponent, it was identified that there is not currently an agreed traffic generation rate. TfNSW and the proponent are currently engaged in discussions to resolve this matter. Agreement in the traffic generation rates is required prior to the transport and accessibility impact assessment.

TfNSW offers the following additional comments to be considered by the proponent:

- i. The subject property is within an area of investigation for the Archbold Road upgrade and extension Project.

Further information in regard to the Archbold Road upgrade and extension Project can be obtained by contacting the Project Team – E mail: [archboldroadupgrade@rms.nsw.gov.au](mailto:archboldroadupgrade@rms.nsw.gov.au); Ph: 1800 548 813 (during business hours) or by visiting the project website at <https://roadswaterways.transport.nsw.gov.au/projects/archbold-road/index.html>

- ii. The subject property is within an area of investigation for the Proposed Southern Link Road Project.

If you have any further questions about the project, please don't hesitate to contact Maria Swallow (02 8849 2030 or via Email: [maria.swallow@transport.nsw.gov.au](mailto:maria.swallow@transport.nsw.gov.au)).

- iii. TfNSW advises that the subject development is impacted by the future Western Sydney Freight Line (WSFL). To avoid future realignments, it is critical to ensure there are no issues with this proposed subdivision. Consideration will need to be given to horizontal and vertical levels of the design.

TfNSW can provide the latest plans upon request. Please contact Lee Farrell (Lee.Farrell@transport.nsw.gov.au) for a copy of the information.

Relevant planning documents

- State Environmental Planning Policy (Major Infrastructure Corridors) 2020
- State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

If you have any further inquiries in relation to this development application Mr Simon Turner would be pleased to take your call on 8265 6363 or e: [development.sydney@transport.nsw.gov.au](mailto:development.sydney@transport.nsw.gov.au). I hope this has been of assistance.

Yours sincerely



Ms Zhaleh Alamouti  
**A/Senior Manager Land Use Assessment (West&Central)**

## **Attachment A – Recommended additional inclusions in the SEARs**

### **Key Issues**

Transport and accessibility (construction and operation)

A detailed transport and accessibility impact assessment should be prepared and include, but not be limited to, the following:

- TfNSW advises that the subject development is impacted by the future Southern Link Road (SLR). Demonstrate compliance with the Western Sydney Employment Area State Environmental Planning Policy, Part 6; clause 33B; Development of Land within or adjacent to transport investigation area; specifically:
  - integration with and impacts on the Southern Link Road;
- details of the current daily and peak hour vehicle, public transport, pedestrian and bicycle movements and existing traffic and transport facilities provided on the road network located adjacent to the proposed development;
- an assessment of the operation of existing and future transport networks including bus networks and their ability to accommodate the forecast number of trips to and from the development;
- details of all daily and peak traffic and transport movements likely to be generated (light and heavy vehicle, public transport, pedestrian and cycle trips) and the type of heavy vehicles likely to be used (e.g. B-doubles) during the operation of the development, including a description of heavy vehicle access routes and the impacts of heavy vehicles on nearby intersections;
- details of access to the site from the road network including intersection location, design and sight distance (i.e. turning lanes, swept paths, sight distance requirements);
- an assessment of the existing and future performance of key intersections providing access to the site, and any upgrades (road/intersections) required as a result of the development. The assessment needs to be supported by appropriate modelling and analysis to the satisfaction of TfNSW;
- an assessment of predicted impacts on road safety and the capacity of the road network to accommodate the development;
- plans of any road upgrades or new roads required to service the development, if necessary;
- an assessment of the forecast impacts on traffic volume generated on road safety and capacity of road network including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic model as prescribed by TfNSW (former Roads and Maritime). The traffic modelling should consider the scenarios of year 2026, 2031, 2036 (or the year until the facility cease operation).
- to ensure that the above requirements are fully addressed, the traffic impact assessment must properly ascertain the cumulative study area traffic impacts associated with the development (and any other approved planning proposals and developments in the precinct and surrounds), including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required);
- demonstrate the measures to be implemented to encourage users of the development to make sustainable travel choices, including walking, cycling, public transport and car sharing;

- details of sustainable travel initiatives for workers and visitors, particularly for the provision of end-of-trip facilities, pedestrian and cyclist facilities in secure, convenient, accessible areas close to main entrances, incorporating lighting and passive surveillance;
- appropriate provision, design and location of on-site bicycle parking, and how bicycle provision will be integrated with the existing bicycle network;
- details of the proposed number of car parking spaces and compliance with appropriate parking codes and justify the level of car parking provided on the site;
- details of service vehicle movements and site access arrangements (including vehicle type and likely arrival and departure times of service vehicles);
- an assessment of proposed loading dock and servicing provisions and access arrangements to loading docks;
- details of access and parking arrangements for emergency vehicles;
- detailed plans of the proposed layout of the internal road network and parking provision on-site, in accordance with the relevant Australian Standards; and
- details of the likely dangerous goods to be transported on arterial and local roads to/from the site, if any, and the preparation of an incident management strategy, if relevant.
- In relation to construction traffic:
  - assessment of cumulative impacts associated with other construction activities;
  - an assessment of road safety at key intersections;
  - details of anticipated peak hour and daily truck movements to and from the site;
  - details of access arrangements for workers to/from the site, emergency vehicles and service vehicle movements;
  - details of temporary cycling and pedestrian access during construction;
  - details of proposed construction vehicle access arrangements at all stages of construction; and
  - an assessment of traffic and transport impacts during construction and how these impacts will be mitigated for any associated traffic, pedestrians, cyclists and public transport operations, including the preparation of a draft Construction Traffic Management Plan to demonstrate the proposed management of impact. This Plan needs to include vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures for all demolition/construction activities.

The detailed traffic impact assessment should address the relevant planning provisions, goals and strategic planning objectives in the following:

- Future Transport 2056 and supporting documents;
- NSW Freight and Ports Plans 2018-2023;
- Guide to Traffic Generating Developments 2002(RTA);
- TDT 2013/04a Guide to Traffic Generating Developments; and
- Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development.

Consultation:

Consultation is to occur with Transport for NSW prior to the preparation of the Transport and Accessibility Impact Assessment including:

- Corridor Preservation Team (potential impacts to Western Sydney Freight Line); and
- Greater Sydney Division on the proposed study methodology for the Transport and Accessibility Impact Assessment.
- Archbold Road upgrade and extension Project.
- Proposed Southern Link Road Project.

16 February 2022

Contact: *Justine Clarke*  
Telephone: *0457 535 955*  
Our ref: *D2022/10579*

Deana Burn  
Industry Assessments  
Department of Planning & Environment  
4 Parramatta Square  
12 Darcy Street  
PARRAMATTA NSW 2150

Dear Ms Burn

### **Oakdale East Industrial Estate – Request for input into SEARs**

Thank you for your Planning Portal referral dated 4 February 2022 requesting WaterNSW's input into the preparation of the Secretary's Environmental Assessment Requirements (SEARs) for the above proposal. The Concept masterplan for the industrial estate provides for the development to be built over 5 stages. It is understood that this application includes approval of the Concept masterplan, Stage 1 works being intersection upgrades, bulk earthworks, estate roads, services, expansion of an existing warehouse in Precinct 1, and the construction, fit-out and operation of a warehouse in Precinct 3.

WaterNSW owns and manages the Warragamba Pipelines, critical water supply infrastructure located directly north of the development site. The Pipelines convey water from Warragamba Dam to the Prospect Water Filtration Plant and are an integral component of the Sydney drinking water supply system. It is essential this water supply infrastructure is protected from the potential impacts of adjoining development.

The development will need to consider the downstream impacts on the Pipelines corridor, specifically surface water flow properties for pre-developed and post-developed scenarios. It is a WaterNSW requirement that post-development flows that enter or are conveyed across the Pipelines corridor must be equal to or less than the pre-development flows. This is specifically relevant for any proposed onsite detention measures and release of stormwater into the drainage network, that eventually reaches the Pipelines corridor.

WaterNSW supports the draft SEARs prepared by the Department and requests that the following points be included in the SEARs and addressed in the subsequent Environmental Impact Statement (EIS) for the proposed works.

- State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) – Clause 127A of the ISEPP requires that for developments located on 'affected land', the consent authority must be satisfied that the development is consistent with WaterNSW's 'Guideline for Development Adjacent to the Upper Canal and Warragamba Pipelines' (September 2021). As this development is located on such 'affected land', the proponent must specifically address this clause in the EIS.
- Risk Assessment – an assessment of any other risks to the integrity and security of the pipelines that may result from the development and the proposed measures to be taken to



avoid adverse impacts on the Warragamba Pipelines corridor. Specific issues to cover include impacts of vibration, soil and water, and infrastructure interaction with the Pipelines corridor.

- Soils and Water –
  - an assessment of the impacts of the proposed development on drainage paths into the Pipelines corridor, particularly at Reedy Creek. WaterNSW require that post-development flows be equal to or less than the pre-development flows for each storm event up to and including 1% AEP event. Additional surface and groundwater entering the Pipeline corridor should be prevented
  - demonstrate effective erosion and sediment controls to be applied.
- Development along the property boundary (proposed transport route) – the EIS should clearly demonstrate the interaction the development has with the proposed transport corridor and the potential impacts to WaterNSW lands and water supply infrastructure.
- Gas pipeline extension – Brickworks Limited (Austral Bricks) have expressed an interest in extending their gas pipeline east from Old Wallgrove Road to their plant 3 near Ferrers Road. This extension is proposed along the mutual property boundary between Oakdale East Estate and WaterNSW Warragamba Pipelines corridor. WaterNSW raises this point so that the proponent may include this in their impact assessment and consider making provisions for the gas pipeline extension in their development.
- Site suitability – the EIS should include a detailed justification relating to the Concept Masterplan for the suitability of stage 5 and how the site will accommodate the proposed development. Consideration should be given to the potential constraints associated with access and severance of the stage by the proposed transport corridor.
- Site restoration – the EIS should detail the measures taken to retain, rehabilitate and restore riparian lands, particularly along Reedy Creek. This will aid in meeting the objectives of the Western Parkland City Plan.

WaterNSW would appreciate being advised when the EIS is exhibited for further review, and requests the Department continues to consult with us on any development that may impact on our assets, infrastructure or land, using the email address [Environmental.Assessments@waterNSW.com.au](mailto:Environmental.Assessments@waterNSW.com.au).

If you have any questions regarding this letter, please contact Justine Clarke at [justine.clarke@waterNSW.com.au](mailto:justine.clarke@waterNSW.com.au).

Yours sincerely



**ALISON KNIHA**  
**Catchment Protection Planning Manager**

OUT22/1136

Deana Burn  
Planning and Assessment Group  
NSW Department of Planning and Environment

[deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

Dear Ms Burn

**Oakdale East Industrial Estate (SSD-TBA)  
Comment on the Secretary's Environmental Assessment Requirements (SEARs)**

I refer to your email of 4 February 2022 to the Department of Planning and Environment (DPE) Water and the Natural Resources Access Regulator (NRAR) about the above matter.

The following recommendations are provided by DPE Water and NRAR.

The SEARS should include:

- The identification of an adequate and secure water supply for the life of the project. This includes confirmation that water can be sourced from an appropriately authorised and reliable supply. This is also to include an assessment of the current market depth where water entitlement is required to be purchased.
- A detailed and consolidated site water balance.
- Assessment of impacts on surface and ground water sources (both quality and quantity), related infrastructure, adjacent licensed water users, basic landholder rights, watercourses, riparian land, and groundwater dependent ecosystems, and measures proposed to reduce and mitigate these impacts.
- Proposed surface and groundwater monitoring activities and methodologies.
- Consideration of relevant legislation, policies and guidelines, including the NSW Aquifer Interference Policy (2012), the Guidelines for Controlled Activities on Waterfront Land (2018) and the relevant Water Sharing Plans (available at <https://water.dpie.nsw.gov.au/home>).

Any further referrals to DPE Water and NRAR can be sent by email to [water.assessments@dpie.nsw.gov.au](mailto:water.assessments@dpie.nsw.gov.au). or to the following coordinating officer within DPE Water:

Alistair Drew, Project Officer, E: [Alistair.drew@dpie.nsw.gov.au](mailto:Alistair.drew@dpie.nsw.gov.au)

Yours sincerely



Judy Court  
A/Project Officer, Assessments, Knowledge Division  
**Department of Planning and Environment: Water**  
7 February 2022

10 February 2022

Our ref: 177839, 178679, 177077

**Deana Burn**

Department of Planning and Environment

[Deana.burn@planning.nsw.gov.au](mailto:Deana.burn@planning.nsw.gov.au)

**RE: Sydney Water input to SEARs for Oakdale East Industrial Estate**

Thank you for seeking Sydney Water's input on the Secretary's Environmental Assessment Requirements for the abovementioned proposal which includes a concept masterplan for an industrial estate to be built over 5 stages and Stage 1 works including intersection upgrades, bulk earthworks, estate roads, services, expansions of an existing warehouse in Precinct 1 and construction, fit-out and operation of a warehouse in Precinct 3. Sydney Water notes that Precinct 1 is substantially developed under a standalone DA (DA 93.1/2019) and will not be incorporated into the concept masterplan. An expansion of Precinct 1 will be included in the SSDA. The total GFA of the five precincts is 307, 696m<sup>2</sup>. We have reviewed the proposal and provide the following comments for your consideration.

Sydney Water requests that the Department of Planning, Industry and Environment include the following Secretary's Environmental Assessment Requirements relating to the provision of water-related services for the subject site:

**Water-related Infrastructure Requirements**

1. The proponent of development should determine service demands following servicing investigations and demonstrate that satisfactory arrangements for drinking water, wastewater, and recycled water (if required) services have been made.
2. The proponent must obtain endorsement and/or approval from Sydney Water to ensure that the proposed development does not adversely impact on any existing water, wastewater or stormwater main, or other Sydney Water asset, including any easement or property. When determining landscaping options, the proponent should take into account that certain tree species can cause cracking or blockage of Sydney Water pipes and therefore should be avoided.
3. Strict requirements for Sydney Water's stormwater assets (for certain types of development) may apply to this site. The proponent should ensure that satisfactory steps/measures been taken to protect existing stormwater assets, such as avoiding building over and/or adjacent to stormwater assets and building bridges over stormwater assets. The proponent should consider taking measures to minimise or eliminate potential flooding, degradation of water quality, and avoid adverse impacts on any heritage items, and create pipeline easements where required.
4. As this development may create trade wastewater, Sydney Water has trade wastewater requirements which need to be met. By law, the property owner must submit an application requesting permission to discharge trade wastewater to Sydney Water's sewerage system. The proponent must obtain Sydney Water approval for this permit before any business activities can commence. Given this development comprises industrial operations, wastewater may discharge into a sewerage area that is subject to wastewater reuse. Please contact Sydney Water's Business Customer

Services to send your permit application or to find out more information. They can be contacted at the following email address: [businesscustomers@sydneywater.com.au](mailto:businesscustomers@sydneywater.com.au).

### **Integrated Water Cycle Management**

5. The proponent should outline any sustainability initiatives that will minimise/reduce the demand for drinking water, including any alternative water supply and end uses of drinking and non-drinking water that may be proposed, and demonstrate water sensitive urban design (principles are used), and any water conservation measures that are likely to be proposed. This will allow Sydney Water to determine the impact of the proposed development on our existing services and required system capacity to service the development.

If you require any further information, please do not hesitate to contact the Growth Planning Team at [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "K. Leitch", enclosed within a large, loopy oval shape.

**Kristine Leitch**

Commercial Growth Manager

City Growth and Development, Business Development Group

Sydney Water, 1 Smith Street, Parramatta NSW 2150

Deana Burn  
Energy Resource Assessments  
Planning Group  
Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2124

Our ref: DOC22/104980

Dear Deana

**Subject: Request for SEARs - Oakdale East Industrial Estate**

Thank you for your e-mail received on 4 February 2022, requesting input from Environment, Energy and Science Group (EES) in the Department of Planning, Industry and Environment (DPIE) on the draft Secretary's Environmental Assessment Requirements (SEARs) for the proposed Oakdale East Industrial Estate State Significant Development.

EES has reviewed the scoping report prepared by Keylan Consulting dated February 2022 and the following comments are provided in relation to the draft SEARs.

***Biodiversity***

Key issue, Biodiversity, of the draft SEARs should be amended to include the biodiversity assessment requirements within Attachment A below.

Please note in relation to the 4th dot point, the minimum information and spatial data requirements are in Tables 24 and 25 of the Biodiversity Assessment Method (BAM), and as required more broadly by the revised BAM 2020. Other requirements, such as those relating to the BAM Calculator and Biodiversity Offsets and Agreements Management System (BOAMS), are detailed in various guidelines, practice notes, updates and other advices issued by EES to BAM accredited assessors (see: [www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/accredited-assessors/assessor-resources](http://www.environment.nsw.gov.au/topics/animals-and-plants/biodiversity/accredited-assessors/assessor-resources)).

***Flooding and Coastal Hazards***

EES recommends that Flooding and Coastal Hazards be included as a key issue in the SEARs. Recommended flooding and coastal hazard assessment requirements are provided at Attachment A.

***Water and Soils***

Key issue, Water and Soils, of the draft SEARs should be amended to reflect the water and soil assessment requirements at Attachment A.

Should you have any queries regarding this matter, please contact Shaun Hunt, Senior Conservation Planning Officer via [shaun.hunt@environment.nsw.gov.au](mailto:shaun.hunt@environment.nsw.gov.au) or 02 8275 1617.

Yours sincerely



15/02/22

Susan Harrison  
**Senior Team Leader Planning**  
**Greater Sydney Branch**  
**Biodiversity and Conservation**

**Attachment A – EES Environmental Assessment Requirements**

**Biodiversity**

1. Biodiversity impacts related to the proposed development are to be assessed in accordance with Section 7.9 of the Biodiversity Conservation Act 2017 the Biodiversity Assessment Method and documented in a Biodiversity Development Assessment Report (BDAR). The BDAR must include information in the form detailed in the Biodiversity Conservation Act 2016 (s6.12), Biodiversity Conservation Regulation 2017 (s6.8) and Biodiversity Assessment Method 2020, including an assessment of the impacts of the proposal (including an assessment of impacts prescribed by the regulations).
2. The BDAR must document the application of the avoid, minimise and offset framework including assessing all direct, indirect and prescribed impacts in accordance with the Biodiversity Assessment Method 2020.
3. The BDAR must include details of the measures proposed to address the offset obligation as follows:
  - The total number and classes of biodiversity credits required to be retired for the development/project;
  - The number and classes of like-for-like biodiversity credits proposed to be retired;
  - The number and classes of biodiversity credits proposed to be retired in accordance with the variation rules;
  - Any proposal to fund a biodiversity conservation action;
  - Any proposal to conduct ecological rehabilitation (if a mining project);
  - Any proposal to make a payment to the Biodiversity Conservation Fund.

If seeking approval to use the variation rules, the BDAR must contain details of the reasonable steps that have been taken to obtain requisite like-for-like biodiversity credits.
4. The BDAR must be submitted with all spatial data associated with the survey and assessment as per the BAM.
5. The BDAR must be prepared by a person accredited in accordance with the Accreditation Scheme for the Application of the Biodiversity Assessment Method Order 2020 under s6.10 of the Biodiversity Conservation Act 2016.

Water and soils
<p>6. The EIS must map the following features relevant to water and soils including:</p> <ul style="list-style-type: none"> <li>a. Acid sulfate soils (Class 1, 2, 3 or 4 on the Acid Sulfate Soil Planning Map).</li> <li>b. Rivers, streams, wetlands, estuaries (as described in s4.2 of the Biodiversity Assessment Method).</li> <li>c. Wetlands as described in s4.2 of the Biodiversity Assessment Method.</li> <li>d. Groundwater.</li> <li>e. Groundwater dependent ecosystems</li> <li>f. Proposed intake and discharge locations</li> </ul>
<p>7. The EIS must describe background conditions for any water resource likely to be affected by the development, including:</p> <ul style="list-style-type: none"> <li>• Existing surface and groundwater.</li> <li>• Hydrology, including volume, frequency and quality of discharges at proposed intake and discharge locations.</li> <li>• Water Quality Objectives (as endorsed by the NSW Government <a href="http://www.environment.nsw.gov.au/ieo/index.htm">http://www.environment.nsw.gov.au/ieo/index.htm</a>) including groundwater as appropriate that represent the community's uses and values for the receiving waters.</li> <li>• Indicators and trigger values/criteria for the environmental values identified at (c) in accordance with the <a href="#">ANZECC (2000) Guidelines for Fresh and Marine Water Quality</a> and/or local objectives, criteria or targets endorsed by the NSW Government.</li> <li>• Risk-based Framework for Considering Waterway Health Outcomes in Strategic Land-use Planning Decisions <a href="http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning">http://www.environment.nsw.gov.au/research-and-publications/publications-search/risk-based-framework-for-considering-waterway-health-outcomes-in-strategic-land-use-planning</a></li> </ul>

8. The EIS must assess the impact of the development on hydrology, including:
  - a. Water balance including quantity, quality and source.
  - b. Effects to downstream rivers, wetlands, estuaries, marine waters and floodplain areas.
  - c. Effects to downstream water-dependent fauna and flora including groundwater dependent ecosystems.
  - d. Impacts to natural processes and functions within rivers, wetlands, estuaries and floodplains that affect river system and landscape health such as nutrient flow, aquatic connectivity and access to habitat for spawning and refuge (e.g. river benches).
  - e. Changes to environmental water availability, both regulated/licensed and unregulated/rules-based sources of such water.
  - f. Mitigating effects of proposed stormwater and wastewater management during and after construction on hydrological attributes such as volumes, flow rates, management methods and re-use options.
  - g. Identification of proposed monitoring of hydrological attributes.

#### **Flooding and coastal hazards**

9. The EIS must map the following features relevant to flooding as described in the Floodplain Development Manual 2005 (NSW Government 2005) including:
  - a. Flood prone land.
  - b. Flood planning area, the area below the flood planning level.
  - c. Hydraulic categorisation (floodways and flood storage areas)
  - d. Flood Hazard.
10. The EIS must describe flood assessment and modelling undertaken in determining the design flood levels for events, including a minimum of the 5% Annual Exceedance Probability (AEP), 1% AEP, flood levels and the probable maximum flood, or an equivalent extreme event.
11. The EIS must model the effect of the proposed development (including fill) on the flood behaviour under the following scenarios:
  - a. Current flood behaviour for a range of design events as identified above. This includes the 0.5% and 0.2% AEP year flood events as proxies for assessing sensitivity to an increase in rainfall intensity of flood producing rainfall events due to climate change.



**12. Modelling in the EIS must consider and document:**

- a. Existing council flood studies in the area and examine consistency to the flood behaviour documented in these studies.
- b. The impact on existing flood behaviour for a full range of flood events including up to the probable maximum flood, or an equivalent extreme flood.
- c. Impacts of the development on flood behaviour resulting in detrimental changes in potential flood affection of other developments or land. This may include redirection of flow, flow velocities, flood levels, hazard categories and hydraulic categories
- d. Relevant provisions of the NSW Floodplain Development Manual 2005.

**13. The EIS must assess the impacts on the proposed development on flood behaviour, including:**

- a. Whether there will be detrimental increases in the potential flood affectation of other properties, assets and infrastructure.
- b. Consistency with Council floodplain risk management plans.
- c. Consistency with any Rural Floodplain Management Plans.
- d. Compatibility with the flood hazard of the land.
- e. Compatibility with the hydraulic functions of flow conveyance in floodways and storage in flood storage areas of the land.
- f. Whether there will be adverse effect to beneficial inundation of the floodplain environment, on, adjacent to or downstream of the site.
- g. Whether there will be direct or indirect increase in erosion, siltation, destruction of riparian vegetation or a reduction in the stability of riverbanks or watercourses.
- h. Any impacts the development may have upon existing community emergency management arrangements for flooding. These matters are to be discussed with the NSW SES and Council.
- i. Whether the proposal incorporates specific measures to manage risk to life from flood. These matters are to be discussed with the NSW SES and Council.
- j. Emergency management, evacuation and access, and contingency measures for the development considering the full range of flood risk (based upon the probable maximum flood or an equivalent extreme flood event). These matters are to be discussed with and have the support of Council and the NSW SES.
- k. Any impacts the development may have on the social and economic costs to the community as consequence of flooding.

**End of Submission**

## Deana Burn

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**From:** Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>  
**Sent:** Tuesday, 8 February 2022 2:51 PM  
**To:** Deana Burn  
**Cc:** Easements  
**Subject:** NSW Planning, Industry & Environment request for SEARs SSD Oakdale East Industrial Estate  
**Attachments:** EE SSD SEARs Oakdale East Industrial Estate.pdf; EE STANDARD DA CONDITIONS V2 DECEMBER 2021.pdf; EE Drawing 86232 OH lines minimum clearances.pdf; SW08773 Work near underground assets.pdf; SW Work near overhead power lines.pdf; ENA EMF What We Know.pdf; EE Safety Plumbing.pdf; EE Safety on the job.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Guide for Padmount Substations.pdf; EE General Restrictions OH Power Lines Apr 2020.pdf; EE FPJ 6007 Technical Review Request Aug 2019.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Deana

I refer to your below email of 4 February 2022 regarding the request for the Planning Secretary's Environmental Assessment Requirements (SEARs) for State Significant Development Oakdale East Industrial Estate for 'Concept masterplan for an industrial estate to be built over 5 stages and Stage 1 works including intersection upgrades, bulk earthworks, estate roads, services, expansion of an existing warehouse in Precinct 1 and construction, fit-out and operation of a warehouse in Precinct 3' at 2-10 Wallgrove Road, Horsley Park (Part Lot 100 & Lot 101 DP 1257276) in the Fairfield City Council Local Government Area (LGA). Submissions needed to be made to the Department by 18 February 2022.

Endeavour Energy has noted the Draft SEARs includes 'Infrastructure Requirements' as a key issue required by the Planning Secretary to be addressed by the applicant in the future Environmental Impact Statement.

<b>Key issues</b>	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <ul style="list-style-type: none"><li>• <b>Infrastructure Requirements</b> – an infrastructure management plan that includes:<ul style="list-style-type: none"><li>– a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s<ul style="list-style-type: none"><li>• details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water</li></ul></li><li>– a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development</li><li>– identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.</li></ul></li></ul>
-------------------	---

The following is a combination of the various requests for SEARs for other State Significant Development referred to Endeavour Energy which attempts to capture are the possible 'Utilities' related matters.

*Prepare an Infrastructure Management Plan in consultation with relevant agencies / authorities to:*

- *address the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water and how the upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development; and*
- *identify the existing infrastructure on the site or within the network which may be impacted by the construction and operation of the proposal and the measures to be implemented to address any impacts on this infrastructure.*

Endeavour Energy believes either of the foregoing would adequately require the applicant to investigate and address in utilities required for the State Significant Development.

Please find attached Endeavour Energy's submission which is based on the system being used for submissions to concurrence and referrals received via the NSW Planning Portal. The introduction of standard type conditions was required to keep up with the work load and expedite responses. I appreciate not all the issues in the submission may be directly or immediately relevant or significant to the Development Application. However, Endeavour Energy's preference is to alert proponents / applicants of the potential matters that may arise should development within closer proximity of the existing and/or required electricity infrastructure needed to facilitate the proposed development on or in the vicinity of the site occur.

Given the extensive easements over the site benefitting Endeavour Energy for 132,000 volt / 132 kilovolt (kV) high voltage overhead power lines (the highest voltage in Endeavour Energy's electricity distribution network and accordingly some of the most important assets), it is even more important that the applicant engage with Endeavour Energy to ensure the impact of the proposed development / subdivision on these assets is minimised.

Could you please pass on a copy of this submission and the attached resources to the applicant? Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified in Endeavour Energy's submission in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au) is preferred.

With the COVID-19 health risk a significant number of Endeavour Energy staff are working from home. Access to emails and other internal stakeholders can accordingly be somewhat limited. As a result it may sometimes take longer than usual to respond to enquiries. Thank you for your ongoing understanding during this time.

Yours faithfully

Cornelis Duba

Development Application Specialist

Sustainability & Environment

M: 0455 250 981

E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)

51 Huntingwood Drive, Huntingwood NSW 2148

[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)




---

**From:** Deana Burn <Deana.Burn@planning.nsw.gov.au>

**Sent:** Friday, 4 February 2022 12:31 PM

**To:** corridors@transport.nsw.gov.au; Doris Yau <doris.yau@planning.nsw.gov.au>; Adam Small <Adam.Small@rfs.nsw.gov.au>; Planning Matters Mailbox <planning.matters@environment.nsw.gov.au>; Property Development <Property.Development@endeavourenergy.com.au>; Environmental Assessments <environmental.assessments@water.nsw.com.au>; Development Sydney <development.sydney@rms.nsw.gov.au>; DPI Landuse Enquiries Mailbox <landuse.enquiries@environment.nsw.gov.au>; 'UrbanGrowth' <UrbanGrowth@sydneywater.com.au>; Easements&Development@TransGrid.com.au; OEH HD Heritage Mailbox <HERITAGEMailbox@environment.nsw.gov.au>; OLG - Blacktown City Council <council@blacktown.nsw.gov.au>; Judith Portelli <Judith.Portelli@blacktown.nsw.gov.au>; OLG - Fairfield City Council <mail@fairfieldcity.nsw.gov.au>; kven@fairfieldcity.nsw.gov.au

**Subject:** Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Dear Sir/Madam

The Department of Planning, Industry and Environment has received a request for Secretary's Environmental Assessment Requirements (SEARs) for the Oakdale East Industrial Estate. The proposed development is a State Significant Development under the *Environmental Planning and Assessment Act 1979*.

Draft SEARs have been prepared and are attached. Please provide input into the SEARs including details of any key issues and assessment requirements by **Friday 18 February 2022**. A Scoping Report for the proposal is also attached.

If you have any questions, please contact me on 02 9274 6453 or [deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

Regards

Deana.



DOC22/79629-7

21 February 2022

Ms Deana Burn  
Planning Officer  
Department of Planning and Environment  
Locked Bag 5022  
PARRAMATTA NSW 2124

[deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

**Oakdale East Industrial Estate  
No Comment on SEARs Request**

Dear Ms Burn

I refer to your request to provide comment on the Secretary's Environmental Assessment Requirements (SEARs) accompanying a Scoping Report for the proposed development of Oakdale East Industrial Estate located at 2-10 Wallgrove Road, Horsley Park.

I note the proposal is for:

- a concept masterplan for an industrial estate to be built over five (5) stages
- Stage 1 works including intersection upgrades
- bulk earthworks
- estate roads
- associated services
- expansion of an existing warehouse in Precinct 1 and construction
- fit-out and operation of a warehouse in Precinct 3.

Based on the information provided, the proposal does not appear to require an Environment Protection Licence under the *Protection of the Environment Operations Act 1997*. Furthermore, the proposal is not being undertaken by or on behalf of a NSW Public Authority, nor are there proposed activities for which the Environment Protection Authority (EPA) is the appropriate regulatory authority.

In view of these factors, the EPA has no comments to provide on this project and no follow-up consultation is required. Fairfield City Council should be consulted in relation to this matter.

If you have any questions about this request, please contact Environment Line on 131 555 and quote the above reference number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Steve Beaman'.

**STEVE BEAMAN PSM**  
**Executive Director Regulatory Operations**  
**NSW Environment Protection Authority**

Phone 131 555

TTY 133 677

Locked Bag 5022

4 Parramatta Square

[info@epa.nsw.gov.au](mailto:info@epa.nsw.gov.au)

Phone +61 2 9995 5555

ABN 43 692 285 758

Parramatta

12 Darcy St, Parramatta

[www.epa.nsw.gov.au](http://www.epa.nsw.gov.au)

(from outside NSW)

NSW 2124 Australia

NSW 2150 Australia

## Deana Burn

---

**From:** Judith Portelli <Judith.Portelli@blacktown.nsw.gov.au>  
**Sent:** Monday, 14 February 2022 6:48 PM  
**To:** Deana Burn  
**Subject:** RE: Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Hi Deana,

I have checked with the team and we don't have any comments to make on this proposal in Fairfield LGA

Thanks JUDY



**Judith Portelli**  
**Manager Development Assessment**

9839 6228

---

**From:** Deana Burn <Deana.Burn@planning.nsw.gov.au>  
**Sent:** Friday, 4 February 2022 2:23 PM  
**To:** Judith Portelli <Judith.Portelli@blacktown.nsw.gov.au>  
**Subject:** RE: Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Thanks Judy.

---

**From:** Judith Portelli <[Judith.Portelli@blacktown.nsw.gov.au](mailto:Judith.Portelli@blacktown.nsw.gov.au)>  
**Sent:** Friday, 4 February 2022 1:01 PM  
**To:** Deana Burn <[Deana.Burn@planning.nsw.gov.au](mailto:Deana.Burn@planning.nsw.gov.au)>  
**Subject:** FW: Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

hi Deana

Whilst this site is outside the BCC LGA boundary I have asked our traffic and infrastructure teams to advise of any issues that could affect our City regards JUDY



**Judith Portelli**  
**Manager Development Assessment**

9839 6228

---

**From:** Deana Burn <[Deana.Burn@planning.nsw.gov.au](mailto:Deana.Burn@planning.nsw.gov.au)>

**Sent:** Friday, 4 February 2022 12:31 PM

**To:** [corridors@transport.nsw.gov.au](mailto:corridors@transport.nsw.gov.au); Doris Yau <[doris.yau@planning.nsw.gov.au](mailto:doris.yau@planning.nsw.gov.au)>; Adam Small <[Adam.Small@rfs.nsw.gov.au](mailto:Adam.Small@rfs.nsw.gov.au)>; Planning Matters Mailbox <[planning.matters@environment.nsw.gov.au](mailto:planning.matters@environment.nsw.gov.au)>; [property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au); Environmental Assessments <[environmental.assessments@water.nsw.com.au](mailto:environmental.assessments@water.nsw.com.au)>; Development Sydney <[development.sydney@rms.nsw.gov.au](mailto:development.sydney@rms.nsw.gov.au)>; DPI Landuse Enquiries Mailbox <[landuse.enquiries@environment.nsw.gov.au](mailto:landuse.enquiries@environment.nsw.gov.au)>; 'UrbanGrowth' <[UrbanGrowth@sydneywater.com.au](mailto:UrbanGrowth@sydneywater.com.au)>; [Easements&Development@TransGrid.com.au](mailto:Easements&Development@TransGrid.com.au); OEH HD Heritage Mailbox <[HERITAGEMailbox@environment.nsw.gov.au](mailto:HERITAGEMailbox@environment.nsw.gov.au)>; Blacktown Council <[Blacktown.Council@blacktown.nsw.gov.au](mailto:Blacktown.Council@blacktown.nsw.gov.au)>; Judith Portelli <[Judith.Portelli@blacktown.nsw.gov.au](mailto:Judith.Portelli@blacktown.nsw.gov.au)>; OLG - Fairfield City Council <[mail@fairfieldcity.nsw.gov.au](mailto:mail@fairfieldcity.nsw.gov.au)>; [kven@fairfieldcity.nsw.gov.au](mailto:kven@fairfieldcity.nsw.gov.au)

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If you have any questions, please contact me on 02 9274 6453 or [deana.burn@planning.nsw.gov.au](mailto:deana.burn@planning.nsw.gov.au)

Regards

Deana.

This email and any files transmitted with it may be confidential and contain privileged information. It is intended solely for the use of the addressee only. If you are not the intended recipient you must not use, disclose or copy this communication. If you have received this email in error please delete it and notify the sender. This footnote also confirms that this email message has been swept for the presence of computer viruses.

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## NSW RURAL FIRE SERVICE

Department of Planning and Environment (Sydney Offices)  
GPO Box 39  
Sydney NSW 2001

Your reference: Dated 4 Feb 22  
Our reference: DA20220206002395-SEARS-1

**ATTENTION:** Deana Burn

Date: Friday 25 February 2022

Dear Sir/Madam,

### Development Application

#### State Significant - SEARS - Industry

**Oakdale East Industrial Estate 2-10 Old Wallgrove Road Horsley Park NSW 2175, 100//DP1257276, 101//DP1257276**

I refer to your correspondence regarding the above proposal which was received by the NSW Rural Fire Service on 04/02/2022.

The NSW Rural Fire Service has reviewed the information provided and advises that future stages of the application must be supported by a bush fire report prepared by an accredited consultant that demonstrates that the proposed works meet the aims and objectives, and the provisions of Section 8.3.1 and 8.3.10, of *Planning for Bush Fire Protection 2019*.

For any queries regarding this correspondence, please contact Adam Small on 1300 NSW RFS.

Yours sincerely,

Alastair Patton

**Supervisor Development Assessment & Plan  
Built & Natural Environment**

#### Postal address

NSW Rural Fire Service  
Locked Bag 17  
GRANVILLE NSW 2142

#### Street address

NSW Rural Fire Service  
4 Murray Rose Ave  
SYDNEY OLYMPIC PARK NSW 2127

**T** (02) 8741 5555  
**F** (02) 8741 5550  
[www.rfs.nsw.gov.au](http://www.rfs.nsw.gov.au)



From: Cornelis Duba <Cornelis.Duba@endeavourenergy.com.au>  
Sent: Tuesday, 8 February 2022 2:51 PM  
To: Deana Burn  
Cc: Easements  
Subject: NSW Planning, Industry & Environment request for SEARs SSD Oakdale East Industrial Estate  
Attachments: EE SSD SEARs Oakdale East Industrial Estate.pdf; EE STANDARD DA CONDITIONS V2 DECEMBER 2021.pdf; EE Drawing 86232 OH lines minimum clearances.pdf; SW08773 Work near underground assets.pdf; SW Work near overhead power lines.pdf; ENA EMF What We Know.pdf; EE Safety Plumbing.pdf; EE Safety on the job.pdf; EE MDI0044 Easements and Property Tenure.pdf; EE Guide for Padmount Substations.pdf; EE General Restrictions OH Power Lines Apr 2020.pdf; EE FPJ 6007 Technical Review Request Aug 2019.pdf

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<b>Key issues</b>	<p>The EIS must include an assessment of the potential impacts of the proposal (including cumulative impacts) and develop appropriate measures to avoid, mitigate, manage and/or offset these impacts.</p> <ul style="list-style-type: none"><li>• <b>Infrastructure Requirements</b> – an infrastructure management plan that includes:<ul style="list-style-type: none"><li>– a detailed written and/or graphical description of infrastructure required on the site, including any electrical substation/s and on-site switch yard/s<ul style="list-style-type: none"><li>• details of the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, wastewater and recycled water</li></ul></li><li>– a description of how any upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development</li><li>– identification of any existing infrastructure or easements on or off the site which may be impacted by construction or operation of the development and details of measures to be implemented to address any impacts.</li></ul></li></ul>
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The following is a combination of the various requests for SEARs for other State Significant Development referred to Endeavour Energy which attempts to capture the possible 'Utilities' related matters.

*Prepare an Infrastructure Management Plan in consultation with relevant agencies / authorities to:*

- *address the existing capacity of the site to service the proposed development and any extension or augmentation, property tenure or staging requirements for the provision of utilities, including arrangements for electrical network requirements, drinking water, waste water and recycled water and how the upgrades will be co-ordinated, funded and delivered on time and be maintained to facilitate the development; and*
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Endeavour Energy believes either of the foregoing would adequately require the applicant to investigate and address in utilities required for the State Significant Development.

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Yours faithfully  
Cornelis Duba  
Development Application Specialist  
Sustainability & Environment  
M: 0455 250 981  
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)  
51 Huntingwood Drive, Huntingwood NSW 2148  
[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)



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From: Deana Burn <[Deana.Burn@planning.nsw.gov.au](mailto:Deana.Burn@planning.nsw.gov.au)>  
Sent: Friday, 4 February 2022 12:31 PM  
To: [corridors@transport.nsw.gov.au](mailto:corridors@transport.nsw.gov.au); Doris Yau <[doris.yau@planning.nsw.gov.au](mailto:doris.yau@planning.nsw.gov.au)>; Adam Small <[Adam.Small@rfs.nsw.gov.au](mailto:Adam.Small@rfs.nsw.gov.au)>; Planning Matters Mailbox <[planning.matters@environment.nsw.gov.au](mailto:planning.matters@environment.nsw.gov.au)>; Property Development <[Property.Development@endeavourenergy.com.au](mailto:Property.Development@endeavourenergy.com.au)>; Environmental Assessments <[environmental.assessments@water.nsw.gov.au](mailto:environmental.assessments@water.nsw.gov.au)>; Development Sydney <[development.sydneys@rms.nsw.gov.au](mailto:development.sydneys@rms.nsw.gov.au)>; DPI Landuse Enquiries Mailbox <[landuse.enquiries@environment.nsw.gov.au](mailto:landuse.enquiries@environment.nsw.gov.au)>; 'UrbanGrowth' <[UrbanGrowth@sydneywater.com.au](mailto:UrbanGrowth@sydneywater.com.au)>; Easements&Development@TransGrid.com.au; OEH HD Heritage Mailbox <[HERITAGEMailbox@environment.nsw.gov.au](mailto:HERITAGEMailbox@environment.nsw.gov.au)>; OLG - Blacktown City Council <[council@blacktown.nsw.gov.au](mailto:council@blacktown.nsw.gov.au)>; Judith Portelli <[Judith.Portelli@blacktown.nsw.gov.au](mailto:Judith.Portelli@blacktown.nsw.gov.au)>; OLG - Fairfield City Council <[mail@fairfieldcity.nsw.gov.au](mailto:mail@fairfieldcity.nsw.gov.au)>; [kven@fairfieldcity.nsw.gov.au](mailto:kven@fairfieldcity.nsw.gov.au)  
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Regards

Deana.

From: Stephanie Partridge <Stephanie.Partridge@goodman.com>  
Sent: Saturday, 2 April 2022 8:19 AM  
To: Kane Winwood; Kiera Plumridge  
Cc: Alasdair Cameron  
Subject: FW: NSW Planning, Industry & Environment SSD-37486043 Oakdale East Industrial Estate  
Attachments: NSW Planning, Industry & Environment request for SEARS SSD Oakdale East Industrial Estate

Follow Up Flag: Follow up  
Flag Status: Flagged


FYI



Stephanie Partridge  
Senior Development Manager  
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Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621  
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From: Cornelis Duba <[Cornelis.Duba@endeavourenergy.com.au](mailto:Cornelis.Duba@endeavourenergy.com.au)>  
Sent: Tuesday, 29 March 2022 10:30 PM  
To: Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)>  
Subject: NSW Planning, Industry & Environment SSD-37486043 Oakdale East Industrial Estate

Hello Stephanie

I refer to your below email of 29 March 2022 regarding the proposed Development Application to be lodged to NSW Department of Planning, Industry & Environment (DPIE) for State Significant Development SSD-37486043 Oakdale East Industrial Estate.

I note Attachment 2 'Agency Advice on SEARS' includes Endeavour Energy's covering email to the Department of 8 February 2022. Please find attached for your reference a copy of the entire submission to the Department. At this stage Endeavour Energy has no additional recommendations or comments.

Should you wish to discuss this matter, or have any questions, please do not hesitate to contact me or the contacts identified in Endeavour Energy's submission to the Department in relation to the various matters. Due to the high number of development application / planning proposal notifications submitted to Endeavour Energy, to ensure a response contact by email to [property.development@endeavourenergy.com.au](mailto:property.development@endeavourenergy.com.au) is preferred.

Kind regards  
Cornelis Duba  
Development Specialist  
Sustainability & Environment  
M: 0455 250 981  
E: [cornelis.duba@endeavourenergy.com.au](mailto:cornelis.duba@endeavourenergy.com.au)  
51 Huntingwood Drive, Huntingwood NSW 2148  
[www.endeavourenergy.com.au](http://www.endeavourenergy.com.au)



From: Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)>  
Sent: Tuesday, 29 March 2022 3:40 PM  
To: [sam.higgs@environment.nsw.gov.au](mailto:sam.higgs@environment.nsw.gov.au); Alison Kniha <[Alison.Kniha@waternsw.com.au](mailto:Alison.Kniha@waternsw.com.au)>; [justine.clarke@waternsw.com.au](mailto:justine.clarke@waternsw.com.au); [michael.platt@transgrid.com.au](mailto:michael.platt@transgrid.com.au); Jason Lu <[Jason.Lu@endeavourenergy.com.au](mailto:Jason.Lu@endeavourenergy.com.au)>; 'Kerren Ven' <[KVen@fairfieldcity.nsw.gov.au](mailto:KVen@fairfieldcity.nsw.gov.au)>; [adam.small@rfs.nsw.gov.au](mailto:adam.small@rfs.nsw.gov.au); [maria.swallow@transport.nsw.gov.au](mailto:maria.swallow@transport.nsw.gov.au); [archboldroadupgrade@rms.nsw.gov.au](mailto:archboldroadupgrade@rms.nsw.gov.au); Lee Farrell <[Lee.Farrell@transport.nsw.gov.au](mailto:Lee.Farrell@transport.nsw.gov.au)>; [water.assessments@dpi.e.nsw.gov.au](mailto:water.assessments@dpi.e.nsw.gov.au); [urbangrowth@sydneywater.com.au](mailto:urbangrowth@sydneywater.com.au); [shaun.hunt@environment.nsw.gov.au](mailto:shaun.hunt@environment.nsw.gov.au); Cornelis Duba <[Cornelis.Duba@endeavourenergy.com.au](mailto:Cornelis.Duba@endeavourenergy.com.au)>  
Cc: Guy Smith <[Guy.Smith@goodman.com](mailto:Guy.Smith@goodman.com)>; Dan Thompson <[dthompson@slrconsulting.com](mailto:dthompson@slrconsulting.com)>; Kiera Plumridge <[kplumridge@slrconsulting.com](mailto:kplumridge@slrconsulting.com)>; Alasdair Cameron <[Alasdair.Cameron@goodman.com](mailto:Alasdair.Cameron@goodman.com)>; Kane Winwood <[Kane@keylan.com.au](mailto:Kane@keylan.com.au)>; Sammy Hamilton <[sammy@keylan.com.au](mailto:sammy@keylan.com.au)>  
Subject: Oakdale East Industrial Estate - Proposed Upcoming Development

Dear All

We trust this email finds you well.

The purpose of this email is to inform you that Goodman will imminently be lodging a Development Application with the Department of Planning, Industry & Environment (DPIE) for Oakdale East Industrial Estate ("Estate").

A Scoping Report has been completed for the Estate and SEARS issued. Refer attached.

The application seeks approval for a Concept Plan and Stage 2 development works approval.

Stage 1 of the works were completed in September 2021 and included Precinct 1 building and infrastructure works as indicated on the proposed Estate Masterplan. Refer attached.

The Concept Plan is proposed to set the development controls for the Estate which will override the Development Control Plan ("DCP") that is currently with DPIE for consideration.

The Stage 2 works considered under this application include the following:

- Completion of lead-in infrastructure works including intersection upgrades at Millner Ave / Old Wallgrove Road and Lenore Drive / Old Wallgrove Road;

- Completion of the Estate road network;
- Completion of stormwater infrastructure, electrical, communications infrastructure and other services infrastructure to provide serviced development pads;
- Completion of retaining walls located across the entire Estate, including retaining walls required as part of Precinct 3 and the Precinct 1 expansion; and
- Completion of building works as part of the Precinct 1 expansion and Precinct 3, including any ancillary on-lot infrastructure works required.

Importantly, the Precinct 1 expansion does not include an expansion of the masonry plant, but instead an extension of the warehouse building facing Old Wallgrove Road.

## **1 Precinct 1 Extension**

- Construction, operation, fit-out and use approval of a 2,972 sqm warehouse with ancillary office;
- 24/7 hours of operation; and
- 13.7m high ridge height (excluding solar and rooftop plant).

Refer attached site plan.

## **2 Precinct 3 Construction and Operation**

- Construction, operation, fit-out and use approval of a temperature controlled automated distribution centre spanning the following key areas;
  - 84,679 sqm of GLA including 11,040 sqm in future expansion areas;
- Storage of dangerous goods and flammable goods that exceed the SEPP33 threshold;
- 24/7 hours of operation; and
- Maximum ridge height of approx. 40 m (excluding solar and rooftop plant).

Refer attached site plan.

There is currently a Rehabilitation Development Application in with Fairfield City Council for this Estate which cover the following works associated with Precinct 1 expansion and Precincts 2, 3 and 4 only, and includes the following:

- Cut and fill works to provide bulk pad levels;
- Provision of Estate stormwater infrastructure, including completion of detention basins and swales;
- Removal of 2.58 hectares (ha) of vegetation;
- Demolition of the Brick Factory and rehabilitation of the surrounding land;
- Installation of a retaining wall on the eastern portion of Precinct 3; and
- Consideration for Aboriginal Heritage and Geotech assessments.

The abovementioned DCP will support the approval of the Rehabilitation Development Application.

If we haven't already, we are likely to reach out to you to discuss this proposal and the upcoming development works in further detail.

Should you have any questions regarding the proposal or wish to discuss further, please don't hesitate to contact the undersigned.

Regards

# CONSULTATION OUTCOMES SUMMARY

OAKDALE EAST ESTATE

12 MARCH 2019  
P985  
PREPARED FOR GOODMAN





## OVERVIEW OAKDALE EAST ESTATE – DOOR KNOCK

On 23 October 2018, Goodman and Urbis Engagement visited immediate properties surrounding Austral's Oakdale East Estate. The purpose of the door knock was to personally inform near neighbours of Austral and Goodman's plans for warehousing on the site.

The catchment for the door knock (Figure 1) was agreed with Fairfield Council prior to the engagement being held. Ten residential and one industrial neighbour were included in the catchment, of these the industrial neighbour and four residential neighbours were spoken with directly. The remaining six properties were left a letter with information about the plans and contact details to follow up should they have any questions or concerns. There were no major concerns raised by neighbours in relation to the proposal.

Table 1 – Overview of Oakdale East Properties

Name	Property	Contact	Summary
Andrew Gauci Site Manager	PGH Pavers	<a href="mailto:agauci@pghbricks.com.au">agauci@pghbricks.com.au</a> 0419 476 297	<ul style="list-style-type: none"> <li>No concerns about the proposal.</li> <li>General questions about timing and process only.</li> </ul>
Emanuel and Doris Vella	275-285 Burley Road Horsley Park	<a href="mailto:emanualvella@bigpond.com">emanualvella@bigpond.com</a>	<ul style="list-style-type: none"> <li>More concerned about the proposed southern link road and mobile phone tower opposite their property.</li> <li><b>Q:</b> Queries about operating times. <b>A:</b> Goodman responded operations would be 24hrs but main operations 9am-5pm, low impact warehouse uses, not factory, strict noise criteria in particular for night operations.</li> <li><b>Q:</b> Queries about what they will see. <b>A:</b> Goodman responded that a visual impact assessment will be prepared as part of the DA studies.</li> <li><b>Q:</b> What is the proposed height of the warehouses? <b>A:</b> 13m and screened by trees.</li> <li><b>Q:</b> Will our land be rezoned in light of the southern link road? <b>A:</b> This is in the remit of the NSW Department of Planning and Environment.</li> <li><b>Q:</b> When will construction commence? <b>A:</b> Goodman expects planning approval in May-June 2019, with construction to commence in July and take approximately 12-18 months.</li> <li><b>Q:</b> Could the site be used for industrial uses? <b>A:</b> No, the approval will allow warehousing only. A separate approval would need to be sought if industrial uses sought.</li> </ul>
Name not supplied	253 Burley Road Horsley Park		<ul style="list-style-type: none"> <li>General questions about timing and planning process.</li> </ul>

Name	Property	Contact	Summary
Sam Vella	251 Burley Road Horsley Park	Stakeholder advised he would send email address to Urbis for continued contact – not yet supplied	<ul style="list-style-type: none"> <li>• Questions about timing and planning process.</li> <li>• Minimal concerns, considers the site to be industrial so these uses are expected.</li> <li>• <b>Q:</b> Queried whether site trucks would use Burley Road? <b>A:</b> No, they would use Old Wallgrove Rd, linked from a new estate road and, over time, the future southern link road.</li> <li>• Queries about operating times. Response as above.</li> <li>• Goodman outlined strong management of tenants to mitigate impacts on residents - dust, noise.</li> <li>• Noted annoyance associated with warehousing noise e.g. forklifts, reversing beepers.</li> </ul>
Name not supplied	198 Burley Road Horsley Park		<ul style="list-style-type: none"> <li>• Property directly overlooks the site.</li> <li>• No concerns about the proposal.</li> </ul>

In January 2019, a letter was distributed to the same catchment for surrounding neighbours with an update on the planning pathway. The letter included contact details for a dedicated phone number and email address for community members to provide feedback or ask questions. At the time of writing this report, no feedback was submitted through the enquiry channel.

# DOOR KNOCK CATCHMENT

Figure 1 – Door Knock Catchment

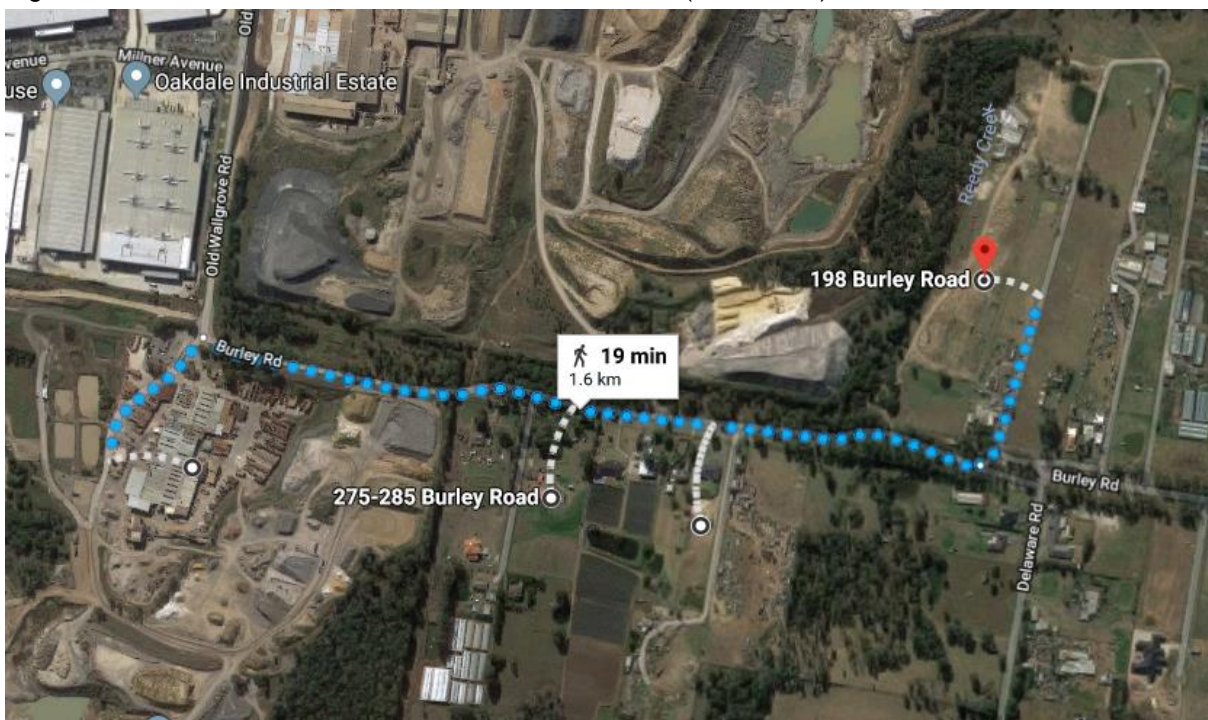




Figure 2 – Door Knock Catchment – Contact Established



Figure 3 – Door Knock Catchment – Contact Established (street view)





23<sup>rd</sup> October 2018

## DEAR NEIGHBOUR,

We are writing to you as a near neighbour of the Oakdale East Industrial Estate.

As you may be aware, the site has been used for quarrying and brick manufacture since the 1970's.

In order to keep up with increasing demand due to housing and other construction, the site owner Austral Brick Company (Austral) and its partner Goodman are seeking planning approval to build a block manufacture plant and warehouses for distribution use.

### What is proposed?

Austral and its partner Goodman are seeking to build a block and paver manufacture plant and five warehouses for distribution use. These would be located in the south-western portion of the Estate's existing clay quarry. The remainder of Oakdale East site will continue to operate as a clay quarry in the foreseeable future.

Figure 1 – Oakdale East site showing proposed development



Goodman is seeking planning approvals from the NSW Department of Planning and Environment (DPE) and Fairfield Council for this work.

The proposal will also require quarry stockpiles along the southern end of the site to be relocated. This work is allowed under the Estate's current mining lease.

Austral and Goodman are mindful of the needs of our neighbours. Environmental studies on issues including traffic, noise and air quality will be undertaken as part of the planning process.

All necessary steps will be undertaken to minimise construction and operational impacts, including:



- Construction traffic will avoid residential streets, instead using the existing road network via Old Wallgrove Road to the M7
- Any potential noise will be managed through treatment of the plant and warehouse buildings and the installation of noise walls where needed
- Air quality including emissions and any odour caused from construction will be managed in line with industry best practice guidelines.

#### **What happens next?**

Environmental and planning studies are underway. As a first step, a Development Control Plan (DCP) has been lodged with Council to set the planning guidelines for the Oakdale East site. The DCP will be assessed by the DPE and Council. Austral and Goodman anticipate that the DCP will be exhibited by Council in late 2018.

Two Development Applications (DA) will then be lodged, one for subdivision and one for the new buildings. Austral and Goodman anticipate that the DA's will be exhibited by Council in early 2019.

Goodman is seeking full approval of its plans by mid-2019.

Construction will commence soon after and will take approximately 18-24 months.

#### **Keeping you informed**

Austral and Goodman are committed to keeping our near neighbours informed of the proposal and has commissioned community engagement company Urbis to assist with this.

A representative from Goodman and Urbis visited your street this afternoon to inform you about the plan for Oakdale East estate, answer your questions, and collect any feedback you may have.

You can continue to provide feedback, or request more information by contacting Urbis Engagement. Please contact us on [engagement@urbis.com.au](mailto:engagement@urbis.com.au) or call **1800 244 863**

**Austral Brick Company** was founded in 1908 and has been manufacturing bricks at the Oakdale east site since the 1970s.

**Goodman** is a global property expert in logistics and business space. It owns, develop and manage industrial property in 16 countries.

Kind regards,



Guy Smith

Planning Manager

Goodman

#### **Urbis Engagement**

Goodman and Austral have commissioned community engagement company Urbis to collect feedback on our plans. If you have any questions or would like to know more, please contact Urbis Engagement on **1800 244 863** or [engagement@urbis.com.au](mailto:engagement@urbis.com.au).



15 January 2019

## DEAR NEIGHBOUR,

Following our last letter to you in October 2018, we are writing to update you on plans for the Oakdale East Industrial Estate.

## WHAT IS PROPOSED?

Subject to planning approval, Austral and its partner Goodman are seeking to build a block and paver manufacture plant and warehouses for distribution use.

Since our last letter to neighbours, Austral and Goodman have reduced the proposal from five to four warehouses, significant reduction in development area, and changes to the layout of the site to improve operations.

The warehouses will be located in the south-western portion of the Estate's existing clay quarry.

The remainder of Oakdale East site will continue to operate as a clay quarry in the foreseeable future.

## WHAT HAPPENS NEXT?

Austral and Goodman preparing to lodge two Development Application's (DA) with Fairfield Council in late January 2019, for the subdivision of the site and the construction of the warehouses.

We anticipate that the DA's will be exhibited by Council in early 2019.

Austral and Goodman are seeking full approval of the plans by mid-2019.

Construction will commence soon after and will take approximately 18-24 months.

## KEEPING YOU INFORMED

Austral and Goodman are committed to keeping our near neighbours informed and have commissioned community engagement company Urbis to assist with this.

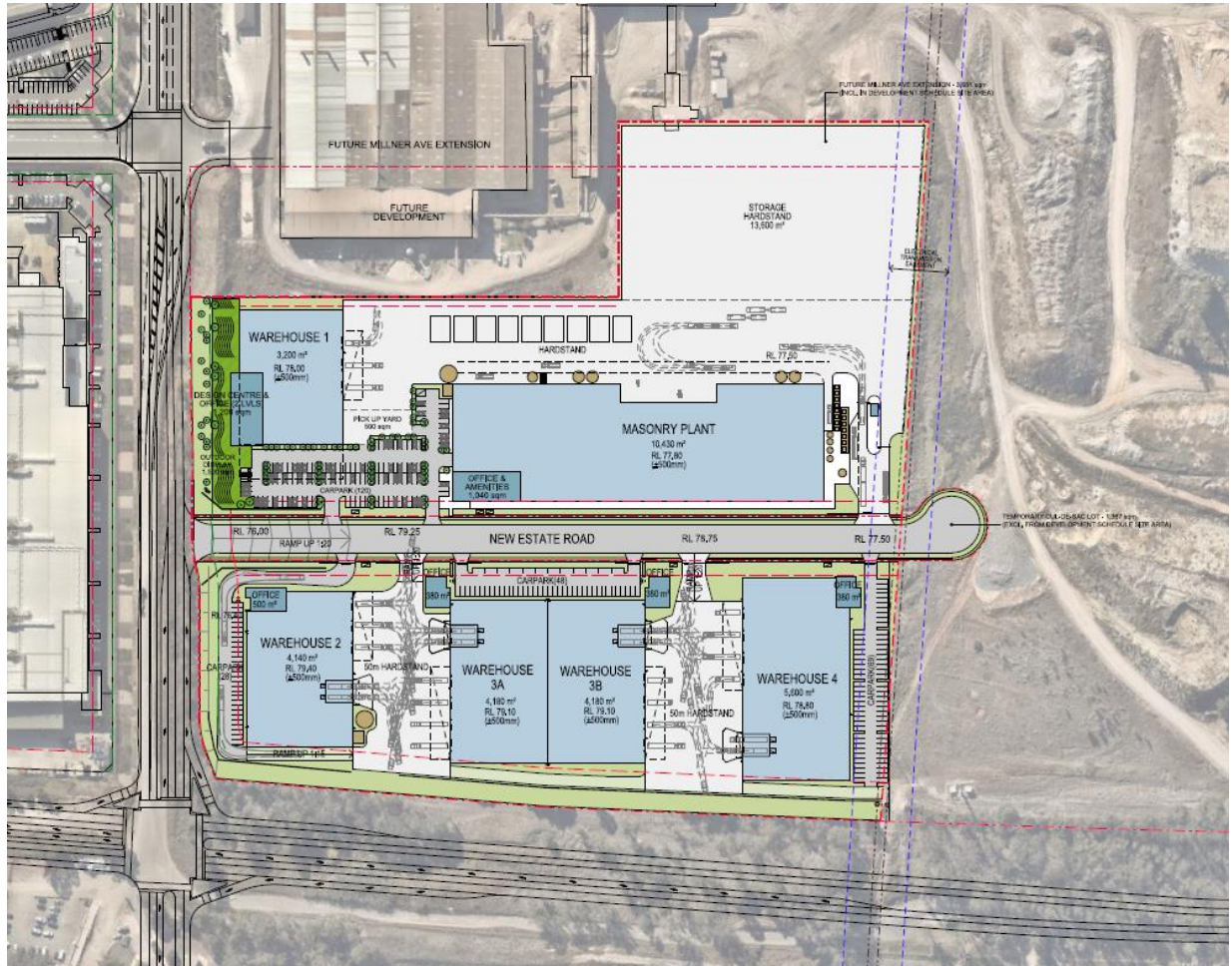
You can continue to provide feedback or request more information by contacting Urbis Engagement on [engagement@urbis.com.au](mailto:engagement@urbis.com.au) or call 1800 244 863.

## ABOUT US

**Austral Brick Company** was founded in 1908 and has been manufacturing bricks at the Oakdale East site since the 1970s.

**Goodman** is a global property expert in logistics and business space. It owns, develop and manage industrial property in 16 countries.

Figure 1 –Oakdale East site showing updated proposal



Source: SBA Architects

Kind regards,

Guy Smith

Planning Manager – Goodman

From: Simon Turner <Simon.Turner2@transport.nsw.gov.au>  
Sent: Thursday, 27 January 2022 3:08 PM  
To: Stephanie Partridge  
Subject: SYD18/01298/03 - Oakdale East Industrial Estate  
Attachments: P1546p01v01 Modelling Outcomes.pdf; 20201\_OAK-E\_MP02\_B\_Estate Masterplan.pdf

Good afternoon,

Thank you for your time discussing the Oakdale East Industrial Estate and provision of the Masterplan and Modelling Outcomes.

Transport for NSW (TfNSW) understands that the scoping report for a Concept Plan approval, lead-in infrastructure works, estate infrastructure works and building works has been lodged with the Department of Planning, Industry and Environment (DPIE). TfNSW has not yet received a request for comment from DPIE for the proposal.

I note during the meeting concern was raised with the trip generation rates outlined in the Modelling Outcomes. The identified trip generation rates shown in the Modelling Outcomes are considered to be very low. The various land-use changes within the Western Sydney Employment Area (WSEA) has meant that the current adopted daily trip generation rate is 2.91 vehicles per day per 100m2 of GFA, which is a much higher than what has been used to assess this development. If an assessment is not completed based on the current adopted figure then there might be unknown adverse impacts on the network in future. It is recommended that the above matter be addressed prior to TfNSW providing its comment. Any submission would need to be forwarded to DPIE for distribution.

TfNSW will wait until the proposal is referred from DPIE for comment.

Please contact me if you would like to discuss.

Regards,

Kind Regards,

**Simon Turner**  
Land Use Planner  
Planning and Programs  
Greater Sydney  
**Transport for NSW**

M0476 559 807 T (02) 8265 6363 E[simon.turner2@transport.nsw.gov.au](mailto:simon.turner2@transport.nsw.gov.au)

[transport.nsw.gov.au](http://transport.nsw.gov.au)

27-31 Argyle Street  
Parramatta NSW 2750



From: Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)>  
Sent: Tuesday, 25 January 2022 11:46 AM  
To: Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>; Zhaleh Najari alamouti <[Zhaleh.ALAMOUTI@transport.nsw.gov.au](mailto:Zhaleh.ALAMOUTI@transport.nsw.gov.au)>; Laura Van putten <[Laura.VAN.PUTTEN@transport.nsw.gov.au](mailto:Laura.VAN.PUTTEN@transport.nsw.gov.au)>; Anushiya Mohandas <[Anushiya.MOHANDAS@transport.nsw.gov.au](mailto:Anushiya.MOHANDAS@transport.nsw.gov.au)>  
Cc: Ali Rasouli <[ali.rasouli@asongroup.com.au](mailto:ali.rasouli@asongroup.com.au)>; Eric Ye <[eric.ye@asongroup.com.au](mailto:eric.ye@asongroup.com.au)>  
Subject: RE: Syd18/01298/03 - Oakdale East Industrial Estate

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Hi All

Thanks for your time today.

Please see attached slide deck and masterplan that was discussed.

Ali will provide further information to justify the assumptions.

Regards  
Stephanie



**StephaniePartridge**  
Senior Development Manager

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-----Original Appointment-----  
From: Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>  
Sent: Tuesday, 11 January 2022 12:04 PM  
To: Simon Turner; Zhaleh Najari alamouti; Laura Van putten; Anushiya Mohandas; Stephanie Partridge  
Subject: Syd18/01298/03 - Oakdale East Industrial Estate  
When: Tuesday, 25 January 2022 11:00 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
Where: Microsoft Teams Meeting

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OFFICIAL



From: Stephanie Partridge <Stephanie.Partridge@goodman.com>  
Sent: Sunday, 27 March 2022 3:09 PM  
To: Stephanie Partridge  
Subject: FW: SYD18/01298/04 - Oakdale East Industrial Estate - TfNSW Response

From: Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>  
Sent: Tuesday, 1 March 2022 4:12 PM  
To: Eric Ye <[eric.ye@asongroup.com.au](mailto:eric.ye@asongroup.com.au)>  
Subject: SYD18/01298/04 - Oakdale East Industrial Estate - TfNSW Response

Good afternoon,

I refer to your email dated 10 February 2022 in response to the meeting discussing the Oakdale East Industrial Estate and provision of the Masterplan and Modelling Outcomes. I note during the meeting concern was raised with the trip generation rates outlined in the Modelling Outcomes as they appear to be very low.

TfNSW undertook a detailed assessment to determine the approved Trip Generation Rates (TGR) for the WSEA Industrial zoning (IN1). These rates were developed considering the various land uses recognised under this type of zoning. A considerable number of surveys (9-10) were relied upon to develop the TGR.

It is noted that the justification provided in your email dated 10 February 2022 was one dimensional and did not consider the broader land uses recognised under this zoning. It is suggested that the applicant provide additional survey rational for Transport to make an informed decision to deviate from the approved TGR.

Outcomes of the current proposed Trip Generation Rates can lead to:

- Poor Level of Service (LoS) outcomes at intersections
- Downstream/upstream intersection impacts
- Inconsistent with the models undertaken by TfNSW for the broader WSEA – ie. Mamre Road, SLR etc
- Travel time delays to businesses

TfNSW requests that more accurate (or even higher) TGR for this type of zoning should be provided.

Please contact me if you would like to discuss.

Regards,

**Simon Turner**  
Land Use Planner  
Planning and Programs  
Greater Sydney  
**Transport for NSW**

**M**0476 559 807 **T** (02) 8265 6363 **E** [simon.turner2@transport.nsw.gov.au](mailto:simon.turner2@transport.nsw.gov.au)

[transport.nsw.gov.au](http://transport.nsw.gov.au)

27-31 Argyle Street  
Parramatta NSW 2750



From: Eric Ye <[eric.ye@asongroup.com.au](mailto:eric.ye@asongroup.com.au)>  
Sent: Thursday, 27 January 2022 5:12 PM  
To: Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>; Zhaleh Najari alamouti <[Zhaleh.ALAMOUTI@transport.nsw.gov.au](mailto:Zhaleh.ALAMOUTI@transport.nsw.gov.au)>; Laura Van putten <[Laura.VAN.PUTTEN@transport.nsw.gov.au](mailto:Laura.VAN.PUTTEN@transport.nsw.gov.au)>; Anushiya Mohandas <[Anushiya.MOHANDAS@transport.nsw.gov.au](mailto:Anushiya.MOHANDAS@transport.nsw.gov.au)>  
Cc: Ali Rasouli <[ali.rasouli@asongroup.com.au](mailto:ali.rasouli@asongroup.com.au)>; Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)>  
Subject: RE: Syd18/01298/03 - Oakdale East Industrial Estate

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Hi All,

Thank you for your time on Tuesday morning. As a follow up to our meeting, please see below additional information as discussed in the meeting.

[Evidence to support modelled trip rates](#)

- a. The Mamre Road Precinct Study undertaken by Ason Group in 2021 included reference surveys for six industrial sites with generally similar functionality to the Oakdale East Estate Precinct. Surveys were conducted in 2020 for the first five sites and in 2018 for the sixth site.  
The surveys found an average trip generation rate:  
0.18 vehicle trips per hour (vtph) in the AM peak  
0.16 vehicle trips per hour (vtph) in the PM peak
- b. Our studies conducted for the 579 Mamre Road & 14A Distribution Drive, Orchard Hills found the following trip generation for the Mamre West Precinct Stage 1 (also known as First Estate Precinct):  
2020 survey:  
0.152 vehicle trips per hour (vtph) in the AM peak  
0.113 vehicle trips per hour (vtph) in the PM peak  
2021 survey:  
0.138 vehicle trips per hour (vtph) in the AM peak  
0.147 vehicle trips per hour (vtph) in the PM peak

As you can see above, in all surveys done recently, the surveyed rates were lower than the TfNSW recommended rate of 0.23 and 0.24 trips per 100m2 GFA in AM and PM respectively. Finally – As the Oakdale East Estate development presents a comparable building typology and user mix to the surveyed industrial estates, we consider the adoption of 0.18/0.16 (AM/PM) trip rate for the development suitable and representative of the projected traffic generation.

[Old Wallgrove Road/ Milner Avenue phasing](#)

We have modelled the Old Wallgrove Road/ Milner Avenue intersection using single diamond phasing based on the approved TCS plan for this intersection (TCS 4656, accepted by Transport for NSW in 2015).  
The TCS plan shows a single diamond arrangement, which we’ve adopted for consistency with our proposed intersection upgrade.

We understand TfNSW’s intention for Double Diamond phasing at green field sites. However, it is emphasised that the Milner Ave signal is an existing intersection with western leg already constrained with other existing Oakdale precincts.  
Having regard for the above, we request TfNSW to consider the single diamond phasing adopted for this intersection.

[Pedestrian crossings on Old Wallgrove Road/ Milner Avenue](#)

We note the concept presented at the meeting does not include a pedestrian crossing on the northern approach of the intersection which is in line with the existing signal operation and TCS 4656 plan.  
However, we can include this northern pedestrian crossing to ensure all four approaches have signalised pedestrian crossings.

Regards,  
**Eric Ye**  
Traffic Engineer / Analyst | Ason Group  
  
T: +61 2 9083 6601 | M: +61 466 620 261 | E: [eric.ye@asongroup.com.au](mailto:eric.ye@asongroup.com.au)  
A: Suite 17.02, Level 17, 1 Castlereagh Street, Sydney NSW 2000

From: Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)>  
Sent: Tuesday, 25 January 2022 11:46 AM  
To: Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>; Zhaleh Najari alamouti <[Zhaleh.ALAMOUTI@transport.nsw.gov.au](mailto:Zhaleh.ALAMOUTI@transport.nsw.gov.au)>; Laura Van putten <[Laura.VAN.PUTTEN@transport.nsw.gov.au](mailto:Laura.VAN.PUTTEN@transport.nsw.gov.au)>; Anushiya Mohandas <[Anushiya.MOHANDAS@transport.nsw.gov.au](mailto:Anushiya.MOHANDAS@transport.nsw.gov.au)>  
Cc: Ali Rasouli <[ali.rasouli@asongroup.com.au](mailto:ali.rasouli@asongroup.com.au)>; Eric Ye <[eric.ye@asongroup.com.au](mailto:eric.ye@asongroup.com.au)>  
Subject: RE: Syd18/01298/03 - Oakdale East Industrial Estate

Hi All  
  
Thanks for your time today.  
  
Please see attached slide deck and masterplan that was discussed.  
  
Ali will provide further information to justify the assumptions.

Regards  
Stephanie



**StephaniePartridge**  
Senior Development Manager

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-----Original Appointment-----  
From: Simon Turner <[Simon.Turner2@transport.nsw.gov.au](mailto:Simon.Turner2@transport.nsw.gov.au)>  
Sent: Tuesday, 11 January 2022 12:04 PM  
To: Simon Turner; Zhaleh Najari alamouti; Laura Van putten; Anushiya Mohandas; Stephanie Partridge  
Subject: Syd18/01298/03 - Oakdale East Industrial Estate  
When: Tuesday, 25 January 2022 11:00 AM-11:30 AM (UTC+10:00) Canberra, Melbourne, Sydney.  
Where: Microsoft Teams Meeting

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From: Stephen Allan <[steve@edgewaterconnections.com.au](mailto:steve@edgewaterconnections.com.au)>  
Sent: Tuesday, 14 September 2021 5:03 PM  
To: CWAdmin; Jason Lu  
Cc: Kym Dracopoulos; Alasdair Cameron; Luke Ridley; Kevin Nuner; Claudia Wheatley  
Subject: Application for Technical Review Oakdale East, 10 Old Wallgrove Rd Horsley Park.  
Attachments: FPJ+6007+Technical+Review+Request.pdf; 20201\_OEE\_SK16\_B\_Site Plan.pdf; 4488\_OakdaleEastPrecinct2\_4\_5MaxDemand\_A\_20210901.pdf

Hi CWAdmin,

Please see application for Technical Review for Oakdale East Stage 2 along with site plan and envisaged maximum demand based on current building form.

Jason,

Kym Dracopoulos has asked me to CC you in the application with view of a meeting with Endeavour and Goodman in the coming weeks when you have had a chance to assess Oakdale East. Our level of concern was raised last week in our discussion with South Erskine Park Zone Sub where it was mention that no more load should be connected to Eastern Creek Zone Sub. Noting this application is in addition to our existing application for 8MVA for UIL6185 within this same estate.

Regards  
Steve



Stephen Allan

Director

P: 02 8814 1299

E [steve@edgewaterconnections.com.au](mailto:steve@edgewaterconnections.com.au)

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[www.edgewaterconnections.com.au](http://www.edgewaterconnections.com.au)

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From: Easements&Development <Easements&Development@transgrid.com.au>  
Sent: Friday, 1 April 2022 11:29 AM  
To: Alasdair Cameron  
Subject: RE: 2022-074 Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Hi Alasdair,  
  
Sorry I haven't called back, dealing with an issue.  
  
Yes the future DA's should cover it & when they come to E&D we will send off for review.

Regards  
  
Michael

Michael Platt  
*Development Assessment Control Advisor* | Community and Policy


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E: [Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au) W: [www.transgrid.com.au](http://www.transgrid.com.au)



From: Alasdair Cameron <[Alasdair.Cameron@goodman.com](mailto:Alasdair.Cameron@goodman.com)>  
Sent: Friday, 1 April 2022 11:25 AM  
To: Easements&Development <[Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)>; Michael Platt <[Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au)>  
Subject: RE: 2022-074 Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Hi Michael,  
Sorry the phone line was not clear earlier.  
One question re the below. Can I assume this does not need to be addressed in the SEARS as it will be dealt with in the future DA's?

Regards  
Alasdair



Alasdair Cameron  
Senior Project Manager - Infrastructure  
[Alasdair.Cameron@goodman.com](mailto:Alasdair.Cameron@goodman.com)

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From: Easements&Development <[Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)>  
Sent: Monday, 28 March 2022 9:01 AM  
To: Alasdair Cameron <[Alasdair.Cameron@goodman.com](mailto:Alasdair.Cameron@goodman.com)>  
Subject: RE: 2022-074 Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Good Morning Alasdair,  
  
Transgrid reference Number: 2022-074  
  
Proposal: Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

All good the request came into E&D and was managed by my colleague and as no reference to 2021-511 (DPIE wouldn't check nor TG) so treated as sepearate thus comments.  
  
Once new DAs' comes in E&D will manage.  
  
Regards  
  
Michael

Michael Platt  
*Development Assessment & Control Officer* | Network Planning and Operations

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From: Alasdair Cameron <[Alasdair.Cameron@goodman.com](mailto:Alasdair.Cameron@goodman.com)>  
Sent: Sunday, 27 March 2022 3:20 PM  
To: Michael Platt <[Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au)>  
Subject: FW: 2022-074 Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Hi Michael,  
  
Further to the below.

This has been previously addressed (first two items) under DA 347.1/2021 TransGrid Reference Number 2021-511.  
Last item will be addressed in a future DA submission and is not proposed under either DA's.  
Let me know if you want to run through.  
Alasdair



AlasdairCameron  
Senior Project Manager - Infrastructure  
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From: Easements&Development <[Easements&Development@transgrid.com.au](mailto:Easements&Development@transgrid.com.au)>  
Sent: Tuesday, 8 March 2022 11:25 AM  
To: Deana Burn <[Deana.Burn@planning.nsw.gov.au](mailto:Deana.Burn@planning.nsw.gov.au)>  
Subject: 2022-074 Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

Good Morning Deana,

Transgrid reference Number: 2022-074

Proposal: Oakdale East Industrial Estate - Request for input to Secretary's Environmental Assessment Requirements

In their Masterplan, Goodman have identified Transgrid's transmission line easement and have appropriately sought to separate it from their industrial development.

They are proposing a retention basin to be positioned in the easement and a road traversing the easement so it would be good to request more detailed plans in this regard. The more detailed plans should:

- identify the position of the transmission easement and the structures situated therein;
- specify the proximity of the retention basin from the transmission structures (provide distance of horizontal setback); and
- provide details of the road that will traverse the easement.



Michael Platt  
Development Assessment & Control Officer | Network Planning and Operations

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