

Concept Plan Approval

Section 75O and 75P of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning:

- approve the Concept Plan referred to in Schedule 1, subject to the modifications in Schedule 2;
- determine the environmental assessment requirements for subsequent project or development applications associated with the Concept Plan; and
- determine that any development or an activity associated with the approved Concept Plan with a capital investment of less than \$30 million that employs less than 100 people, be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979*, whichever is applicable, unless the development is, in the opinion of the Minister, development of a kind that is described in Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*.



The Hon Kristina Keneally MP
Minister for Planning

Sydney

2 Jan

2009

SCHEDULE 1

Application No:	08_0065
Proponent:	Goodman International Limited
Approval Authority:	Minister for Planning
Land:	Lot 2 DP 120673 (see Appendix 1)
Concept Plan:	Establishment of Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure

SCHEDULE 2

DEFINITIONS

Chandos Parkway	Proposed road network to be located to the south of the site, as depicted in Appendix 1
Concept Plan	Concept plan for the proposed Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure, depicted generally in Appendix 1, and described in: the environmental assessment in support of the concept plan application for the proposal, prepared by Goodman International Limited, and dated May 2008.
Council	Fairfield City Council
Day	period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
DHL Logistics Hub	Construction and operation of a DHL Logistics Hub and associated infrastructure as detailed in Major Project Application 08_0066
Director-General	Director-General of the Department (or delegate)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	period from 6pm to 10pm.
Minister	Minister for Planning
Night	period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays
SCA	Sydney Catchment Authority
Proponent	Goodman International Limited, or its successors in title
Site	Land to which the concept plan application applies (see schedule 1)
Statement of Commitments	See Appendix 2

GENERAL TERMS OF APPROVAL

1. Concept plan approval is granted for:
 - (a) subdivision of the site;
 - (b) bulk earthworks across the site;
 - (c) development of a regional distribution park of warehouses, distribution centres and freight logistic facilities, consisting of:
 - 40 hectares for employment generating uses;
 - 8.0 hectares for regional road reserves;
 - 1.0 hectares for services;
 - 4.6 hectares for environmental conservation; and
 - 7.4 hectares for recreational open space;
 - (d) upgrade of Old Wallgrove Road and the Old Wallgrove Road/ Wallgrove Road intersection to service the site;
 - (e) provision of a range of associated infrastructure to provide essential services to the site; and
 - (f) provision of a range of ancillary developments/facilities to service the site including child care facilities, neighbourhood shops, and recreational facilities.

Note: The general scope of this approval is depicted in the:

- *concept master plan (see Appendix 1); and*
- *plan of subdivision of Lot 2 DP 120673, as detailed in drawing OAK PA1 12(A)*

MODIFICATIONS TO THE CONCEPT PLAN

2. Within 3 months of the concept plan approval, the Proponent shall:
 - (a) revise all drawings and plans lodged with the concept plan to accommodate the proposed Chandos Parkway and demonstrate that the revised drawings and plans are compliant with the Oakdale Central Concept Plan Controls;
 - (b) submit a staging plan for the provision of all infrastructure for the project and likely timeframes, including for the provision of a sewage treatment facility;
 - (c) revise the Oakdale Central Concept Plan Controls to include targets and objectives for minimising energy consumption, maximising energy efficiency and reducing greenhouse gas emissions;
 - (d) revise the conceptual Landscape Management Plan for the Oakdale Central Precinct to detail the integration of
 - subsequent development/project applications with the DHL Logistics Hub project; and

- riparian vegetation, stormwater management, public open space and recreation facilities and pedestrian and cycleways; and
- (e) provide a Transport Management Accessibility Plan for Oakdale Central incorporating the DHL Logistics Hub project.

LIMITS ON APPROVAL

3. This approval does not allow any components of the project to be carried out without further approval or consent being obtained.
4. Estate Road 4 shall be a temporary access road until the regional road network associated with the Western Sydney Employment Lands Investigation Area has been finalised.

Note: The Director-General may require Estate Road 4 to be closed and an alternative access to the site to be provided.

5. The Proponent shall ensure the sewage treatment facility is designed in a manner that allows the system to be connected to Sydney Water's sewerage system.

NOISE LIMITS

6. The proponent shall ensure that the noise generated by the project does not exceed the noise impact assessment criteria in Table 1.

Table 1: Project Noise Limits (dB(A))

Location	Day		Evening		Night		
	L _{Aeq}	L _{Aeq} (15 min)	L _{Aeq}	L _{Aeq} (15 min)	L _{Aeq}	L _{Aeq} (15 min)	L _{Aeq} (1 min)
A	55	39	45	39	40	39	49
B, C, D and E	50	39	45	39	40	39	49

Notes:

- Noise emission limits apply under meteorological conditions of wind speeds up to 3 m/s at 10 metres above ground level or temperature inversions conditions of 3 °C/100m and wind speed up to 2 m/s at 10 metres above the ground. To determine compliance with this condition, noise from the development must be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary.
- However, where it can be demonstrated that direct measurement of noise from the development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
- The noise limits do not apply if the Proponent has an agreement with the relevant owner of lands within these locations to generate higher noise levels and the Proponent has advised the Department in writing of the terms of this agreement.

Table 2: Location of Sensitive Receiver

Location	Address
A	North – Erskine Park Residents
B	West – Emmaus College and Retirement Village, Bakers Lane, Kemps Creek
C	South – 20 Bakers Road, Kemp Creek
D	South-East – 27 Greenway Place, Horsley Park
E	East – Burley Road Residents, Horsley Park

CONSISTENCY OF FUTURE DEVELOPMENT

7. The Proponent shall ensure that all development on site is carried out generally in accordance with the:
 - (a) concept plan (see condition 1 above);
 - (b) statement of commitments; and
 - (c) conditions of this approval.
8. If there is any inconsistency between the above, then the most recent plan/document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.

PROJECT APPLICATION REQUIREMENTS

Industrial Buildings (except buildings 1A and 2A)

9. The Proponent shall ensure that in seeking approval for the implementation of the various industrial buildings, the application includes:
- (a) a detailed description of the layout and design of the proposed development;
 - (b) an assessment demonstrating that this layout and design is generally consistent with the modified Oakdale Central Concept Plan Controls;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) building design including:
 - consideration of the height, bulk and scale of the proposed buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures;
 - (e) a detailed infrastructure plan for the provision of the following:
 - water supply, sewer, gas, electricity, telecommunications services;
 - fire-fighting services, including the location and design of fire access roads;
 - external lighting;
 - stormwater management, including the provision of any regional rainwater harvesting infrastructure;
 - parking and access, including bicycle facilities;
 - (f) details of a program to monitor stormwater controls and stormwater quantity and quality, including flows and amounts of pollutants discharging to local waters;
 - (g) a detailed landscape plan using predominantly endemic species and details of the areas to be landscaped, including the location and species for all plantings.
 - (h) a description of the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
 - (i) a noise assessment of the proposed development in accordance with the NSW *Industrial Noise Policy* including:
 - demonstration that the operational noise generated by the proposed development and any other development on the project site would not exceed the noise criteria detailed in Table 1; and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECC's *Environmental Criteria for Road Traffic Noise*;
 - (j) an assessment of soil and groundwater salinity;
 - (k) a flood assessment;
 - (l) a greenhouse gas assessment;
 - (m) a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network;
 - details of any road upgrades; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;
 - (n) an air quality assessment of the proposed development;
 - (o) a hazard assessment in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994); and
 - (p) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal groups; and
 - waste management plan.

Water Supply/Harvesting Infrastructure

10. The Proponent shall ensure that in seeking approval for the implementation of the water supply/harvesting infrastructure, the application includes:
- (a) details of consultation with relevant government agencies including Council, SCA, NSW Department of Health and Sydney Water;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) details of water and energy requirements for the site including water supply source, sustainability of its usage, and opportunities to incorporate water and energy efficiency measures;
 - (e) details on the water treatment proposed for all drinking water produced by the water treatment plant and demonstrate compliance with the National Health and Medical Research Council's *Drinking Water Guidelines 2004* and subsequent guidelines;
 - (f) an assessment of the potential impacts of the infrastructure, including:
 - potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the water treatment plant. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)* and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken;
 - an assessment of wastes generated during construction and operation and methods for recycling, treatment, storage and disposal of the waste;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - an assessment of soil and groundwater salinity;
 - a flood assessment;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
 - (g) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction guidelines*. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal groups; and
 - a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Sewerage System

11. The Proponent shall ensure that in seeking approval for the implementation of the sewerage system, the application includes:
- (a) details of consultation with relevant government agencies including Council, NSW Health and Sydney Water;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure, including:
 - detailed technical specifications;
 - operation of the wastewater treatment works (treatment processes, disinfection methods, effluent quantity and quality, overflow performance, etc);
 - wet weather storage requirements;
 - chemical use and storage;
 - effluent storage and management (location, capacity, overflows, etc);
 - biosolids treatment and management processes, including storage, transport and recycling or disposal; and
 - opportunities to incorporate water and energy efficiency measures;
 - (c) details of the timing for the provision of a sewage treatment facility and for when the facility would connect to Sydney Water's sewerage system;
 - (d) satisfactory arrangements for local and regional infrastructure;

- (e) where re-use is proposed, details regarding the beneficial re-use of treated effluent in accordance with DECC's *Environmental Guidelines: Use of Effluent by Irrigation*, relevant National Water Quality Management Strategy guidelines and other relevant guidelines;
- (f) where discharge of treated effluent is proposed, demonstration that DECC will issue a licence under the *Protection of the Environment Operations Act 1997*;
- (g) an assessment of the potential impacts of the infrastructure, including:
 - an assessment of the potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the wastewater treatment works. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken; ;
 - an assessment of odour and other emissions (including greenhouse gas emissions) and the management of these emissions;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - an assessment of soil and groundwater salinity;
 - a flood assessment;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
- (h) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups; and
 - a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Ancillary Developments/Facilities

12. The Proponent shall ensure that in seeking approval for the implementation of any ancillary development/facilities, such as child care facilities and neighbourhood shops, the application includes:
 - (a) a detailed description of the layout and design of the proposed development;
 - (b) an assessment justifying the suitability of the site and proposed use, having regard to any conflicts with the surrounding industrial area, such as conflicts associated with traffic, noise and air quality;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the modified Oakdale Central Concept Plan Controls and if there are any inconsistencies, then justification for these inconsistencies;
 - (e) building design including:
 - consideration of the height, bulk and scale of the proposed buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures;
 - details of the provision of infrastructure and utilities to the site, including the location and design of fire access roads;
 - (f) a detailed landscape plan using predominantly endemic species only and details of the areas to be landscaped, including the location and species for all plantings;
 - (g) a description of the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
 - (h) a noise assessment of the proposed development in accordance with the NSW *Industrial Noise Policy* including:
 - demonstration that the operational noise generated by the proposed development and any other development on site would not exceed the noise criteria detailed in Table 1; and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECC's *Environmental Criteria for Road Traffic Noise*;

- (i) a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;
- (j) an assessment of soil and groundwater salinity;
- (k) a flood assessment;
- (l) an air quality assessment of the proposed development; and
- (m) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups; and
 - waste management plan.

LIABILITY TO LAPSE

13. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this concept plan within 5 years of the date of this approval.

APPENDIX 1
INDICATIVE LAYOUT OF THE CONCEPT PLAN

APPENDIX 2
STATEMENT OF COMMITMENTS

9 STATEMENT OF COMMITMENTS

9.1 CENTRAL Concept Plan

A Overview and Definitions

Goodman will carry out the *CENTRAL Concept Plan* and all related projects/developments in accordance with the following commitments.

The following defines some of the terms and abbreviations used in the Statement of Commitments:

Approval	The Minister's approval to the <i>CENTRAL Concept Plan</i> (Project Application No.08_0065)
Approval Authority	Unless specified otherwise, 'approval authority' includes an approval authority under Part 3A of the EP&A Act, consent authority under Part 4 of the Act, or determining authority under Part 5 of the Act (or delegate).
Concept Plan	<i>CENTRAL Concept Plan</i> , dated May 2008, as described in the EA
Council	Fairfield City Council
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DWE	Department of Water and Energy
EA	<i>Environmental Assessment: CENTRAL Concept Plan and Estate Works + DHL Project</i> , dated May 2008
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
Goodman	Goodman International Limited, or its successors in title
Minister	Minister for Planning
Oakdale CENTRAL project	The development as described in the Concept Plan
Project application	Unless specified otherwise, 'project application' includes a major project application under Part 3A of the EP&A Act or development application under Part 4 of the Act
SCA	Sydney Catchment Authority
Site	Land to which the project application applies
Statement of commitments	Goodman's commitments made in the EA (ie. these commitments)

B Administrative Commitments

Commitment to Minimise Harm to the Environment

- B.1 Goodman will implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the *Oakdale CENTRAL* project.

Terms of Approval

- B.2 Goodman will carry out the *Oakdale CENTRAL* project generally in accordance with the:
- (a) Concept Plan;
 - (b) EA;
 - (c) Drawing, CP1.02(A) *CENTRAL Concept Plan* (CP#1) – Scope of Application
 - (d) statement of commitments; and

- (e) conditions of the approval.
- B.3 If there is any inconsistency between the above, the conditions of the approval shall prevail to the extent of the inconsistency.
- B.4 Goodman will comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Development Contributions

- B.5 Goodman will enter into an agreement/s with the NSW Government and/or Council as part of applicable project applications, in accordance with Division 6 of Part 4 of the EP&A Act, to provide the development contributions for the *Oakdale CENTRAL* project as outlined in Section 6.5 of the EA.

C Specific Environmental Commitments

C.1 Soil and Water

Erosion and Sedimentation

- C.1.1 Goodman will prepare Erosion and Sediment Control Plans / Soil and Water Management Plans to accompany each project application involving ground disturbance (apart from minor works), to the satisfaction of the approval authority. The plans will:
 - (a) be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
 - (b) identify activities that could cause soil erosion and generate sediment;
 - (c) describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters;
 - (d) describe the location, function, and capacity of erosion and sediment control structures; and
 - (e) describe what measures would be implemented to maintain the structures over time,

Salinity Management

- C.1.2 Goodman will prepare Salinity Assessment and Management Plans as part of detailed geotechnical investigations for the development of the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The plans will:
 - (a) be prepared prior to the commencement of construction of any project involving ground disturbance (apart from minor works);
 - (b) be prepared in accordance with applicable guidelines, including the *Western Sydney Salinity Code of Practice* (2003) and *Site Investigations for Urban Salinity* (2002);
 - (c) assess salinity risk on the site, based on soil and (where applicable) groundwater testing and investigation;

- (d) where applicable, describe the measures that would be implemented to minimise and manage salinity risk; and
- (e) describe the measures that would be implemented to monitor salinity risk during construction and operation of the project/development.

Rainwater Harvesting

- C.1.3 Goodman will participate in the Regional Rainwater Harvesting Scheme as described in the Concept Plan, for all buildings within the *Oakdale CENTRAL* site (apart from very small buildings where no significant water saving benefit is realised), to the satisfaction of the approval authority.

Prior to the commencement of operations for applicable projects/development, Goodman will demonstrate that it has provided the necessary infrastructure to enable roof stormwater to be collected, stored and separately discharged, to the satisfaction of the approval authority.

Notes:

- *The relevant infrastructure would be provided on a progressive basis, in accordance with confirmation of the Regional Rainwater Harvesting Scheme's feasibility by the relevant infrastructure provider, and the status of the scheme;*
- *Goodman will utilise collected roofwater for on-site non-potable uses (including toilet flushing, air-conditioning and irrigation), with the balance exported to the Regional Rainwater Harvesting Scheme.*

Water Sensitive Urban Design

- C.1.4 Goodman will prepare Stormwater Management Strategies to accompany each project application involving development of new stormwater infrastructure, to the satisfaction of the approval authority. The strategies will:
- (a) be consistent with the Oakdale ESTATE Water Sensitive Urban Design Strategy, unless otherwise agreed by the approval authority; and
 - (b) demonstrate that the proposed stormwater scheme would comply with the performance criteria (stormwater quantity and quality) in the Oakdale ESTATE Water Sensitive Urban Design Strategy.
- C.1.5 Goodman will prepare detailed Stormwater Management Plans for projects involving development of new stormwater infrastructure, to the satisfaction of the approval authority. The plans will:
- (a) be prepared in consultation with the applicable Council/s, and be submitted to the approval authority for approval prior to the commencement of construction of applicable projects;
 - (b) be consistent with the Oakdale ESTATE Water Sensitive Urban Design Strategy, unless otherwise agreed by the approval authority;
 - (c) include detailed plans showing the proposed stormwater management scheme for the site, including any rainwater harvesting infrastructure;
 - (d) fully detail measures to incorporate the Category 3 streams into the stormwater scheme, in accordance with DWE's *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline* (Draft Version 1: January 2007);
 - (e) demonstrate that the proposed stormwater scheme would comply with the performance criteria in the Oakdale ESTATE Water Sensitive Urban Design Strategy; and
 - (f) describe how the efficiency and effectiveness of the proposed scheme would be monitored and maintained over time.

Sewage Recycling and Management

- C.1.6 Goodman will recycle all sewage generated on the site for use in toilet flushing, air-conditioning and irrigation, unless otherwise approved by the approval authority.
- C.1.7 Goodman will prepare Sewage Management Strategies to accompany each project application involving development of new estate sewerage infrastructure, to the satisfaction of the approval authority. The strategies will:
- (a) be consistent with the Oakdale ESTATE Sewer Servicing Strategy;
 - (b) describe the proposed sewage management scheme for the project, including;
 - estimated sewage generation rates;
 - sewage treatment type;
 - effluent criteria; and
 - recycled water disposal/irrigation.
- C.1.8 Goodman will prepare Recycled Water Irrigation Management Plans for projects involving development of new estate sewerage infrastructure, to the satisfaction of the approval authority. The plans will:
- (a) be prepared in consultation with the DECC and Council, and be submitted to the approval authority for approval prior to the commencement of operation of applicable projects;
 - (b) be consistent with the DECC's *Environmental Guidelines: Use of Effluent by Irrigation* and other applicable guidelines; and
 - (c) fully describe:
 - the effluent irrigation site selection process;
 - site access arrangements
 - effluent transport and storage arrangements;
 - maximum loading rates;
 - the irrigation system, its management and operation of its control system;
 - soil erosion control;
 - stormwater control arrangements; and
 - monitoring, reporting and control systems.

Flooding

- C.1.10 Goodman will undertake flood assessments for any development (apart from minor works) within the 1 in 100 year flood level (as shown on Figure 2.8), to the satisfaction of the approval authority. The assessments will accompany any project application that involves development within the flood affected area.
- C.1.11 Goodman will prepare a Flood Evacuation Strategy for any employment-related development (apart from minor works) within the probable maximum flood level, to the satisfaction of the approval authority. The strategy will be prepared prior to operation of the relevant development.

C.2 Noise

- C.2.1 Goodman will develop a noise model to manage noise emissions from the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. This model will:

- (a) be prepared by a suitably qualified expert in consultation with DECC;
- (b) be submitted to the Director-General for approval within 3 months of Concept Plan approval;
- (c) be based on the criteria identified in Tables C.1 to C.3 below.

Table C.1: Construction Noise Criteria, $L_{Aeq,15min}$ dB(A)

Receiver	Construction Duration – (Day time)		
	Up to 4 weeks	4 to 26 weeks	> 26 weeks
All receivers	54	44	39

Table C.2: Operational Noise Criteria, dB(A)

Receiver	Time Period	Intrusiveness Criteria	Amenity Criteria	Sleep Disturbance Criteria
		$L_{Aeq,15min}$	$L_{Aeq, period}$	$L_{A1, 1min}$
A Erskine Park residences	Day	39	55	-
	Evening	39	45	-
	Night	39	40	49
B Emmaus College and retirement village	Day	39	50	-
C Bakers Lane residences	Evening	39	45	-
D & E Horsley Park residences	Night	39	40	49

Table C.3: Traffic Noise Criteria

Road	Criteria	
	Day/Evening $L_{Aeq,1hr}$	Night $L_{Aeq,1 hr}$
Link Road	60	55

C.2.2 Goodman will prepare Noise Impact Assessments to accompany each project application involving significant construction, operational and/or traffic noise generation. The assessments will:

- (a) be prepared in accordance with applicable guidelines, including the *NSW Industrial Noise Policy*, *Environmental Noise Control Manual* and *Environmental Criteria for Road Traffic Noise*;
- (b) consider the proposed project in relation to the Oakdale noise model and the noise criteria listed above; and
- (c) where relevant, consider measures to minimise, mitigate, and manage noise emissions from the project.

C.3 Air Quality

C.3.1 Goodman will carry out all reasonable and feasible measures to minimise dust generated by the *Oakdale CENTRAL* project, particularly during construction and bulk earthworks.

C.4 Flora and Fauna

Offset and Enhancement Strategy

C.4.1 Goodman will establish and conserve the vegetation identified in Table C.4 below, in the riparian areas of Ropes Creek (and Ropes Creek tributary), to offset the vegetation clearing required by the *Oakdale CENTRAL* project and to improve local and regional ecological habitat function.

Table C.4: Offset and Enhancement Strategy

Vegetation Community	Existing Area (ha)	Area to be Cleared (ha)	Minimum Area to be Revegetated (ha)	Offset Ratio¹	Total Net Area² (ha)
Swamp Oak Forest	1.15	0.19	2.50	13:1	3.46
Degraded Woodland ³	0.35	0.35	0	-	0
Exotic Sedge	1.50	1.50	0	-	0
Wetland Vegetation / Farm Dams	0.81	0.81	0.81	1:1	0.81
Total	3.81	2.85	3.31	-	4.27

Notes:

1 Area Revegetated : Area Cleared

2 Existing Area + Area to be Revegetated - Area to be Cleared

3 Offset included as part of the Swamp Oak Forest offset

Vegetation Management Plan

C.4.2 Goodman will prepare and implement a Vegetation Management Plan for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The plan will:

- (a) be prepared by suitably qualified expert/s in consultation with DECC, DWE and Council;
- (b) be submitted to the Director-General for approval within 6 months of Concept Plan approval;
- (c) be prepared in accordance with the DWE guidelines *How to Prepare a Vegetation Management Plan – DRAFT Version 6: January 2007*;
- (d) establish performance and completion criteria for the offset and enhancement strategy;
- (e) include detailed plans:
 - identifying the vegetation to be retained/removed and areas to be rehabilitated;
 - indicating the measures to be implemented to:
 - o revegetate the areas to be rehabilitated, including plant material, densities and species mix (consisting of native trees, shrubs and groundcover species local to the area); and
 - o prevent damage to riparian zones.

C.5 Heritage

Aboriginal Heritage Management Plan

C.5.1 Goodman will prepare and implement an Aboriginal Heritage Management Plan for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The plan will:

- (a) be prepared in consultation with DECC and the Aboriginal communities;
- (b) be submitted to the Director-General for approval prior to the disturbance of any Aboriginal object or site;
- (c) include a:
 - program for intensive surface survey of the identified low-moderate archaeological sensitivity areas (as shaded on Figure 2.11 of the EA);
 - detailed salvage program and management plan for all Aboriginal sites within the project disturbance area;

- detailed description of the measures that would be implemented to protect Aboriginal sites outside the project disturbance area;
- description of the measures that would be implemented if any new Aboriginal objects or skeletal remains are discovered during the project; and
- protocol for the ongoing consultation and involvement of the Aboriginal communities in the conservation and management of Aboriginal cultural heritage on the site.

C.6 Transport

Regional and Internal Road Network

- C.6.1 Goodman will ensure that the regional and internal road network and parking associated with the *Oakdale CENTRAL* project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.

C.7 Visual Amenity

Landscaping

- C.7.1 Goodman will prepare Landscape Plans to accompany each project application (apart from minor works), to the satisfaction of the approval authority. The Landscape Plans will be prepared in a manner that is consistent with the *Oakdale CENTRAL* Urban Design and Landscape Report, and the Draft *Oakdale ESTATE* Landscape Masterplan.

Signage Strategy

- C.7.2 Goodman will prepare a Signage Strategy for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The strategy will be prepared in consultation with Council, and be submitted to the Director-General for approval within 3 months of the date of Concept Plan approval.

C.8 Bushfire Management

- C.8.1 Goodman will develop the *Oakdale CENTRAL* project to provide defensible spaces, access provisions, water supplies for fire-fighting operations and construction standards in accordance with the *Oakdale ESTATE* Bushfire Assessment and the aims, objectives and provisions of *Planning for Bushfire Protection 2006*.

C.9 Energy and Greenhouse Gases

- C.9.1 Goodman will consider measures to reduce energy and resource use in each project application (apart from minor works).

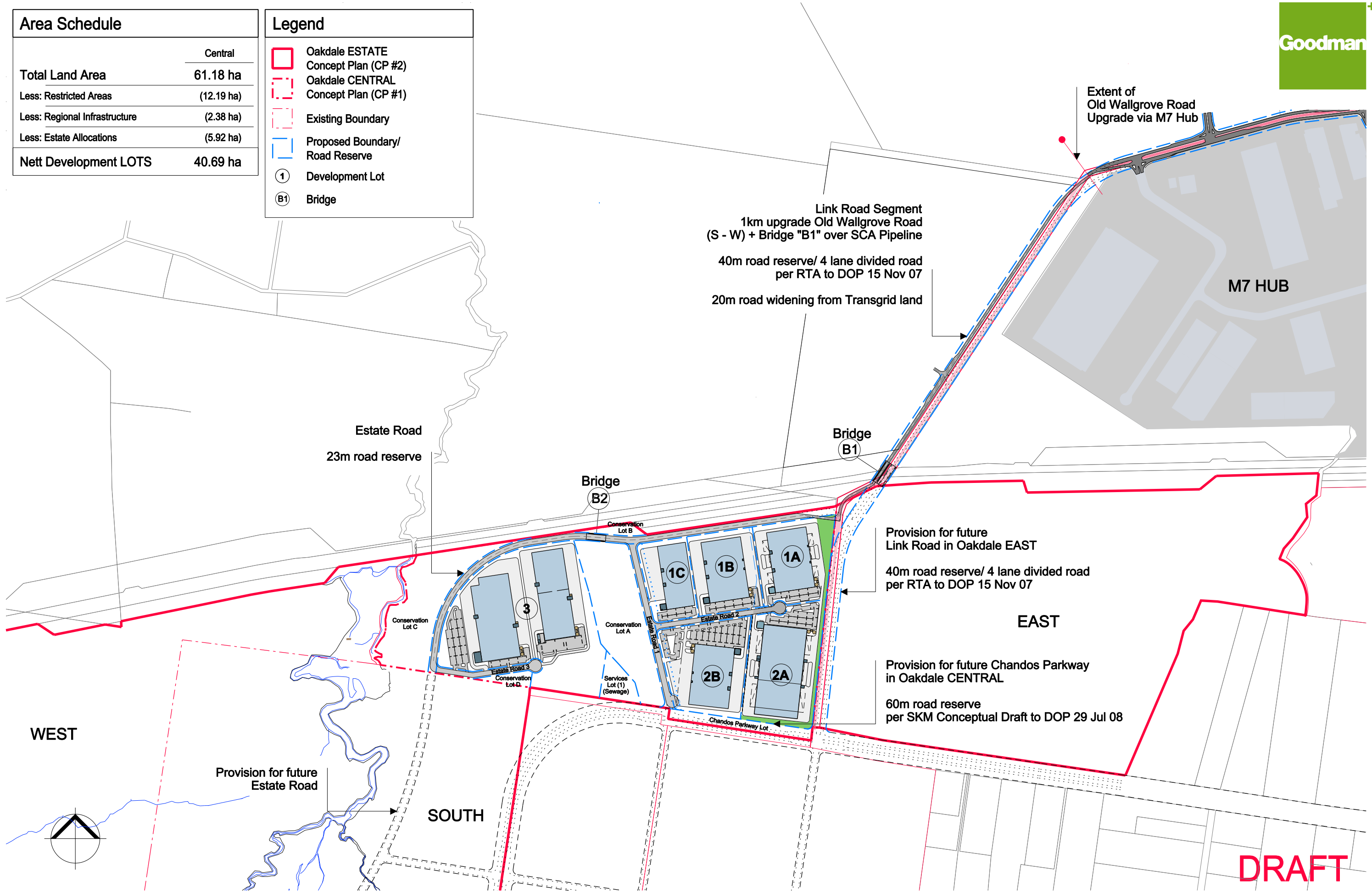
C.10 Environmental Management Strategy

- C.10.1 Goodman will prepare and implement an Environmental Management Strategy for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. This strategy will:
- (a) be submitted to the Director-General for approval within 3 months of the date of Concept Plan approval;
 - (b) describe in broad terms the proposed environmental management strategy for the *Oakdale CENTRAL* project;
 - (c) identify the person who would be responsible for overseeing the environmental management of the *Oakdale CENTRAL* project, and provide contact details for this person;
 - (d) describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.
 - (e) include construction noise and dust management plans.

Goodman will update this strategy to the satisfaction of the Director-General every 3 years, or as directed by the Director-General.

Area Schedule	
	Central
Total Land Area	61.18 ha
Less: Restricted Areas	(12.19 ha)
Less: Regional Infrastructure	(2.38 ha)
Less: Estate Allocations	(5.92 ha)
Nett Development LOTS	40.69 ha

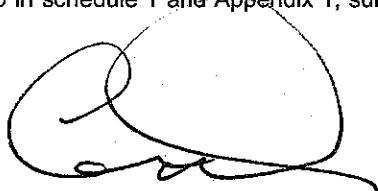
Legend	
	Oakdale ESTATE Concept Plan (CP #2)
	Oakdale CENTRAL Concept Plan (CP #1)
	Existing Boundary
	Proposed Boundary/ Road Reserve
①	Development Lot
Ⓑ1	Bridge



Notice of Modification

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 25 January 2010, I approve the modification of the concept plan referred to in schedule 1 and Appendix 1, subject to the conditions in schedule 2.



Chris Wilson
Executive Director
Major Projects Assessment

Sydney

4 November

2010

SCHEDULE 1

Concept Approval:

08_0065 granted by the Minister for Planning on 2 January 2009

For the following:

establishment of Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure

Modification:

amendments to the subdivision including a reduction in the number of estate roads from 4 to 1, changes to subdivision to create 2 estate road allotments rather than 4 and a revised creek crossing.

SCHEDULE 2

GENERAL TERMS OF APPROVAL

Delete Condition 1 and replace with

1. Concept plan approval is granted for:

- (a) subdivision of the site;
- (b) bulk earthworks across the site;
- (c) development of a regional distribution park of warehouses, distribution centres and freight logistic facilities, consisting of:
 - 45.27 hectares for employment generating uses;
 - 2.74 hectares for regional road reserves;
 - 2.64 hectares for local road reserves;
 - 1.0 hectares for services;
 - 10.56 hectares for environmental conservation; and
 - upgrade of Old Wallgrove Road and the Old Wallgrove Road/ Wallgrove Road intersection to service the site;
- (d) provision of a range of associated infrastructure to provide essential services to the site; and
- (e) provision of a range of ancillary developments/facilities to service the site including child care facilities, neighbourhood shops, and recreational facilities.

Note: The general scope of this approval is depicted in the:

- *modified concept master plan (see Appendix 1); and*
- *plan of subdivision of Lot 2 DP 120673, as detailed in drawing OAK PA1 12(D)*

MODIFICATIONS TO THE CONCEPT PLAN

Delete Condition 2 and replace with the following:

2. Within 3 months of the modified concept plan approval, unless otherwise agreed by the Director-General, the Proponent shall:

- (a) submit a staging plan for the provision of all infrastructure for the project and likely timeframes, including for the provision of a sewage treatment facility;
- (b) revise the Oakdale Central Concept Plan Controls to include targets and objectives for minimising energy consumption, maximising energy efficiency and reducing greenhouse gas emissions;
- (c) revise the conceptual Landscape Management Plan for the Oakdale Central Precinct to detail the integration of
 - subsequent development/project applications with the DHL Logistics Hub project; and
 - riparian vegetation, stormwater management, public open space and recreation facilities and pedestrian and cycleways; and
- (d) provide a Transport Management Accessibility Plan for Oakdale Central incorporating the DHL Logistics Hub project.

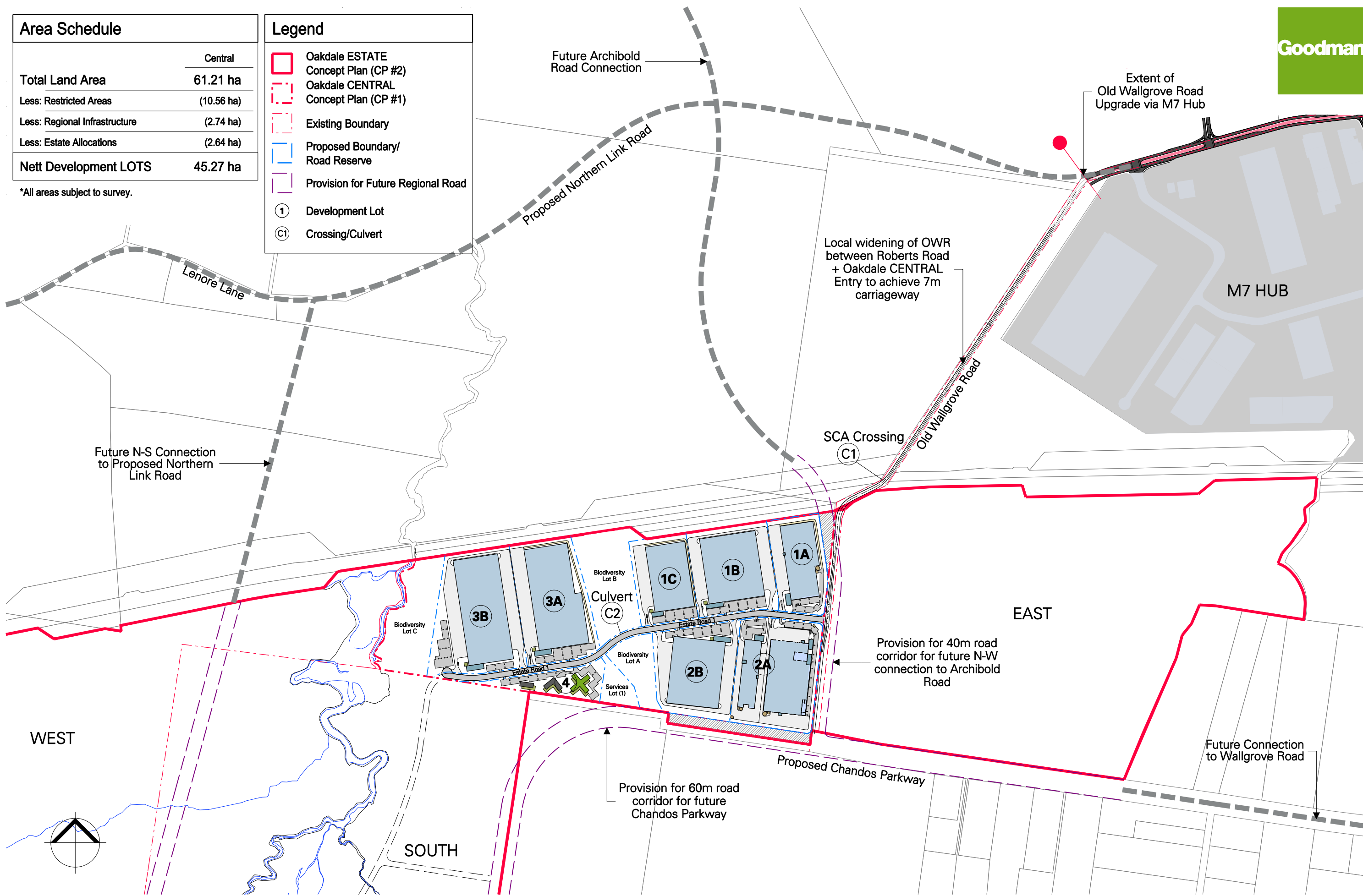
LIMITS ON APPROVAL

Delete condition 4

**Delete Appendix 1 and replace with
APPENDIX 1
INDICATIVE LAYOUT OF THE MODIFIED CONCEPT PLAN**

Area Schedule	
	Central
Total Land Area	61.21 ha
Less: Restricted Areas	(10.56 ha)
Less: Regional Infrastructure	(2.74 ha)
Less: Estate Allocations	(2.64 ha)
Nett Development LOTS	45.27 ha

- Legend**
- Oakdale ESTATE Concept Plan (CP #2)
 - Oakdale CENTRAL Concept Plan (CP #1)
 - Existing Boundary
 - Proposed Boundary/ Road Reserve
 - Provision for Future Regional Road
 - 1 Development Lot
 - C1 Crossing/Culvert



Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under the instrument of delegation executed on 14 September 2011, I approve the modification of the concept plan referred to in schedule 1, subject to the modified conditions in Schedule 2.


Director
METROPOLITAN AND REGIONAL PROJECTS NORTH
As delegate of the Minister for Planning and Infrastructure

Sydney 5 March 2013

SCHEDULE 1

Concept Plan Approval:

MP08_0065 granted by the then Minister for Planning on 2 January 2009

For the following:

Establishment of Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure including:

- 15 lot subdivision;
- 7 industrial buildings;
- recreation and biodiversity land;
- road construction and upgrades; and
- infrastructure.

On land comprising:

Lot 2 DP 120673

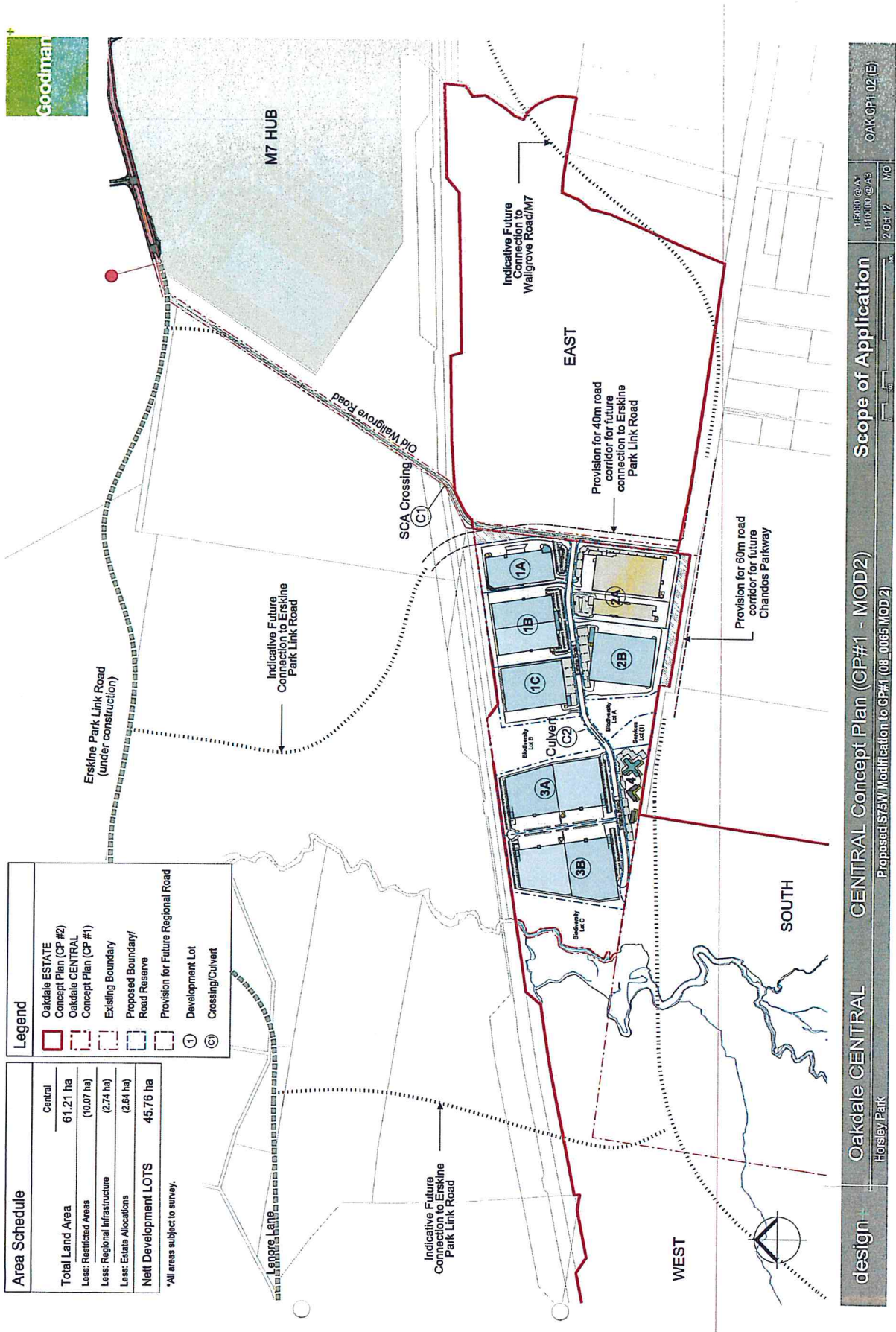
Modification:

MP08_0065 MOD2 - Amendments to the subdivision layout.

SCHEDULE 2

1. In condition 1 of "General Terms of Approval", point (c) replace the figures:
 - "45.27" with figure "45.76";
 - "2.74" with figure "1.74"; and
 - "10.56" with the figure "10.07".
2. In condition 1 of "General Terms of Approval", in the notes section replace "OAK PA1 12(D)" with "Estate Works + DHL Project (PA#1 – MOD5) Subdivision of Lot 2 DP 120673 OAK PA1 12(G) dated 2 October 2012".
3. Delete the plan in Appendix 1 and replace with the plan "CENTRAL Concept Plan (CP#1 – MOD2) Scope of Application OAK CP1 02(E) dated 2 October 2012".

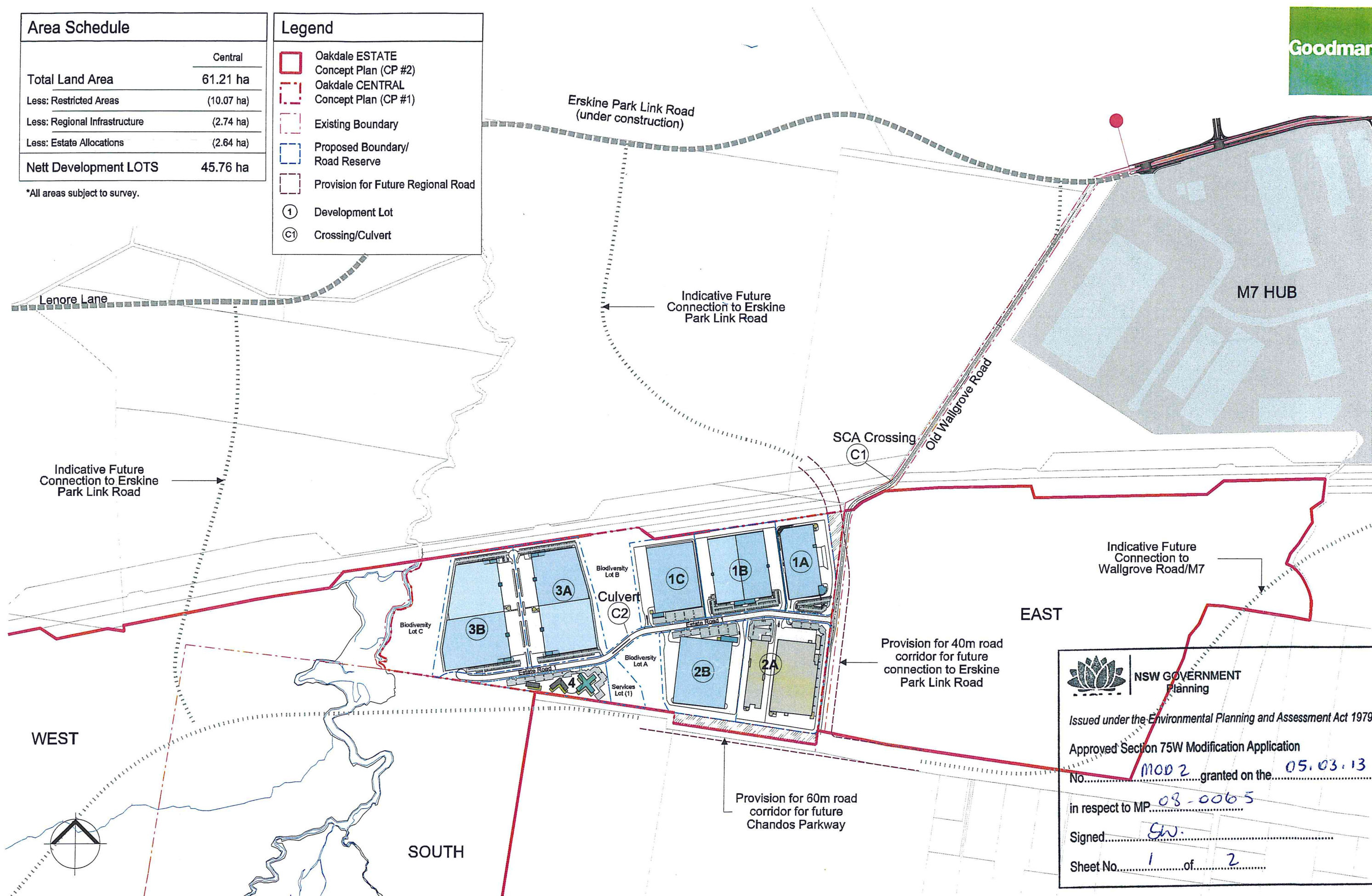
Appendix 1 –Indicative layout of the Concept Plan



Area Schedule	
	Central
Total Land Area	61.21 ha
Less: Restricted Areas	(10.07 ha)
Less: Regional Infrastructure	(2.74 ha)
Less: Estate Allocations	(2.64 ha)
Nett Development LOTS	45.76 ha

*All areas subject to survey.

Legend	
	Oakdale ESTATE Concept Plan (CP #2)
	Oakdale CENTRAL Concept Plan (CP #1)
	Existing Boundary
	Proposed Boundary/ Road Reserve
	Provision for Future Regional Road
	Development Lot
	Crossing/Culvert



	NSW GOVERNMENT Planning
Issued under the Environmental Planning and Assessment Act 1979	
Approved Section 75W Modification Application	
No. MOD 2	granted on the 05.03.13
in respect to MP 08-0065	
Signed	GW.
Sheet No. 1	of 2

Lot 2 DP 120673		Sub Total
Total Land Area	CENTRAL	61.21 ha
Biodiversity Lot A	1.84 ha	10.07 ha
Biodiversity Lot B	4.08 ha	
Biodiversity Lot C	4.15 ha	
Regional Road Lot 1	0.48 ha	1.74 ha
Regional Road Lot 2	1.26 ha	
Services Lot (1)	1.00 ha	1.00 ha
Estate Road 1 Lot	2.64 ha	2.64 ha
Development Lot 1A	4.14 ha	45.76 ha
Development Lot 1B	5.88 ha	
Development Lot 1C	4.64 ha	
Development Lot 2A	7.47 ha	
Development Lot 2B	6.00 ha	
Development Lot 3A	7.47 ha	
Development Lot 3B	7.98 ha	
Development Lot 4	2.18 ha	

Legend

- Oakdale CENTRAL Concept Plan (CP #1)
- Existing Boundary
- Proposed Boundary/ Road Reserve
- Provision for Future Regional Road
- ① Development Lot

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MOD 5 granted on the 05.03.13

in respect to MP 08-0066

Signed SW

Sheet No. 1 of 35

Provision for Future
Connection to
Erskine Park Link Road



*All areas subject to survey.

NSW GOVERNMENT
Planning

Issued under the Environmental Planning and Assessment Act 1979

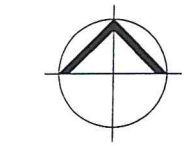
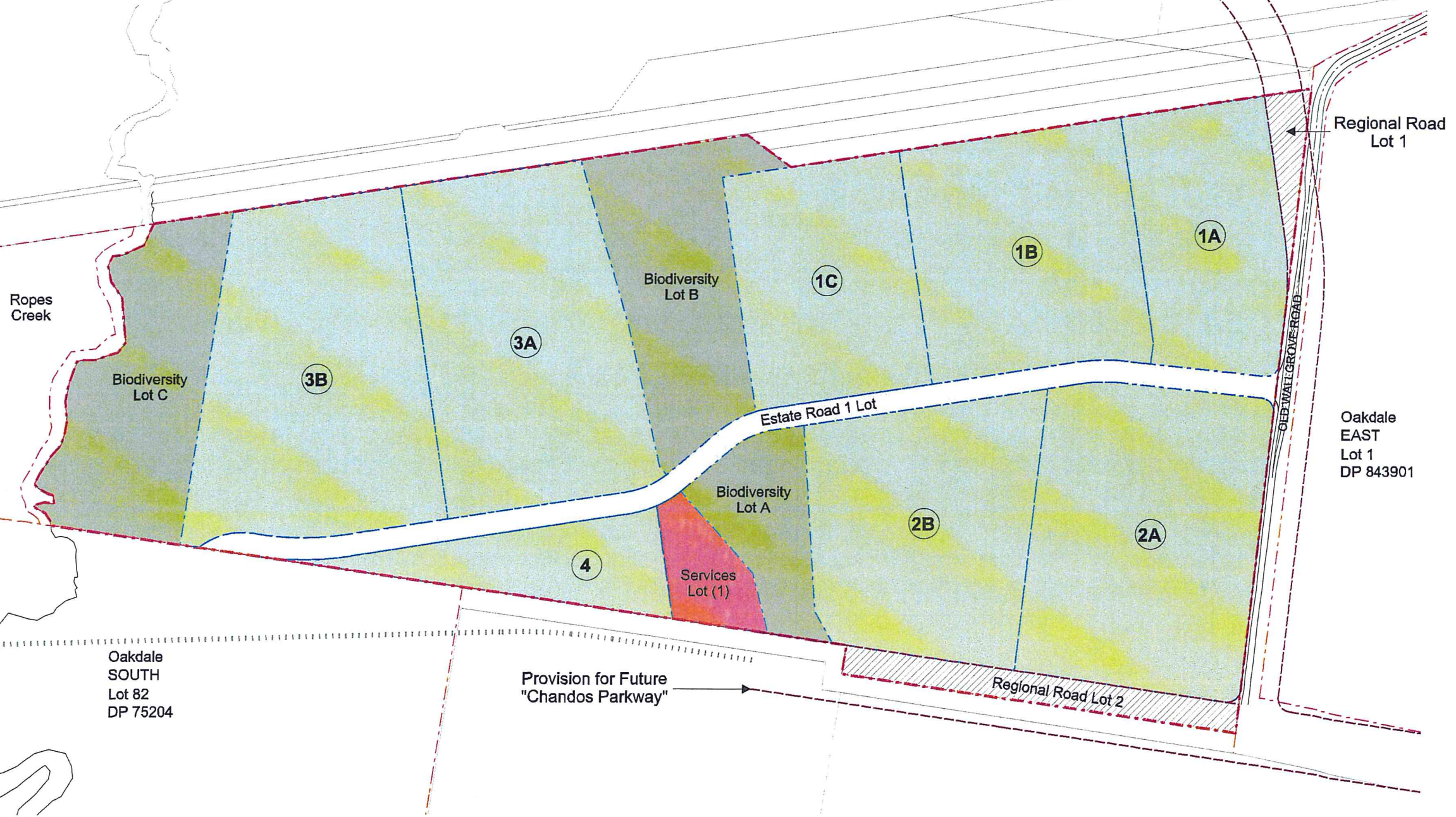
Approved Section 75W Modification Application

No. MOD 2 granted on the 05.03.13

in respect to MP 08-0065

Signed SW

Sheet No. 2 of 2



Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedules 2 and 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Kristina Keneally MP
Minister for Planning

Sydney,

2 Jan.

2009

SCHEDULE 1

Application Number:	08_0066
Proponent:	Goodman International Limited
Approval Authority:	Minister for Planning
Land:	Lot 2 DP 120673
Project:	Establishment of a DHL Logistics Hub and associated infrastructure

TABLE OF CONTENTS

SCHEDULE 1	i
DEFINITIONS	1
SCHEDULE 2: ADMINISTRATIVE CONDITIONS	2
Obligation to Minimise Harm to the Environment	2
Terms of Approval	2
Structural Adequacy	2
Protection of Public Infrastructure	2
Utilities	2
Operation of Plant and Equipment	2
Management Plans/Monitoring Programs	2
Pre-Operation Compliance Audit	3
Subdivision	3
Planning Agreement	3
SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS	4
Traffic And Transport	4
Soil and Water	5
Flora and Fauna	6
Noise	6
Air Quality	7
Energy	8
Visual Impact	8
Waste Management	8
Aboriginal and Cultural Heritage	8
Environmental Management Strategy	9
Incident Reporting	9
APPENDIX 1: SITE PLANS	10
APPENDIX 2: PLAN OF SUBDIVISION	11
APPENDIX 3: ENVIRONMENTAL CONSERVATION AREA	12
APPENDIX 4: STATEMENT OF COMMITMENTS	13
APPENDIX 5: GENERAL TERMS FOR THE PLANNING AGREEMENT	14

DEFINITIONS

BCA	Building Code of Australia
Council	Fairfield City Council
Coles Myer National Distribution Centre	The construction and operation of a Coles Myer National Distribution Centre and associated infrastructure (DA-283-11-2004-I), determined by the Minister on the 30 June 2005
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of Department of Planning, or delegate
DWE	Department of Water and Energy
EA	Environmental Assessment titled <i>Oakdale CENTRAL Concept Plan (CP#1) and Estate Works + DHL Project Application (PA#1)</i> , prepared by Goodman International and dated 9 May 2008
EEC	Endangered Ecological Community as defined under the NSW <i>Threatened Species Conservation Act 1995</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
Minister	Minister for Planning, or delegate
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Project	The development as described in the EA
Proponent	Goodman International, or its successors in title
Response to Submissions	The Proponent's response to issues raised in submissions
RTA	Roads and Traffic Authority
SCA	Sydney Catchment Authority
Site	The land referred to in Schedule 1
Statement of Commitments	The Proponent's commitments in Appendix 4

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) response to submissions;
 - (c) document titled "Response to WESLIA/DOP requirements" including site plans SK 61(A), SK 62(A) and SK 63(A) (see Appendix 1), dated 11 August 2008, and prepared by Goodman International;
 - (d) statement of commitments (see Appendix 4); and
 - (e) conditions of this approval.
3. If there is any inconsistency between the above, the conditions of this approval shall prevail to the extent of the inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans, programs, strategies or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

Structural Adequacy

5. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

Protection of Public Infrastructure

6. Prior to commencement of construction, the Proponent shall:
 - (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council; and
 - (b) submit a copy of this report to the Director-General.
7. The Proponent shall:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Utilities

8. Prior to the construction of any utility works, the Proponent shall obtain the relevant approvals from service providers, including Sydney Water and Council.

Operation of Plant and Equipment

9. The Proponent shall ensure that all plant and equipment used on site is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

Management Plans/Monitoring Programs

10. With the approval of the Director-General, the Proponent may submit any management plan or monitoring program required by this approval on a progressive basis.

Pre-Operation Compliance Audit

11. Prior to the commencement of operations, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

Subdivision

12. The Proponent may subdivide the land in general accordance with the subdivision plan with OAK PA1 12(A), as amended by drawings SK61(A), SK62 (A) and SK63 (A) (see Appendix 1 and 2). However, prior to obtaining a subdivision certificate, the Proponent shall prepare a final subdivision plan for the land in consultation with Council, and to the satisfaction of the Director-General.

Note: Any easements in the subdivision plan must nominate Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

Planning Agreement

13. Within 12 months of this approval, the Proponent shall enter into a planning agreement with the Minister, in accordance with Division 6 of Part 4 of the EP&A Act, and the terms of the offer made to the Department on 11 September 2008 by the Proponent which must include the matters set out in Appendix 5.
-

SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND TRANSPORT

Old Wallgrove Road

1. Prior to the commencement of operation, the Proponent must undertake the following upgrades of Old Wallgrove Road between Roberts Road:
 - (a) local widening between Roberts Road and site to achieve a 7m road width;
 - (b) local widening at bends to accommodate B-doubles;
 - (c) provision of a passing bay for southbound traffic; and
 - (d) installation of 60km/h signposting for southbound traffic.

All upgrades are to be undertaken in consultation with SCA and to the satisfaction of Blacktown City Council.

2. Following approval by the Roads Authority, and prior to the commencement of operation of the project, unless otherwise agreed by the Director-General, the Proponent shall complete the upgrade of Old Wallgrove Road between Roberts Road and Wallgrove Road has been completed in accordance with the Minister's consent for the Coles Myer National Distribution Centre (DA-283-11-2004-I) and as detailed in the Developer Agreement executed between Goodman and the Minister on 23 June 2005.

Intersection Upgrades

3. Following approval by the Roads Authority, and prior to the commencement of operation of the project, unless otherwise agreed by the Director-General, the Proponent shall provide dedicated right hand turn lanes on the southern and northern approach of the intersection of Old Wallgrove Road and Wallgrove Road, in accordance with RTA's requirements and to the satisfaction of the Director-General and RTA.

Note: For the avoidance of doubt, the cost incurred by Goodman for the upgrade can be offset to its regional roads contributions obligations.

Creek Crossing

4. All road crossing over the tributary to Ropes Creek and Ropes Creek shall be bridge structures.
5. Prior to the construction of the bridge crossing over the Ropes Creek tributary, the Proponent must provide a copy of the final design to the Director-General, demonstrating that the bridge crossing has been designed:
 - (a) in consultation with DPI and DWE; and
 - (b) having regard to DPI's *Policy and Guidelines for Fish Friendly Waterway Crossings* and DWE's *Guidelines for controlled activities - Watercourse crossings*

Design of Internal Roads and Parking

6. The Proponent shall ensure that the internal road network and parking associated with the project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004 and AS 2890.2:2002.

Note: Estate Road 4 must be designed in consultation with SCA.

7. Estate Road 4 shall be a temporary access road until the regional road network associated with the Western Sydney Employment Lands Investigation Area has been finalised.

Note: The Director-General may require Estate Road 4 to be closed and an alternative access to the site to be provided.

8. The Proponent shall ensure that sight distance requirements are maintained at the truck crossover point between buildings 1A and 2A (see Appendix 1).

Vehicle Queuing and Parking

9. The Proponent shall ensure that:
 - (a) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the public road system at any stage; and
 - (b) that the project does not result in any vehicles queuing on the public road network.

SOIL AND WATER

Discharges

10. Except as may be expressly provided in an Environment Protection Licence for the project, the Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Construction

11. During construction the Proponent shall implement and maintain all erosion and sediment control measures detailed in the Soil and Water Management Plan, including drawing number 21-16225-C011 Rev 2, submitted with the EA.
12. Within 6 months of this approval the Proponent shall revise drawing number 21-16225-C011 Rev 2 to include erosion and sediment controls for the whole site.

Rainwater Harvesting

13. Prior to the commencement of operations, the Proponent shall provide the necessary infrastructure on site to enable roof and hardstand stormwater to be collected, stored and discharged separately to the satisfaction of the Director-General.

Note:

- a) *Unless the Director-General agrees otherwise, the roof stormwater infrastructure should include:*
 - *a rainwater collector system with a design capacity for the 1 in 20 year (critical duration) storm event; and*
 - *roof water reservoirs or storage tanks with a capacity of at least 440KL/ha of roof services or 190 KL/ha gross land area (whichever is larger), and the ability to discharge flows (by way of pumped rising mains or gravity mains) to any regional rainwater harvesting infrastructure at a rate of 11.6 l/s per megalitre of storage.*
- b) *The relevant infrastructure may be provided on a progressive basis, in accordance with confirmation of the Regional Rainwater Harvesting Scheme's feasibility, and the status of the scheme. In this regard, the dual pipework for the warehouse buildings can be provided in conjunction with the building construction. The required storage tanks, and associated connecting pipes, can be installed in conjunction with the construction of the regional infrastructure (ie. regional trunk mains and connector pipes) by the relevant infrastructure provider.*

14. During operations, the Proponent shall participate in any regional rainwater harvesting initiatives to the satisfaction of the Director-General.

Note: This participation will involve making the roof stormwater infrastructure on site available for connection to any regional rainwater harvesting infrastructure.

Stormwater Management

15. The design of any stormwater outlets into a riparian zone or watercourse and their spillways must be a soft engineering design and must be consistent with the DWE's *Guidelines for controlled activities – Outlet structures*.
16. Prior to commencement of operation, the Proponent shall prepare and implement a Stormwater Management Plan to the satisfaction of the Director-General. The plan must:
 - (a) be prepared in consultation with Council and SCA;
 - (b) include detailed plans showing the design of the stormwater management scheme for the site, including any rainwater harvesting infrastructure;
 - (c) demonstrate that post development flows will not exceed predevelopment flows for a range of ARI from 1 year up to and including the 100 year ARI;
 - (d) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will conform with, or exceed all relevant requirements and guidelines, particularly of any requirements of Council, and that the infrastructure can accommodate discharges from the Austral Bricks site;
 - (e) demonstrate that the stormwater control infrastructure will not be impacted by saline soils and groundwater;
 - (f) justifying the size of stormwater detention structures in relation to the provision of regional rainwater harvesting infrastructure;
 - (g) describe the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices throughout the life of the project; and
 - (h) include a stormwater quality monitoring program for the operation of the project and detail the procedures to be undertaken if any non-compliance is detected. The program shall:
 - include quantitative monitoring for flow and pollutant concentrations,
 - be reported annually,

- make a quantitative assessment of the effectiveness of the stormwater control devices against the assumptions made in flow and quality modelling, and
- the need for the continuing quantitative assessment by monitoring to be reviewed after 3 year.

Wastewater

17. Prior to the commencement of operation, the Proponent shall prepare and implement a Recycled Water Irrigation Management Plan to the satisfaction of the Director-General. The plan must:
 - (a) include the final design of the sewerage system;
 - (b) demonstrate that the design of the sewerage system is consistent with Sydney Water's and Council's requirements;
 - (c) demonstrate that the disposal and irrigation of treated sewage is consistent with the *Environmental Guidelines Use of Effluent by Irrigation* (DECC) and the *Australian guidelines for water recycling: managing health and environmental risks (phase1) - 2006*;
 - (d) outline the design and management of the irrigation system, including measures to minimise soil degradation and nutrient and salt accumulation; and
 - (e) include details of the management of any solid waste including methods to monitor and dispose of the waste;
 - (f) include:
 - the wastewater and soil quality impact assessment criteria and the effluent treatment and irrigation system performance measures;
 - details of the wastewater and soil monitoring program;
 - procedures for reporting the monitoring results against the criteria, to determine the annual site nutrient and salt balance and the trigger levels for nitrogen and phosphorus in the soil;
 - contingency measures to address exceedances, pollutant triggers and problems with wastewater management systems; and
 - a description of how the effectiveness of actions and measures would be monitored over time.

Bunding

18. All chemicals, fuels and oils shall be stored in appropriately banded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:
 - (a) requirements of all relevant Australian Standards; and
 - (b) DECC's *Environmental Protection Manual Technical Bulletin Bunding and Spill Management*.

FLORA AND FAUNA

19. The Proponent shall establish, conserve and maintain approximately 4.27 hectares of native vegetation on the site as shown conceptually in Appendix 3.
20. Prior to the commencement of operation, Proponent shall prepare and implement a Vegetation Management Plan (VMP) for the project to the satisfaction of the Director-General. The VMP shall:
 - (a) be prepared by a suitably qualified expert, in consultation with DWE;
 - (b) be prepared in accordance with DWE's *Guidelines for controlled activities – Vegetation Management Plans*;
 - (c) describe the detailed measures that will be implemented to enhance and protect the Environmental Conservation Area, including the timing of these works;
 - (d) detail measures that would be implemented to:
 - minimise impacts on riparian vegetation from the construction of the bridge crossing over the Ropes Creek tributary; and
 - manage any potential conflicts between riparian zones, bush fire asset protection zones and stormwater infrastructure;
 - (e) assign responsibility for ongoing management of the Environmental Conservation Area; and
 - (f) detail a program to monitor the effectiveness of these works and measures.

NOISE

Operating Hours

21. The Proponent shall comply with the restrictions in Table 1, unless otherwise agreed by the Director-General.

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	All days	Any time

Note: Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site.

Noise Limits

22. The Proponent shall ensure that the noise from the operation of the project does not exceed the noise limits presented in Table 2.

Table 2: Project Noise Limits (dB(A))

Day	Evening	Night	Location
L _{Aeq} (15 minute)			L _{A1} (1 minute) or L _{A max}
35	35	35	49
At any residence or other noise sensitive receiver			

Notes:

- a) To determine compliance with the L_{Aeq} (15 minute) noise level limits in the above table, noise from the project is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling (rural situations) is more than 30 metres from the boundary. To determine compliance with the L_{A1} (1 minute) noise level limits in the above table, noise from the project is to be measured at 1 metre from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy).

The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.

- b) The noise emission limits identified in the above table apply under meteorological conditions of:
- wind speeds of up to 3 m/s at 10 metres above ground level; and
 - temperature inversion conditions of up to 3°C/100m, and wind speeds of up to 2 m/s at 10 metres above ground level.
- c) The noise limits do not apply if the Proponent has an agreement with the relevant owner of lands within these locations to generate higher noise levels and the Proponent has advised the Department in writing of the terms of this agreement.

AIR QUALITY

Dust

23. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the project.
24. During construction, the Proponent shall ensure that:
- (a) all trucks entering or leaving the site with loads have their loads covered;
 - (b) trucks associated with the project do not track dirt onto the public road network; and
 - (c) the public roads used by these trucks are kept a clean.

Odour

25. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the *Protection of the Environment Operations Act 1997*.

Note: Section 129 of the *Protection of the Environment Operations Act 1997*, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in

the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

26. Within 6 months of the commencement of operations during a period in which the project is operating at normal capacity, the Proponent shall conduct an Odour Audit of the project to the satisfaction of the Director-General. This audit shall:
- (a) be undertaken by a suitably qualified and experienced person;
 - (b) assess whether the project is complying with odour assessment criteria detailed in relevant DECC guidelines; and
 - (c) provide details of any odour complaints received, and any action taken to respond to these complaints.

ENERGY

Energy Management Plan

27. Prior to the commencement of operation, the Proponent shall prepare and implement an Energy Management Plan for the project to the satisfaction of the Director-General. This plan must include energy consumption levels, predicted energy savings and options for alternative energy sources including solar power generation and potential for third party access to roofs for solar generation.

VISUAL IMPACT

Landscaping

28. Within 3 months of the date of this approval, the Proponent shall revise the Landscape Management Plan in consultation with Council and to the satisfaction of the Director-General. The revised plan must detail any changes to landscaping as a result of site layout changes to accommodate Chandos Parkway.

Signage

29. Prior to installing any signage on the site, the Proponent shall submit detailed plans of this signage to the Director-General for approval. These plans must be prepared in consultation with Council, and for any signage is visible from old Wallgrove Road, Blacktown City Council. Following approval, the Proponent must ensure that the signage is installed in accordance with the approved plans.

Fencing

30. Prior to installing any fencing on the site, the Proponent shall submit detailed plans of this fencing to the Director-General for approval. These plans must be prepared in consultation with Council and Council's Fencing Code. Following approval, the Proponent must ensure that the fencing is installed in accordance with the approved plans.
31. Fencing along all common boundaries between the site and the Warragamba-Prospect Pipelines must be designed in consultation with SCA and in accordance with Australian Standard AS 1725:2003.

Lighting

32. The Proponent shall ensure that the lighting associated with the project:
- (a) complies with the latest version of Australian Standard AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

WASTE MANAGEMENT

33. The Proponent shall prepare, and implement a Waste Management Plan for the project to the satisfaction of the Director-General. This plan must:
- (a) be submitted to the Director-General prior to operation;
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that will be implemented to minimise waste generation associated with the project; and
 - (d) include a program for monitoring the effectiveness of these measures.

ABORIGINAL AND CULTURAL HERITAGE

34. In the event that Aboriginal objects are uncovered during the course of the project, then work in the immediate areas shall cease, the Director-General and appropriate authorities shall be notified and expert archaeological advice must be sought from an appropriately qualified professional. Works may only commence in this area with the written approval of the Director-General.

Note: The appropriate authority is DECC and appropriate Aboriginal groups are the Deerubbin Local Aboriginal Land Council, Darug Tribal Aboriginal Corporation, Darug Custodian Aboriginal Corporation, and Darug Aboriginal Cultural Heritage Assessments.

ENVIRONMENTAL MANAGEMENT STRATEGY

35. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must be submitted to the Director-General prior to carrying out any development on site, and:
- (a) provide the strategic context for environmental management of the project;
 - (b) identify the statutory requirements that apply to the project;
 - (c) describe in general how the environmental performance of the project would be monitored and manage;
 - (d) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance; and
 - respond to emergencies; and
 - (e) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project.

INCIDENT REPORTING

36. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any other relevant agency. This report must:
- (a) describe the date, time, and nature of the exceedance/incident;
 - (b) identify the cause (or likely cause) of the exceedance/incident;
 - (c) describe what action has been taken to date; and
 - (d) describe the proposed measures to address the exceedance/incident.
-

APPENDIX 1: SITE PLANS

APPENDIX 2: PLAN OF SUBDIVISION

APPENDIX 3: ENVIRONMENTAL CONSERVATION AREA

APPENDIX 4: STATEMENT OF COMMITMENTS

APPENDIX 5: GENERAL TERMS FOR THE PLANNING AGREEMENT

Under section 93I of the Environmental Planning and Assessment Act 1979 (**Act**), Goodman offers to enter into a planning agreement with the Minister for Planning within 12 months of the date of any approval of application 08_0066 (**DHL Approval**).

The agreement will provide that:

1. Goodman contribute a maximum of \$3.6 million payable to the Minister for Planning within 6 months of entering into the planning agreement for the provision of regional infrastructure within the broader Western Sydney Employment Hub (**Goodman Contribution**) in relation to Lot 1A (5.08ha) and Lot 2A (7.08ha) under the DHL Approval.
2. If a special infrastructure contribution (**SIC**) is determined under section 94EE of the Act (or 116O of the amended Act) that covers the land which is the subject of the DHL Approval:
 - prior to Goodman making the Goodman Contribution, Goodman will pay the value of the SIC as if it had applied to the DHL Approval subject to the maximum amount being \$3.6 million; or
 - after Goodman makes the Goodman Contribution and the value of the Goodman Contribution is more than the SIC, Goodman will be entitled to a credit for that difference in amount.
3. With the agreement of the Minister for Planning (or her delegate), Goodman may provide regional infrastructure within the Western Sydney Employment Hub in relation to Lot 1A (5.08ha) and Lot 2A (7.08ha) under the DHL Approval, or dedicate land for the provision of this infrastructure, and obtain a credit against the Goodman Contribution.

The value of the credit shall be determined by an independent person, and

- in relation to the provision of regional infrastructure works, be based on the cost of providing the works; and
 - in relation to the dedication of land for the provision of regional infrastructure works, be calculated in accordance with the *Land Acquisition (Just Terms Compensation) Act 1991* as if a compulsory acquisition had occurred.
4. Goodman will provide suitable security for the Goodman Contribution once the planning agreement is entered into.

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedules 2 and 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.

MP 08_0066 Mod 1 – determined 4 November 2010

MP 08_0066 Mod 2 – determined 17 February 2011

MP 08_0066 Mod 3 – determined 8 July 2011

Kristina Keneally MP
Minister for Planning

Sydney,

2009

SCHEDULE 1

Application Number:	08_0066
Proponent:	Goodman International Limited
Approval Authority:	Minister for Planning
Land:	Lot 2 DP 120673
Project:	Establishment of a DHL Logistics Hub and associated infrastructure

TABLE OF CONTENTS

DEFINITIONS	1
SCHEDULE 2: ADMINISTRATIVE CONDITIONS	2
Obligation to Minimise Harm to the Environment	2
Terms of Approval	2
Structural Adequacy	2
Protection of Public Infrastructure	2
Operation of Plant and Equipment	2
Management Plans/Monitoring Programs	3
Pre-Operation Compliance Audit	3
Subdivision	3
Planning Agreement	3
SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS	4
Traffic and Transport	4
Flora and Fauna	6
Noise	6
Air Quality	7
Energy	8
Visual Impact	8
Waste Management	8
Aboriginal and Cultural Heritage	9
Environmental Management Strategy	9
Incident Reporting	9
APPENDIX 1: SITE PLANS	10
APPENDIX 2: PLAN OF SUBDIVISION	11
APPENDIX 3: ENVIRONMENTAL CONSERVATION AREA	12
APPENDIX 4: STATEMENT OF COMMITMENTS	13
APPENDIX 5: GENERAL TERMS FOR THE PLANNING AGREEMENT	14

DEFINITIONS

BCA	Building Code of Australia
Council	Fairfield City Council
Coles Myer National Distribution Centre	The construction and operation of a Coles Myer National Distribution Centre and associated infrastructure (DA-283-11-2004-I), determined by the Minister on the 30 June 2005
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of Department of Planning, or delegate
DWE	Department of Water and Energy
EA	Environmental Assessment titled <i>+Oakdale CENTRAL Concept Plan (CP#1) + Estate Works + DHL Project Application (PA#1)</i> , prepared by Goodman International and dated 9 May 2008
EEC	Endangered Ecological Community as defined under the NSW <i>Threatened Species Conservation Act 1995</i>
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
Minister	Minister for Planning, or delegate
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Project	The development as described in the EA
Proponent	Goodman International, or its successors
Response to Submissions	The Proponent's response to issues raised in submissions
RTA	Roads and Traffic Authority
SCA	Sydney Catchment Authority
Site	The land referred to in Schedule 1
Statement of Commitments	The Proponent's commitments in Appendix 4

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction, operation, or rehabilitation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) response to submissions;
 - (c) statement of commitments;
 - (d) modification application 08_0065 Mod 1 with supporting document titled Proposed s75W Modifications to Oakdale Central and DHL Logistics Hub, Oakdale Industrial Estate, Horsley Park EA prepared by Goodman Ltd and dated October 2010; and modification application 08_0066 MOD 3 with supporting document titled Application to Modify Project Approval No 08_0066 prepared by BBC Consulting Planners and dated 26 May 2011 and Drawing Nos. OAK PA1 08 (G) dated 15 June 11, OAK PA1 09 (E) dated 21 April 11, OAK PA1 10 (E) dated 21 April 11, OAK PA1 10B (E) dated 21 April 11; and
 - (e) conditions of approval.
3. If there is any inconsistency between the above, the conditions of this approval shall prevail to the extent of the inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - (a) any reports, plans, programs, strategies or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

Structural Adequacy

5. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- Under Part 4A of the EP&A Act, the Proponent is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

Protection of Public Infrastructure

6. Prior to commencement of construction, the Proponent shall:
 - (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council; and
 - (b) submit a copy of this report to the Director-General.
7. The Proponent shall:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Utilities

8. Prior to the construction of any utility works, the Proponent shall obtain the relevant approvals from service providers, including Sydney Water and Council.

Operation of Plant and Equipment

9. The Proponent shall ensure that all plant and equipment used on site is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

Management Plans/Monitoring Programs

10. With the approval of the Director-General, the Proponent may submit any management plan or monitoring program required by this approval on a progressive basis.

Pre-Operation Compliance Audit

11. Prior to the commencement of operations, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

Subdivision

12. The Proponent may subdivide the land in general accordance with the subdivision plan with OAK PA1 12(D). However, prior to obtaining a subdivision certificate, the Proponent shall prepare a final subdivision plan for the land in consultation with Council, and to the satisfaction of the Director-General.

Note: Any easements in the subdivision plan must nominate Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

Planning Agreement

13. Within 7 days of receiving notice from the Department that the proposed planning agreement has been available for public inspection for a period of at least 28 days, BGAI 6 Pty Limited and Goodman Property Services (Aust) Pty Limited, must enter into a planning agreement with the Director-General and the Minister, in accordance with Division 6 of Part 4 of the EP&A Act and the terms of their offers made to the Department on 4 February 2011 and 14 February 2011 (respectively).
 14. Notwithstanding condition 13, the proposed planning agreement referred to in condition 13 must be entered into prior to obtaining an occupation certificate or subdivision certificate in relation to the Site.
-

SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND TRANSPORT

Old Wallgrove Road

1. Prior to the commencement of operation, the Proponent must undertake the following upgrade of Old Wallgrove Road between Roberts Road:
 - (a) local widening between Roberts Road and site to achieve a 7m road width;
 - (b) local widening at bends to accommodate B-doubles;
 - (c) provision of a passing bay for southbound traffic; and
 - (d) installation of 60km/h signposting for southbound traffic.

All upgrades are to be undertaken in consultation with SCA and to the satisfaction of Blacktown City Council.

2. Following approval by the Roads Authority, and prior to the commencement of operations of the project, unless otherwise agreed by the Director-General, the Proponent shall complete the upgrade of Old Wallgrove Road between Roberts Road and Wallgrove Road has been completed in accordance with the Minister's consent for the Coles Myer National Distribution Centre (DA-283-11-2004-I) and as detailed in the Developer Agreement executed between Goodman and the Minister on 23 June 2005.

Intersection Upgrades

3. Following approval by the Roads Authority, and prior to the commencement of operation of the project, unless otherwise agreed by the Director-General, the Proponent shall provide dedicated right hand turn lanes on the southern and northern approach of the intersection of Old Wallgrove Road and Wallgrove Road, in accordance with RTA's requirements and to the satisfaction of the Director-General and RTA.

Note: For the avoidance of doubt, the cost incurred by Goodman for the upgrade can be offset to its regional roads contributions obligations.

Creek Crossing

4. All road crossing over the tributary to Ropes Creek and Ropes Creek shall be bridge structures.
5. Prior to the construction of the bridge crossing over the Ropes Creek tributary, the Proponent must provide a copy of the final design to the Director-General, demonstrating that the bridge crossing has been designed:
 - (a) in consultation with DPI and DWE; and
 - (b) having regard to DPI's *Policy and Guidelines for Fish Friendly Waterway Crossings* and DWE's *Guidelines for controlled activities - Watercourse crossings*

Design of Internal Roads and Parking

6. The Proponent shall ensure that the internal road network and parking associated with the project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004 and AS 2890.2:2002.

Note: Estate Road 4 must be designed in consultation with SCA.

7. Estate Road 4 shall be a temporary access road until the regional road network associated with the Western Sydney employment Lands Investigation Area has been finalised.

Note: The Director-General may require Estate Road 4 to be closed and an alternative access to the site to be provided.

8. The Proponent shall ensure that sight distance requirements are maintained at the truck crossover point between buildings 1A and 2A (see Appendix 1).

Vehicle Queuing and Parking

9. The Proponent shall ensure that:
 - (a) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the public road system at any stage; and
 - (b) that the project does not result in any vehicles queuing on the public road network.

SOIL AND WATER

Discharges

10. Except as may be expressly provided in an Environment Protection Licence for the project, the Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Construction

11. During construction the Proponent shall implement and maintain all erosion and sediment control measures detailed in the Soil and Water Management Plan, including drawing number 21-16225-C011 Rev 2, submitted with the EA.
12. Within 6 months of this approval the Proponent shall revise drawing number 21-16225-C011 Rev 2 to include erosion and sediment controls for the whole site.

Rainwater Harvesting

13. Prior to the commencement of operations, the Proponent shall provide the necessary infrastructure on site to enable roof and hardstand stormwater to be collected, stored and discharged separately to the satisfaction of the Director-General.

Note:

- (a) *Unless the Director-General agrees otherwise, the roof stormwater infrastructure should include:*
 - a rainwater collector system with a design capacity for the 1 in 20 year (critical duration) storm event; and
 - roof water reservoirs or storage tanks with a capacity of at least 440KL/ha of roof services or 190 KL/ha gross land area (whichever is larger), and the ability to discharge flows (by way of pumped rising mains or gravity mains) to any regional rainwater harvesting infrastructure at a rate of 11.6 l/s per megalitre of storage.
- (b) *The relevant infrastructure may be provided on a progressive basis, in accordance with confirmation of the Regional Rainwater Harvesting Scheme's feasibility, and the status of the scheme. In this regard, the dual pipework for the warehouse buildings can be provided in conjunction with the building construction. The required storage tanks, and associated connecting pipes, can be installed in conjunction with the construction of the regional infrastructure (ie. regional trunk mains and connector pipes) by the relevant infrastructure provider.*

14. During operations, the Proponent shall participate in any regional rainwater harvesting initiatives to the satisfaction of the Director-General.

Note: This participation will involve making the roof stormwater infrastructure on site available for connection to any regional rainwater harvesting infrastructure.

Stormwater Management

15. The design of any stormwater outlets into a riparian zone or watercourse and their spillways must be a soft engineering design and must be consistent with the DWE's *Guidelines for controlled activities – Outlet structures*.
16. Prior to commencement of operation, the Proponent shall prepare and implement a Stormwater Management Plan to the satisfaction of the Director-General. The plan must:
 - (a) be prepared in consultation with Council and SCA;
 - (b) include detailed plans showing the design of the stormwater management scheme for the site, including any rainwater harvesting infrastructure;
 - (c) demonstrate that post development flows will not exceed predevelopment flows for a range of ARI from 1 year up to and including the 100 year ARI;
 - (d) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will conform with, or exceed all relevant requirements and guidelines, particularly of any requirements of Council, and that the infrastructure can accommodate discharges from the Austral Bricks site;
 - (e) demonstrate that the stormwater control infrastructure will not be impacted by saline soils and groundwater;
 - (f) justifying the size of stormwater detention structures in relation to the provision of regional rainwater harvesting infrastructure;
 - (g) describe the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices throughout the life of the project; and
 - (h) include a stormwater quality monitoring program for the operation of the project and detail the procedures to be undertaken if any non-compliance is detected. The program shall:

- include quantitative monitoring for flow and pollutant concentrations,
- be reported annually,
- make a quantitative assessment of the effectiveness of the stormwater control devices against the assumptions made in flow and quantity modelling, and
- the need for the continuing quantitative assessment by monitoring to be reviewed after 3 years.

Wastewater

17. Prior to the commencement of operation, the Proponent shall prepare and implement a Wastewater and Irrigation Management Plan to the satisfaction of the Director-General. The plan must:
- (a) include the final design of the sewerage system;
 - (b) demonstrate that the design of the sewerage system is consistent with Sydney Water's and Council's requirements;
 - (c) demonstrate that the disposal and irrigation of treated sewage is consistent with the *Environmental Guidelines Use of Effluent by Irrigation* (DECC) and the *Australian guidelines for water recycling: managing health and environmental risks (phase1) - 2006*;
 - (d) outline the design and management of the irrigation system, including measures to minimise soil degradation and nutrient and salt accumulation;
 - (e) include details of the management of any solid waste including methods to monitor and dispose of the waste;
 - (f) include:
 - the wastewater and soil quality impact assessment criteria and the effluent treatment and irrigation system performance measures;
 - details of the wastewater and soil monitoring program;
 - procedures for reporting the monitoring results against the criteria, and to determine the annual site nutrient and salt balance and the trigger levels for nitrogen and phosphorus in the soil;
 - contingency measures to address exceedances, pollutant triggers and problems with wastewater management systems; and
 - a description of how the effectiveness of actions and measures would be monitored over time.

Bunding

18. All chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with the:
- (a) requirements of all relevant Australian Standards; and
 - (b) DECC's *Environmental Protection Manual Technical Bulletin Bunding and Spill Management*.

FLORA AND FAUNA

19. The Proponent shall establish, conserve and maintain approximately 4.27 hectares of native vegetation on the site as shown conceptually in Appendix 3.
20. Prior to the commencement of operation, Proponent shall prepare and implement a Vegetation Management Plan (VMP) for the project to the satisfaction of the Director-General. The VMP shall:
- (a) be prepared by a suitably qualified expert, in consultation with DWE;
 - (b) be prepared in accordance with DWE's *Guidelines for controlled activities – Vegetation Management Plans*;
 - (c) describe the detailed measures that will be implemented to enhance and protect the Environmental Conservation Area, including the timing of these works;
 - (d) detail measures that would be implemented to:
 - minimise impacts on riparian vegetation from the construction of the bridge crossing over the Ropes Creek tributary; and
 - manage any potential conflicts between riparian zones, bush fire asset protection zones and stormwater infrastructure;
 - (e) assign responsibility for ongoing management of the Environmental Conservation Area; and
 - (f) detail a program to monitor the effectiveness of these works and measures.

NOISE

Operating Hours

21. The Proponent shall comply with the restrictions in Table 1, unless otherwise agreed by the Director-General.

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	All days	Any time

Note: Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site.

Noise Limits

22. The Proponent shall ensure that the noise from the operation of the project does not exceed the noise limits presented in Table 2.

Table 2: Project Noise Limits (dB(A))

Day	Evening	Night		Location
L _{Aeq} (15 minute)			L _{A1} (1 minute) or L _A max	
35	35	35	49	At any residence or other noise sensitive receiver

Notes:

- a) To determine compliance with the L_{Aeq} (15 minute) noise level limits in the above table, noise from the project is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling where the dwelling (rural situations) is more than 30 metres from the boundary. To determine compliance with the L_{A1} (1 minute) noise level limits in the above table, noise from the project is to be measured at 1 metre from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy).

The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.

- b) The noise emission limits identified in the above table apply under meteorological conditions of:
- o wind speeds of up to 3 m/s at 10 metres above ground level; and
 - o temperature inversion conditions of up to 3°C/100m, and wind speeds of up to 2 m/s at 10 metres above ground level.
- c) The noise limits do not apply if the Proponent has an agreement with the relevant owner of lands within these locations to generate higher noise levels and the Proponent has advised the Department in writing of the terms of this agreement.

AIR QUALITY

Dust

23. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the project.
24. During construction, the Proponent shall ensure that:
- (a) all trucks entering or leaving the site with loads have their loads covered;
 - (b) trucks associated with the project do not track dirt onto the public road network; and
 - (c) the public roads used by these trucks are kept a clean.

Odour

25. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the *Protection of the Environment Operations Act 1997*.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

26. Within 6 months of the commencement of operations during a period in which the project is operating at normal capacity, the Proponent shall conduct an Odour Audit of the project to the satisfaction of the Director-General. This audit shall:
- (a) be undertaken by a suitably qualified and experienced person;
 - (b) assess whether the project is complying with odour assessment criteria detailed in relevant DECC guidelines; and
 - (c) provide details of any odour complaints received, and any action taken to respond to these complaints.

ENERGY

Energy Management Plan

27. Prior to the commencement of operation, the Proponent shall prepare and implement an Energy Management Plan for the project to the satisfaction of the Director-General. This plan must include energy consumption levels, predicted energy savings and options for alternative energy sources including solar power generation and potential for third party access to roofs for solar generation.

VISUAL IMPACT

Landscaping

28. Within 3 months of the date of this approval, the Proponent shall revise the Landscape Management Plan in consultation with Council and to the satisfaction of the Director-General. The revised plan must detail any changes to landscaping as a result of site layout changes to accommodate Chandos Parkway.

Signage

29. Prior to installing any signage on the site, the Proponent shall submit detailed plans of this signage to the Director-General for approval. These plans must be prepared in consultation with Council, and for any signage is visible from old Wallgrove Road, Blacktown City Council. Following approval, the Proponent must ensure that the signage is installed in accordance with the approved plans.

Fencing

30. Prior to installing any fencing on the site, the Proponent shall submit detailed plans of this fencing to the Director-General for approval. These plans must be prepared in consultation with Council and Council's Fencing Code. Following approval, the Proponent must ensure that the fencing is installed in accordance with the approved plans.
31. Fencing along all common boundaries between the site and the Sydney Water Pipeline must be designed in consultation with SCA and in accordance with Australian Standard AS 1725:2003.

Lighting

32. The Proponent shall ensure that the lighting associated with the project:
- (a) complies with the latest version of Australian Standard AS 4282(INT)-Control of Obtrusive Effects of Outdoor Lighting; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

WASTE MANAGEMENT

33. The Proponent shall prepare, and implement a Waste Management Plan for the project to the satisfaction of the Director-General. This plan must:
- (a) be submitted to the Director-General prior to operation;
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that will be implemented to minimise waste generation associated with the project; and
 - (a) include a program for monitoring the effectiveness of these measures.

ABORIGINAL AND CULTURAL HERITAGE

34. In the event that Aboriginal objects are uncovered during the course of the project, then work in the immediate areas shall cease, the Director-General and appropriate authorities shall be notified and expert archaeological advice must be sought from an appropriately qualified professional. Works may only commence in this area with the written approval of the Director-General.

Note: The appropriate authority is DECC and appropriate Aboriginal groups are the Deerubbin Local Aboriginal Land Council, Darug Tribal Aboriginal Corporation, Darug Custodian Aboriginal Corporation, Darug aboriginal Cultural Heritage Assessments.

ENVIRONMENTAL MANAGEMENT STRATEGY

35. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must be submitted to the Director-General prior to carrying out any development on site, and:
- (a) provide the strategic context for environmental management of the project;
 - (b) identify the statutory requirements that apply to the project;
 - (c) describe in general how the environmental performance of the project would be monitored and manage;
 - (d) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance; and
 - respond to emergencies; and
 - (e) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project.

INCIDENT REPORTING

36. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any other relevant agency. This report must:
- (a) describe the date, time, and nature of the exceedance/incident;
 - (b) identify the cause (or likely cause) of the exceedance/incident;
 - (c) describe what action has been taken to date; and
 - (d) describe the proposed measures to address the exceedance/incident.
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APPENDIX 1: SITE PLANS

APPENDIX 2: PLAN OF SUBDIVISION

APPENDIX 3: ENVIRONMENTAL CONSERVATION AREA

APPENDIX 4: STATEMENT OF COMMITMENTS

APPENDIX 5: GENERAL TERMS FOR THE PLANNING AGREEMENT

Under section 93I of the Environmental Planning and Assessment Act 1979 (**Act**), Goodman offers to enter into a planning agreement with the Minister for Planning within 12 months of the date of any approval of application 08_0066 (**DHL Approval**).

The agreement will provide that:

1. Goodman contribute a maximum of \$3.6 million payable to the Minister for Planning within 6 months of entering into the planning agreement for the provision of regional infrastructure within the broader Western Sydney Employment Hub (Goodman Contribution) in relation to Lot 1A (5.08ha) and Lot 2A (7.08ha) under the DHL Approval.
2. If a special infrastructure contribution (**SIC**) is determined under section 94EE of the Act (or 116O of the amended Act) that covers the land which is the subject of the DHL Approval:
 - o prior to Goodman making the Goodman Contribution, Goodman will pay the value of the SIC as if it had applied to the DHL Approval subject to the maximum amount being \$3.6 million; or
 - o after Goodman makes the Goodman Contribution and the value of the Goodman Contribution is more than the SIC, Goodman will be entitled to a credit for that difference in amount.
3. With the agreement of the Minister for Planning (or her delegate), Goodman may provide regional infrastructure within the Western Sydney Employment Hub in relation to Lot 1A (5.08ha) and Lot 2A (7.08ha) under the DHL Approval, or dedicate land for the provision of this infrastructure, and obtain a credit against the Goodman Contribution.

The value of the credit shall be determined by an independent person, and

- in relation to the provision of regional infrastructure works, be based on the cost of providing the works; and
 - in relation to the dedication of land for the provision of regional infrastructure works, be calculated in accordance with the Land Acquisition (Just Terms Compensation) Act 1991 as if a compulsory acquisition had occurred.
4. Goodman will provide suitable security for the Goodman Contribution once the planning agreement is entered into.

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under the instrument of delegation dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the modified conditions in schedule 2.



Director

METROPOLITAN AND REGIONAL PROJECTS NORTH

As delegate of the Minister for Planning and Infrastructure

Sydney 20th September 2012

SCHEDULE 1

Project Approval:

MP08_0066 granted by the Minister for Planning on 2 January 2009, as modified on 4 November 2010 by Modification No. 1, on 17 February 2011 by Modification No. 2, and on 8 July 2011 by Modification No. 3.

For the following:

Establishment of a DHL Logistics Hub and associated infrastructure

Modification:

Modification No. 4 - changes to site layout of the warehouse and distribution centre on site 1A, along with changes to associated facilities.

SCHEDULE 2 CONDITIONS

SCHEDULE 2: ADMINISTRATIVE CONDITIONS

Terms of Approval

Amend condition 2 as indicated by text struck through and in bold italics:

- 2 The proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) Response to submissions;
 - (c) Statement of commitments;
 - (d) modification application 08_0065 Mod 1 with supporting document titled Proposed s75W Modifications to Oakdale Central and DHL Logistics Hub, Oakdale Industrial Estate, Horsley Park EA prepared by Goodman Ltd and dated October 2010; **and** modification application 08_0066 MOD 3 with supporting document titled Application to Modify Project Approval No 08_0066 prepared by BBC Consulting Planners and dated 26 May 2011 and Drawing Nos. OAK PA1 08 (G) dated 15 June 11, OAK PA1 09 (E) dated 21 April 11, OAK PA1 10 (E) dated 21 April 11, OAK PA1 10B (E) dated 21 April 11; and ***modification application 08_0066 MOD 4 with supporting document titled Proposed s75W Modifications to MP08_0066 prepared by Urbis Pty Ltd and dated August 2012 and Architectural Drawings prepared by SBA Architects no. OAK PA1 01(F), OAK PA1 02 (F), OAK PA1 03 (F), OAK PA1 04 (F), OAK PA1 05 (F), OAK PA1 06 (F), OAK PA1 07 (F), OAK PA1 11 (F) OAK PA1 12 (F) and Landscape Plans prepared by Site Image no. L01 Rev D, L02 Rev D, L03 Rev D, L04 Rev D, L05 Rev D, L06 Rev D.***
 - (e) Conditions of approval.
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Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under the instrument of delegation dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the modified conditions in schedule 2.



Director
METROPOLITAN AND REGIONAL PROJECTS NORTH
As delegate of the Minister for Planning and Infrastructure

Sydney 5 March 2013

SCHEDULE 1

Project Approval:

MP08_0066 granted by then Minister for Planning on 2 January 2009.

For the following:

Establishment of a DHL Logistics Hub and associated infrastructure including:

- 15 lot subdivision;
- bulk earthworks;
- construction of warehouses on sites 1A and 2A; and
- internal roads and parking.

On land comprising:

Lot 2 DP 120673

Project:

Establishment of a DHL Logistics Hub and associated infrastructure.

Modification:

MP08_0066 MOD2

Amendments to the:

- subdivision layout;
- bulk earthworks levels;
- importation of fill;
- retaining walls; and
- conditions relating to the creek crossing.

SCHEDULE 2

1. In condition 2 of schedule 2, point (d) after the words "Lo6 Rev D" insert the following words:

"and modification application 08_0066 MOD5 with supporting document titled 'Proposed s75W Modifications to MP08_0065 and MP 08_0066' prepared by Urbis and dated October 2012 and Oakdale Central VMP – Addendum prepared by AECOM dated 4 December 2012 and drawings prepared by Goodman no. OAKPA1 01(G), OAKPA1 02(G), OAKPA1 11(G), OAKPA1 12(G), and drawings prepared by AT&L no. C005 (C), C010(C), C100(C), C101(C), C102(C), C104(C), SKC112(P3), and drawings prepared by Site Image no. 001(F), 002(F), 101(E), 102(E), 103(F), 104(F), 105(E), 401(D), 402(D), 403(E), 404(E), 405(D), 501(C), 011(D), 111(C), 112(C), 113(C), 114(C), 115(C), 411(C), 412(D), 413(C), 414(C) and 415(C);"
2. In condition 2 of schedule 3, delete clause (e) and replace with new clauses (e) and (f) as follows:
 - (e) this project approval does not give approval for the construction of the stormwater basin and outlets as identified on drawings prepared by AT&L no. C005 (C), C010(C), C100(C), C101(C), SKC112(P3), and drawings prepared by Site Image no. 001(F), 002(F), 101(E), 102(E), 103(F), 401(D), 402(D), 403(E), 011(D), 112(C), 114(C), 115(C), 412(D), 414(C) and 415(C) as marked in red. These components are to be subject of a separate application under Part 4 of the EP&A Act; and
 - (f) conditions of approval.
3. In condition 12 of schedule 2 replace the words "OAK PA1 12(D)" with the following words "OAKPA1 12(G) dated 2 October 2012."
4. Delete condition 4 in schedule 3.
5. In condition 5 of schedule 3:
 - in the body of the condition, replace the word "bridge" (two occurrences) with the word "culvert";
 - in part (a), replace the words "DPI and DWE" with the words "the Department of Primary Industries";
 - in part (b), in between the word "and" and the words "Department of Water and Energy's" insert the words "the former"; and
 - insert point (c) to read "in accordance with the culvert section prepared by AECOM dated 15.01.13, approved as part of Modification 5."
6. After condition 8 of schedule 3 insert new condition 8A as follows:

8A. All costs associated with the development are to be at no cost to the Roads and Maritime Services.
7. In condition 11 of schedule 3 replace the words "Soil and Water Management Plan dated September 2010, including drawing number 21-19628-SK001 Rev B, 21-19628-SK002 Rev B and 21-19628-SK003 Rev A, submitted with the modification" with the following words

"Erosion and Sedimentation Control Plan prepared by AT&L dated 11 October 2012 including drawing numbers C100(C), C101(C), C102(C), C103(C), C104(C), approved as part of Modification 5."
8. In condition 12 of schedule 3 replace the words "21-19628-SK001 Rev B" with the words "21-19628-SK002 Rev B C100(C), C101(C), C103(C), C104(C)".

9. After condition 18 of schedule 3 insert new conditions 18A, 18B and 18C and headings as follows:

Retaining walls

- 18A. Any retaining walls shall be certified structurally adequate by a structural engineer.

Fill

- 18B. The compaction of fill shall be in accordance with council's specifications.
18C. The importation of fill must meet the criteria of 'Virgin Excavated Natural Material' (VENM) as defined in EPA Environmental Guidelines – Assessment Classification and Management of Liquid and Non-Liquid Waste 1999. The proponent is required to keep supporting documentation (receipts / dockets) of VENM imported to site."

10. In condition 19 of schedule 3 replace the figure "4.27" with the figure "4.6".

11. In condition 21 of schedule 3 insert a second dot point under "Note" as follows:

"Construction traffic shall be scheduled, where feasible and reasonable, to outside of weekday AM peak traffic periods (7-9am)."

Modification of Minister's Approval

Section 75W of the *Environmental Planning & Assessment Act 1979*

As delegate of the Minister for Planning and Infrastructure under the instrument of delegation dated 14 September 2011, I approve the modification of the project application referred to in schedule 1, subject to the modified condition in schedule 2.



Director
METROPOLITAN AND REGIONAL PROJECTS NORTH
As delegate of the Minister for Planning and Infrastructure

Sydney 10 May 2013

SCHEDULE 1

Project Approval:	MP08_0066 granted by then Minister for Planning on 2 January 2009.
For the following:	Establishment of a DHL Logistics Hub and associated infrastructure including: • 15 lot subdivision; • bulk earthworks; • construction of warehouses on sites 1A and 2A; and • internal roads and parking.
On land comprising:	Lot 2 DP 120673
Project:	Establishment of a DHL Logistics Hub and associated infrastructure.
Modification:	MP08_0066 MOD6
	Amendments to the development on lot 1A: • relocate the swing and sliding gates at the truck entry; • increase office floorspace within the approved building footprint; and • include storage and workshop areas within the approved building footprint.

SCHEDULE 2

1. In condition 2 of schedule 2, point (d) after the words "amended in red" insert the following words:

"and modification application 08_0066 MOD6 with supporting document titled 'Oakdale Industrial Estate Site 1A, Section 75W Modification to MP 08_0066' prepared by Urbis, dated April 2013 and architectural drawings prepared by SBA Architects OAK PA1 05(G) dated 25.03.13 and OAK PA1 07(H) dated 25.03.13;"