



Planning & Infrastructure

Development Assessment Systems & Approvals Industry Projects

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Our ref: 13/15179

SSD 6078

Mr Will Dwyer
Level 17
60 Castlereagh Street
SYDNEY NSW 2000

Dear Mr Dwyer

State Significant Development - Director-General's Requirements

Warehouse and Distribution Facilities, Lots 1C, 2B & 3 of Oakdale Central Horsley Park (SSD 6078)

I have attached a copy of the Director-General's environmental assessment requirements (DGRs) for the preparation of an Environmental Impact Statement for the proposed construction and operation of three warehouse and distribution buildings located on Lots 1C, 2B and 3 at Oakdale Central, Horsley Park.

These requirements are based on the information you have provided to date and have been prepared in consultation with the relevant government agencies and councils. Their comments, which you should address appropriately when preparing the EIS, are also attached (see Attachment 2). Please note that the Department may alter these requirements at any time, and that you must consult further with the Department if you do not lodge a development application and EIS for the development within two years of the date of issue of these DGRs. The Department will review the EIS for the development carefully before putting it on public exhibition, and will require you to submit an amended EIS if it does not adequately address the DGRs.

I wish to emphasise the importance of effective and genuine community consultation and the need for proposals to proactively respond to the community's concerns. Accordingly a comprehensive, detailed and genuine community consultation and engagement process must be undertaken during preparation of the EIS. This process must ensure that the community is both informed of the proposal and is actively engaged in issues of concern to them. Sufficient information must be provided to the community so that it has a good understanding of what is being proposed and of the potential impacts.

Your proposal may require a separate approval under Commonwealth *Environment Protection Biodiversity Conservation Act 1999* (EPBC Act). If an EPBC Act approval is required, I would appreciate it if you would advise the Department accordingly, as the Commonwealth approval process may be integrated into the NSW approval process, and supplementary DGR's may need to be issued.

I would appreciate it if you would contact the Department at least two weeks before you propose to submit the development application and EIS for your development. This will enable the Department to:

- confirm the applicable fee (see Division 1AA, Part 15 of the *Environmental Planning and Assessment Regulation 2000*); and
- determine the number of copies (hard-copy and CD-ROM) of the EIS required for review.

If you have any enquiries about these requirements, please contact Pascal van de Walle on the details above.

Yours sincerely,



Heather Warton
Director
Industry, Social Projects and Key Sites
Development Assessment Systems & Approvals
As the Director-General's nominee

4/10/13

Director-General's Environmental Assessment Requirements

Section 78A(8A) of the *Environmental Planning and Assessment Act*

State Significant Development

Application Number	SSD 6078
Development	<p>The construction and operation of three warehouse and distribution facilities, including associated administration offices, car parking, truck and trailer storage, internal vehicle circulation areas and landscaping at Oakdale Central, including:</p> <ul style="list-style-type: none"> • Lot 1C – 23,590m² built area, 170 car parking spaces; • Lot 2B – 30,985m² of built area, 154 car parking spaces; and • Lot 3 – 82,000m² of built area, 450 car parking spaces. <p>The proposal also includes the establishment of the biodiversity offset along Ropes Creek.</p>
Location	Lots 1C, 2B & 3, Oakdale Central, Horsley Park, NSW.
Applicant	Goodman Limited
Date of Issue	4 October 2013
General Requirements	<p>The Environmental Impact Statement (EIS) for the development must meet the form and content requirements in Clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i>.</p> <p>In addition, the EIS must include:</p> <ul style="list-style-type: none"> • a detailed description of the proposed development, including: <ul style="list-style-type: none"> – need for the proposed development; – justification for the proposed development; – likely staging of the development; – likely interactions between the development and existing, approved and proposed operations in the vicinity of the site; – layout and design, including plans of any proposed building works; – written and graphical description of the proposed infrastructure and service provision (including any required off-site upgrades); • an assessment demonstrating that the proposed development is consistent with the modifications, terms of approval, and Statement of Commitments for the Oakdale Central Concept Plan (MP 08_0065); • a detailed background and history of the site, including copies of all relevant planning approvals and any current development applications under assessment with Fairfield City Council; • consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments; • risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment; • detailed assessment of the 'key issues' specified below, and any other significant issues identified in the above risk assessment, including: <ul style="list-style-type: none"> – a description of the existing environment, <u>using sufficient baseline data</u>; – an assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes; and – a description of the measures that would be implemented to avoid,

	<p>minimise and if necessary, offset the potential impacts of the development, including proposals for adaptive management and/or contingency plans to manage any significant risks to the environment; and</p> <ul style="list-style-type: none"> • a consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. <p>The EIS must also be accompanied by:</p> <ul style="list-style-type: none"> • a report from a qualified quantity surveyor providing: <ul style="list-style-type: none"> – a detailed calculation of the capital investment value (as defined in clause 3 of the <i>Environmental Planning and Assessment Regulation 2000</i>) of the proposal, including details of all assumptions and components from which the CIV calculation is derived; – certification that the information provided is accurate at the date of preparation; and • a close estimate of the jobs that will be created by the development during the construction and operational phases of the development.
<p>Key Issues</p>	<p>The EIS must address the following specific matters:</p> <ul style="list-style-type: none"> • Strategic Context – including: <ul style="list-style-type: none"> – demonstration that the proposal is consistent with the aims and objectives of the State Plan – <i>NSW 2021</i>; draft <i>Metropolitan Strategy for Sydney to 2031</i>; draft <i>West Central & South West Subregional Strategy</i>; <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i>; and, relevant Development Control Plans (DCPs); and – justification for the proposed site layout, considering the environmental constraints and suitability of the site. • Planning agreement/developer contributions – demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, the necessary local and regional infrastructure required to support the development. • Traffic and Transport – including: <ul style="list-style-type: none"> – details of key transport routes and traffic types and volumes likely to be generated during construction and operation; – assessment of predicted impacts on road safety and the capacity of the road network to accommodate the facility including current traffic counts, details of truck routes and modelling of key intersections including the intersections of: <ul style="list-style-type: none"> ○ Old Wallgrove Road / Estate Road 1, ○ Erskine Park Link Road / Old Wallgrove Road, and ○ Wallgrove Road / Old Wallgrove Road. – details of proposed site accesses, including detailed consideration of various access options, justification for the proposed location of the main access points and compliance with Australian Standards; – assessment of where off-site infrastructure works are required as a result of traffic impacts including detailed plans of any proposed road upgrades to cater for the future traffic demand; – details of the proposed public road along the southern boundary of the site, and the proposed roundabout at the end of Estate Road; – measures to be implemented to promote employee use of non-car travel modes such as public transport, cycling and walking; and – provision of onsite parking, including service vehicle access and parking, in accordance with the relevant standards and guidelines.

- **Soil and Water** – including:
 - a detailed assessment of potential soil, surface, flooding, groundwater and salinity impacts of the proposed development, including adequate mitigating and monitoring measures;
 - details of proposed erosion and sedimentation controls (during construction);
 - details of proposed stormwater management measures, including rainwater harvesting (during construction and operation);
 - an outline of the proposed water requirements, including a consolidated site water balance, details of water supply sources, usage data and efficiency measures;
 - details of the sewage treatment plant and management system that would service the entire site; and
 - details of spill containment and bunding.
- **Biodiversity** – including:
 - a summary of the ecological assessment of the site undertaken for the Concept Plan (MP 08_0065), including the relationship of both environmental conservation areas to the Concept Plan or other site approval (e.g. quarry approval); and
 - demonstration that the proposal will not alter the impacts on the environmental conservation land and the riparian zone(s) established under the Concept Plan, including compliance with the Offset & Enhancement Strategy and Vegetation Management Plan.
- **Noise** – including:
 - Consideration of noise from the proposed construction and operation of the proposal with the noise criteria contained in the Concept Plan Approval (MP 08_0065); and
 - an assessment against the *NSW Road Noise Policy*.
- **Air Quality and Odour** – including:
 - an assessment of the potential air quality impacts (particularly dust) of the development on surrounding receivers, including impacts from construction, operation and transport;
 - an assessment of the potential odour impacts generated from the sewage treatment system; and
 - details of the proposed mitigation, management and monitoring measures.
- **Greenhouse Gas & Energy Efficiency** – including:
 - a quantitative assessment of the potential Scope 1 and 2 greenhouse gas emissions of the development, and a qualitative assessment of the potential impacts of these emissions on the environment; and
 - a detailed description of the measures that would be implemented on site to ensure that the energy efficiency measures are consistent with the commitments made for the broader Oakdale site.
- **Heritage** – including:
 - consideration of the Aboriginal cultural heritage and archaeological assessments to ensure that the proposal is consistent with the commitments made for the broader Oakdale site; and
 - consideration of any potential impacts on the heritage listed Warragamba-Prospect Pipeline which remains underneath Old Wallgrove Road.
- **Visual** – including;
 - an assessment of the potential visual impacts of the development

	<p>on the amenity of the surrounding area (including lighting);</p> <ul style="list-style-type: none"> – a detailed description of the measures (e.g. high quality building design, landscaping and boundary setbacks) that would be implemented to minimise the visual impacts of the development; and – a detailed Landscape Plan, using predominantly endemic species, showing areas to be landscaped, including the location and species for all planting. <ul style="list-style-type: none"> • Waste Management – including: <ul style="list-style-type: none"> – details of the quantities and classification of waste to be generated on site, including waste associated with on-site sewage treatment; – details on waste storage, handling and disposal; and – details of the measures implemented to reduce and (where possible) recycle waste in line with NSW Government waste policy. • Impacts on adjoining pipelines – including an assessment of any risks and potential impacts, including flood impacts, to the integrity and security of the Warragamba-Prospect Pipelines and associated corridor that may result from the proposed development. • Access to Resources – including consideration of any potential impacts to the adjoining quarry operations and any nearby Petroleum Exploration Licence.
Plans and Documents	The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the <i>Environmental Planning and Assessment Regulation 2000</i> . These documents should be included as part of the EIS rather than as separate documents.
Consultation	<p>During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.</p> <p>In particular you must consult with:</p> <ul style="list-style-type: none"> • Fairfield City Council; • Blacktown City Council; • Penrith City Council; • Department of Trade & Investment, Resources & Energy; • Roads and Maritime Services; • Department of Primary Industries; • Sydney Catchment Authority; • NSW Office of Environment & Heritage; and • Sydney Water Corporation;. <p>The EIS must describe the consultation process and the issues raised, and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>
Further consultation after 2 years	If you do not lodge an EIS for the development within 2 years of the issue date of these DGRs, you must consult with the Director-General in relation to the requirements for lodgement.
References	The assessment of the key issues listed above must take into account relevant guidelines, policies, and plans as identified. While not exhaustive, Attachment 1 contains a list of some of the guidelines, policies, and plans that may be relevant to the environmental assessment of this development.

ATTACHMENT 1

Technical and Policy Guidelines

The following guidelines may assist in the preparation of the Environmental Impact Statement. This list is not exhaustive and not all of these guidelines may be relevant to your proposal.

Many of these documents can be found on the following websites:

<http://www.planning.nsw.gov.au>

<http://www.bookshop.nsw.gov.au>

<http://www.publications.gov.au>

Policies, Guidelines & Plans	
Aspect	Policy /Methodology
Air Quality	Protection of the Environment Operations (Clean Air) Regulation 2002
	Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (DEC)
	Approved Methods for the Sampling and Analysis of Air Pollutants in NSW (DEC)
Traffic	Guide to Traffic Generating Development (RTA)
	Road Design Guide (RTA)
	WSEA Southern Link Road Network Strategic Transport Assessment Report (DP&I, Nov 2010)
	Draft Structure Plan for the Broader Western Sydney Employment Area
Noise	NSW Industrial Noise Policy (DECC)
	NSW Road Noise Policy (EPA)
	Environmental Noise Control Manual (DECC)
Waste Management	Waste Classification Guidelines (DECC)
	NSW Waste Avoidance and Resource Recovery Strategy 2007 (EPA)
	Environmental Guidelines: Assessment, Classification, and Management of Liquid and Non-Liquid Wastes (EPA)
Heritage	
<i>Aboriginal</i>	Draft Guidelines for Aboriginal Cultural Heritage Impact Assessment and Community Consultation (DEC)
	NSW Heritage Manual (NSW Heritage Office & DUAP)
<i>Non- Aboriginal</i>	The Burra Charter (The Australia ICOMOS charter for places of cultural significance)
Soil and Water	
	Australian and New Zealand Guidelines for the Assessment and Management of Contaminated Sites (ANZECC & NHMRC)
	National Environment Protection (Assessment of Site Contamination) Measure 1999 (NEPC)
<i>Soil</i>	Draft Guidelines for the Assessment & Management if Groundwater Contamination (DECC)
	State Environmental Planning Policy No. 55 – Remediation of Land Managing Land Contamination – Planning Guidelines SEPP 55 – Remediation of Land (DOP)
	Western Sydney Salinity Code of Practice (2003)
	Site Investigations for Urban Salinity (2002)

	NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (DIPNR, 2005)
	Practical Consideration of Climate Change (DECCW, 2007)
	NSW Sea Level Rise Policy Statement (DECCW, 2009)
	NSW Coastal Planning Guideline: "Adapting to Sea Level Rise" (August 2010) and related guidelines entitled "Flood Risk Management Guide" and "Coastal Risk Management Guide"
	Section 117(2) Local Planning Direction 4.3 "Flood Prone Land"
	Planning Circular PS 07-003 "New guideline and changes to Section 117 Direction and EP&A Regulation on flood prone land"
	Fairfield Local Environmental Plan (1994), Part 3 Clause 11 – Development of flood-liable land
	Fairfield Draft Local Environmental Plan 2011
	Fairfield City Wide Development Control Plan (2006), Chapter 11 – Flood Risk Management
	Guidelines for Controlled Activities on Waterfront Land (NOW, June 2012);
	NSW Aquifer Interface Policy (September 2012);
	NSW State Rivers and Estuary Policy (1993);
	NSW Wetlands Management Policy (1996);
	NSW State Groundwater Policy Framework Document (1997);
<i>Surface Water</i>	NSW State Groundwater Quality Protection Policy (1998);
	NSW State Groundwater Dependent Ecosystems Policy (2002);
	National Water Quality Management Strategy: Water quality management - an outline of the policies (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Policies and principles - a reference document (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Implementation guidelines (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Fresh and Marine Water Quality (ANZECC/ARMCANZ)
	National Water Quality Management Strategy: Australian Guidelines for Water Quality Monitoring and Reporting (ANZECC/ARMCANZ)
	Using the ANZECC Guideline and Water Quality Objectives in NSW (DEC)
	State Water Management Outcomes Plan
	NSW Government Water Quality and River Flow Environmental Objectives (DECC)
	Approved Methods for the Sampling and Analysis of Water Pollutants in NSW (DEC)
	Managing Urban Stormwater: Soils & Construction (Landcom)
	Managing Urban Stormwater: Treatment Techniques (DECC)
	Managing Urban Stormwater: Source Control (DECC)
	Technical Guidelines: Bunding & Spill Management (DECC)
<i>Groundwater</i>	National Water Quality Management Strategy Guidelines for Groundwater Protection in Australia (ARMCANZ/ANZECC)
	NSW Aquifer Interference Policy 2012 (DPI)
	NSW State Groundwater Policy Framework Document (DLWC)
	NSW State Groundwater Quality Protection Policy (DLWC)
	Guidelines for the Assessment and Management of Groundwater Contamination (DECC)
<i>Wastewater</i>	Interim NSW Guidelines for Management of Private recycled Water Schemes
	National Water Quality Management Strategy (NWQMS)
	Environmental Guidelines: Use of Effluent by Irrigation (DECC)

Greenhouse Gas	AGO Factors and Methods Workbook (AGO) Guidelines for Energy Savings Action Plans (DEUS, 2005)
Visual	Control of Obtrusive Effects of Outdoor Lighting (Standards Australia, AS 4282) State Environmental Planning Policy No 64 - Advertising and Signage
Risk Assessment	AS/NZS 4360:2004 Risk Management (Standards Australia) HB 203: 203:2006 Environmental Risk Management – Principles & Process (Standards Australia)
Odour	Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW (DEC) Technical Notes: Assessment and Management of Odour from Stationary Sources in NSW (DEC)
Biodiversity	Draft Guidelines for Threatened Species Assessment under Part 3A of the <i>Environmental Planning and Assessment Act 1979</i> (DEC) DECCW's Threatened Species Assessment Guidelines – Assessment of Significance (2007). Policy & Guidelines - Aquatic Habitat Management and Fish Conservation (NSW Fisheries) NSW State Groundwater Dependent Ecosystem Policy (DPI) NSW Wetlands Policy (OEH)
Hazards	State Environmental Planning Policy No. 33 – Hazardous and Offensive Development Applying SEPP 33 – Hazardous and Offensive Development Application Guidelines (DUAP) Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DOP) Hazardous Industry Planning Advisory Paper No. 4 - Risk Criteria for Land Use Safety Planning (DOP)

ATTACHMENT 2

Council and Agency EIS Requirements

In reply please quote: 09/03134

Your Ref: SSD 6078

Contact: Nelson Mu on 9725 0313

19 September 2013

Major Projects Assessment
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Attention: Chris Ritchie

Dear Sir,

STATE SIGNIFICANT DEVELOPMENT – OAKDALE CENTRAL, HORSLEY PARK

I refer to the Department's email received on 17 September 2013 in relation to a proposal for the construction of a warehouse and distribution centres logistic hub on the proposed estate allotments 1C, 2B and 3 (Lot 2 in Deposited Plan 120673) within the Oakdale Central Precinct. The proposal, as amended, now proposes the construction of 3 separate warehouses upon 3 separate proposed allotments as well as the upgrading of Old Wallgrove Road to a regional road to service the site and all land south of the Sydney Catchment Authority pipeline.

Your letter advised that the Department has received a request for the Director-General's Requirements from Goodman Ltd for a State Significant Development application and the Department is requesting comments from Council on key planning issues and assessment requirements that may be included in the DGRs for the preparation of an Environmental Impact Statement.

It is advised that Council has reviewed the submitted documentation and provides the following comments with respect to the proposal, which have been separately forwarded to the proponent.

1. General Planning Issue - Consent Authority

The then Minister for Planning under Part 3A of the EP&A Act, 1979 approved a Concept Plan and concurrent Stage 1 Project Approval for the establishment of Oakdale Central Precinct Industrial Estate and the construction of warehouse buildings on 2 January 2009. The approved Concept Plan permitted the subdivision of the Oakdale Central Precinct into 8 developable lots, 2 biodiversity lots, a service lot and an estate road. The approved Project Plan allowed the construction of warehouse buildings upon proposed Lot 1A and Lot 2A. The warehouse buildings and part of the estate road, known as Milne Road, have been completed and the new buildings are being occupied.

However, Part 3A of the EP&A Act has since been repealed. Council notes that the subsequent stage of the re-development of the Oakdale Central Precinct Industrial Estate did not fall within a Transitional Major Project, as was the case

with the re-development of Lot 1B. That is, DA 1084.1/2011 for the construction of a warehouse distribution facility at proposed Lot 1B of the subdivision of Lot 2 in DP 120673, which was submitted to Fairfield Council under Part 4 of the Act for the construction of a warehouse/distribution facility upon Lot 1B.

On the basis of the above and pursuant to SEPP (Western Sydney Employment Area), Council should be the consent authority rather than the Department of Planning and Infrastructure in respect to any further re-developments of the Oakdale Central Precinct.

Consequently, it is considered that the proposed grouping of the warehouses into a single application so as to satisfy the threshold requirement for a State Significant Development would be inconsistent with the spirit and intent of the provisions of the EP&A Act.

2. Upgrading of Old Wallgrove Road and the Intersection of Old Wallgrove Road and Wallgrove Road

An area of concern with the proposal relates to the capacity of Old Wallgrove Road and the intersection of Old Wallgrove Road and Wallgrove Road to handle additional trucks associated with the proposed the re-development of the Oakdale Central Precinct. It is noted that the conditions of approval of the Project Approval required the upgrading of Old Wallgrove Road between Roberts Road and the site and the upgrading of the intersection of Old Wallgrove Road and Wallgrove Road prior to the commencement of operation.

It is noted that the approved buildings on Lot 1A and 2A that formed part of Project Approval are completed and being occupied. However, the required upgrading of Old Wallgrove Road and the upgrading of the intersection of Old Wallgrove Road and Wallgrove Road are yet to commence. The existing conditions of these roads are considered unsatisfactory to accommodate the additional heavy vehicles that will be generated by the proposal.

As such, it is unclear as to why additional approval is being sought for the upgrading of Old Wallgrove Road when the Stage 1 Project Approval required such works to be completed prior to the commencement of operation of Stage 1 as conditions of consent, though the required works do not appear to have commence.

3. Site development area and landscaping

It is noted that the proposal includes extensive hard surface areas (more than 90% incorporating building and hard stand), and it appears that this level of site development is not inconsistent with the approvals for Lots 1A, 2A and 1B.

However, notwithstanding the above, Council is concerned that an inadequate, landscape buffer is provided along the property frontage.

Council requests that the landscape buffer along the estate road be increased to a minimum of 10m wide (consistent with landscape buffers for other major road frontages in the industrial areas of the City) to ensure establishment of satisfactory planting on this road frontage.

A detailed landscaped plan shall be prepared and submitted with the application. A minimum of 75% of planting on the site shall be Cumberland Plain Woodland, including a range of mature trees which are capable of establishing 30% canopy cover within the landscape cover on the site.

4. Draft Structure Plan

The proposed development, in particular with respect to the proposed extension of the estate road shall be designed and aligned taking into consideration of the Draft Structure Plan for the Broader Western Sydney Employment Area, notably the alignment of the proposed future link road.

5. Ecological Sustainable Development

Water Reuse

Consideration should be given to incorporate rainwater harvesting, recycling and reuse of sewerage to deliver potable water both within Oakdale Central, subject to approval from Sydney Water, to supplement the Sydney Water Supply.

These measures would assist in promoting sustainable development and offsetting climatic impacts associated with the proposal, subject to necessary technical matters and statutory approvals for these measures being addressed.

Potential Energy Generation

Consideration should be given to reduce reliance on connection to standard electricity and gas supplies for the future operation of the facility. In this regard, it is considered that the potential to provide further offsets against climate impacts (including carbon emissions) that may be associated with the proposal should be fully considered.

Given the large roof area of the warehouses, measures should be incorporated into the proposal to take advantage of the significant roof area associated with the proposal for the purposes of rainwater harvesting. Similarly, Council considers that further consideration should be given in both the current and future stages of the development for the inclusion of solar power and how green power can be returned to the State electricity grid.

The applicant should be required to provide advice on design requirements for future management including access and connection to the individual site grid or state electricity grid. Design loads and space for connections and equipment should be factored into design of warehouses in the development.

6. VPA and s.94A Issues

Council notes the applicant proposes to modify the Deed of Agreement with the Department of Planning & Infrastructure to enter into a voluntary planning agreement in lieu of s.94 contributions under the EP&A Act.

The proposed Deed of Variation to the VPA as proposed by the proponent relates primarily to the provision of regional rather than local infrastructure and to improvements associated with the development that would be required as part of any assessment of the proposal

Council considers it appropriate to seek imposition of a local 1% S.94A levy on the Oakdale proposal having regard to the following matters:

- In the long term Council is likely to have some responsibility for the maintenance of local roads allocated within the development;
- Although at this stage the proposal is not directly connected into the Fairfield Rural Area, this has potential to change as a result general traffic generation levels associated from the proposal;
- Future investigations by the State Government into regional road network and employment land issues; and
- Despite the above, there is still potential for traffic generated by the development to access and utilize the existing local road network of Horsley Park associated with journeys to work or other industrial traffic movements.

7. Statement of Commitments

The proposed development shall be designed and take into consideration of the approved Statement of Commitments that formed part of the approved Concept Plan and Stage 1 Project Approval for the Oakdale Central Precinct.

8. Flooding

A hydrological and hydraulic assessment has previously been undertaken for the site at the concept stage and updated for subsequent approval modifications. This model should be modified to reflect the new site layout and structures. An assessment should then be undertaken to determine:

- The impact of flooding on the proposed development and any flood risk to people and properties for the full range of the floods up to the probable maximum flood (PMF) event including potential long term cumulative impacts from potential development. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) and the Fairfield Citywide DCP (2013) and include mainstream and overland flooding. Flood level difference mapping showing the difference between the existing and proposed flood levels is to be provided.

- The impact of the proposed development on flood behaviour (i.e. levels, velocities and duration of flooding) and the impact of the proposed development on adjacent, downstream and upstream areas.
- The impacts of earthworks and filling of land within the proposed development. This assessment should be based on an understanding of cumulative flood impacts.
- An emergency response plan to manage floods above the flood planning level. This plan should include an assessment of the flood evacuation needs and impacts from the proposed development on the capacity or operation of existing local evacuation routes. Additionally, this plan should include consideration of a flood free access to or from the development site in extreme flood events

9. On Site Detention

On-Site-Detention (OSD) shall be provided at the lot scale and each of the proposed lot development sites. OSD shall not be undertaken outside the serviced lot's boundary (i.e. within Biodiversity lots).

Details of the OSD and associated drainage shall be designed in consultation with Fairfield City Council to our standards and must avoid any adverse impacts on downstream properties.

10. Drainage

Details of the drainage associated with the proposal, including stormwater and drainage infrastructure, which shall be designed in consultation with Fairfield City Council to Fairfield Council's requirements and must avoid any adverse impacts on downstream properties. The proposal shall address the impact of stormwater flows on the site from other catchments than the lots being developed.

11. WSUD

Details of water quality improvement to ensure stormwater leaving the site meets the water quality objectives as outlined in the Western Sydney Growth Centres – Stormwater Guidance for Precinct Planning (DEC, Nov 2006).

Undertake a detailed water balance for the site ensuring that onsite stormwater reuse is maximised

12. Stream Health

Ensure that any stormwater discharge from the lots to be developed do not detrimentally impact the stream health by localised velocity increases introducing scour

13. Natural Resource Management

Need to detail what will be undertaken in areas within the biodiversity lots (adjacent to the lots proposed lots to be developed) that are not within the scope of the vegetation management plan.

14. Traffic and Parking

The following information needs to be addressed in respect to traffic and parking for the proposal:

- i. The total daily and peak hour trips generated by the development needs to be undertaken and the impacts of the traffic generated by the development on local road networks, including intersection capacity and level of service needs to be assessed.
- ii. Detail access and parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards to be submitted.
- iii. Information to be provided in regard to the proposed number of car parking spaces and compliance with appropriate parking codes. If the applicant proposes change of use in the future, the adequacy of parking needs to be reviewed.
- iv. The design of service areas shall including provision for the largest design vehicle likely to use the facility.
- v. Provision of service bays, insufficient numbers to accommodate the expected peak loading and to the specified dimensions according to the size of vehicle using them.
- vi. Sufficient internal roadway widths shall be provided to facilitate service vehicles access into and out of the development.

15. Fairfield Local Environmental Plan 2013

The proposed development shall have regard to the provisions of Fairfield Local Environmental Plan 2013.

16. Fairfield City Wide Development Control Plan 2013

The proposed development shall be designed taking into consideration the provisions of Fairfield City Wide DCP 2013, particularly in respect to Chapter 9 and Chapter 12.

17. Environmental Management

Noise

In consideration of the potential noise impacts of the development, rural residential receivers located in Greenway Place and Burley Road, Horsley Park, should be included in the assessments and modelling conducted for the proposal. Consideration must be given to a range of potential noise impacts, including during the construction phase and then the proposed 24hr/7 day operational phase of the warehousing and distribution facilities (including additional traffic generated).

Contamination

Council notes that a site contamination was considered as part of the Concept Plan approval. The assessment included a Phase 1 Site Contamination Assessment for the entire Oakdale Estate, while Phase 2 Site Contamination Assessment was carried out for Oakdale Central.

The required site contamination assessment should demonstrate that the Oakdale Central precinct is suitable for commercial/industrial land use and the proposed development is consistent with the provisions of SEPP 55.

A Construction Phase Environmental Management Plan (EMP) should also be developed to provide guidance on appropriate measures to be adopted in the event that unusual ground conditions are encountered during site development and the future management of the visual bund material, to determine suitability to remain on-site.

Storage of Dangerous Goods

Details of the types and quantities of dangerous goods that may be stored within the warehouses should be provided, taking into consideration of the provisions of SEPP 33.

Sewerage and recycle Water System

The applicant shall construct all non-Sydney Water sewage and recycled water reticulation mains within private property where possible. If a main must be laid across a public road, the applicant must obtain a written agreement from the relevant road authority concerning access and maintenance arrangements for these mains, and restoration of damaged road pavements and footways prior to the commencement of construction.

Salinity Assessment

A Salinity Assessment & Management Plans should be prepared for the proposal including any affected road and drainage works in addition to building works.

Furthermore, site Salinity Assessment & Management Plans should also address any detrimental impacts resulting from the irrigation of surplus recycled water.

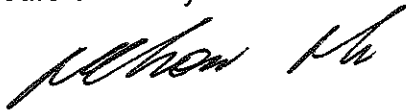
Soil and Water Management

A Soil & Water Management Plan should be prepared for the site. A Construction Environment Management Plan is also to be prepared which will include more detailed management measures.

I trust that the above information is of assistance and Council looks forward to liaising further with both the DP&I and Goodman in addressing the issues raised in this submission.

Please contact the undersigned if you have any further enquires relating to the above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Nelson Mu', written in a cursive style.

Nelson Mu

Senior Strategic Land Use Planner

Pascal VanDeWalle - Warehouse & Distribution Centres - Oakdale Central, Horsley Park (SSD 6078)

From: Craig Robert <rcraig@penrithcity.nsw.gov.au>
To: "pascal.vandewalle@planning.nsw.gov.au" <pascal.vandewalle@planning.nsw.gov.au>
Date: 18/09/13 10:55 AM
Subject: Warehouse & Distribution Centres - Oakdale Central, Horsley Park (SSD 6078)
CC: Wood Peter <PWood@penrithcity.nsw.gov.au>, Hausfeld Eric <ehausfeld@penrithcity.nsw.gov.au>

Pascal,

I refer to the Department's recent letter seeking Council's comment regarding DGRs for the subject development proposal.

It is noted that the only works intended to occur in the Penrith LGA relate to a portion of proposed public road along the south of the subject site. Council officers met with the proponent on 4 September to discuss this aspect of the proposal and provided the following advice:

- The road should initially be constructed as a right of carriageway rather than a public road. Council would not be able to easily access and maintain a small portion of public road at the edge of the LGA with access only via the Fairfield LGA.
- The roadway should be designed, built and certified to Council's standards as well as Austroads and RMS Guidelines. This will facilitate future dedication of the roadway as public road when the Oakdale South precinct develops in the future.
- A concept design for the ultimate configuration including the roundabout should be prepared as part of the application documentation.
- Flooding impacts from Ropes Creek should also be addressed as part of the application documentation.

The preceding matters should be incorporated into the DGRs for the proposal.

Thank you for the opportunity to review the proposal.

Regards, Robert.

Robert Craig
Principal Planner

E rcraig@penrithcity.nsw.gov.au
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PENRITH
CITY COUNCIL



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Pascal VanDeWalle - FW: Warehouse and Distribution Centres - Oakdale Central (Horsley Park) - SSD 6078

From: Judith Portelli <Judith.Portelli@blacktown.nsw.gov.au>
To: "Pascal VanDeWalle (Pascal.VanDeWalle@planning.nsw.gov.au)"
<Pascal.VanDeWalle@planning.nsw.gov.au>
Date: 23/09/13 11:34 AM
Subject: FW: Warehouse and Distribution Centres - Oakdale Central (Horsley Park) - SSD 6078
CC: Jessica Elisha <Jessica.Elisha@blacktown.nsw.gov.au>

Pascal,

Please see email from Council's Traffic Management Section that need to be addressed by the Applicant as part of any DGRs:

the following comments were made earlier this year in relation to Goodman's proposal for the upgrading of OWR to undertake further development in the Oakdale Precinct. These comments initiated traffic modelling organised by DP&I. Unless a decision is made whether one or two connections are needed in the north-south direction, we are not in a position to make a call on the future of OWR.

"In principle, Council should support the upgrading of the section of Old Wallgrove Road (OWR) from Roberts Road to Sydney Water Pipe Line. However, there are a number of issues need resolution (*TMS comments are in italics*):

1. Goodman's proposal is to upgrade OWR to a 4 lane collector road standard **in lieu of any other proposed north south link.**

This would require re-modelling to determine the suitability of the proposal. Should this be the only north-south link, it should be developed to a sub-arterial standard to cater the future traffic demand in the WSEA (Western Sydney Employment Area).

2. Goodman indicated that the DPI had not made its decision on the final alignment of the north south link, and Goodman is not expected it to be determined and delivered for probably 10 or more years. Accordingly, it seems that in any event an upgrade to the road network is required in order for Goodman to continue their developments south of the pipe.

Needs advice from DP&I on the timing and delivery of the road network in WSEA before Council can make any decision on the upgrading of this section of OWR.

3. *DP&I WSEA Southern Link Road Network Strategic Transport Assessment report (November 2010) indicated realignment of northern portion of this section of OWR to form a T-intersection with Erskine Park Link Road. This needs to be included in the upgrading works.*
4. *Discussions need to be held with the RMS to determine the suitability of the new intersection as mentioned in point 5 above."*

This project is managed by Bruce Colman at DPI.

Ta JUDY

Pascal VanDeWalle - FW: RE: Warehouse and Distribution Centres - Oakdale Central (Horsley Park) - SSD 6078

From: Judith Portelli <Judith.Portelli@blacktown.nsw.gov.au>
To: "Pascal VanDeWalle (Pascal.VanDeWalle@planning.nsw.gov.au)"
<Pascal.VanDeWalle@planning.nsw.gov.au>
Date: 23/09/13 12:22 PM
Subject: FW: RE: Warehouse and Distribution Centres - Oakdale Central (Horsley Park) - SSD 6078
CC: Jessica Elisha <Jessica.Elisha@blacktown.nsw.gov.au>

Pascal,

please see comments from Drairage engineer to be included in draft DGRs:

General comments are to ensure specified water quality targets, stormwater reuse targets, water way stability targets are met as per BCC DCP. Also ensure no increase in post development flows including cumulative impact assessment for similar development within the broader WSEA.

Thanks JUDY

CHRONO



Office of
Environment
& Heritage

Your reference: SSD 6078
Our reference: DOC13/59329
Contact: Rachel Lonie, 99956837

Mr Chris Ritchie
Manager – Industry
Development Assessment Systems and Approval
Department of Planning & Infrastructure
GPO Box 39
Sydney NSW 2001

Attention: Pascal Van de Walle

Dear Mr Ritchie

I refer to your email received 6 September 2013 by the Office of Environment and Heritage (OEH) requesting comment on Director-General's Requirements (DGRs) for a State Significant Development application for warehouse and distribution buildings on lots 1C, 2B and 3 of the approved Oakdale Central Concept Plan (MP08_0066).

OEH requests that the DGRs demonstrate how the application is consistent with the previous Concept Plan approval and Statement of Commitments.

In addition, OEH provides the following DGRs for Flood and Stormwater Drainage Management.

Flood and Stormwater Drainage Management

A detailed hydrological and hydraulic assessment should be undertaken to include the proposed development, all adjacent areas, proposed staging and the full potential forecast development of the site. The assessment is to include:

- A comprehensive assessment of the impact of flooding on the proposed development and any flood risk to people and properties for the full range of the floods up to the probable maximum flood (PMF) event including potential long term cumulative impacts from potential development. This assessment should address any relevant provisions of the NSW Floodplain Development Manual (2005) including the potential impacts of sea level rise and increases in rainfall intensity due to climate change.
- Details of the drainage associated with the proposal, including stormwater drainage infrastructure and any on-site flood risk management measures, which shall be designed in consultation with Fairfield City Council and must avoid any adverse flood impacts on adjacent and downstream properties. The proposal shall address the impact of stormwater flows on the site from other catchments, overland flow paths and mainstream flooding.
- An assessment of the impact of the proposed development on the flood behaviour (i.e. levels, velocities and duration of flooding) and the impact of the proposed development on adjacent, downstream and upstream areas.
- An assessment of the impacts of earthworks and filling of land within the proposed development. This assessment should be based on an understanding of staging development and cumulative flood impacts.
- A detail emergency response plan to manage floods above the flood planning level. This plan should include an assessment of the flood evacuation needs and impacts from the proposed development on the capacity or operation of existing local evacuation routes. Additionally, this plan should include consideration of a flood free access to or from the development site in extreme flood events.

The detailed hydrological and hydraulic assessment should be consistent with the Rural Area Flood Study currently being prepared by Fairfield City Council. This Rural Area Flood Study is likely to cover the proposed site.


Relevant Policies and Guidelines

- NSW Government Flood Prone Land Policy (1984) as set out in the Floodplain Development Manual (2005)
- "Practical Consideration of Climate Change" (DECCW, 2007)
- "NSW Sea Level Rise Policy Statement" (DECCW, 2009)
- NSW Coastal Planning Guideline: "Adapting to Sea Level Rise" (August 2010) and related guidelines entitled: "Flood Risk Management Guide" and "Coastal Risk Management Guide"
- Section 117(2) Local Planning Direction 4.3 "Flood Prone Land"
- Planning circular PS 07-003 "New guideline and changes to section 117 direction and EP&A Regulation on flood prone land"
- Fairfield Local Environmental Plan (1994), Part 3 Clause 11 - Development of flood-labile land
- Fairfield Draft Local Environmental Plan 2011
- Fairfield City Wide Development Control Plan (2006), Chapter 11 – Flood Risk Management

It is noted that the Office of Water has provided some detailed requirements that would cover issues of interest to OEH for biodiversity. OEH anticipates providing comment on the exhibition documents.

If you require further details or clarification on any matters raised in this response please contact me on 9995 6837 or by email at rachel.lonie@environment.nsw.gov.au (please note work days are generally Mondays and Wednesdays).

Yours sincerely

 20/9/13

RACHEL LONIE
A/Senior Team Leader
Greater Sydney
Regional Operations



16th September 2013

Pascal van de Walle
Senior Planning Officer – Major Projects Assessment
NSW Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Your Reference: SSD 6078
Our Reference: OUT13/28035 Sent by Email

Dear Sir/Madam,

Re: Request for Director General Requirements – Warehouse and Distribution Centres – Oakdale Central, Horsley park (SSD 6078)

I refer to your letter of 6th September 2013 requesting advice on issues concerning the preparation of Director-General's requirements for the above project. Thank you for the opportunity to provide advice on the above Planning Proposal. This is a response from the NSW Department of Trade & Investment (DTIRIS) – Mineral Resources Branch (MRB). The Department of Primary Industries, incorporating advice from Agriculture, Fisheries and Forests NSW may respond separately.

Mineral Resources Requirements

Identification and assessment of impacts on other land users is required as a critical component of the Environmental Assessment (EA) process. Specifically, the EA must consider the potential for the project to impact upon any significant mineral resources, including metallic minerals, industrial and extractive minerals, petroleum, gas and coal resources. A significant aspect of mineral resource evaluation and development in regards to land use planning is that the locations of mineable deposits cannot always be predicted. This makes it imperative that known resources are protected from sterilisation by inappropriate zoning or development, and that access to land for mineral exploration should be maintained over as much of the project area as possible.

As such, DTIRIS – Mineral Resources Branch (MRB) requires the proponent to conduct an assessment as part of the EA, regarding the potential impacts of the project on any significant mineral resources, including:

- **Any operating mines, extractive industries or known mineral or petroleum resources.**
- **Exploration activities in the vicinity of the proposed development.**
- **Access for future exploration in the area.**

Specific Issues

The subject site is adjacent to Mining Lease (ML) 1636 held by CSR Building Products Limited for the extraction of structural clay to supply their co-located brickworks (Figure 1). The site is also adjacent to Austral's Horsley Park Brick Plant. The subject area is partially within the Transition Area (blue area Figure 1) of the operations which is the area where effects from onsite activities, such as noise, vibration, dust and heavy vehicular movements, may occur.

The development consent process needs to consider any impacts the quarry operations may have on future development. In order for the development to proceed, the consent authority must be satisfied that the development would not be subject to significant impacts (such as noise, vibration, dust and heavy vehicular movements) from the quarrying operation. The proponent would also need to demonstrate that the presence of the warehouses and any associated development would not restrict extraction operations of the quarry.

Please note Petroleum Exploration License (PEL) 2 held by AGL Upstream Investments exists over a broad regional area that includes the subject site. Identification of the title is to make the consent authority aware that there are other stakeholders with interests in the region.

Geoscience Information Services

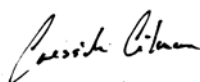
MRB has a range of online data available on line through the following website address:
<http://www.resources.nsw.gov.au/titles/online-services>

This site hosts a range of data to enable research into exploration, land use and general geoscience topics. Additionally, the location of exploration and mining titles in NSW may be accessed by the general public using the following online utilities:

1. **NSW Titles** enables the public to access and view frequently updated titles mapping information across NSW. This online service is available at:
<http://nswtitles.minerals.nsw.gov.au/nswtitles/>
2. **MinView** allows on-line interactive display and query of exploration tenement information and geoscience data. It allows spatial selection, display and download of geological coverages, mineral deposits and mine locations, geophysical survey boundaries, drillhole locations, historical and current exploration title boundaries and other spatial datasets of New South Wales. This online service is available at:
<http://www.resources.nsw.gov.au/geological/online-services/minview>

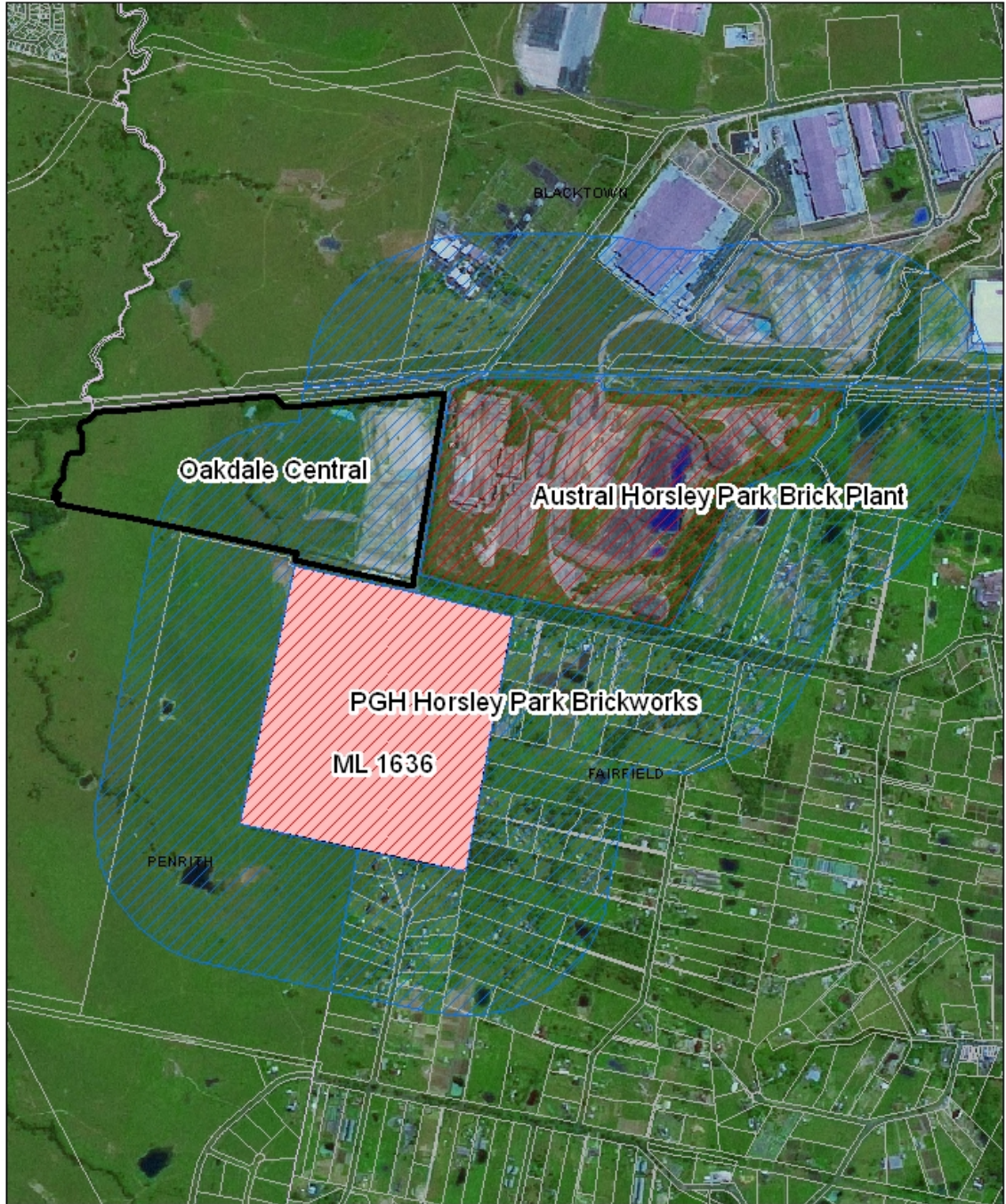
Queries regarding the above information, and future requests for advice in relation to this matter, should be directed to the MRB Land Use team at landuse.minerals@industry.nsw.gov.au.

Yours sincerely



Cressida Gilmore
Team Leader Land Use

Figure 1: Oakdale Central, Horsley Park






Path: G:\Geosurvey\MINLUMINLU_Landuse\LU_ARCGIS\USERS\Geoscience_SDE_VECTOR_View_20130819_Geos4v10.mxd



0 187.5 375 750 1,125 1,500 Meters

SPOT5 Copyright: CNES 2008

Legend

-  Identified Resource
-  Transition Area
-  Current Mineral Titles

Date: 17/09/2013

Pascal VanDeWalle - Oakdale Central (Goodmans) - DGR's

From: <greg.paine@industry.nsw.gov.au>
To: <Pascal.VanDeWalle@planning.nsw.gov.au>
Date: 19/09/13 3:10 PM
Subject: Oakdale Central (Goodmans) - DGR's

Pascal.

Advice by Department of Primary Industries below.

Will follow under formal DPI letterhead shortly.

Greg Paine

Tel: 9338 6778

Comment by Crown Lands

The site is bounded to the south in part by Crown road. The environmental assessment should clearly delineate any intended use of or impact on this road area to allow Crown Lands to assess any implications and/or need for land usage approvals. For further information please contact Rebecca Johnson, Coordinator Client Services (Newcastle office) on 4920 5040, or at: rebecca.johnson@lands.nsw.gov.au.

Comment by NSW Office of Water

The NSW Office of Water provides the advices detailed in Attachment A. For further information please contact Janne Grose, Planning and Assessment Coordinator (Penrith office) on 4729 8262, or at: Janne.Grose@water.nsw.gov.au.

Comment by Fisheries NSW

Fisheries NSW advise no requirements. For further information please contact Carla Ganassin, Conservation Manager (Wollongong office) on 4254 5527, or at: carla.ganassin@dpi.nsw.gov.au.

Attachment A

**Oakdale Central warehousing estate (Goodmans) (SSD 6078)
 Request for Input into Director General Requirements**

Comment by the NSW Office of Water

1. Legislation

The Environmental Impact Statement (EIS) should take into account the objects and regulatory requirements of the *Water Act 1912* and *Water Management Act 2000* (WMA 2000), as applicable. Proposals and management plans should be consistent with the Objects (s.3) and Water Management Principles (s.5) of the WMA.

2. Water Sharing Plans

The proposal is located within the area covered by the *Water Sharing Plan for the Greater Metropolitan Region Unregulated River Water Sources* and the *Water Sharing Plan for the Greater Metropolitan Region Groundwater sources*. The EIS is required to:

- Demonstrate how the proposal is consistent with the relevant rules of the WSP including rules for access licences, distance restrictions for water supply works and rules for the management of local impacts in respect of surface water and groundwater sources, ecosystem protection, water quality and surface-groundwater connectivity.
- Provide a description of any site water use (amount of water from each water source) and management including all sediment dams, clear water diversion structures with detail on the location, design specifications and storage capacities for all the existing and proposed water management structures.
- Provide an analysis of the proposed water supply arrangements against the rules for access licences and other applicable requirements of any relevant WSP.

3. Relevant Policies

The EIS should take into account the following policies (as applicable):

- Office of Water Guidelines for Controlled Activities on Waterfront Land (June 2012);
- NSW Aquifer Interference Policy (September 2012);
- NSW State Rivers and Estuary Policy (1993);
- NSW Wetlands Management Policy (1996);
- NSW State Groundwater Policy Framework Document (1997);
- NSW State Groundwater Quality Protection Policy (1998); and
- NSW State Groundwater Dependent Ecosystems Policy (2002);

These documents can be found online at:

<http://www.water.nsw.gov.au/Water-management/Law-and-policy/Key-policies/default.aspx>

The EIS needs to demonstrate the proposal is consistent with the spirit and principles of these policy documents.

4. Licensing Considerations

The EIS is required to provide:

- Details of the water supply source(s) for the proposal including any proposed surface water and groundwater extraction and all water supply works to take water.
- Information on the purpose, location, construction and expected annual extraction volumes including details on all existing and proposed water supply works which take surface water, (pumps, dams, diversions, etc).
- Details on all bores and excavations for the purpose of investigation, extraction, dewatering, testing and monitoring and an approval obtained from the Office of Water prior to their installation. All predicted groundwater take must be accounted for through adequate licensing.

Water allocation account management rules, total daily extraction limits and rules governing environmental protection and access licence dealings also need to be considered.

5. Watercourses and Riparian Land

Guided by the Office of Water's *Guidelines for Controlled Activities on Waterfront Land*, the EIS should provide a detailed description of:

- the creeks and riparian areas potentially affected by the proposal, along with a clear indication of stream order,
- the potential impacts, and
- mitigation measures to protect the creeks and riparian/biodiversity corridors from potential impacts.

The proponent's Request for Director General Requirements report (the report) notes the subject land (lots 1C, 2B and 3) and the proposed campus of warehouse and distribution facilities is located within the existing approved Oakdale Central Concept Plan (MP08-0066) (pages 4 and 5). Reference is made to the submission by the former Department of Water & Energy (DWE) submission of 28 March 2008 in respect to the Director General Requirements for this development (MP08-0065 and MP08-0066 – Oakdale Central and DHL Logistics Hub Project) and subsequent the DWE submission of 23 June 2008 on the Environmental Assessment. In the submission on the EA DWE advised that it agreed to consider the proposed removal of approximately 2.3 kilometres of Category 3 watercourses at the Oakdale Central and DHL Logistics site provided that a minimum 30 metre wide vegetated corridor is established along the northern boundary (adjacent to the pipeline) for the length of the site on the eastern side of Ropes Creek to eventually link to Reedy Creek (approximately 1600 metres) to offset the proposed loss of riparian corridor area. The Preliminary Masterplan for the Oakdale Central site (dated 5 December 2012) appears to show an east-west corridor is located to the north of the subject Lots 3 and 1C (and also lots 1B and 1A). It is recommended the EIS provides details on this area of land and whether it is a corridor as recommended by DWE.

The report notes the Ropes Creek riparian/biodiversity reserve forms the western boundary of Lot 3. Figure 1 in the report also shows a biodiversity corridor is located on the eastern boundary of Lot 3 along the Tributary of Ropes Creek and this corridor also forms the western boundary of Lots 1C and 2B. The EIS needs to provide details on the Ropes Creek and Tributary of Ropes Creek riparian/biodiversity corridors in relation to the proposed development footprint and address whether the proposal will disturb or degrade the creeks and riparian corridors.

Table 3 in the report indicates ancillary landscaping is proposed on lots 1C, 2B and 3 (page 9). It is suggested native plant species from the relevant local vegetation community are used in any landscape areas located on the site which are adjacent to the riparian/biodiversity corridors. This advice is consistent with the Concept Plan Approval of 2 January 2009 for MP08-0065 which includes condition 9(g) that the application is to include a detailed landscape plan using predominately endemic species. The Statement of Commitments in Appendix 2 of the Concept Plan Approval included a commitment to prepare a Vegetation Management Plan (VMP) for the Oakdale Central project. It is recommended the EIS demonstrates that the project is consistent with the VMP and provides details on the proposed landscaping. The planting of local native plant species at the site will assist to reduce plant maintenance watering requirements and further enhance the riparian/biodiversity corridors.

It is recommended some form of appropriate demarcation is provided between site boundary and the biodiversity/riparian corridors to prevent clearing and encroachment into the riparian corridors caused by site maintenance of the landscaped areas and APZ fuel management requirements within the site.

6. Surface Water

The EIS needs to provide adequate details to assess the potential impacts of the project on surface water resources and surrounding creeks.

Section 9.1 of the report notes provision for rain water harvesting is made through on-site detention basin servicing on site detention tanks (page 12). It is suggested the EIS provides details on the proposed location of the detention basin and tanks and the source of the rainwater harvesting (ie is the rain water to be collected from roof areas or surface runoff).

7. Groundwater

The EIS needs to provide adequate details to assess the potential impacts of the project on all groundwater resources including:

- the predicted highest groundwater table at the site.
- any works likely to intercept, connect with or infiltrate the groundwater sources.
- any proposed groundwater extraction, including purpose, location and construction details of all proposed bores and expected annual extraction volumes.
- a description of the flow directions and rates and physical and chemical characteristics of the groundwater source.
- the predicted impacts of any final landform on the groundwater regime.
- the existing groundwater users within the area (including the environment), any potential impacts on these users and safeguard measures to mitigate impacts.
- an assessment of the quality of the groundwater for the local groundwater catchment.
- an assessment of groundwater contamination (considering both the impacts of the proposal on groundwater contamination and the impacts of contamination on the proposal).
- impacts of the proposed development on the quality of groundwater, both in the short and long term.
- measures for preventing groundwater pollution so that remediation is not required.
- protective measures for any groundwater dependent ecosystems (GDEs).
- proposed methods of the disposal of waste water and approval from the relevant authority.
- the results of any models or predictive tools used.

Where potential impact/s are identified the assessment will need to identify limits to the level of impact and contingency measures that would remediate, reduce or manage potential impacts to the existing groundwater resource and any dependent groundwater environment or water users, including information on:

- any proposed monitoring programs, including water levels and quality data.
- reporting procedures for any monitoring program including mechanism for transfer of information.
- an assessment of any groundwater source/aquifer that may be sterilised from future use as a water supply as a consequence of the proposal.
- identification of any nominal thresholds as to the level of impact beyond which remedial measures or contingency plans would be initiated (this may entail water level triggers or a beneficial use category).
- description of the remedial measures or contingency plans proposed.
- any funding assurances covering the anticipated post development maintenance cost, for example on-going groundwater monitoring for the nominated period.

Table 4 in the report indicates no further bulk earthworks beyond that already approved for the site is required to support the proposed built form (page 15). The former DWE in its DGR submission of 28 March 2008 on the Oakdale Concept Plan recommended the Concept Plan "assess the potential impact of the proposal on groundwater and groundwater dependent ecosystems (including local creeks) as any disturbance of the shallow subsurface caused by earthworks for the construction of warehouses etc has the potential to redirect shallow saline flow into the local creeks and degrade the creeks ecosystems, water quality and kill riparian vegetation".

8. Groundwater Dependent Ecosystems

The NSW Groundwater Dependent Ecosystems Policy provides guidance on the protection and management of GDEs and sets out objectives and principles. The assessment is required to identify any impacts on GDEs and address:

- identification of potential GDEs within the development site and adjacent area.
- the condition of current GDEs, water quantity and quality required by the ecosystems.
- determination of critical thresholds for negligible impacts.
- Identification of any potential impacts on GDEs as a result of the proposal including:
 - the effect of the proposal on the recharge to groundwater systems,
 - the potential to adversely affect the water quality of the underlying groundwater system and adjoining groundwater systems in hydraulic connections, and
 - the effect on the function of GDEs (habitat, groundwater levels, connectivity).
- details on protective measures to minimise any impacts on GDEs and any potential offset areas which will be monitored and protected.
- the provision of safeguard measures for any GDEs.

GDEs are ecosystems which have their species composition and natural ecological processes wholly or partially determined by groundwater. GDEs represent a vital component of the natural environment and can vary in how they depend on groundwater, from having occasional or no apparent dependence through to being entirely dependent. GDEs occur across both the surface and subsurface landscapes ranging in area from a few metres to many kilometres. Surface and groundwaters are often interlinked and aquatic ecosystems may have a dependence on both.



PO Box 323 Penrith NSW 2750
Level 4, 2-6 Station Street
Penrith NSW 2750
Tel 1300 722 468 Fax 02 4725 2599
Email info@sca.nsw.gov.au
Website www.sca.nsw.gov.au

Ref: D2013/90333

Chris Richie
Manager – Industry
Development Assessment Systems & Approvals
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Dear Mr Richie

**Warehouse and Distribution Centres – Oakdale Central, Horsley Park (SSD 6078)
Request for Director-General's Requirements**

Thank you for your letter dated 6 September 2013. The Sydney Catchment Authority (SCA) appreciates the opportunity to provide comment on the environmental assessment requirements for the Oakdale Central development. A critical piece of public infrastructure, the Warragamba-Prospect Pipelines No 1 & 2, which are owned and managed by the SCA, is adjacent to the lands covered by the project.

The SCA has a number of concerns in regards to any development that may impact on the integrity of the pipelines and the SCA's ability to manage them. In order to protect the pipelines, the SCA requests the environmental assessment include:

- an assessment of the impact of the proposed development on flood behaviour for all drainage paths affected by the development, in particular Ropes Creek, and the impact on the Warragamba-Prospect Pipelines and associated corridor;
- an assessment of any risks to the integrity and security of the pipelines that may result from the development.

I also ask that the SCA be consulted during the preparation of the environmental assessment.

If you wish to discuss any matter raised in this letter please do not hesitate to contact Neil Abraham on 4725 2456 or neil.abraham@sca.nsw.gov.au.

Yours sincerely

A handwritten signature in black ink that reads "Malcolm Hughes". The signature is written in a cursive style.

MALCOLM HUGHES
A/Senior Manager Sustainability

20/9/13



25 September 2013

RMS Reference: SYD13/01013
DP&I Reference: SSD_6078

Manager – Industry
Development Assessment Systems & Approvals
Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Pascal van de Walle

PROPOSAL STATE SIGNIFICANT DEVELOPMENT – DIRECTOR GENERAL'S REQUIREMENTS. SSD_6078 WAREHOUSE & DISTRIBUTION CENTRES OAKDALE CENTRAL, HORSLEY PARK

Dear Sir,

Reference is made to your correspondence of 6 September 2013 requesting Roads and Maritime Services (RMS) to provide details of key issues and assessment requirements regarding the abovementioned development for inclusion in the Director General's Environmental Assessment (EA) requirements.

RMS would like the following issues to be included in the transport and traffic impact assessment of the proposed development:

1. It is noted that the draft Metropolitan Strategy for Sydney to 2031 has designated the Western Sydney Employment Area as a major focal point for regional transport connections and jobs growth. It is important that the development of Oakdale Central takes into consideration, and contributes to the achievement of, transport objectives contained in this and other high-level NSW Government strategies.

These strategies include the NSW 2021 and draft West Central and South West Subregional Strategy. These policies share the aims of increasing the use of walking, cycling and public transport; appropriately co-locating new urban development with existing and improved transport services; and improving the efficiency of the road network.

By addressing both the supply of transport services and measures to manage demand for car use, the EA report should demonstrate how users of the Warehouse Distribution Centres – Oakdale Central, will be able to make travel choices that support the achievement of relevant State Plan targets.

Roads & Maritime Services


2. Daily and peak traffic movements likely to be generated by the proposed development including the impact on nearby intersections and the need/associated funding for upgrading or road improvement works (if required).

The key intersections to be examined / modelled include:

- Old Wallgrove Road / Estate Road 1 (Milner Avenue);
 - Erskine Park Link Road / Old Wallgrove Road;
 - Wallgrove Road / Old Wallgrove Road
3. Details of the proposed accesses and the parking provisions associated with the proposed development including compliance with the requirements of the relevant Australian Standards (ie: turn paths, sight distance requirements, aisle widths, etc).
 4. Proposed number of car parking spaces and compliance with the appropriate parking codes.
 5. Details of service vehicle movements (including vehicle type and likely arrival and departure times).
 6. RMS requires the EA report to assess / consider the implications of the proposed development for non-car travel modes (including public transport use, walking and cycling); the potential for implementing a location-specific sustainable travel plan (eg 'Travelsmart' or other travel behaviour change initiative); and the provision of facilities to increase the non-car mode share for travel to and from the site. This will entail an assessment of the accessibility of the development site by public transport.
 7. Provide details of how the proposed roundabout / turning head at the end of the Estate Road (Milner Avenue) will be maintained, designed, owned prior to development occurring within the Oakdale South Precinct.
 8. RMS will require in due course the provision of a construction traffic management plan for all construction activities, detailing vehicle routes, number of trucks, hours of operation, access arrangements and traffic control measures. This plan must include measures which will minimise traffic impacts along Old Wallgrove Road (between Roberts Road and M7 Interchange) whilst construction is occurring for the Old Wallgrove Road upgrade.

Any inquiries in relation to this development application can be directed to the undersigned on 8849-2180 or email: Andrew.Popoff@rms.nsw.gov.au

Yours faithfully



Andrew Popoff
A / Landuse Planning & Assessment Manager
Transport Planning, Sydney Region

Pascal VanDeWalle - Request for Input into DGR's - Oakdale Central, Horsley Park (SSD 6078)

From: Rebecca Whiteside <Rebecca.Whiteside@epa.nsw.gov.au>
To: "Pascal.VanDeWalle@planning.nsw.gov.au"
<Pascal.VanDeWalle@planning.nsw.gov.au>
Date: 17/09/13 4:14 PM
Subject: Request for Input into DGR's - Oakdale Central, Horsley Park (SSD 6078)

Hi Pascal,

I tried calling you but you weren't available. In relation to this proposal, there does not appear to be any further information in the documents regarding the proposed activities that DHL will undertake at the warehouse buildings which would enable the EPA to determine whether an environment protection licence is required for an activity specified under Schedule 1 of the *Protection of the Environment Operations Act 1997*. For example, details about whether the proposal involves chemicals or dangerous goods storage or another activity that triggers the criteria in Schedule 1 of the POEO Act.

As mentioned in our letter, the proponent is responsible for determining whether or not an Environment Protection Licence is required for its activities. If the proposed development (SSD 6078) involves a scheduled activity, this information should be included in its documentation.

Unless an environment protection licence is required for the proposal, as advised in EPA's letter dated 10 September, the EPA has no further comments regarding the proposal.

Please give me a call should you wish to discuss further.

Regards

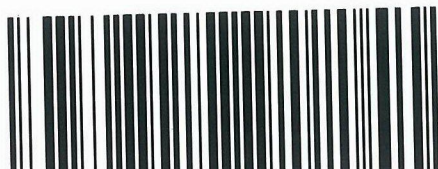
Rebecca

Rebecca Whiteside | Regional Operations Officer | NSW Environment Protection Authority | ph: (02) 9995 6846

| fax: (02) 9995 6900 |

email: Rebecca.Whiteside@epa.nsw.gov.au | Please

note: I do not work Wednesdays



PCU047892



Your reference: SSD 6078
Our reference: DOC13/52851
Contact: Rebecca Whiteside, ph: 9995 6846

Mr Chris Ritchie
Manager – Industry
Development Assessment Systems & Approval
NSW Department of Planning and Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Mr Pascal van de Walle

Dear Mr Ritchie

**Request for DGRs for Warehouse and Distribution Centres
– Oakdale Central, Horsley Park (SSD 6078)**

I refer to your request for the Environment Protection Authority (EPA)'s input on the Director General's requirements for the environmental assessment (EA) in regard to the above proposal received by the EPA on 6 September 2013.

On the basis of the information provided and a subsequent telephone conversation on 10 September 2013 had between EPA's Rebecca Whiteside and Department of Planning's Pascal van de Walle, it was confirmed that the proposal involves the construction of warehouse and distribution buildings and, that at present, no proposed activities have been determined for the site. Hence the EPA does not consider that the proposal will require an Environment Protection Licence (EPL) under the *Protection of the Environment Operations Act 1997* (POEO Act).

Accordingly, the EPA has no comments regarding the proposal and has no further interest in this matter.

Please note that it is up to the proponent to determine whether or not an Environment Protection Licence is required for its activities.

If you have any queries regarding this matter please contact Rebecca Whiteside on 9995 6846.

Yours sincerely,



10/09/13

DAVID GATHERCOLE
A/Manager Sydney Industry
Environment Protection Authority