



Summary Report – State Significant Development 6078

**Construction of Warehouse and
Distribution Facilities and Old
Wallgrove Road Upgrade -
Oakdale Central, Horsley Park**

Prepared by McKenzie Group Consulting Planning
on behalf of Goodman Property Services (Aust)
Pty Ltd

November 2014

Summary Report

Oakdale Central Estate, Horsley Park – Construction of Warehouse and Distribution Facilities – Lots 1C, 2B & 3 & Old Wallgrove Road Upgrade

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PART A PRELIMINARY

1.1 INTRODUCTION

This Report has been prepared in addition to the Environmental Impact Statement DATED November 2013 and addendum Environmental Impact Statement dated July 2014 prepared by McKenzie Group Consulting on behalf of the Proponent, Goodman Property Services Pty Ltd, and is submitted to the New South Wales Department of Planning and Environment to assist with the Assessment Report and Instrument of Approval for State Significant Development 6078.

The subject application seeks approval for the staged construction and operation of a campus of three (3) Warehouse and Distribution Facilities to provide a logistics hub including loading and unloading facilities; ancillary office; site access; parking and landscaping. Consent is also sought to upgrade Old Wallgrove Road (OWR) to a two lane each way sub-arterial road as Works in Kind. Goodman will enter into a Voluntary Planning Agreement the NSW Department of Planning & Environment in relation to these works.

The structure of this document is as follows:

- Part A Preliminary
- Part B Proposed Development Particulars
- Part C Overview of SSD Application
- Part D Project Commitments
- Part E Voluntary Planning Agreement
- Part F Conclusion

APPENDICES

- Appendix 1** Management & Mitigation Measures
- Appendix 2** Estate Concept Plan
- Appendix 3** Response to Submissions (Consolidated)
- Appendix 4** Property Impact Plans

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PART B PROPOSED DEVELOPMENT PARTICULARS

2.1 Project Particulars

State Significant Development 6078, as submitted to the NSW Department of Planning & Environment seeks consent for the following:

- a) Subdivision of Oakdale Central Estate in accordance with draft plan of subdivision to create six (6) developable allotments, three (3) biodiversity allotments, one (1) estate road allotment and one (1) services allotment;
- b) Development of three (3) warehouse and distribution facilities on estate allotments 1C, 2B and 3 within Oakdale Central, including ancillary car parking; loading docks; hardstand and landscaping;
- c) Construction of road works and associated activities to upgrade the section of Old Wallgrove Road between the Erskine Park Link Road and Millner Avenue, Horsley Park as outlined in the following drawings:

Drawing Schedule				
Old Wallgrove Road Upgrade				
Drawing No.	Description	Author	Revision No.	Date
C350	Old Wallgrove Road Upgrade General Arrangement Plan	AT&L	E	8 Aug 2014
C351	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 1	AT&L	E	8 Aug 2014
C352	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 2	AT&L	E	8 Aug 2014
C353	Link Road (MC01) Plan and Longitudinal Sheet 3	AT&L	D	8 Aug 2014
C354	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 4	AT&L	E	8 Aug 2014
C355	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 5	AT&L	E	8 Aug 2014
C356	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 6	AT&L	E	8 Aug 2014
C357	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 7	AT&L	E	8 Aug 2014
C358	Typical Sections	AT&L	F	8 Aug 2014
C359	Typical Bridge Sections	AT&L	D	8 Aug 2014
C360	Land Acquisition Plan	AT&L	H	1 Oct 2014

The Upgrade involves to conversion of the existing single carriageway road to a dual carriageway road with a central raised median and the provision of traffic signals at the intersections with Old Wallgrove Road and Millner Avenue and adjustment of the traffic signals at the intersection of Old Wallgrove Road and Erskine Park Link Road. The works include:

- Environmental management including erosion and sedimentation control and vegetation.
- Clearing and grubbing including the removal of existing pavements, redundant utility services and stormwater drainage.

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- Earthworks, embankment construction, sub-grade preparation and the supply and placement of the selected material zone.
- Stormwater and subsurface drainage including the construction of drainage swales, inlet and outlet works and a number of drainage culverts across Old Wallgrove Road.
- Flexible and semi-rigid pavement construction and cold milling and resurfacing of existing pavements including asphalt overlays and correction courses.
- Provision of an uncontrolled intersection (including southbound dedicated right turning lane) to the existing entry to TransGrid.
- Provision of an uncontrolled intersection (including southbound dedicated right turning lane) to the existing entry to SCA, and re-instatement of the existing SCA access roads on the western and eastern side of Old Wallgrove Road.
- Provision of a signalised intersection at the intersection of Old Wallgrove Road and Millner Avenue including a south bound right turn bay, and provision of a new access entry to Austral Brickworks to replace the existing entry off Old Wallgrove Road north of Millner Avenue.
- Construction of property adjustments and re-instatement of property access to TransGrid, SCA and Austral Brickworks properties as outlined on the drawings.
- Utility adjustments including the relocation of existing electrical, gas, water and telecommunications infrastructure
- Land acquisition to widen the road corridor to accommodate the upgrade works as outlined in the 'Land Acquisition Plan' and dedication to the relevant Road Authority as outlined on the 'Separable Portions' diagram.
- Miscellaneous works including property adjustments, fencing, street lighting, traffic signal installation and the construction of kerbs and/or gutters, safety barriers, concrete paving, concrete medians, signposting, pavement markings and landscaping.

A Traffic management plan will be implemented for the duration of construction which will be carried out in multiple stages to minimise the impacts on traffic and the community.

Concurrently, consent is sought to modify the Concept Plan that applies to the estate (MP08_0065) under MOD 3. The amendments sought to this plan include:

- Consolidation of lot 3A/3B to create Lot 3;
- Provision of a turning head on Lot 82 DP75204 (known as Oakdale South); and
- Inclusion of the basins and outlet swales within Biodiversity Lot C

It is requested that NSW DP&E adopt the above description within the Instrument of Approval as this accurately defines the scope of the proposal and is consistent with the plans provided.

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PART C OVERVIEW OF SSDA APPLICATION

3.1 Changes to Proposed Development and Updated Plans/Reports

This Section sets out the consolidated scope of the proposed development together with updates to the previously submitted EIS.

Warehouse and Distribution Facilities

No design changes have been made to the warehouse and distribution facilities since lodgement of the application in November 2013. Below is the reference of plans to be incorporated in the Instrument of Approval for the warehouse facilities. The plan references in red have been superseded by the addendum EIS for the OWR upgrade works.

Architectural				
Drawing No.	Description	Author	Revision No.	Date
DA 01	Cover Sheet	SBA Architects	F	1 Nov 2013
DA 02	Site Plan / Floor Plan	SBA Architects	G	9 Oct 2013
1C DA-10	Roof Plan	SBA Architects	C	16 Oct 2013
1C DA-11	Office Plans	SBA Architects	C	16 Oct 2013
1C DA-12	Dock Office Plan	SBA Architects	C	16 Oct 2013
1C DA-13	Elevation	SBA Architects	C	16 Oct 2013
1C DA-14	Sections	SBA Architects	C	16 Oct 2013
2B DA-20	Site Plan / Floor Plan	SBA Architects	G	16 Oct 2013
2B DA-21	Roof Plan	SBA Architects	C	16 Oct 2013
2B DA-22	Office Plans	SBA Architects	C	16 Oct 2013
2B DA-23	Dock Office Plan	SBA Architects	C	16 Oct 2013
2B DA-24	Elevations	SBA Architects	C	16 Oct 2013
2B DA-25	Sections	SBA Architects	C	16 Oct 2013
2B DA-26	Staging Plan	SBA Architects	B	16 Oct 2013
3 DA-30	Site Plan / Floor Plan	SBA Architects	F	18 Oct 2013
3 DA-31	Roof Plan	SBA Architects	C	18 Oct 2013
3 DA-32	Office Plan - Ground Floor	SBA Architects	C	16 Oct 2013
3 DA-33	Office Plan - Level 1	SBA Architects	C	16 Oct 2013
3 DA-34	Dock Office Plan	SBA Architects	B	16 Oct 2013
3 DA-35	Elevations / Section	SBA Architects	D	18 Oct 2013
3DA-36	Elevations	SBA Architects	D	18 Oct 2013
Landscape				
Drawing No.	Description	Author	Revision No.	Date
002	Landscape Masterplan	Site Image	B	22 Oct 2013
003	Building 1C – Landscape Plan	Site Image	B	22 Oct 2013
004	Building 1C – Landscape Sections and Detail plan	Site Image	B	22 Oct 2013
005	Building 2B – Landscape Plan	Site Image	B	22 Oct 2013
006	Building 2B – Landscape Sections	Site Image	B	22 Oct 2013
007	Building 2B – Landscape Sections	Site Image	B	22 Oct 2013
008	Building 3B – Landscape Plan	Site Image	B	22 Oct 2013
009	Building 3B – Landscape Sections	Site Image	B	22 Oct 2013
0010	Typical Lot Frontage Treatment	Site Image	B	22 Oct 2013
0011	Planting Design/Indicative Planting Schedule	Site Image	B	22 Oct 2013

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Civil Engineering				
Drawing No.	Description	Author	Revision No.	Date
Lot 1C				
C001	Cover Sheet and Locality Plan	AT&L	B	21 Oct 2013
C002	Notes and Legends	AT&L	B	21 Oct 2013
C003	Oakdale General Arrangement	AT&L	B	21 Oct 2013
C004	Sediment, Erosion and Standard Details	AT&L	B	21 Oct 2013
C100	Lot 1C General Arrangement	AT&L	B	21 Oct 2013
C101	Lot 1C Typical Sections Sheet 1	AT&L	B	21 Oct 2013
C102	Lot 1C Typical Sections Sheet 2	AT&L	B	21 Oct 2013
C105	Lot 1C Site Works and Stormwater Drainage Plan Sheet 1	AT&L	B	21 Oct 2013
C106	Lot 1C Site Works and Stormwater Drainage Plan Sheet 2	AT&L	B	21 Oct 2013
C107	Lot 1C Site Works and Stormwater Drainage Plan Sheet 3	AT&L	B	21 Oct 2013
C108	Lot 1C Site Works and Stormwater Drainage Plan Sheet 4	AT&L	B	21 Oct 2013
C110	Lot 1C Sediment and Erosion Control Plan	AT&L	B	21 Oct 2013
C111	Lot 1C Pavement Plan	AT&L	B	21 Oct 2013
C115	Lot 1C Cut/Fill Plan	AT&L	B	21 Oct 2013
Lot 2B				
C200	Lot 2B General Arrangement Plan	AT&L	B	21 Oct 2013
C201	Lot 2B Typical Sections Sheet 1	AT&L	B	21 Oct 2013
C202	Lot 2B Typical Sections Sheet 2	AT&L	B	21 Oct 2013
C203	Lot 2B Typical Sections Sheet 3	AT&L	B	21 Oct 2013
C205	Lot 2B Site Works and Stormwater Drainage Plan Sheet 1	AT&L	B	21 Oct 2013
C206	Lot 2B Site Works and Stormwater Drainage Plan Sheet 2	AT&L	B	21 Oct 2013
C207	Lot 2B Site Works and Stormwater Drainage Plan Sheet 3	AT&L	B	21 Oct 2013
C208	Lot 2B Site Works and Stormwater Drainage Plan Sheet 4	AT&L	B	21 Oct 2013
C209	Lot 2B Site Works and Stormwater Drainage Plan Sheet 5	AT&L	B	21 Oct 2013
C211	Lot 2B Sediment and Erosion Control Plan	AT&L	B	21 Oct 2013
C212	Lot 2B Pavement Plan	AT&L	B	21 Oct 2013
C215	Lot 2B Cut/Fill Plan	AT&L	B	21 Oct 2013
Lot 3				
C300	Lot 3 General Arrangement	AT&L	B	21 Oct 2013
C301	Lot 3 Typical Sections Sheet 1	AT&L	B	21 Oct 2013
C302	Lot 3 Typical Sections Sheet 2	AT&L	B	21 Oct 2013
C303	Lot 3 Typical Sections Sheet 3	AT&L	B	21 Oct 2013
C304	Lot 3 Typical Sections Sheet 4	AT&L	B	21 Oct 2013
C305	Lot 3 Site Works and Stormwater Drainage Plan Sheet 1	AT&L	B	21 Oct 2013
C306	Lot 3 Site Works and Stormwater Drainage Plan Sheet 2	AT&L	B	21 Oct 2013
C307	Lot 3 Site Works and Stormwater Drainage Plan Sheet 3	AT&L	B	21 Oct 2013
C308	Lot 3 Site Works and Stormwater Drainage Plan Sheet 4	AT&L	B	21 Oct 2013
C309	Lot 3 Site Works and Stormwater Drainage Plan Sheet 5	AT&L	B	21 Oct 2013
C310	Lot 3 Site Works and Stormwater Drainage Plan Sheet 6	AT&L	B	21 Oct 2013

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C311	Lot 3 Site Works and Stormwater Drainage Plan Sheet 7	AT&L	B	21 Oct 2013
C312	Lot 3 Site Works and Stormwater Drainage Plan Sheet 8	AT&L	B	21 Oct 2013
C315	Lot 3 Sediment and Erosion Control Plan sheet 1	AT&L	B	21 Oct 2013
C316	Lot 3 Sediment and Erosion Control Plan sheet 2	AT&L	B	21 Oct 2013
C317	Lot 3 Sediment and Erosion Control Plan sheet 3	AT&L	B	21 Oct 2013
C318	Lot 3 Sediment and Erosion Control Plan sheet 4	AT&L	B	21 Oct 2013
C320	Lot 3 Pavement Plan Sheet 1	AT&L	B	21 Oct 2013
C321	Lot 3 Pavement Plan Sheet 2	AT&L	B	21 Oct 2013
C322	Lot 3 Pavement Plan Sheet 3	AT&L	B	21 Oct 2013
C323	Lot 3 Pavement Plan Sheet 4	AT&L	B	21 Oct 2013
C325	Lot 1C Cut/Fill Plan	AT&L	B	21 Oct 2013
C330	Estate Road Longitudinal Section	AT&L	B	21 Oct 2013

Document Schedule – Warehouse and Distribution Facilities

Description	Author
Quantity Surveyors Report	Turner and Townsend
Architectural Plans	SBA Architects
Architectural Design Statement and Visual Analysis	SBA Architects
Civil Engineering Report and associated plans	AT&L
Landscape Plans	Site Image
Sustainability Report	Cudnall
Traffic Impact Assessment	Traffix
Acoustic Report	SLR Consulting
Waste Report	SLR Consulting
Air Quality Report	SLR Consulting
Building Code of Australia Report	Blackett Maguire + Goldsmith
Fire Engineering Report	Rawfire

Old Wallgrove Road Upgrade Works

The section of Old Wallgrove Road from the Erskine Park Link Road to Millner Avenue is proposed to be upgraded as part of this proposed development. The works will result in creation of a two lane each way separated carriageway road with associated verges, footpaths, kerb and guttering and lighting and also includes a new dedicated right turn into the Transgrid site and upgraded entry / exit points into the SCA land to maintain safe access to the SCA water pipeline corridor, a right hand turning lane and signal adjustments to Erskine Park Link Road and a new four way signalised intersection to Millner / Old Wallgrove Road. The Concept Design is outlined in the following plans which are expected to form part of this approval.

Drawing Schedule

Old Wallgrove Road Upgrade

Drawing No.	Description	Author	Revision No.	Date
C350	Old Wallgrove Road Upgrade General Arrangement Plan	AT&L	E	8 Aug 2014
C351	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 1	AT&L	E	8 Aug 2014
C352	Old Wallgrove Road (MC01) Plan and	AT&L	E	8 Aug 2014

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	Longitudinal Sheet 2			
C353	Link Road (MC01) Plan and Longitudinal Sheet 3	AT&L	D	8 Aug 2014
C354	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 4	AT&L	E	8 Aug 2014
C355	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 5	AT&L	E	8 Aug 2014
C356	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 6	AT&L	E	8 Aug 2014
C357	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 7	AT&L	E	8 Aug 2014
C358	Typical Sections	AT&L	F	8 Aug 2014
C359	Typical Bridge Sections	AT&L	D	8 Aug 2014
C360	Land Acquisition Plan	AT&L	H	1 Oct 2014

It is noted that Goodman will conduct these works as 'Works in Kind' using the Monetary Contributions payable from Oakdale Central, South and the remaining contribution from the Woolworths development at Interlink Industrial Estate, Esrking Park (MP 06_0253). A Voluntary Planning Agreement will be entered into between Goodman and the Department of Planning for these works. Detailed design for this road is ongoing in consultation with Blacktown Council, Fairfield Council and the RMS and expected to be completed in December 2014 following which Goodman will seek approvals for construction of the works for the relevant section of the works from each of these Road Authorities as outlined in the 'Separable Portions' diagram. It is expected that each Council will grant approval under Section 138 of the Roads Act and Goodman will enter into a Major or Minor 'Works Authorisation deed' with the RMS. Once completed, the road will be retained under the ownership of each of the Councils as identified in the Separable Portions diagram.

The OWR Upgrade requires widening of the existing road corridor which requires land acquisition from TransGrid, SCA and Austral Bricks for road widening purposes. Goodman will enter into licences with each of the affected land owners to complete the works and following completion will acquire the land and dedicate it to the relevant road authority to form part of the road corridor within their respective LGAs. Land owners consent to this application and in principle approval of the land acquisition has been provided by each land owner.

The following design changes have been made to the OWR upgrade design through consultation with relevant stakeholders. Detailed design of the road upgrade is ongoing and is expected to be finalised in December 2014.

Austral

The existing access to the Austral site to the north of Millner avenue will not be able to be maintained as a result of widening of the Old Wallgrove Road carrieway to accommodate the OWR Upgrade. The widening also results in significant level changes at the boundary which preclude the re-instatement of the access at this location and non-complying sight distances. The creation of a central median in Old Wallgrove Road will also limit access to left in / left out only. In order to re-instate all existing movements, provision of access into the Austral site will be provided via the Millner Avenue intersection.

Additional internal works are required within the Austral site to retain operational function of the brick plant which includes:

- A new internal access road to provide access to the same location for operational circulation around the site (and removal of an existing oil tank to accommodate)
- Relocation of the existing weighbridge to be located at the new entry point as vehicles are required to be weighed upon entry and exit from the site.

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- Construction of new gatehouse at new entry to the site as vehicles are required to be inspected on entry and exit to the site
- Creation of a new car park to replace the existing car park which would be impacted by the road widening

A summary of the works within the Austral site is therefore as follows and as shown on Plan:

- SKC54 (issue B) prepared by AT&L

This plan is indicative and provided for information only. A Development Application will be lodged by Austral with Fairfield City Council for these works which will comprise of Work required to provide alternative access to Austral's existing brick manufacturing facility including:

- Further definition of the property acquisition required for the upgrade;
- Clearing, demolition and earthworks;
- Adjustment and reconstruction of existing internal car parks;
- Relocation of existing septic tanks, oil storage tank and weighbridge; and
- Design of the proposed new internal access road connecting from the signalised intersection at OWR/Milner Avenue including associated stormwater drainage and pavement works.

The property impact plans which are being developed in consultation with each land owner are attached at **Appendix 4** and include:

Old Wallgrove Road Upgrade – Property Impact Plans				
Drawing No.	Description	Author	Revision No.	Date
SKC54	Preliminary Grading Proposed Plant 3 Access	AT&L	B	4 Sep 2014
C310	SCA Property Adjustment Plan	AT&L	A	1 Oct 2014
C411	TransGrid Property Adjustment Plan Sheet 1	AT&L	A	1 Oct 2014
C412	TransGrid Property Adjustment Plan Sheet 2	AT&L	A	1 Oct 2014
C413	TransGrid Property Adjustment Plan Sheet 3	AT&L	A	1 Oct 2014
C414	TransGrid Property Adjustment Plan Sheet 4	AT&L	A	1 Oct 2014
C415	TransGrid Property Adjustment Plan Sheet 5	AT&L	A	1 Oct 2014

TransGrid

Development of works required as a result of property impacts to existing TransGrid site:

- Inclusion of flattened earthworks batters within TransGrid property;
- Re-alignment of a section of the TransGrid internal concrete footpath; and
- Design of the OWR Upgrade stormwater drainage system resulting in benefits to TransGrid from reduction and re-direction of existing flows onto TransGrid land

These works are included as part of this application.

Sydney Catchment Authority

- Development of the extent and scope of internal road reconstruction within SCA.

These works are included as part of this application.

Old Wallgrove Road Design

Adjustment to the design of OWR resulting from negotiations and reviews conducted by RMS/DP&E/Transport NSW including:

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- Reduction of the road reserve width from CH700-CH1600 from 24.5m to 21.45m and associated reduction in carriageway lane widths;
- Inclusion of 4:1 batters at cross drainage inlets/outlets within the road reserve;
- Consideration of inclusion of permanent water quality basins within the road reserve on the western side of OWR at the northern and southern extents of the Transgrid property;
- Development of relocations for existing electrical, telecommunications, water and a gas utility services resulting from the OWR upgrade; and
- Further development of the vertical and horizontal road geometry required for the OWR upgrade.

The following reports are to form part of the approved documentation in the Instrument of Approval for the OWR upgrade works:

Document Schedule – Old Wallgrove Road Upgrade	
Description	Author
Letters requesting owners consent	Goodman
Civil Road Design Report	AT&L
Phase I Environmental Site Assessment	AECOM
Flora and Fauna Assessment	Cumberland Ecology
Aboriginal Heritage Due Diligence Assessment	Godden Mackay Logan

3.2 Modification 3 to Concept Plan MP08_0065 and relationship to SSD 6078

As there are some minor inconsistencies between the scope of works proposed under the subject State Significant Development Application (SSD 6078) and the approved Concept Plan for the Oakdale Central Estate (MP08_0065), various amendments have been sought to the Concept Plan (MOD 3) to be determined concurrently with the SSD Application. These amendments are described as follows:

Modification 3 to Concept Plan		
Change sought	Rationale	Plan Reference
Consolidation of Lot 3A/3B	As the proposed SSD Application (6078) seeks to construct a single facility on lot 3A/3B that was approved under the Concept Plan, it is considered necessary to amend the Estate Masterplan. This will result in the consolidation of Lot 3A/3B, and noted as Lot 3 accordingly on the Estate Masterplan	OAK DA04 (C)
Provision of Turning Head on Lot 82, 752041	The proposed turning head for which consent sought under the SSD Application (6078) was not previously approved under the Concept Plan. To enable the turning head to be constructed, the Estate Masterplan has been updated to include this component of the proposal.	OAK DA04 (C)
Stormwater Basins	Pursuant to clause 11 of <i>State Environmental Planning (Western Sydney Employment Area) 2009</i> , stormwater outlets and basins are not permitted within the E2 Zone. Accordingly, the Estate Master Plan has been amended to delineate the area where the basins encroach the E2 Zone. A request has also been made under this Modification Application for the	OAK DA 06 (C)

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	physical use of the bio retention basins for stormwater drainage from Lot 3. The rationale for this amendment is that it will allow DP&E to overcome the prohibition contained within SEPP (Western Sydney Employment Area) 2009. The transitional arrangements under Schedule 6A of the Act for transitional Part 3A projects then enable development assessed under Part 4 that would otherwise be prohibited by an Environmental Planning Instrument (as in this case), to be carried out with development consent (see clause 3B(2)(a)). Once the Stormwater infrastructure is approved within the E2 Zone on the Concept Plan, the physical use of the bio-retention basins for stormwater detention purposes may be considered under the subject SSD application. The Concept Plan will effectively override the SEPP to overcome the permissibility issue.	
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The amended Concept Plan that details the changes above is provided at **Appendix 2**.

A summary of all previous modifications related to the Concept and Project Approval for Oakdale Central are outlined below.

Table 1 – Previous 75W Modification Applications - Oakdale Central		
Modification No.	Date of Approval	Description
Mod 1 to Concept Plan and Project Approval	4 November 2010	Amendment of Concept Plan subdivision to change configuration and reduce the number of internal estate roads. The Project Approval was also amended so that stage 1 on lots 1A and 2A with two warehouse buildings on lot 2A being proposed in lieu of one larger building.
Mod 2 to Project Approval	17 February 2011	Due to the timing of notification of the Voluntary Planning Agreement (VPA) between the Minister for Planning, Goodman and the land Trustee for contributions towards regional transport infrastructure and services for lot 1A and 2A, entry into the VPA was amended prior to issue of occupation or subdivision certificate. The VPA was entered into on 25 March 2011 and has been amended to include the subject estate allotments, lots 1C, 2B and 3 so that it applies to the whole estate.
Mod 3 to Project Approval	8 July 2011	Minor amendments to warehouses 2 and 3 on lot 2A including changes to the appearance of the warehouses, site layout and quantum of floor space.
Mod 4 to Project Approval	20 September 2012	Modification of the Project Approval to re-orient and reposition the warehouse to be constructed on lot 1A. this involved rotating the building to 180 degrees and siting it in a similar position to that originally approved.

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Mod 2 to Concept Plan and Mod 5 to Project Approval	5 March 2013	Modification of subdivision layout, shape and location of the estate stormwater basin, bulk earthworks, pad levels, staging and the importation of fill.
Mod 6 to Project Approval	10 May 2013	Relocation of the swing and sliding gates at the truck entry, increase of office floor space within the approved building footprint and provision of storage and workshop areas within the approved building footprint.
Mod 7 to Project Approval	Withdrawn	N/A
Mod 8 to Project Approval	15 May 2014	Amend the previous conditions imposed under MOD 5 in relation to fill.
Mod 3 to Concept Plan	Under assessment	Modifications include consolidation of 3A/3B, turning head and stormwater infrastructure shown within E2 Zone and request for use for stormwater drainage purposes.

To demonstrate the cumulative changes that have been carried out to the Concept Plan since it was approved, a new plan has been drafted that shows all the incremental changes and the ultimate outcome once the built form is complete on the estate allotments (refer **Appendix 2**) and **Figure 1** below.

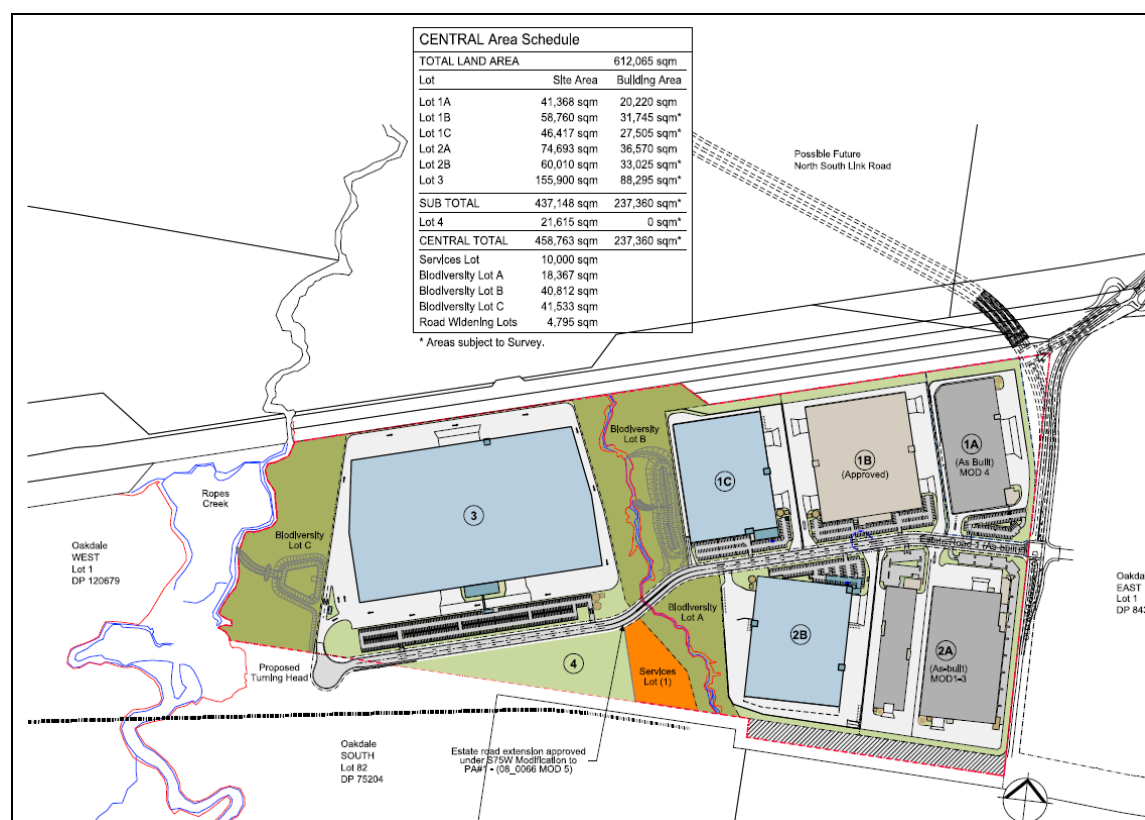


Figure 1: Estate Layout that incorporates built form and Concept Plan amendments (SBA, 2014)

The relevant plan references for the Concept Plan are proposed as follows:

- Subdivision Plan - OAK DA 04 (C) dated 07 October 2014
- Estate Masterplan - OAK DA 02 (L) dated 07 October 2014

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PART D MANAGEMENT & MITIGATION MEASURES

The following provides commentary on studies/commitments that are complete and/or outstanding in relation to SSD 6078. A detailed Management and Mitigation Measures Statement is provided at **Appendix 1** of this report.

4.1 Key Management/Mitigation Measures Completed

Since the SSD Application has been under assessment with DP&E, a number of additional studies have been carried out and commitments met, specifically to address the road upgrade works.

- *Phase 1 Environmental Site Assessment*

A Phase 1 Environmental Site Assessment was prepared by AECOM to support the addendum EIS for the road upgrade. The conclusions of this report were:

- a) the potential for soil contamination to be present that would preclude site suitability as a road and road corridor is considered to be low; and
- b) the potential for contaminated groundwater to be present is considered to be low

A geo-technical assessment has been carried out to inform the detailed design of the road (dated 2 September 2014) and has not raised any issues in respect of groundwater.

- *Flora and Fauna Assessment*

A Flora and Fauna Assessment prepared by Cumberland Ecology was undertaken as part of the addendum EIS for the road upgrade works that confirmed the majority of remnant vegetation in the vicinity of Old Wallgrove Road occurs outside the subject site.

Accordingly, further investigation is not required.

- *Aboriginal Heritage Due Diligence Assessment*

An Aboriginal Heritage Due Diligence was prepared by Godden MacKay Logan dated May 2014 to accompany the EIS addendum for the road works. The findings of the Aboriginal Heritage Due Diligence Report conclude that the road upgrade works can proceed subject to caution. As there are no Aboriginal artefacts within the study area, an Aboriginal Heritage Impact Permit pursuant to Section 90 of the *National Parks and Wildlife Act 1974* will not be required.

Should Aboriginal artefacts be identified within the study area, the company responsible for the earthworks should contact a professional Aboriginal archaeologist to determine whether the material or site is of Aboriginal manufacture or origin.

Should the artefacts be of Aboriginal manufacture or origin, the Office of Environment and Heritage should be notified and the object/site recorded in an Aboriginal Heritage Impact Statement in accordance with the relevant legislation and if the object site cannot be avoided. A AHIP will need to be procured before work can commence.

- *Geotechnical Investigation*

Pells Sullivan Meynink (PSM) were commissioned to prepare a geo-technical report to inform the detailed design that was finalised on 2 September 2014. This Report identified sub-

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surface conditions and existing pavement profiles, excavation material re-use, cross drainage and embankment foundation and batter slopes.

The report as submitted has not specifically identified that groundwater has been encountered.

- *Stage 2 Road Safety Audit*

A Stage 2 Road Safety Audit has been completed for road upgrade by Transport and Urban Planning dated 11 August 2011. A Stage 3 Audit will be completed on the detailed design prior to construction.

4.2 Key Management / Mitigation Measures Outstanding

The following will be carried out subsequent to any pending approval of SSD 6078:

Prior to Construction

- *Construction Management Plan*

A Construction Management Plan will be prepared and implemented in consultation with Council, and to the satisfaction of the Secretary-General.

- *Stage 3 Road Safety Audit*

A Stage 3 Road Safety Audit will be completed once the detailed design is finalised and prior to construction of the road upgrade to satisfy Sydney Catchment Authority in respect of the access roads.

- *Contractors Environmental Management Plan*

A Contractors Environmental Management Plan will be prepared prior to construction of the Old Wallgrove Road upgrade works that addresses the following:

- a) Land Contamination;
- b) Air Quality;
- c) Waste Classification;
- d) Erosion and Sediment Control; and
- e) Materials Management Plan

- *Stormwater Management/Design of Old Wallgrove Road*

Prior to project implementation of the road upgrade, Goodman will consult with Fairfield City Council/Blacktown City Council for approval of the stormwater management design of the proposed Old Wallgrove Road upgrade.

- *Detailed Design of Vehicle Turning Head*

Goodman will design a vehicle turning head on Lot 82, 752041 (known as Oakdale South) prior to construction of the warehouse and distribution facilities.

- *Delineation of boundaries*

Goodman will mark the boundaries of the subject sites to ensure that vegetation outside of subject the property boundaries is not disturbed.

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- *Road Authority Approvals*

Prior to construction, Goodman will:

- a) Obtain a Section 138 Approval under The Road Act 1993 from Fairfield City Council and Blacktown City Council for the OWR upgrade works.
- b) Enter into a WAD agreement with Roads and Maritime Services for the traffic signal works.

During Construction

The following will be carried out during construction of the road upgrade by Goodman:

- Installation of silt traps;
- Delineation of the site boundaries to protect vegetation; and
- Notification to the NSW Office of Environment and Heritage should an Aboriginal site and/or object be recorded in the Aboriginal Heritage Information Management System (AHIMS).

Prior to issue of Subdivision Certificate

- *Registration of Easement for Estate Road Drainage*

Goodman will register on title an easement to drain water from the estate road to the detention basins within the estate at no cost to the road authority.

Post Completion – OWR Upgrade

- *After the completion of works, written certification from a suitably qualified person(s) will be submitted to the Secretary General stating that all works/methods/procedures/control measures/recommendations in the following reports have been completed:*
 - a) *Phase 1 ESA, dated 22 May 2014 prepared by AECOM Australia Pty Ltd, Document No. 60220882-3.0_RPE_22052014_0;*
 - b) *Flora and Fauna Assessment Old Wallgrove Road upgrade, dated 29 May 2014, prepared by Cumberland Ecology Pty Ltd; and*
 - c) *Aboriginal Heritage Due Diligence Assessment, Old Wallgrove Road Upgrade, dated May 2014, prepared by GML Heritage Pty Ltd;*
 - d) *Old Wallgrove Road Civil Design Report, dated August 2014 Report No. R002, prepared by AT&L Pty Ltd.*

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PART E VOLUNTARY PLANNING AGREEMENT

The Voluntary Planning Agreement ('VPA') for the Old Wallgrove Road is currently being negotiated between Goodman and the NSW Department of Planning and Environment and is anticipated to be executed on 24 October 2014.

The Planning Agreement makes provision for Goodman to carry out the Old Wallgrove Road upgrade as Work in Kind (WIK) to be offset against monetary contributions for Erskine Park, Oakdale Central and Oakdale South. The Voluntary Planning Agreement will include the OWR upgrade as 'Pre - Approved' Works in Kind project.

As set out in the VPA, there are three (3) landholders affected by the upgrade works being Austral Bricks, TransGrid and Sydney Catchment Authority. The total land area that is subject to acquisition (as noted on the draft acquisition plan) is 7068sqm, with the final boundaries subject to survey and final agreements with land owners that may result in a minor variation to the land areas acquired.

Subsequent to approval of SSD 6078, the following road authorities will be required to grant approval for the road upgrade works.

- Roads and Maritime Authority – signal and intersection works to Erskine Park Link Road and Millner Avenue;
- Blacktown Council – works located within the Blacktown Council Local Government Area; and
- Fairfield Council – works located within the Blacktown Council Local Government Area.

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PART I CONCLUSION

The information provided within this Report identifies the status of studies and commitments in respect of the proposed development and likely timing for completion.

Sufficient Management and Mitigation Measures have been proposed in respect of the development to be included as part of the Instrument of Approval, and to assist the Department with determination of the application.

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APPENDIX 1

MANAGEMENT & MITIGATION MEASURES

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APPENDIX 2**CONCEPT PLAN (AS AMENDED)**

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APPENDIX 3**CONSOLIDATED RESPONSE TO SUBMISSIONS**

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APPENDIX 4**PROPERTY IMPACT PLANS – OWR UPGRADE**