

25 May 2015

The Director General
Department of Planning
23-33 Bridge Street
Sydney, 2000

Attention – Emma Barnet

Dear Sir / Madam

PROPOSED MODIFICATION TO OAKDALE CENTRAL (LOTS 1C, 28 & 3) WAREHOUSE AND
DISTRIBUTION CENTRES (SSD 6078 MOD 2) EXHIBITION OF ENVIRONMENTAL
ASSESSMENT

I refer to the above modification application, with Unit 2B requiring formal notification.
Referral comments have been received from a number of stakeholders, which are
addressed in the attached table. This table includes the names and comments of relevant
stakeholders, and Goodman's response to these comments

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Should you have any queries please do not hesitate to contact the undersigned.

Yours faithfully

A handwritten signature in black ink, appearing to read "Guy Smith".

Guy Smith
Planning Manager

Stakeholder Response to Oakdale Unit 2B Notification process

Stakeholder Comment		Response
Fairfield Council		
S.94 Contributions	The proposal seeks an increase in the cost of works of the unit by \$6.9M. Accordingly, this increase in capital investment will require an amendment to the approved condition of consent relating to the Section 94A Development Contributions. Accordingly, this increase in capital investment will require an amendment to the approved condition of consent relating to the Section 94A Development Contributions. As it was advised that the cost of development will increase by \$6.9 million, an extra \$69,000 will be required to be included in the condition of consent to accurately reflect the amended capital investment cost of the development.	Agreed. Goodman acknowledges the required increase to the S.94 contributions resulting from the increase in capital value of the proposal.
Engineering Assessment	Therefore no objection is raised from Council's Engineering Assessment section	Noted
Development Planning	It is advised that no objection is raised from the Development Planning Section in respect to the proposed modified development.	Noted
Noise	The Noise Memo states that it takes into account the proposed changes to the approved layout and calculates the cumulative noise impacts of the existing operations. This assessment concludes that the proposed changes will comply with the previously calculated noise criteria. Without access to the previous acoustic assessments, a full assessment of the noise impacts of the proposed changes is not possible. However, given that the projected noise impacts of the proposal appear to be approaching the project specific criteria (particularly at receptor A - Erskine Park Residents during the night), it is recommended that a compliance report be prepared following completion and commissioning of the facility.	Noted
Hazard Analysis	The PHA states that the radiant heat impacts are confined within the property boundary in circumstances a) and b), but inc) it reaches beyond the boundary. The probability of a fatality was calculated at 3.53 fatalities in a million per year (3.53 pmpy). The premises are surrounded by industrial land use, which has acceptable risk criteria of 50pmpy. It recommends the following measures be implemented to manage the risks identified: • Multiple spill kits should be provided around the DG store to ensure spills can be cleaned up immediately following identification; • The fire pumps should be started at least once per month and the system operated at full pump pressure during this monthly test; and	Noted – agree with proposed conditions of consent



Stakeholder	Comment	Response
	The site emergency plan should include response to spills and spill clean-up procedures.	
Environmental Management	Number of suggested conditions of consent.	Agree with proposed conditions of consent.
DPI - Department of Primary Industries		
	It is noted the proposed layout for Lot 2B has deleted the provisional parking which had previously been approved to be located adjacent to the Biodiversity Lot A along the western boundary of Lot 2B. As the provisional parking area is no longer required and there appears to be no other purpose for this area as part of the MOD 2 application, it is suggested that the following Condition of Approval be included; <i>"The provisional parking area on Lot 2B which has been deleted as part of the MOD 2 application is to be landscaped with local native plant species from the relevant vegetation community to enhance and improve the adjoining Biodiversity Lot A riparian corridor".</i>	Goodman do not agree to this proposed condition. The previous provisional car parking was removed as this space is required for enhance operation of the facility, given the significant anticipated B-Double Truck movements. The riparian corridor includes a large portion of dedicated vegetation community. We don't agree this corridor will be enhanced by an additional few meters of vegetation on the Unit 2B site, particularly as it is separated by fencing. We therefore do not agree to reduce the size of the hardstand in the proposed location.
	The DG Store must be designed and constructed in accordance with relevant Australian Standards. In addition, if OPE approves the proposed modification, the EPA notes the recommendations outlined in the Preliminary Hazard Analysis prepared by RAW Risk Engineering Pty Ltd which state: - Multiple spill kits should be provided around the DG store to ensure spills can be cleaned up immediately following identification; - The fire pumps should be started at least once per month and the system operated at full pump pressure during this monthly test; and - The site emergency plan should include response to spills and spill clean-up procedures. It is also highlighted that "general chemical storage" is a scheduled activity under the Protection of the Environment Operations Act 1997 (POEO Act). If the capacity of the dangerous goods store exceeds the chemical storage thresholds outlined in schedule 1 the POEO Act, an application for an environment protection licence must be submitted to the EPA.	Noted. Goodman agrees with these proposed conditions of consent.
RMS		
	Roads and Maritime has reviewed the submitted documentation and raises no objection to the proposed modifications.	Noted.



Stakeholder Comment		Response
New South Wales Department of Trade and Investment - Geological Survey of New South Wales (GSNSW)		
	GSNSW has no additional comment to make in regard to the proposed Modification.	Noted
Water NSW		
	Water NSW has reviewed the proposed modification and note the development is entirely located within the existing land lot. Therefore there is no expected impact on the neighbouring Water NSW infrastructure the Warragamba Pipelines.	Noted