

CONSOLIDATED CONSENT

Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 16 February 2015, I determine:

- (a) to grant consent to the Staged Development Application referred to in Schedule A subject to the Concept Proposal conditions in Schedules B and C and the Stage 1 Development Application conditions in Schedules D, E and F; and
- (b) that pursuant to section 89D(2) of the *Environmental Planning and Assessment Act 1979*, I determine that any subsequent Development not being for the purpose of a warehouse or distribution centre with a capital investment value in excess of \$50 million is to be determined by the relevant consent authority and that Development ceases to be State significant development.

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney

26 October 2016

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE A

Application No.:	SSD 6917
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning
Land:	Lot 12 in Deposited Plan 1178389 and Lot 87 in Deposited Plan 752041, Kemps Creek, Penrith local government area.
Development:	<p>The Staged Development Application for the Oakdale South Industrial Estate comprised of:</p> <p>A Concept Proposal with:</p> <ul style="list-style-type: none">• 395,880 m² of GFA comprised of 376,295 m² of warehousing and 19,585 m² of ancillary office floor space;• six development precincts with a total of 15 building envelopes; and• conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements. <p>A Stage 1 Development Application including:</p> <ul style="list-style-type: none">• staged subdivision;• construction of bulk and detailed earthworks;• construction of internal estate roads, water, sewer, telecommunications and gas infrastructure;• construction of stormwater management devices;• installation of estate landscaping; and• construction and operation of nine warehouse and distribution buildings across precincts 1, 4 and 5 as follows:<ul style="list-style-type: none">– Precinct 1: five warehouse buildings with a total GFA of 104,739 m²;– Precinct 4: three warehouse buildings with a total GFA of 48,256 m²; and– Precinct 5: one warehouse building with a GFA of 84,075 m².

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-6917-MOD-1	21 April 2017	Director, Industry Assessments	<ul style="list-style-type: none"> revised lot, building envelope and internal road layout under the Concept Proposal and Stage 1 DA; addition of a 5,800 m² amenity lot; amended subdivision layout; an increase in the total developable area for the estate from 70.28 ha to 71.33 ha; amended bulk earthworks, estate infrastructure and landscaping works; amended creek re-alignment works; construction of an extended noise wall; and removal of all warehouse building construction in precincts 3, 4 and 5 from the Stage 1 DA.
SSD-6917-MOD-3	5 October 2017	Executive Director, Key Sites and Industry Assessments	<ul style="list-style-type: none"> extend construction hours to permit temporary out of hours fill importation in precincts 1 and 2 of Stage 1 Development Application.
SSD-6917-MOD-4	18 December 2017	Director, Industry Assessments	<ul style="list-style-type: none"> revised lot, building envelope and internal road layout under the Concept Proposal and Stage 1 DA; amend car parking and access arrangements at Precincts 1 and 2; Amended subdivision layout; A decrease in the total developable area for the estate from 71.33 hectares to 70.89 hectares; An increase in the total gross floor area for the estate from 331,311m² to 336,735m²
SSD-6917-MOD-5	23 November 2017	Director, Industry Assessments	<ul style="list-style-type: none"> Administrative changes to Condition E37 regarding the timeframe to submit noise verification reports to the Secretary of the Department of Planning and Environment and to Condition E27A.
SSD-6917-MOD-6	15 June 2018	Director, Industry Assessments	<ul style="list-style-type: none"> Amendments to the Vegetation Management Plan, Biodiversity Offset Strategy, Landscape Plans, Condition E46 and Condition E47
SSD-6917-MOD-7	11 December 2018	Director, Industry Assessments	<ul style="list-style-type: none"> Amendment to add additional hardstand and amend the E2 Environmental Conservation Zone
SSD-6917-MOD-8	17 December 2018	Director, Industry Assessments	<ul style="list-style-type: none"> Modifications to Concept Proposal Development Controls increasing the maximum height limit for Precinct 5 from 15 m to 16.5 m.
SSD-6917-MOD-9	21 February 2019	Director, Industry Assessments	<ul style="list-style-type: none"> Modification to amend the Concept proposal plan by consolidating the two warehouses in Precinct 6 into one warehouse.
SSD-6917-	5 August 2019	Director,	<ul style="list-style-type: none"> Modification to enable storage of dangerous goods within Warehouse 1D.

CONSOLIDATED CONSENT

MOD-10		Industry Assessments	
SSD-6917-MOD-11	28 October 2019	Director, Industry Assessments	<ul style="list-style-type: none"> Modification to update the Vegetation Management Plan (VMP) and remove the Biodiversity Offset Strategy (BOS)
SSD-6917-MOD-12	3 December 2020	Director, Industry Assessments	<ul style="list-style-type: none"> Changes to Lot 1C, 1D and Precinct 2 layout in Concept Masterplan, and changes to Warehouse 1C layout and fit-out and use of Warehouse 1D-1 in Stage 1
SSD-6917-MOD-13	23 February 2021	Director, Industry Assessments	<ul style="list-style-type: none"> Modification to Conditions D32 and D33 to update the Bushfire Attack Level construction requirements for the warehouse building approved for Lot 1C in accordance with the relevant standards
SSD-6917-MOD-14	2 July 2021	Team Leader, Industry Assessments	<ul style="list-style-type: none"> Modification to the amount of dangerous goods permitted to be stored in Warehouse 1D-1 and fire safety consultation requirements.
SSD-6917-MOD-15	22 September 2021	Team Leader, Industry Assessments	<ul style="list-style-type: none"> Modification to bushfire construction requirements for Precinct 2
SSD-6917-MOD-16	14 December 2021	Team Leader, Industry Assessments	<ul style="list-style-type: none"> Modification to increase maximum height of Warehouse 2B
SSD-6917-MOD-17	20 December 2022	Team Leader, Industry Assessments	<ul style="list-style-type: none"> Increase the maximum permitted ridgeline height limit of Precinct 4 from 13.7 m to 14.25 m

CONSOLIDATED CONSENT

DEFINITIONS	iii
SCHEDULE B CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL	1
Determination of Future Development Applications	1
Statutory Requirements	1
Terms of Consent	1
Modifications to the Concept Proposal	2
Limits of Consent	2
Legal Notices	4
Sustainability Management	4
Noise Limits	4
SCHEDULE C CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS	5
Development Contributions	5
Ecologically Sustainable Development	5
Sustainability Management Plan	5
Traffic and Access	5
Bushfire Protection	5
Noise and Vibration	6
Waste	6
Outdoor Lighting	6
Signage	6
Reflectivity	6
Road Upgrades	6
Stormwater Management	6
Salinity	7
Transmission Line Easement	7
Amenities Lot	7
SCHEDULE D CONDITIONS OF CONSENT FOR THE STAGE 1 DA	8
Obligation to Minimise Harm to the Environment	8
Development Description	8
Development In Accordance with Plans and Documents	8
Limits of Consent for Stage 1	9
Prescribed Conditions	9
Staging	9
Staged Submission of Plans or Programs	9
Evidence of Consultation	10
Dispute Resolution	10
Easements	10
Statutory Requirements	10
Construction Certificate Required	10
Structural Adequacy and Certification	10
Utilities and Services	11
Protection of Public Infrastructure	11
Compliance	11
Operation of Plant and Equipment	11
Developer Contributions	11
Subdivision	12
SCHEDULE E ENVIRONMENTAL PERFORMANCE AND MANAGEMENT	13
Traffic and Access	13
Water	15
Soils	16
Noise and Vibration	17
Aboriginal Heritage	20

CONSOLIDATED CONSENT

Biodiversity	21
Air Quality	22
Energy Efficiency and Greenhouse Gases	23
Hazards and Risk	23
Contamination	25
Waste	25
Visual Amenity	25
Transmission Requirements	26
BUSHFIRE PROTECTION	27
SCHEDULE F ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	29
Environmental Management	29
Environmental Reporting	30
Access to Information	30
Revision of Strategies, Plans and Programs	30
APPENDIX 1 - SCHEDULE OF APPROVED CONCEPT PROPOSAL DRAWINGS	31
APPENDIX 2 - SCHEDULE OF APPROVED STAGE 1 DA DRAWINGS	33
APPENDIX 3 - MANAGEMENT AND MITIGATION MEASURES	40
APPENDIX 4 - NOISE RECEIVER LOCATIONS	47
APPENDIX 5 - DEED OF VARIATION	49
APPENDIX 6 – UPDATED DEFENDABLE SPACES PLAN	50
APPENDIX 7 – WORK ZONES FOR OUT OF HOURS FILL IMPORTATION	52

CONSOLIDATED CONSENT

DEFINITIONS

Applicant	Goodman Property Services (Aust) Pty Ltd, its successors in title or any other person acting upon this consent
ARI	Average Recurrence Level
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certifying Authority	Means a person who is authorised by or under section 109D of the <i>Environmental Planning and Assessment Act 1979</i> to issue certificates
Concept Proposal	The Concept Proposal comprised of 336,735 m ² of GFA with 321,249 m ² of warehousing and 15,486 m ² of ancillary office floor space, six development precincts with a total of 15 building envelopes, and conceptual lot layout, site levels, road layout, urban design controls, conceptual landscape designs and infrastructure arrangements
Construction	The demolition of buildings or works, the carrying out of works, including bulk and detailed earthworks and erection of buildings and other infrastructure covered by this consent
Council	Penrith City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	Department of Planning, Industry and Environment
Development	The development as described in the EIS, RTS known as SSD 6917 for the Oakdale South Industrial Estate, approved by this Development Consent and as described in Schedule A and modified by the Modification Assessments.
EEC	Endangered Ecological Communities
EES	Environment and Energy Group, Department of Planning, Industry and Environment
EIS	Environmental Impact Statement titled ' <i>Environmental Impact Statement, Oakdale South Estate - State Significant Development Application</i> ', prepared by Urban Advisory Services, dated 4 November 2015
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EPA	Environment Protection Authority
EPL	Environment Protection Licence under the <i>Protection of the Environment Operations Act 1997</i>
Evening	The period from 6 pm to 10 pm
Feasible	Feasible relates to engineering considerations and what is practical to build
GFA	Gross floor area
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European

CONSOLIDATED CONSENT

settlement such as shared associations in pastoral landscapes as well as associations linked with the mission period

Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Incident	A set of circumstances that: <ul style="list-style-type: none">• causes or threatens to cause material harm to the environment; and/or• breaches or exceeds the limits or performance measures/criteria in this consent
INP	NSW Industrial Noise Policy, EPA 2000
Minister	Minister for Planning and Public Spaces
Mitigation	Activities associated with reducing the impacts of the Development prior to or during those impacts occurring
Modification Assessments	<p>The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:</p> <ul style="list-style-type: none">a) Modification Application SSD 6917 MOD 1 lodged by the Applicant on 18 November 2016 to amend the Concept Proposal and Stage 1 DA layouts of the Oakdale South Industrial Estateb) Modification Application SSD 6917 MOD 3 lodged by the Applicant on 5 April 2017 to temporarily extend the permissible construction hours for fill importation under the Stage 1 DA, excluding the proposed amendments to the management at Appendix E of the modification applicationc) Modification Application SSD 6917 MOD 4 lodged by the Applicant on 29 June 2017 to amend the Concept Proposal and Stage 1 DA layouts, estate road network and landscaping of the Oakdale South Industrial Estated) Modification Application SSD 6917 MOD 5 lodged by the Applicant on 11 October 2017 to amend Condition E27A and Condition E37e) Modification Application SSD 6917 MOD 6 lodged by the Applicant on 25 January 2018 to amend the Vegetation Management Plan, Biodiversity Offset Strategy, Condition E46, Condition E47 and the Landscape Plansf) Modification Application SSD 6917 MOD 7 lodged by the Applicant on 19 February 2018 to add additional hardstand and amend the E2 Environmental Conservation zoneg) Modification Application SSD 6917 MOD 8 lodged by the Applicant on 17 December 2019 to increase the maximum height limit for Precinct 5 from 15 m to 16.5 m.h) Modification Application SSD 6917 MOD 9 lodged by the Applicant on 21 February 2019 to amend the Concept proposal plan by consolidating the two warehouses in Precinct 6 into one warehouse.i) Modification Application SSD 6917 MOD 10 lodged by the Applicant on 19 June 2019 to enable storage of dangerous goods within Warehouse 1D.j) Modification Application SSD 6917 MOD 11 lodged by the Applicant on 19 June 2019 to update the Vegetation Management Plan (VMP) and remove the Biodiversity Offset

CONSOLIDATED CONSENT

Strategy (BOS)

- k) Modification Application SSD 6917 MOD 12 lodged by the Applicant on 27 October 2020 to amend the approved concept masterplan within Precincts 1 and 2, changes to the approved Stage 1 plans and fit-out and use of Warehouse 1D-1 for the purposes of pallet storage.
- l) Modification Application SSD 6917 MOD 13 lodged by the Applicant on 14 January 2021 to modify Conditions D32 and D33 to update the Bushfire Attack Level construction requirements for the warehouse building approved for Lot 1C in accordance with the relevant standards.
- m) Modification Application SSD 6917 MOD 14 lodged by the Applicant on 22 March 2021 to modify the amount of dangerous goods permitted to be stored in Warehouse 1D-1 and fire safety consultation requirements
- n) Modification to Update Bushfire Attack Levels and Asset Protection Zones for Lots 2A and 2B
- o) Modification Application SSD 6917 MOD 16 lodged by the Applicant on 28 October 2021 to increase the maximum height limit of Warehouse 2B
- p) Modification Application SSD 6917 MOD 17 lodged by the Applicant on 20 September 2022 to increase the maximum ridgeline height limit in Precinct 4

NDA	Net Developable Area
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
OE H	Office of Environment and Heritage
Operation	Use of warehouse buildings for packing, loading and distribution of consumer goods
Out of Hours Fill Importation Activities	The temporary importation of fill material as part of the bulk earthworks phase of construction including transport, unloading, spreading and compacting fill material on-site in work zones labelled 1A, 1B, 1C, 1D and 2A as shown in Appendix 7
Penrith DCP	<i>Penrith Development Control Plan 2014</i>
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements
Regulation, the	<i>Environmental Planning and Assessment Regulation 2000</i>
RMS	Roads and Maritime Services
RTS	Response to Submissions titled ' <i>Response to Submissions Oakdale South Estate, SSDA 15_6917</i> ', prepared by Urban Advisory Services, dated May 2016
Secretary	Planning Secretary under the EP&A Act, or nominee
Site	Land referred to in Schedule A
SSD 6917 MOD 1	The Section 96(2) modification application lodged by the Applicant on 18 November 2016 to amend the Concept Proposal and Stage 1 DA layouts

CONSOLIDATED CONSENT

	of the Oakdale South Industrial Estate.
SSD 6917 MOD 3	The section 4.55(1A) modification application lodged by the Applicant on 5 April 2017 to temporarily extend the permissible construction hours for fill importation under the Stage 1 DA, excluding the proposed amendments to the management at Appendix E of the modification application
SSD 6917 MOD 4	The section 4.55(1A) modification application lodged by the Applicant on 29 June 2017 to amend the Concept Proposal and Stage 1 DA layouts, estate road network and landscaping of the Oakdale South Industrial Estate and all supporting documentation
SSD 6917 MOD 5	The section 4.55(1) modification application lodged by the Applicant on 11 October 2017 to amend Condition E27A and Condition E37
SSD 6917 MOD 6	The section 4.55(1A) modification application lodged by the Applicant on 25 January 2018 to amend the Vegetation Management Plan, Biodiversity Offset Strategy, Condition E46, Condition E47 and the Landscape Plans
SSD 6917 MOD 7	The section 4.55(1A) modification application lodged by the Applicant on 19 February 2018 to add additional hardstand and amend the E2 Environmental Conservation zone
SSD 6917 MOD 8	The section 4.55(1A) modification application lodged by the Applicant on 17 December 2019 to increase the maximum height limit for Precinct 5 from 15 m to 16.5 m.
SSD 6917 MOD 9	The section 4.55(1A) modification application lodged by the Applicant on 21 February 2019 to amend the Concept proposal plan by consolidating the two warehouses in Precinct 6 into one warehouse.
Stage 1 DA	The Stage 1 Development Application comprising staged subdivision, site wide bulk and detailed earthworks, construction of estate wide internal roads, water, sewer, telecommunications, gas, stormwater infrastructure, estate wide landscaping and construction and operation of four warehouse and distribution buildings in precinct 1
TfNSW	Transport for New South Wales
Transmission towers	Two high voltage transmission towers (stanchions 11 and 12) located in TransGrid's transmission line easement within the site
VENM	Virgin Excavated Natural Material as defined in the <i>Protection of the Environment Operations Act 1997</i>
VPA	The Oakdale Central and Oakdale South, Horsley Park Voluntary Planning Agreement between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Pty Ltd executed on 12 March 2015

CONSOLIDATED CONSENT

SCHEDULE B CONDITIONS OF CONSENT FOR CONCEPT PROPOSAL

DETERMINATION OF FUTURE DEVELOPMENT APPLICATIONS

- B1. In accordance with section 83B(3) of the EP&A Act, subsequent stages of the Development are to be subject of future Development Applications.
- B2. Future Development Applications are to be generally consistent with the terms of Development Consent SSD 6917 as described in Schedule A, and subject to the conditions in Schedules B to F.

STATUTORY REQUIREMENTS

- B3. The Applicant shall ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals/consents.

TERMS OF CONSENT

- B4. The Applicant shall carry out the Development generally in accordance with the:
- (a) EIS and RTS;
 - (b) the letter titled '*Re: SSD6917 Oakdale South Industrial Estate, TransGrid Easement Flood Extents*', ref 14-193-ATL-TRANSGRID-L2, prepared by At&I, dated 18 May 2016 and all appendices;
 - (c) the Supplementary Response to Submissions titled '*Re: Oakdale South Estate SSDA_6917*' and all annexures, prepared by Urban Advisory Services, dated 12 July 2016;
 - (d) the letter report titled '*Oakdale South Estate, Operational Noise Contours, Adverse Weather Conditions*', prepared by SLR, dated 13 July 2016;
 - (e) the letter titled '*Re: Oakdale South Estate - State Significant Development Application Ref. 6917*' and all annexures, prepared by Urban Advisory Services, dated 8 September 2016;
 - ~~(f) the Section 96(2) Modification Application prepared by Urbis, dated 4 November 2016 and all supporting information;~~
 - ~~(g) the section 4.55(1A) Modification Application SSD 6917 MOD 3, prepared by Goodman, dated 5 April 2017 and all supporting documentation, excluding Appendix E;~~
 - ~~(h) the section 96 (1A) Modification Application SSD 6917 MOD 4, prepared by Urbis, reference: "Oakdale South MOD 4_Final" and all supporting documentation;~~
 - ~~(i) the section 4.55(1) Modification Application SSD 6917 MOD 5, prepared by Goodman, dated 1 November 2018 and all supporting information;~~
 - ~~(j) the section 4.55(1A) Modification Application SSD 6917 MOD 6, prepared by Goodman, dated 26 March 2018 and all supporting information;~~
 - ~~(k) the section 4.55(1A) Modification Application SSD 6917 MOD 7, prepared by Goodman, dated 19 February 2018 and all supporting information;~~
 - ~~(l) the section 4.55(1A) Modification Application SSD 6917 MOD 8 lodged by the Applicant on 17 December 2019 and all supporting information;~~
 - ~~(m) the section 4.55(1A) Modification Application SSD 6917 MOD 9 lodged by the Applicant on 21 February 2019 and all supporting information;~~
 - (n) Modification Assessments
 - (o) the development layout plans and drawings listed at **Appendix 1**; and
 - (p) the Management and Mitigation Measures at **Appendix 3**.
- B5. If there is any inconsistency between the plans and documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.

CONSOLIDATED CONSENT

- B6. The Applicant shall comply with any reasonable requirement(s) of the Secretary arising from the Department's assessment of:
- (a) any reports, plans or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained within these reports, plans or correspondence.

MODIFICATIONS TO THE CONCEPT PROPOSAL

- B7. Within one month of the date of this consent, the Applicant shall submit revised Concept Proposal drawings to the Secretary for approval. The revised Concept Proposal plans shall:
- (a) reflect the revised design of building 5A and the 30 metre earth bund wall along the segments of the southern property boundary located to the east and west of the TransGrid easement in drawings:
 - i) SKC241, issue P1, titled 'SSDA Layout Southern Boundary Plan Option A', prepared by At&I, dated 2 September 2016;
 - ii) SKC246, issue P1, titled 'SSDA Layout Southern Boundary Plan' prepared by At&I, dated 6 September 2016; and
 - iii) SKC247, issue P1, titled 'SSDA Layout Southern Boundary Sections', prepared by At&I, dated 6 September 2016;
 - (b) incorporate a minimum landscape setback of 10 m for the full length of the eastern property boundary of the Development;
 - ~~(c) reflect the changes to the alignment of Estate Road 3 on the following drawings submitted in Appendix B of the RTS:
 - i) SKC195 titled 'Jacfin Connection Plan', issue P1, prepared by At&I dated 19/4/2016; and
 - ii) SKC197 titled 'Amended Road 03 Layout SSDA', issue P1, prepared by At&I, dated 19/4/2016; and~~
 - (c) be consistent with the maximum GFAs and balance of GFAs within each of the six development precincts approved by this consent.

Note: This condition does not pre-empt any connection to the adjacent Jacfin site.

- B7A. Within one month of the date of determination of SSD 6917 MOD 1, the Applicant shall submit revised Concept Proposal drawings, to the satisfaction of the Secretary, which show the cul-de-sac of Estate Road 03 extended to the eastern property boundary of the site.

LIMITS OF CONSENT

- B8. This consent shall lapse five (5) years from the date from which it operates, unless the Development associated with the Stage 1 DA has physically commenced on the land to which this consent applies before or on the date on which the consent would otherwise lapse under section 95 of the EP&A Act.
- B9. The following limits apply to the Concept Proposal for the Development:
- (a) the maximum GFA for the land uses in the Development shall not exceed the limits outlined in **Table 1** below;
 - (b) ~~no car parking is permitted in the TransGrid easement;~~
 - (c) no loading docks, delivery bays or heavy vehicle movements are permitted along the southern property boundary;
 - (d) the loading dock, heavy vehicle route and associated hardstand along the southern elevation of building 5A are not permitted; and
 - (e) ~~the portion of land zoned E2—Environmental Conservation located on the north-eastern corner of Lot 3A between estate road 01 and estate road 06 shall be used for landscaping purposes only.~~

CONSOLIDATED CONSENT

Table 1: GFA Maximum for Concept Proposal

Land Use	Maximum GFA (m2)
Total General Warehousing	320,946
Total Office	14,371
Total GFA	335,317

- B10. The Applicant shall ensure the Development is consistent with the development controls in **Table 2** below:

Table 2: Development Controls

Development Aspect	Control
Southern Link Road Setback	20 m
Internal Estate Roads Setback	7.5 m
Rear and side boundary setbacks to development adjacent to the Oakdale South Estate, excluding the southern property boundary	5 m
Boundary setbacks along the southern property boundary of the Oakdale South Estate	30 m
Side boundary setbacks within the Oakdale South Estate	0 m, subject to compliance with fire rating requirements
Height (excluding Precincts 2B and 5)	15 m
Height (Precinct 2B)	16 m
Height (Precinct 5)	16.5 m
Minimum lot size	5,000 m ²
Minimum frontage	40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line.
Site coverage	Maximum of 65 per cent

Note: The site coverage control excludes building awnings.

- B11. Notwithstanding the controls listed in Table 2 in Condition B10 above, no warehouse building in Precinct 4, 5 or 6 shall exceed a ridgeline height of 13.7 m **except for the 'Stage 2 Dry Depot' part of the building in Precinct 4 under SSD-8209-MOD-3 which must not exceed a ridgeline height of 14.25 m.**
- B12. The Applicant shall lodge the proposed revisions to the *Penrith Development Control Plan 2014* (Penrith DCP), included within the RTS and as amended by the limits of this Development Consent to Council within 6 months of the date of this Development Consent.
- B13. A maximum of one illuminated sign is permitted on each elevation of each warehouse building. All illuminated signage shall be orientated away from residential receivers.
- B14. Underground car parking is not permitted on-site.
- B15. The Applicant shall provide bicycle racks, and amenity and change room facilities for cyclists in accordance with *Planning Guidelines for Walking and Cycling* (December, 2004), NSW Department of Infrastructure, Planning and Natural Resources; Roads and Traffic Authority.

LEGAL NOTICES

B16. Any advice or notice to the consent authority shall be served on the Secretary.

SUSTAINABILITY MANAGEMENT

- B17. Prior to the issue of a Construction Certificate for the first warehouse building in Stage 1, the Applicant shall submit a **Sustainability Strategy** for the Development to the Secretary for approval. The strategy shall:
- detail which ESD initiatives and energy efficiency measures outlined in the Sustainability Report prepared by SLR, revision 3, dated 16 September 2015 will be implemented on-site;
 - confirm whether the rainwater harvesting measures identified in the *Civil, Stormwater and Infrastructure Services Strategy*, rev 5, report no 14-193-R001, prepared by At&I, dated September 2015 and letter titled 'SSD 6917 Oakdale South Industrial Estate, WSUD', ref: 14-193-ATL-L003, prepared by At&I, dated 18 April 2016 will be implemented on-site;
 - identify the total greenhouse gas savings estimated to be achieved in comparison to a base case development (i.e. a development constructed in accordance with the minimum requirements of Section J of the BCA) if the measures proposed under the Sustainability Strategy are implemented; and
 - include a calculation of water requirements and measures incorporated to reduce water use.

NOISE LIMITS

- B18. The Applicant shall ensure the Development does not exceed the noise limits provided in **Table 3** below and the receiver locations (L1, L2 and L3 shown in **Appendix 4**):

Table 3: Project Specific Noise Limits dB(A)

Location	Day	Evening	Night	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{A1} (1 minute)
L1 North of Warragamba Pipeline	37	37	37	47
L2 Horsley Park	39	39	39	49
L3 Kemps Creek, Mt Vernon, Jacfin and Capitol Hill	40	40	40	48

Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

- B19. A 26 metre asset protection zone (APZ) is to be provided along the eastern boundary of Biodiversity Lot 1 and the northern boundaries of Biodiversity Lot 2 and Lot 3 a 10 metre APZ is to be provided along the southern boundary of Biodiversity Lot 2 as shown on the plan titled "Bushfire Protection Plan" OAK MP 13 (N) prepared by SBA Architects dated 2 August 2017. APZs are to be maintained in accordance with 'Planning for Bushfire Protection 2006' and the NSW Rural Fire Service's document 'Standards for Asset Protection Zones'.
- B20. Water, electricity and gas are to comply with section 4.1.3 of 'Planning for Bush Fire Protection 2006'.
- B21. Public Road access shall comply with section 4.1.3(1) of Planning for Bush Fire Protection 2006.
- B22. Fire trails shall comply with section 4.1.3(3) of Planning for Bush Fire Protection 2006.

CONSOLIDATED CONSENT

SCHEDULE C CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS

DEVELOPMENT CONTRIBUTIONS

- C1. Future Development Applications shall identify whether the provisions of Council's 94 Contributions Plan or any voluntary planning agreement(s) apply to the site.

ECOLOGICALLY SUSTAINABLE DEVELOPMENT

- C2. Future development applications shall demonstrate how the Development incorporates the principles of ESD in the design, construction and on-going operation of the Development.

SUSTAINABILITY MANAGEMENT PLAN

- C3. Future Development Applications must demonstrate compliance with the Sustainability Strategy approved under Condition B17. Alternatively, future Development Applications may include a development specific Sustainability Management Plan which demonstrates compliance with Condition B17, items (a) to (d).

TRAFFIC AND ACCESS

- C4. Future Development Applications shall be accompanied by a detailed assessment of the traffic, and transport impacts on the surrounding road network and intersection capacity, and shall detail provisions demonstrating that sufficient loading/unloading, access and car parking has been provided having regard to the car parking rates approved under Condition C5 below, and details to promote non-car travel modes. The traffic and transport impact assessment shall also have specific regard to the scope and timing of road infrastructure works in the surrounding road network.
- C5. Car parking shall be provided in accordance with the following rates, unless evidence is provided in accordance with Part C10, section 10.5.1, C1) f) of the Penrith DCP:
- (a) 1 space per 300 m² of warehouse GFA;
 - (b) 1 space per 40 m² of office GFA; and
 - (c) 2 disabled spaces for every 100 car parking spaces.
- C6. To ensure that potential conflicts between heavy vehicles and light vehicles are minimised, future Development Applications shall include details demonstrating satisfactory arrangements have been made to separate heavy and light vehicle movements.
- C7. To ensure that sustainable transport modes are supported, all future Development Applications proposing the construction of new warehouse buildings shall include a **Sustainable Travel Plan**. All Sustainable Travel Plans shall identify the pedestrian and cyclist facilities proposed to service the proposed warehouse buildings.

BUSHFIRE PROTECTION

- C8. With the exception of Precinct 2, future Development Applications for warehouse buildings shall demonstrate compliance with:
- (a) the relevant provisions of Planning for Bushfire Protection (PBP) 2006;
 - (b) the asset protection zones recommended in the report titled '*Estate Bushfire Protection Assessment, Section 96 Application for the Modification of the Approved Oakdale Industrial Estate – South*', prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016.
- C9. With the exception of Precinct 2, future Development Applications for warehouse buildings shall demonstrate compliance with Bushfire Construction Standard - AS. 3959 - 2009 as recommended in the report titled '*Estate Bushfire Protection Assessment, Section 96*

CONSOLIDATED CONSENT

Application for the Modification of the Approved Oakdale Industrial Estate – South, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016.

- C9A. Future Development Applications for warehouse buildings within Precinct 2 shall demonstrate compliance with:
- a) the relevant provisions of Planning for Bushfire Protection 2019;
 - b) the relevant requirements of Australian Standard AS3959-2018 'Construction of buildings in bush fire-prone areas' and NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014'; and
 - c) the recommendations within the report titled '*Review of Bushfire Construction Standards to Building 2A and 2B Precinct 2 Oakdale South*', prepared by Australian Bushfire Protection Planners Pty Ltd, dated 16 July 2021.

NOISE AND VIBRATION

- C10. Future Development Applications shall include a noise assessment identifying the noise and vibration impacts associated with the construction and operation of future warehouse buildings. The assessment must also identify whether appropriate acoustic amenity can be achieved at surrounding sensitive receivers and identify all mitigation measures, such as noise barriers, necessary to achieve compliance with the requirements of the project specific noise levels identified in Condition B18.

WASTE

- C11. Future Development Applications shall include a **Waste Management Plan** prepared in accordance with the with the EPA's *Waste Classification Guidelines* (DECCW, 2009).

OUTDOOR LIGHTING

- C12. Future Development Applications are to ensure compliance with *AS/N21158.3:1999 Pedestrian Area (Category P) Lighting* and *A54282: 1997 Control of Obtrusive Effects of Outdoor Lighting*.

SIGNAGE

- C13. Future Development Applications shall include details of any external advertising signage and demonstrate compliance with the requirements of Condition B13 and *State Environmental Planning Policy No. 64 - Advertising and Signage*.

REFLECTIVITY

- C14. The visible light reflectivity from building materials used in the façades of the buildings shall not exceed 20 per cent and shall be designed so as to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority for each future warehouse building prior to the issue of the relevant Construction Certificate.

ROAD UPGRADES

- C15. Future Development Applications shall identify whether any road upgrades are required as a result of the development works.

STORMWATER MANAGEMENT

- C16. All future Development Applications shall demonstrate that the design of the warehouse buildings, plant and equipment and hardstand areas are consistent with the:
- (a) Civil, Stormwater and Infrastructure Services Strategy, rev 11, report no 14-193-R001, prepared by At&I, dated June 2017;
 - (b) Flood Impact Assessment: Oakdale South Industrial Estate, ref: 59914136, prepared by Cardno, dated 11 July 2016; ~~and~~

CONSOLIDATED CONSENT

- (c) Letter report titled 'SSD6917 Oakdale South Industrial Estate, TransGrid Easement Flooding', prepared by At&I, ref: 14-193-ATL-L004, dated 18 April 2016 and all appendices-
- (d) Letter titled 'Supporting Letter Modification 12 For Lot 1c Development, Oakdale South Industrial Estate', prepared by At&I, ref: LTR052-01-14-193, dated 29 September 2020.

SALINITY

C17. As part of future Development Applications, the Applicant shall implement the recommendations outlined in the Salinity Management Plan prepared by Pells Sullivan Meynink, reference PSM1541-113L Rev 3, dated 9 September 2015.

TRANSMISSION LINE EASEMENT

C18. As part of future Development Applications for the warehouse buildings located in Precincts 3 and 6, the Applicant shall demonstrate that the design of the warehouse buildings and hardstand allows accumulated stormwater to drain away from the TransGrid easement.

AMENITIES LOT

C19. Any Development Application to develop the amenities lot located to the north of Lot 3A must only provide for small-scale local services such as commercial, retail and community facilities (including child care facilities) that service or support the needs of local employment-generating uses.

SCHEDULE D CONDITIONS OF CONSENT FOR THE STAGE 1 DA

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- D1. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the Development.

DEVELOPMENT DESCRIPTION

- D2. Development Consent is granted to the 'Stage 1 works' as described in Schedule A, the conditions contained in this Development Consent and the EIS, as amended by the RTS and ~~SSD 6917 MOD 1, SSD 6917 MOD 3, SSD 6917 MOD 4, SSD 6917 MOD 5, SSD 6917 MOD 6, SSD 6917 MOD 7, SSD 6917 MOD 8 and SSD 6917 MOD 9 Modification Assessments.~~

DEVELOPMENT IN ACCORDANCE WITH PLANS AND DOCUMENTS

- D3. The Applicant shall carry out the Development in accordance with the:
- (a) EIS and RTS;
 - (b) the letter titled 'Re: SSD6917 Oakdale South Industrial Estate, TransGrid Easement Flood Extents', ref 14-193-ATL-TRANSGRID-L2, prepared by At&I, dated 18 May 2016 and all appendices;
 - (c) the Supplementary Response to Submissions titled 'Re: Oakdale South Estate SSDA_6917' and all annexures, prepared by Urban Advisory Services, dated 12 July 2016;
 - (d) the letter report titled 'Oakdale South Estate, Operational Noise Contours, Adverse Weather Conditions', prepared by SLR, dated 13 July 2016;
 - (e) the letter titled 'Re: Oakdale South Estate - State Significant Development Application Ref. 6917' and all annexures, prepared by Urban Advisory Services, dated 8 September 2016;
 - ~~(f) the Section 96(2) Modification Application prepared by Urbis, dated 4 November 2016 and all supporting documentation;~~
 - ~~(g) the section 4.55(1A) Modification Application SSD 6917 MOD 3, prepared by Goodman, dated 5 April 2017 and all supporting documentation, excluding Appendix E;~~
 - ~~(h) the section 4.55(1A) Modification Application SSD 6917 MOD 4, prepared by Urbis, reference: "Oakdale South MOD 4 Final" and all supporting documentation;~~
 - ~~(i) the section 4.55(1) Modification Application SSD 6917 MOD 5, prepared by Goodman, dated 1 November 2018 and all supporting information;~~
 - ~~(j) the section 4.55(1A) Modification Application SSD 6917 MOD 6, prepared by Goodman, dated 26 March 2018 and all supporting documentation;~~
 - ~~(k) the section 4.55(1A) Modification Application SSD 6917 MOD 7, prepared by Goodman, dated 19 February 2018 and all supporting information;~~
 - ~~(l) the section 4.55(1A) Modification Application SSD 6917 MOD 8 lodged by the Applicant on 17 December 2019 and all supporting information;~~
 - ~~(m) the section 4.55(1A) Modification Application SSD 6917 MOD 9 lodged by the Applicant on 21 February 2019 and all supporting information;~~
 - (n) Modification Assessments
 - (o) the development layout plans and drawings listed at **Appendix 1**; and
 - (p) the Management and Mitigation Measures (see **Appendix 3**).
- D4. If there is any inconsistency between the plans and documentation referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent prevail to the extent of any inconsistency.
- D5. The Applicant shall comply with any reasonable requirement(s) of the Secretary arising from the Department's assessment of:
- (a) any reports, plans or correspondence that are submitted in accordance with this consent; and

CONSOLIDATED CONSENT

- (b) the implementation of any actions or measures contained within these documents.
- D6. Within one month of the date of this consent, the Applicant shall submit revised architectural plans for the Stage 1 DA to the satisfaction of the Secretary. The revised plans shall:
- (a) be consistent earth bund wall along the southern property boundary and the revised design of building 5A as shown in the plans accompanying the letter titled 'Re: *Oakdale South Estate – State Significant Development Application Ref. 6917*', prepared by Urban Advisory Services dated 8 September 2016; and
 - (b) be consistent with the maximum GFAs listed in Table 4 of this consent.

LIMITS OF CONSENT FOR STAGE 1

- D7. This consent lapses five (5) years after the date of determination, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.
- D8. No building in Precincts 4 or 5 shall exceed a ridgeline height of 13.7 m **except for the 'Stage 2 Dry Depot' part of the building in Precinct 4 under SSD-8209-MOD-3 which must not exceed a ridgeline height of 14.25 m.**
- D9. The total maximum GFA for Precinct 1 must not exceed 92,769 m².

PRESCRIBED CONDITIONS

- D10. The Applicant shall comply with all relevant prescribed conditions of Development Consent under Part 6, Division 8A of the Regulation.

STAGING

- D11. The Applicant may elect to construct and/ or operate the Development in stages. Where staging is proposed, the Applicant shall submit a **Staging Report** to the Secretary prior to the commencement of the first proposed stage. The Staging Report shall provide details of:
- (a) how the Development would be staged, including general details of work activities associated with each stage and the general timing of when each stage would commence; and
 - (b) details of the relevant conditions of consent, which would apply to each stage and how these shall be complied with across and between the stages of the Development.

Where staging of the Development is proposed, these conditions of consent are only required to be complied with at the relevant time and to the extent that they are relevant to the specific stage(s).

Note: *These conditions do not relate to staged development within the meaning of section 83B.*

STAGED SUBMISSION OF PLANS OR PROGRAMS

- D12. With the approval of the Secretary, the Applicant may:
- (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
 - (b) combine any strategy, plan or program required by this consent.
- D13. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program must clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined must be demonstrated.

CONSOLIDATED CONSENT

EVIDENCE OF CONSULTATION

- D14. Where consultation with any public authority is required by the conditions of this consent, the Applicant shall:
- (a) consult with the relevant public authority prior to submitting the required documentation to the Secretary, where required;
 - (b) submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent to the Secretary; and
 - (c) include the details of any outstanding issues following this consultation upon submitting any documentation required by the conditions of this consent.

DISPUTE RESOLUTION

- D15. In the event that a dispute arises between the Applicant and Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute shall be final and binding on the parties.

EASEMENTS

- D16. The creation of easements for services, rights of carriageway and restrictions as to user are applicable under section 88E of the *Conveyancing Act 1919*, including (but not limited to) the following:
- (a) easements for sewer, water supply and drainage over all public services/infrastructure on private property;
 - (b) drainage easements are to be placed over all subsurface drains and inter allotment drainage, benefiting and burdening the property owners;
 - (c) maintenance of the subsurface drains is to be included in the 88E Instrument;
 - (d) restriction as to user and positive covenant relating to the:
 - (i) on-site detention system/s;
 - (ii) stormwater pre-treatment system/s; and
 - (iii) overland flow path works;
 - (e) [an updated restriction to user for each affected lot in accordance with defendable spaces plan shown in Appendix 6.](#)

Any section 88E Instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of way to be revoked, varied or modified only with the consent of Council.

STATUTORY REQUIREMENTS

- D17. The Applicant shall ensure that all necessary licences, permits and approvals are obtained and kept up-to-date as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

CONSTRUCTION CERTIFICATE REQUIRED

- D18. Prior to the commencement of any building and/or construction works, the Applicant must obtain a Construction Certificate from the Certifying Authority.

STRUCTURAL ADEQUACY AND CERTIFICATION

- D19. The Applicant shall ensure that:
- (a) all new buildings and structures, and any alterations or additional to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA; and
 - (b) structural certification, from a suitably qualified engineer is provided for all structures, box culverts and pits greater than two metres in depth.

CONSOLIDATED CONSENT

D20. Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the Regulation sets out the requirements for the certification of the Development.

UTILITIES AND SERVICES

D21. Prior to the construction of any utility works associated with the Development, the Applicant shall:

- (a) obtain relevant approvals from service providers; and
- (b) obtain written approval from Council prior to installing any utility lead in services within a public road within the Development site.

D22. Prior to the operation of the Development, the Applicant shall obtain a compliance certificate for water and sewerage infrastructure servicing of the site from Sydney Water Corporation under Section 73 of the *Sydney Water Act 1994*.

PROTECTION OF PUBLIC INFRASTRUCTURE

D23. Prior to the commencement of construction, the Applicant shall:

- (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
- (b) submit a copy of this report to the Secretary and Council.

D24. The Applicant shall:

- (a) repair, or pay the full costs associated with repairing any public infrastructure that is damaged by the Development; and
- (b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the Development.

COMPLIANCE

D25. The Applicant shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.

D26. The Applicant shall be responsible for any environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.

OPERATION OF PLANT AND EQUIPMENT

D27. The Applicant shall ensure that all plant and equipment used for the Development is:

- (a) maintained in a proper and efficient condition; and
- (b) operated in a proper and efficient manner.

D28. The Applicant shall not operate any mobile plant and equipment which exceeds a height of 4.2 metres within the TransGrid transmission line easement. All construction plant and equipment that will operate within the transmission line easement shall be fitted with an earthing trail.

DEVELOPER CONTRIBUTIONS

D29. The Applicant shall provide all monetary contributions and/or works-in-kind under section 94EF of the EP&A Act, in accordance with the Voluntary Planning Agreement entered into between the Minister for Planning and Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd, and BGAI 2 Pty Limited and executed on 12 March 2015 (VPA), as varied by the deed of variation referred to in condition D30 and as attached at Appendix 5.

D30. Within 30 business days of the date SSD 6917 MOD 1 is approved, the Applicant must enter into a deed of variation with the Minister to vary the terms of the planning agreement executed on 12 March 2015 by the Minister for Planning ABN 38 755 709 681, Goodman Property Services (Aust) Pty Ltd ACN 088 981 793, BGAI 6 Pty Ltd ACN 128 775 799, BGMG 8 Pty Ltd ACN 161 602 768 and BGAI 2 Pty Limited ACN 120 605 718 and as previously varied by the

CONSOLIDATED CONSENT

deed of variation dated 22 December 2016 under section 93F of the Environmental Planning and Assessment Act 1979. The deed of variation must be in the terms of the written offer made by the Applicant to the Minister dated 23 January 2017, in connection with SSD 6917 MOD 1 and as attached at Appendix 5.

SUBDIVISION

- D31. The Applicant shall subdivide the site on a staged basis, in accordance with the subdivision plan OAK MP 06 (N) Indicative Ultimate Lot Layout, prepared by SBA Architects, dated 11 May 2017.
- D32. Construction of the northern, southern and western elevation(s) and roof of building 1C shall comply with Sections 3 and 7 (BAL 29) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate, and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
- D33. Construction of the eastern elevation(s) of building 1C shall comply with section 3 and section 6 (BAL 19) Australian Standard AS3959-2009 *Construction of buildings in bush fire-prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate, and section A3.7 Addendum Appendix 3 of *Planning for Bush Fire Protection 2006*.
- D34. Construction of the northern, southern and western elevation(s) and roof of building 1A shall comply with Sections 3 and 6 (BAL 19) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standards (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and A3.7 Addendum Appendix 3 of 'Planning for Bushfire Protection 2006'.
- D35. Construction of the eastern elevation(s) of building 1A shall comply with section 3 and section 7 (BAL 12.5) Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' or NASH Standards (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas – 2014' as appropriate and A3.7 Addendum Appendix 3 of 'Planning for Bushfire Protection 2006'.
- D36. Landscaping of the site shall comply with the principles of Appendix 5 of 'Planning for Bushfire Protection 2006'.
- D37. The external walls of all buildings, including attachments, must comply with the relevant requirements of the NCC. Prior to issue of a Construction Certificate and Occupation Certificate the Certifying Authority must:
- (a) be satisfied that suitable evidence is provided to demonstrate that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the relevant requirements of the NCC; and
 - (b) ensure that the documentation relied upon in the approval processes include an appropriate level of detail to demonstrate compliance with the NCC as proposed and built.

A copy of the documentation required under (b) must be provided to the Secretary within 7 days of being accepted by the Certifying Authority.

SCHEDULE E ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- E1. Prior to the commencement of construction, the Applicant shall prepare a **Construction Traffic Management Plan** (CTMP) for the Development to describe the management of traffic and access arrangements during construction. The CTMP shall at a minimum:
- (a) be prepared by a suitably qualified and experienced expert;
 - (b) be prepared in consultation with RMS, TransGrid and Council;
 - (c) be approved by the Secretary prior to the commencement of construction;
 - (d) detail the number and frequency of truck movements, size of trucks, vehicle routes and hours of construction;
 - (e) provide the estimated duration and staging of construction works;
 - (f) detail the access and parking arrangements for construction vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network;
 - (g) demonstrate how construction will be managed to ensure TransGrid can safely operate and maintain its transmission towers;
 - (h) outline when and where temporary traffic barriers will be erected to ensure the construction works will not affect the integrity TransGrid's transmission towers;
 - (i) demonstrate that access to private property will be maintained at all times; and
 - (j) include a Driver Code of Conduct that details traffic management measures to be implemented during construction and operation to:
 - (i) minimise the impacts of the Development on the local and regional road network;
 - (ii) minimise conflicts with other road users; and
 - (iii) ensure truck drivers use the specified routes.

E2. The CTMP must be implemented for the full duration of the construction works.

Operational Traffic Management Plan

- E3. Prior to the issue of an Occupation Certificate for each building, the Applicant shall prepare and submit an **Operational Traffic Management Plan** (OTMP) for the development in consultation with Council and TfNSW, to the Secretary for approval. The OTMP must at a minimum:
- (a) be prepared by a suitably qualified and experienced expert;
 - (b) estimate the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (c) detail the access and parking arrangements for operational vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network;
 - (d) include detail of proposed truck parking to ensure this is managed in an orderly manner; and
 - (e) include a Driver Code of Conduct that details traffic management measures to be implemented during operation to:
 - (i) minimise impacts of the development on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) ensure truck drivers use specified routes and minimise traffic noise during night-time hours; and
 - (iv) manage/control pedestrian movements.

E4. The Applicant must ensure that the OTMP (as revised and approved by the Secretary from time to time) is implemented for the life of the development.

Parking Provision

- E5. The Applicant shall provide a minimum of 395 on-site car parking spaces (including at least 2 spaces for people with a disability ~~at a rate of two~~ per 100 parking spaces) for use during operation of the Development, distributed as shown in Table 4 below.

CONSOLIDATED CONSENT

Table 4: Precinct Car Parking Provisions for Stage 1

Precinct	Building	Minimum Car Parking Requirements
1	A	59
	B	76
	C	114
	D	146
TOTAL		395

Operating Conditions

- E6. The Applicant shall ensure that:
- all trucks entering or leaving the site with loads have their loads covered; and
 - trucks associated with the Development do not track dirt onto the public road network.

Driveways and Retaining Walls

- E7. As part of the relevant Construction Certificate for each warehouse building, the Applicant shall demonstrate that:
- no driveways associated with warehousing and distribution buildings, water tanks and pump stations are located within the E2 zone; and
 - all retaining walls are wholly located within private property and do not encroach into the road reserves.

Internal Roads, Queuing and Parking

- E8. The Applicant shall ensure that:
- internal roads, driveways and parking associated with the Development are constructed and maintained in accordance with the relevant standards and the latest versions of AS 2890.1, AS 2890.2 and AS/NZS 2890.6;
 - the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with *AUSTROADS Design Vehicles and Turning Path Templates*;
 - the Development does not result in any vehicles queuing on the public road network;
 - heavy vehicles associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;
 - all vehicles are wholly contained on-site before being required to stop;
 - all vehicles enter and exit the site in a forward direction;
 - all loading and unloading of materials is carried out on-site; and
 - the loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.
- E9. The Applicant shall provide bicycle racks, and amenity and change room facilities for cyclists in accordance with *Planning Guidelines for Walking and Cycling* (December 2004), NSW Department of Infrastructure, Planning and Natural Resources; Roads and Traffic Authority.

Roads Act Approval

- E10. Prior to the commencement of construction works for any estate road(s) that connects to the existing public road network and works within any estate road(s) reserve(s), the Applicant shall obtain approval for the works under section 138 of the *Roads Act 1993*.

Road Design

- E11. Final road design plans shall be prepared by a qualified practicing Civil Engineer and submitted to the satisfaction of Council prior to the commencement of construction of the estate roads. The road design plans shall demonstrate compliance with Council's engineering standards.

Dedication - Internal Access Roads

- E12. Following the issue of a Subdivision Certificate, the internal access roads shall be dedicated to the relevant roads authority. Prior to any dedication, the Applicant shall ensure that the construction of the internal access roads have been completed to the satisfaction of the relevant roads authority. Despite any formal dedication, the Applicant shall remain responsible for the maintenance of the roads and road reserves for the duration of the maintenance period, being 12 months from the date of dedication of the road to the roads authority.

WATER

Stormwater

- E13. Prior to the commencement of construction, the Applicant shall prepare a **Stormwater Management Plan (SMP)** to the satisfaction of the Secretary. The SMP shall:
- (a) be prepared by a suitably qualified engineer prior to the commencement of the relevant works in consultation with Council;
 - (b) be prepared generally in accordance with the:
 - (i) Penrith DCP - C3 Water Management;
 - (ii) Council's *Water Sensitive Urban Design (WSUD) Policy*;
 - (iii) Council's engineering design guidelines;
 - (iv) *Civil, Stormwater and Infrastructure Services Strategy*, rev 5, report no 14-193-R001, prepared by At&, dated September 2015;
 - (v) *Flood Impact Assessment: Oakdale South Industrial Estate*, ref: 59915094, prepared by Cardno, dated 16 September 2015;
 - (vi) Letter report titled '*SSD6917 Oakdale South Industrial Estate, TransGrid Easement Flooding*', prepared by At&I, ref: 14-193-ATL-L004, dated 18 April 2016 and all appendices; and
 - (vii) OEH's *Managing Urban Stormwater: Soils and Construction Guideline*;
 - (c) identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to;
 - (d) incorporate design plans and accompanying design notes, including any rainwater harvesting;
 - (e) incorporate bio-swales, gross pollutant traps and stormwater pollutant filters;
 - (f) describe the measures that would be implemented to maintain this infrastructure during the life of the Development, including:
 - (i) a program for maintenance and monitoring to ensure stormwater quantity and quality is maintained, and detail the procedures to be undertaken if any non-compliance is detected; and
 - (ii) all contractor's cleaning reports or certificates that will be provided to Council over the life of the Development; and
 - (g) ensure all selected and maintained to ensure compliance with the pollutant removal targets in Part C3 – Water Management of the Penrith DCP.
- E14. The Applicant shall carry out the Development in accordance with the SMP as approved by the Secretary (and as revised and approved by the Secretary from time to time), unless otherwise agreed by the Secretary.
- E15. Whilst bulk and detailed earthworks are occurring on site, the Applicant shall ensure all bio-retention basins are utilised as temporary sediment control basins. The bio-retention basins shall not be converted into the final/ultimate basins until such time as all building and construction works within the relevant stage shown in drawing *OAK MP 09 (J) titled 'Infrastructure Staging Plan (Indicative)', prepared by SBA architects, dated 28 April 2017* are 90 per cent complete and the area within the relevant stage is stabilised.

CONSOLIDATED CONSENT

- E16. The Applicant shall ensure that all temporary and permanent bio-retention basins, inclusive of the weir and berm levels, are located above the 100 year Average Recurrence Interval (ARI) flood level.
- E17. The Applicant shall ensure that any batter slopes or batter slopes of bio-retention basins steeper than 1 in 5 are vegetated. Where there are any non-vegetated batter slopes steeper than 1 in 5, the Applicant shall design the batter slopes to the satisfaction of Council.
- E18. Prior to the issue of any Construction Certificate for bulk or detailed earthworks, the Applicant shall provide the MUSIC modelling for the Development to Council.
- E19. The Applicant shall provide a 3 m wide access track around all stormwater basins to permit maintenance.
- E20. The Applicant shall maintain all bio-retention basins on-site in perpetuity.

Works-as-Executed Drawings – Stormwater Drainage

- E21. On completion of the drainage works for each Lot under the Stage 1 DA, and prior to operation of any warehouse building, works-as-executed (WAE) plans certified by a Registered Surveyor shall be submitted to Council and the Department demonstrating that the drainage works have been completed in accordance with the approved plans. All relevant details are to be on the WAE plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

Flooding

- E22. All finished floor levels shall achieve a minimum 500 mm freeboard from the 100 year ARI flood level.

SOILS

Imported Soil

- E23. Prior to commencing bulk earthworks, the Applicant shall prepare and submit a **Fill Importation Protocol**. The Protocol shall:
- (a) be prepared in consultation with Council; and
 - (b) ensure that any material imported and used as fill on the site:
 - (i) is VENM as defined in Schedule 1 of the POEO Act; or
 - (ii) meets the requirements of the EPA's *Excavated Natural Material Order 2014*, under the *Protection of the Environment Operations (Waste) Regulation 2014*.
- E24. The Applicant shall implement the Fill Importation Protocol approved under Condition E23 for the duration of bulk and detailed earthworks, and shall:
- (a) keep accurate records of the volume and type of fill to be used; and
 - (b) make these records available to the Secretary upon request.

Erosion and Sediment Control

- E25. During construction works, the Applicant shall implement and maintain best practice erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline* (Landcom).

Salinity

- E26. During construction works, the Applicant shall implement the recommendations outlined in the Salinity Management Plan prepared by Pells Sullivan Meynink, reference PSM1541-113L Rev 3, dated 9 September 2015.

NOISE AND VIBRATION

Construction Noise and Vibration

E27. Construction activities associated with the Development shall be undertaken during the following hours:

- (a) 7:00 am to 6:00 pm Mondays to Fridays, inclusive; and
- (b) 8:00 am to 1:00 pm Saturdays; and
- (c) at no time on Sundays or public holidays.

Out of Hours Fill Importation

E27A. In addition to the construction hours detailed in Condition E27 above, the Applicant may undertake fill importation activities that meets the imported soil requirements under Condition B23, in work zones 1A, 1B, 1C, 1D and 2A, within precincts 1 and 2 of the Stage 1 DA, as shown in Appendix 7 between the hours of 8:00 PM to 4:00 AM, Mondays to Fridays inclusive for a period of four months in the following staged manner:

- (a) Stage 1 – 60 deliveries per night for two weeks;
- (b) Stage 2 – 120 deliveries per night for two weeks; and
- (c) Stage 3 – 200 to 300 deliveries per night for 4 months or until bulk earthworks levels in precincts 1 and 2 under the Stage 1 DA are achieved, whichever is sooner.

E27B. Under the stages for out of hours fill importation described in Condition E27A above, the Applicant shall not progress from Stage 1 to Stage 2 and from Stage 2 to Stage 3, except in accordance with an approval granted by the Secretary, in accordance with conditions E27D and E27E.

E27C. Prior to the commencement of out of hours fill importation activities, the Applicant shall notify the Secretary of the date on which the Stage 1 out of hours fill importation activities works detailed under Condition E27A(a) above will commence. As part of this notification, the Applicant shall, to the satisfaction of the Secretary:

- a) demonstrate that erosion and sedimentation control measures in accordance with *Managing Urban Stormwater: Soils and Construction Guideline* (Landcom); and
- b) submit any erosion and sediment control plans prepared under the approved Construction Environmental Management Plan required by Condition C1.

E27D. The Applicant may apply to the Secretary for approval to increase the number of fill importation deliveries from 60 deliveries per night to 120 deliveries per night if:

- a) the Applicant submits a compliance report of the Stage 1 out of hours fill importation activities, to the satisfaction of the Secretary. The Stage 1 compliance report must:
 - (i) provide the results of noise monitoring against the noise management levels under Condition E27F; and
 - (ii) confirm the number of delivery trucks during the relevant stage of fill importation activities; and
 - (iii) provide details of any complaints received and the measures taken to address the complaints.

E27E. The Applicant may apply to the Secretary for approval to increase the number of fill importation deliveries from 120 deliveries per night to a maximum of 300 deliveries per night if:

- a) the Applicant submits a compliance report of the Stage 2 out of hours fill importation activities, to the satisfaction of the Secretary. The Stage 2 compliance report must:
 - (i) provide the results of noise monitoring against the noise management levels under Condition E27F; and
 - (ii) confirm the number of delivery trucks during the relevant stage of fill importation activities; and
 - (iii) provide details of any complaints received and the measures taken to address the complaints.

CONSOLIDATED CONSENT

- E27F. The Applicant must ensure the noise generated by out of hours fill importation activities undertaken in the hours detailed in Condition E27A above does not exceed the noise management levels set out in Table 5A below.

Table 5A: Noise Management Levels for Out of Hours Fill Importation Activities

Approximate Noise Catchment	Construction Noise Management Levels (LAeq _{15 minute})		Sleep Disturbance (LA ₁ , 1 Minute)
	Evening (6 PM to 10 PM)	Night (10 PM to 7 AM)	
L1 - North of the Pipeline	37	37	47
L2 - Horsley Park	39	39	49
L3 - Kemps Creek, Mount Vernon, Jacfin and Capitol Hill	38	38	48

- E27G. Should the noise monitoring compliance reports required by conditions E27D or E27E above show exceedances in the noise management levels detailed under Condition E27F, or if any complaints are received which the Secretary determines are valid, the Applicant must cease out of hours fill importation activities for the relevant stage where exceedances occurred, or as otherwise agreed by the Secretary.
- E27H. For the duration of Stage 3 fill importation activities under Condition E27(c), the Applicant must submit a noise monitoring compliance report demonstrating compliance with the noise management levels detailed under Condition E27F, to the satisfaction of the Secretary every two weeks until 4 months is complete or until bulk earthworks levels in precincts 1 and 2 under the Stage 1 DA are achieved, whichever is sooner.
- E27I. Should any of the noise monitoring compliance reports submitted for Stage 3 fill importation activities show exceedances in the noise management levels detailed under Condition E27F, or if any complaints are received which the Secretary determines are valid, the Applicant must cease out of hours fill importation activities, or as otherwise agreed by the Secretary.
- E27J. While undertaking fill importation activities during the construction hours detailed in Condition E27A above, the Applicant must:
- undertake noise monitoring at points L1, L2 and L3 shown in Appendix 4;
 - not undertake works in zone 2B as depicted in Appendix 7;
 - not use a D10 bulldozer at any time;
 - not undertake fill importation in more than one work zone at any time consisting of work zones 1A, 1B, 1C, 1D or 2A as shown in Appendix 7; and
 - implement the management and mitigation measures detailed in SSD 6917 MOD 3.
- E33. The Development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the management and mitigation measures in the RTS and SSD 6917 MOD 3.
- E28. Construction works outside of the standard construction hours identified in Condition E27 may be undertaken in the following circumstances:
- construction works that generate noise that is:
 - no more than 5 dB(A) above rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009); and

CONSOLIDATED CONSENT

- (ii) no more than the noise management levels specified in Table 3 of the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) at other sensitive receivers; or
 - (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm; or
 - (d) works approved through an EPL, or by the Secretary; or
 - (e) works as approved through the out-of-hours work protocol outlined in the CEMP as required by Condition F1.
- E29. Activities resulting in impulsive or tonal noise emission (such as rock breaking, rock hammering, pile driving) shall only be undertaken:
- (a) between the hours of 8:00 am to 5:00 pm Monday to Friday;
 - (b) between the hours of 8:00 am to 1:00 pm Saturday; and
 - (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.
- For the purposes of this condition 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.
- E30. The Development shall be constructed with the aim of achieving the following construction vibration goals:
- (a) for structural damage, the vibration limits set out in the German Standard *DIN 4150-3: Structural Vibration - effects of vibration on structures*; and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: A Technical Guideline* (Department of Environment and Conservation, 2006).
- E31. Wherever practical, piling activities must be undertaken using quieter alternative methods than impact or percussion piling, such as bored piles or vibrated piles.
- E32. Where feasible and reasonable, noise mitigation measures shall be implemented at the start of construction (or at other times during construction) to minimise construction noise impacts.

Construction Noise Limits

- E33. The Development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All feasible and reasonable noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the management and mitigation measures in the RTS.

Note: The *Interim Construction Noise Guideline* identifies 'particularly annoying' activities that require the addition of 5dB(A) to the predicted level before comparing to the construction NML.

Construction Noise Management Plan

- E34. The Applicant shall prepare a **Construction Noise Management Plan** (CNMP) for the Development to manage high noise generating works. The CNMP shall:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) be approved by the Secretary prior to the commencement of construction;
 - (c) describe procedures for achieving the noise management levels in the EPA's *Interim Construction Noise Guideline 2009*;
 - (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (e) include strategies that have been developed with the community for managing high noise generating works;

CONSOLIDATED CONSENT

- (f) describe the community consultation undertaken to develop the strategies in e) above; and
- (g) include a complaints management system that would be implemented for the duration of the Development.

Operational Noise Limits

E35. The Applicant shall operate the Stage 1 DA in a manner that ensures the Oakdale South Industrial Estate complies with the noise limits for the Concept Proposal set in Condition B18 of this Development Consent.

Noise Walls

E36. The Applicant shall construct the noise walls shown in the RTS and as amended by SSD 6917 MOD 1, prior to the commencement of operation of any part of the Development.

Note: If construction of noise walls is to be staged, the Applicant shall submit a noise verification study to the satisfaction of the Secretary to demonstrate that the Development will comply with the noise limits in Condition E35 at all times.

Noise Verification – External Mechanical Plant

E37. Within three months of the commencement of operation of each warehouse building containing external mechanical plant, the Applicant shall undertake noise testing and prepare a **Noise Validation Report** (NVR) to demonstrate that operation of the mechanical plant and equipment meets the noise limits in Condition B18. The NVR shall:

- (a) be prepared by an appropriately qualified and experienced noise expert;
- (b) be approved by the Secretary, ~~prior to the installation of any external mechanical plant;~~
- (c) demonstrate that the location, design and operation of external mechanical plant would achieve the noise limits in Condition B18;
- (d) describe any acoustic treatments required to ensure compliance with the noise limits in Condition B18; and
- (e) if necessary, recommend, prioritise and implement measures to improve noise controls on-site to ensure the Development meets relevant criteria and protects off-site receivers from excess noise.

Noise Management

E38. The Applicant shall:

- (a) implement best management practice, including all reasonable and feasible measures to prevent and minimise noise and vibration during construction and operation of the Development (including low frequency noise and traffic noise);
- (b) minimise the noise impacts of the Development during adverse meteorological conditions when noise criteria do not apply;
- (c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and
- (d) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

ABORIGINAL HERITAGE

E39. In the event that impacts to Aboriginal Heritage Information Management System (AHIMS) sites 45-5-4528 (Oakdale South AS 3) and 45-5-4529 (Oakdale South AS 4) cannot be avoided, the Applicant shall undertake a salvage excavation prior to the commencement of bulk earthworks at the two AHIMS sites. In undertaking the salvage excavation, the Applicant shall prepare a salvage excavation methodology in consultation with the OEH and Aboriginal stakeholder groups.

E40. The Applicant shall provide a copy of the final excavation report(s) required under Condition E39 to the Secretary and Council.

CONSOLIDATED CONSENT

- E41. If any Aboriginal archaeological objects are uncovered which were not previously identified in the *Archaeological Test Excavation Report*, prepared by Artefact Heritage and dated September 2015 during construction works, the Applicant shall cease works immediately and notify the OEH and obtain any necessary approvals to continue the works. The Applicant shall comply with any request made by the OEH to cease works for the purpose of archaeological recording.

EUROPEAN HERITAGE

Archaeological Salvage

- E42. Prior to the commencement of bulk earthworks in Precinct 1, the Applicant shall:
- (a) submit an amended Archaeological Research Design and Excavation Methodology to take into account the potential State significant archaeology on-site to the satisfaction of the Heritage Council;
 - (b) nominate an Excavation Director to oversee all salvage excavation on-site. The Excavation Director shall be endorsed by the Heritage Council prior to any salvage excavation works occurring on-site;
 - (c) undertake a full salvage excavation of all relics associated with the Lochwood Estate, including outbuildings and supporting elements; and
 - (d) ensure that any salvaged relics are retained by the land owner in a nominated repository on-site.
- E43. Within 15 months of the completion of the archaeological investigation on-site, the Applicant shall prepare and submit to the Secretary a **Final Archaeological Excavation Report** in accordance with Heritage Council guidelines. A copy of the final report is to be provided to the Heritage Council of NSW and Penrith City Council.

Unexpected Finds Protocol

- E44. If substantial intact archaeological deposits and/or State significant relics which were not previously identified in the *Results of Non-Aboriginal Archaeological Test Excavation*, prepared by Artefact Heritage, dated September 2015, are discovered during construction, the Applicant shall:
- (a) immediately cease works in the affected area(s) and contact a suitably qualified and experienced archaeologist to assess the finds;
 - (b) not commence work until the Heritage Council has confirmed works may continue within the affected area(s);
 - (c) address any request for information made by the Heritage Council, and provide copies of this information to the Secretary; and
 - (d) update any relevant plans or strategies, if required by the Secretary.

Interpretation Plan

- E45. Within 12 months of the completion of the Stage 1 DA works, the Applicant shall prepare Heritage Interpretation Plan addressing Aboriginal Cultural Heritage, the former Lochwood Estate and Lenore Closer Solder Settlement Scheme for the Secretary's approval. The Heritage Interpretation Plan shall be prepared in consultation with the Heritage Council and the OEH and include information obtained through the historical research and archaeological investigations of the subject land (Aboriginal and historic) to enable future users of the site to understand the sites history.

BIODIVERSITY

Offsets

- ~~E46. Within 12 months of the date of this consent, or as otherwise agreed by the Secretary, the Applicant shall retire 158 ecosystem credits to offset the removal of native vegetation on-site.~~

CONSOLIDATED CONSENT

Within six months of the date of the determination of Modification Application SSD 6917 MOD 11, or as otherwise agreed by the Secretary, the Applicant shall retire 148 ecosystem credits to offset the residual biodiversity impacts of the development. The number and class of ecosystem credits required to be retired is set out in Part 2 of the Statement of assessment of reasonable equivalence of biodiversity credits authorised by the Delegate of the Environment Agency Head issued on 15 July 2019.

E46A. The requirement to retire the 148 ecosystem credits in condition E46 may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem credits, as calculated by the Biodiversity Offsets Payment Calculator. Evidence of the retirement of credits in satisfaction of condition E46 or payment to the Biodiversity Conservation Fund must be provided to the Secretary within six months of the date of the determination of Modification Application SSD 6917 MOD 11, or otherwise as agreed by the Secretary.

Vegetation Management Plan

E47. Prior to the issue of any Construction Certificate that includes creek realignment works, the Applicant shall submit a revised **Vegetation Management Plan** (VMP). The revised VMP shall;

- ~~(a) be submitted to the satisfaction of the Secretary;~~
- ~~(b) be prepared in consultation with the OEH;~~
- ~~(c) be consistent with the management measures and recommendations of the draft Vegetation Management Plan prepared by EcoHort Pty Ltd, dated 31 August 2015; and~~
- ~~(d) be implemented for a period of no less than five (5) years.~~

- (a) be submitted to the satisfaction of the Secretary;
- (b) be prepared in consultation with the Natural Resources Access Regulator (NRAR);
- (c) be consistent with the management measures and recommendations of the Vegetation Management Plan prepared by EcoHort Pty Ltd, dated 31 August 2015; and
- (d) be implemented for a period of no less than five (5) years; and
- (e) must be provided to the Planning Secretary within six months of the date of the determination of Modification Application SSD 6917 MOD 11, or otherwise agreed by the Planning Secretary.

~~Note: The intent of this condition is to ensure the 5 year vegetation management restoration/rehabilitation measures proposed under the VMP are not included within the proposed biobank area to avoid precluding the creation of the proposed biobank site under clause 11 of the Threatened Species Conservation (Biodiversity Banking) Regulation 2008.~~

~~E47A. The management actions of any BioBanking Agreement applicable to the site are to be implemented.~~

AIR QUALITY

E48. The Applicant shall:

- (a) implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from operation of the Development; and
- (b) minimise any visible off-site air pollution that occurs as a result of construction and operation the Development.

Dust Minimisation

E49. The Applicant shall implement all reasonable and feasible measures to minimise dust and odour emissions generated during demolition, earthworks, construction and operation of the Development.

E50. During construction, the Applicant shall ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the Development do not track dirt onto the public road network;

CONSOLIDATED CONSENT

- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on-site to minimise exposed surfaces.

ENERGY EFFICIENCY AND GREENHOUSE GASES

- E51. Prior to the issue of a Construction Certificate for each warehouse building, the Applicant shall submit a **Sustainability Management Plan** outlining the specific sustainability measures that will be installed in each warehouse. Each plan must:
- (a) be approved by the Secretary;
 - (b) be consistent with the Sustainability Strategy approved under Condition B17;
 - (c) confirm the total greenhouse gas savings achieved in comparison to a base case development (i.e. a development constructed in accordance with the minimum requirements of Section J of the BCA);
 - (d) include a calculation of water requirements and measures incorporated to reduce water use;
 - (e) include a program to monitor and report annually on the efficiency of the measures implemented; and
 - (f) ensure the Development will continue to operate at industry best practice over time.
- E52. The Applicant shall include all sustainability measures outlined in the approved Sustainability Management Plan(s) in the Construction Certificate drawings for each warehouse building prior to the issue of any Occupation Certificate.

HAZARDS AND RISK

Dangerous Goods

- E53. The storage of Dangerous Goods shall not exceed the thresholds outlined in the *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33*.
- E54. Dangerous Goods, as defined by the *Australian Dangerous Goods Code*, shall be stored and handled strictly in accordance with all relevant Australian Standards.
- E54A. The storage of dangerous goods on-site must not exceed the quantities provided in Tables 6 and 7 below:

Table 6: Warehouse 1D-2 Dangerous Goods Storage

Area	Class	Packing Group	Quantity (L or KG)
General Warehouse	2.1 (aerosols)^	N/A	556,554 L / 139,139 kg
	3	II & III	494,678 L
	4.1	II & III	7,051
	5.1	III	58,724
Autostore*	2.1 (aerosols)	N/A	290 kg
	3	II & III	16,750 L
	5.1	II & III	450 L

^The quantity of aerosols is in relation to the quantity of liquefied petroleum gas (LPG) contained in aerosol cans as propellant.

* Minor quantities of Class 4, 8 and 9 (<100 L) are not listed in the table.

Table 7: Warehouse 1D-1 Dangerous Goods Storage

Class	Description	Packing Group	Quantity (kg)
2.1	Aerosols (LPG)	N/A	54
2.1	Liquefied Petroleum Gas (LPG)	N/A	9,900**
3	Flammable Liquids	II	200*
8	Corrosive substances	II	6,951

CONSOLIDATED CONSENT

9	Miscellaneous substances	III	52
---	--------------------------	-----	----

* Density obtained from SDS for each item.

**Density of LPG assumed to be 550 kg/m³

Pre-construction

E54B. Prior to the commencement of operation of SSD-6917-MOD-10, the Applicant shall implement all recommendations of the Preliminary Hazard Analysis prepared by RiskCon Engineering dated 20 May 2019.

E54C. The Applicant shall submit the studies to the Secretary no later than one month prior to the commencement of works associated with SSD 6917 Mod 10 (other than preliminary works), or within such further period as the Secretary may agree,

- (a) A Fire Safety Study for the proposed MOD 10 project. This study shall cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's 'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. The study shall meet the requirements of Fire and Rescue NSW.
- (b) A Final Hazard Analysis (FHA) of the development prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'. The FHA must specifically address all possible fire hazards and provide details of early heat/smoke/fire detection systems to be included in the design.

Pre-commissioning

E54D. Prior to commissioning, the Applicant shall develop and implement the plans and systems set out under subsections (a) to (b) below. The Applicant shall submit to the Secretary documentation describing the plans and systems no later than two months prior to the commencement of commissioning of the proposed project, or within such further period as the Secretary may agree.

- (a) A comprehensive Emergency Plan and detailed emergency procedures for the proposed project. This plan shall include detailed procedures for the safety of all people outside of the project who may be at risk from the project. The plan shall be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.
- (b) Prior to operation in Warehouse 1D-1, a Safety Management System document shall be prepared, covering all on-site operations and associated transport activities involving hazardous materials. The document shall clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. The Safety Management System shall be developed in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'. Records shall be kept on-site and shall be available for inspection by the Secretary upon request.

Ongoing

E54E. Twelve months after the commencement of MOD 10 operations and every five years thereafter, or at such intervals as the Secretary may agree, the Applicant shall carry out a comprehensive Hazard Audit of the development and within one month of each audit submit a report to the Secretary.

The audits shall be carried out at the Applicant's expense by a qualified person or team, independent of the Development, approved by the Secretary prior to commencement of each audit. The Hazard Audit shall be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'.

Bunding

- E55. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*.

CONTAMINATION

- E56. Prior to the commencement of bulk or detailed earthworks, the Applicant shall prepare an **Unexpected Finds Protocol** to ensure that potentially contaminated material is appropriately managed. Any material identified as contaminated shall be disposed off-site, with the disposal location and results of testing submitted to Council, prior to its removal from the site.
- E57. The Applicant shall implement the Unexpected Finds Protocol developed under Condition E56 for the duration of works.

WASTE

Classification

- E58. The Applicant shall ensure that any waste generated on the site is classified in accordance with the EPA's *Waste Classification Guidelines* (DECCW, 2009), or any superseding document and disposed of to a facility that may lawfully accept the waste.

Waste Management

- E59. The Applicant shall implement the Waste Management Plan at Appendix W of the EIS for the duration of construction works and for the operational life of the Development.
- E60. For the life of the Development, the Applicant shall:
- (a) monitor the amount of waste generated by the Development;
 - (b) investigate ways to minimise waste generated by the Development; and
 - (c) implement reasonable and feasible measures to minimise waste generated by the Development in accordance with the EPA's *NSW Waste Avoidance and Resource Recovery Strategy 2014-2021*.

VISUAL AMENITY

Landscaping

- E61. Prior to the commencement of construction, the Applicant shall prepare and submit a **Landscape Management Plan (LMP)** to the satisfaction of the Secretary. The LMP shall:
- (a) be prepared in consultation with Council and submitted to the Secretary;
 - (b) ensure landscaping is undertaken in accordance with the Landscape Plans prepared by Site Image contained within the EIS as amended by the RTS and the letter titled 'Re: Oakdale South Estate – State Significant Development Application Ref. 6917' and all annexures, prepared by Urban Advisory Services, dated 8 September 2016;
 - (c) ensure that provisions are made for landscaping at the western boundary of Lot 1A to be established prior to the commencement of works for Building 1A;
 - (d) detail the management measures to be implemented for the maintenance of the perimeter landscape treatments along the southern and eastern boundaries, including the earth bund wall along the southern property boundary of the site, for the life of the Development;
 - (e) detail the management measures to be implemented for the maintenance of the internal landscaping, for the life of the development; and
 - (f) be updated within six months of the approval of SSD 6917 MOD 6.
- E62. The Applicant shall install the perimeter landscape treatments detailed in the RTS and the letter titled 'Re: Oakdale South Estate – State Significant Development Application Ref. 6917' and all annexures, prepared by Urban Advisory Services, dated 8 September 2016 so they provide:

CONSOLIDATED CONSENT

- (a) a minimum depth of 30 m along the section of the southern property boundary to the east and west of the TransGrid easement; and
- (b) a minimum depth of 10 m for the full length of the eastern property boundary.

E63. The Applicant shall implement the perimeter landscape treatments along the outside boundaries of precincts 4 and 5 following the completion of site levels and retaining walls but prior to the commencement of construction of the warehouse buildings in precincts 4 and 5, to ensure sufficient time for the establishment of a landscape buffer.

E64. Within three months of the commencement of operation, other than the perimeter landscape treatments, the Applicant shall provide evidence to the satisfaction of the Secretary, demonstrating that the landscaping has been implemented in accordance with the LMP.

E65. The Applicant shall maintain all site perimeter landscaping, in accordance with the approved LMP for the life of the Development.

Lighting

- E66. The Applicant shall ensure that the lighting associated with the Development:
- (a) complies with the latest version of *AS 4282 (INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

E67. All signage and fencing shall be erected in accordance with the Development plans included in the EIS as amended by the RTS.

Note: *This condition does not apply to temporary construction-related and safety-related signage.*

E68. Prior to the installation of signage on each warehouse building, the Applicant shall submit detailed plans of the façade signage and elevations of each warehouse building to the satisfaction of the Secretary, demonstrating the signage complies with the requirements of Condition B13.

Reflectivity

E69. The visible light reflectivity from building materials used in the facades of the buildings shall not exceed 20 per cent and shall be designed so as to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.

TRANSMISSION REQUIREMENTS

Impacts During Construction and Operation

E70. To ensure that the integrity of the TransGrid transmission towers (including associated land and infrastructure) are not adversely affected during operation, the Applicant shall undertake the following works in consultation with TransGrid and to the satisfaction of the Secretary:

- (a) install and maintain traffic barriers along trafficable areas adjacent to the TransGrid site frontage, to restrain B-double vehicles, generally in accordance with any road safety audit outcomes and the relevant Austroad and RMS design standards; and
- (b) ensure that all activities associated with the operation of the Development are undertaken in a manner that does not restrict TransGrid from operating and maintaining its transmission towers.

E71. The Applicant shall ensure a 25 m horizontal clearance is maintained from each transmission tower leg at all times during construction and operation.

CONSOLIDATED CONSENT

- E72. The Applicant shall notify TransGrid prior to any amendment or modifications to the proposed Development and obtain written approval from TransGrid for any amended or modified encroachment into the easement.

Drainage

- E73. Prior to the issue of any Construction Certificate for any infrastructure works within 30 m of the TransGrid transmission line easement, the Applicant shall:
- (a) design the easement drainage in consultation with and to the satisfaction of TransGrid, prior to the commencement of bulk or detailed earthworks adjacent to the easement; and
 - (b) provide details of the final easement drainage designs endorsed by TransGrid to the Secretary.
- E74. Prior to the issue of any Construction Certificate of any warehouse building adjacent to the TransGrid easement, the Applicant shall submit revised design drawings prepared in consultation with TransGrid demonstrating that stormwater accumulated on-site is directed away from the TransGrid easement, to the satisfaction of the Secretary.

Earthworks and Construction

- E75. All works are to be carried out during construction in accordance with the NSW WorkCover *Work Near Overhead Powerlines Code of Practice 2006* and TransGrid's *Easement Guidelines for Third Party Development*. The Applicant shall:
- (a) notify TransGrid at least two weeks prior to the commencement of earthworks and construction of each stage of the Development;
 - (b) notify TransGrid at least two weeks prior to the commencement of any work within 30 m of the transmission towers;
 - (c) implement traffic control measures to ensure vehicles do not collide with the transmission towers; and
 - (d) not store or stockpile materials or soil within the easement at any time.

BUSHFIRE PROTECTION

- E76. Prior to the commencement of operation, the Applicant shall prepare a Bushfire Emergency Evacuation Plan, in consultation with the Rural Fire Service that complies with section 4.2.7 of *Planning for Bushfire Protection 2006* and 'Development Planning – A Guide to Developing a Bush Fire Emergency management and Evacuation Plan December 2014', to the satisfaction of the Secretary. The Bushfire Emergency Evacuation Plan shall form part of the OEMP.
- E77. Safety devices shall be installed within Lot 1A to ensure the safety of motorists and pedestrians within the car parking area. This should include, but not be limited to, safety mirrors, clear delineation of vehicle and the pedestrian areas including safety railing and safety lighting.

FIRE SAFETY

- E78. Prior to the issue of the relevant construction certificate for, or commencement of operation of, SSD 6917 MOD 10 the Applicant shall undertake consultation with FRNSW with regard to the fire and life safety systems for the development.
- E78A. ~~Prior to operation of Warehouse 1D-1, confirmation is to be submitted to the Department that the a revised Fire Safety Study for the site, as modified to address MOD 14, has been prepared in consultation with Fire and Rescue NSW (FRNSW) and to the satisfaction of the Secretary. The identified performance solutions are required to be addressed and approved through consultation with FRNSW and the submission of a fire engineering brief questionnaire (FEBQ).~~
- E79. Prior to operation in Warehouse 1D-1, a comprehensive Emergency Response Plan (ERP) is to be developed for both ~~tenancies~~ warehouses on of Lot 1D, prepared in consultation with Fire and Rescue NSW. The ERP must:

CONSOLIDATED CONSENT

- ~~specifically addresses~~ foreseeable on-site and off-site fire events and other emergency incidents (such as fires involving dangerous goods and battery energy storage systems) or potential hazmat incidents;
- details the appropriate risk control measures that would need to be implemented to safely mitigate potential risks to the health and safety of firefighters and other first responders. ~~Such measures will include~~ including the level of personal protective clothing required to be worn, the minimum level of respiratory protection required, decontamination procedures to be instigated and minimum evacuation zone distances;
- includes other risk control measures that may need to be implemented in a fire emergency (due to any unique hazards specific to the site); and
- be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.

Two copies of the ERP are to be stored in a prominent 'Emergency Information Cabinet' located in a position directly adjacent to the site's main entry point/s.

- E80. Prior to operation of Warehouse 1D-1, the operator of the facility is to contact the relevant local emergency management committee (LEMC), established by Section 28 of the State Emergency and Rescue Management Act 1989. The contact details of members of the LEMC can be obtained from the relevant local council.

An emergency services information package (ESIP) be developed for the site and access to this document be provided to emergency service organisations, in accordance with the Fire and Rescue NSW 'Fire Safety Guideline – Emergency services information package and tactical fire plans.'

SCHEDULE F ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- F1. Prior to the issue of a Construction Certificate, the Applicant shall prepare a **Construction Environmental Management Plan** (CEMP) to the satisfaction of the Secretary. The CEMP must:
- (a) be prepared by a suitable qualified and experienced person in consultation with Council and TransGrid;
 - (b) approved by the Secretary prior to the commencement of construction;
 - (c) identify all statutory approvals that apply to the Development;
 - (d) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
 - (e) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;
 - (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (g) describe of the roles and responsibilities for all relevant employees involved in construction works associated with the Development; and
 - (h) include all sub-management plans required under Condition F2 of this consent.
- F2. As part of the CEMP required under Condition F1 of this consent, the Applicant shall append the following sub-management documents:
- (a) construction traffic management plan (see Condition E1);
 - (b) stormwater management plan (see Condition E13)
 - (c) fill importation protocol (see Condition E23);
 - (d) unexpected finds protocol (see Condition E56);
 - (e) landscape management (see Condition E61); and
 - (f) community consultation and complaints handling.
- F3. The approved CEMP (as revised and approved by the Secretary from time to time) must be implemented by the Applicant for the duration of the construction works.

Operational Environmental Management Plan

- F4. The Applicant shall prepare an **Operational Environmental Management Plan** (OEMP) for the development and be submitted to the satisfaction of the Secretary prior to the commencement of operations. The OEMP must:
- (a) provide the strategic framework for environmental management of the development;
 - (b) identify the statutory approvals that apply to the development;
 - (c) include a copy of all relevant management plans and monitoring requirements and programs relevant under this consent;
 - (e) outline all environmental management practices and procedures to be followed during operation;
 - (f) describe all activities to be undertaken on the site during operation;
 - (g) detail how the environmental performance of the operation of the development will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (h) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (i) describe the procedures that will be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise during the course of the development;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies;

CONSOLIDATED CONSENT

- (vi) include copies of any strategies, plans and programs approved under the
- (vii) conditions of this consent; and
- (viii) a clear plan depicting all the monitoring required to be carried out under the conditions of this consent.

F5. The approved OEMP (as revised and approved by the Secretary from time to time) shall be implemented by the Applicant for the life of the Development.

ENVIRONMENTAL REPORTING

Incident Reporting

F6. Upon detecting an exceedance of the limits/performance criteria in this consent or the occurrence of an incident that causes (or may cause) material harm to the environment, the Applicant shall immediately (or as soon as practical thereafter) notify the Secretary and other relevant agencies of the exceedance/incident. Within seven days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

F7. The Applicant shall provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

ACCESS TO INFORMATION

F8. The Applicant shall make the following information publicly available on its website and keep the information up to date:

- (a) the EIS;
- (b) the RTS;
- (c) current statutory approvals for the Development;
- (d) approved strategies, plans or programs;
- (e) a complaints register, updated on an annual basis; and
- (f) any other matter required by the Secretary.

Note: This condition does not require any confidential information to be made available to the public.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

F9. Within three months of the submission of:

- (a) the determination of a modification; or
- (b) an incident report under Condition F6,

the Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the Development.

APPENDIX 1 - SCHEDULE OF APPROVED CONCEPT PROPOSAL DRAWINGS

Master Plan Drawings Prepared by SBA Architects			
Drawing No.	Rev.	Name of Plan	Date
OAK MP 01	A	Cover Sheet	10/10/2020
OAK MP 02	B	Estate Masterplan	21/10/2020
OAK MP 03	T	SSDA Stage 1 Development	28/09/2018
OAK MP 04	T	Precinct 1 Plan	19/06/2017
OAK MP 06	N	Indicative Ultimate Lot Layout	11/05/2017
OAK MP 07	N	Site Analysis Plan	19/06/2017
OAK MP 08	A	Existing Zoning	10/10/2020
OAK MP 09	J	Infrastructure Staging Plan	28/04/2017
OAK MP 10	P	Building Staging Plan (Indicative)	06/11/2017
OAK MP 11	A	Signage Precinct 1 Plan	10/10/2020
OAK MP 13	A	Bushfire Protection Plan	10/10/2020
OAK MP 14	A	Restoration Zones	10/10/2020
OAK MP 15	A	Fencing Plan	10/10/2020
OAK MP 16	A	SSDA Masterplan	10/10/2020
Concept Landscape Plans prepared by Site Image Landscape Architects			
Drawing No.	Rev.	Name of Plan	Date
LR-003	R	Landscape Concept Master Plan	07/12/2018
LR-004	Q	Typical Site Section	03/04/2018
LR-005	R	Southern Boundary Landscape Section	07/12/2018
LR-006	R	Eastern Boundary Landscape Section	07/12/2018
LR-007	R	Vegetation Typologies	07/12/2018
LR-008	Q	Typical Species List and Reference Table	03/04/2018
LR-009	R	Street Tree Master Plan	07/12/2018
LR-010	Q	Streetscape Typical Detail	03/04/2018
LR-011	Q	Landscape Node 1 – Plan & Section	03/04/2018
LR-012	Q	Landscape Node 2 – Plan / Section	03/04/2018
LR-013	R	Stage 1 Development – Landscape Scope of Works	07/12/2018
Proposed Service Strategy Drawings prepared by AT&L			
Drawing No.	Rev.	Name of Plan	Date
SKC149	P2	Sewer Strategy – Concept Scheme Plan	August 2015
SKC150	P2	Potable Water Strategy – Concept Scheme Plan	August 2015
SKC151	P2	High Voltage – Concept Scheme Plan	August

			2015
SKC152	P2	Proposed Gas Main Strategy – Concept Scheme Plan	August 2015
SKC153	P2	Telecommunications Strategy – Concept Scheme Plan	August 2015
SKC154	P2	Proposed Rainwater Re-Use – Concept Scheme Plan	August 2015

APPENDIX 2 - SCHEDULE OF APPROVED STAGE 1 DA DRAWINGS

Stage 1 Architectural Drawings Prepared by SBA Architects			
Drawing No.	Rev.	Name of Plan	Date
Building 1A			
OAK 1A DA 10	Q	Proposed Industrial Facility – Building 1A – Site Plan/Floor Plan	13/08/2017
OAK 1A DA 11	H	Proposed Industrial Facility – Building 1A – Roof Plan	17/10/2017
OAK 1A DA 12	G	Proposed Industrial Facility – Building 1A – 1A Office Floor Plans	12/05/2017
OAK 1A DA 15	H	Proposed Industrial Facility – Building 1A – Elevations/Sections 1A	19/06/2017
OAK 1A DA 16	F	Proposed Industrial Facility – Building 1A – Elevations Office 1A	19/06/2017
Building 1B			
OAK 1B DA 20	T	Proposed Industrial Facility – Building 1B – Site Plan/Floor	28/06/2017
OAK 1B DA 21	F	Proposed Industrial Facility – Building 1B – Roof Plan	10/07/2017
OAK 1B DA 22	G	Proposed Industrial Facility – Building 1B – 1B Office Plan	16/06/2017
OAK 1B DA 24	Q	Proposed Industrial Facility – Building 1B – Elevations 1B	28/06/2017
OAK 1B DA 25	J	Proposed Industrial Facility – Building 1B – Sections 1B	28/06/2017
OAK 1B DA 26	H	Proposed Industrial Facility – Building 1B – Elevations Office	28/06/2017
Building 1C			
OAK 1C DA 100	C	Proposed Industrial Facility 1C – Site Plan / Floor Plan	21/10/2020
OAK 1C DA 110	A	Proposed Industrial Facility – Building 1C – Roof Plan	06/10/2020
OAK 1C DA 120	A	Proposed Industrial Facility – Building 1C – Floor Plan – Office 1C1	06/10/2020
OAK 1C DA 121	A	Proposed Industrial Facility – Building 1C – Floor Plan – Office 1C2	06/10/2020
OAK 1C DA 122	A	Proposed Industrial Facility – Building 1C – Floor Plan – Dock Office 1C1 & 1C2	06/10/2020
OAK 1C DA 130	A	Proposed Industrial Facility – Building 1C – Elevations - Warehouse	06/10/2020
OAK 1C DA 131	A	Proposed Industrial Facility – Building 1C – Elevations – Office 1C1	06/10/2020
OAK 1C DA 132	A	Proposed Industrial Facility – Building 1C – Elevations – Office 1C2	06/10/2020
Building 1D			
OAK 1D DA 200	C	Existing Industrial Facility 1D – Site Plan / Floor Plan	21/10/2020
OAK 1D DA 205	A	Existing Industrial Facility 1D – Roof Plan	06/10/2020
OAK 1D DA 42	G	Proposed Industrial Facility – Building 1D – 1D Office Floor Plans	12/05/2017
OAK 1D DA 43	B	Proposed Industrial Facility – Building 1D – Office 2 Floor Plans	12/05/2017

OAK 1D DA 210	A	Existing Industrial Facility 1D – Warehouse Elevations	06/10/2020
OAK 1D DA 45	F	Proposed Industrial Facility – Building 1D – Sections 1D	28/04/2017
OAK 1D DA 46	E	Proposed Industrial Facility – Building 1D – Office Elevations	28/04/2017
OAK 1D DA 47	A	Proposed Industrial Facility – Building 1D – Elevations Office 2	28/04/2017
Stage 1 DA Landscape Plans prepared by Site Image Landscape Architects			
Drawing No.	Rev.	Name of Plan	Date
LR-013	N	Stage 1 Development – Landscape Scope of Works	27/09/2017
ELW-001	Q	Stage 1 Development Works – Landscape Plan	03/04/2018
ELW-002	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-003	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-004	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-005	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-006	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-007	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-008	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-009	Q	Estate Landscape Works – Landscape Plan	03/04/2018
ELW-010	Q	Estate Landscape Works – Typical Landscape Details & Plan Schedule	03/04/2018
ELW-011	Q	Estate Landscape Works – Typical Landscape Details	03/04/2018
LP1-001	Q	Lot Landscaping – Precinct 1	03/04/2018
LP1-002	Q	Lot Landscaping – Precinct 1 – Primary Presentational Frontage – Typical Landscape Detail Plan	03/04/2018
LP1-003	Q	Secondary Presentational Frontage Plan – Typical Landscape Detail Plan	03/04/2018
LP1-004	Q	Lot Landscaping – Precinct 1 – Planting Palette	03/04/2018
000	E	Building 1C - Cover Sheet	18/11/2020
101	E	Building 1C – Landscape Plan	18/11/2020
102	E	Building 1C – Landscape Plan	18/11/2020
103	E	Building 1C – Landscape Plan	18/11/2020
104	E	Building 1C – Landscape Plan	18/11/2020
501	B	Building 1C – Landscape Details	22/10/2020
Southern and Eastern Boundary Treatments Prepared by Site Image Landscape Architects			
Drawing No.	Rev.	Name of Plan	Date
002	D	Key Plan – Typical Boundary Planting	03/05/2016
003	D	Section AA and Section BB – Southern Boundary	03/05/2016
004	D	Section CC – Eastern Boundary	03/05/2016
005	D	Section DD – Southern Boundary	03/05/2016
006	D	Section EE – Eastern Boundary	03/05/2016

Stage 1 Civil Drawings prepared by At&I			
Drawing No.	Rev.	Name of Plan	Date
C1000	C	Cover Sheet and Locality Plan	19/09/2016
C1001	E	Drawing List	05/05/2017
C1002	C	General Notes	19/09/2016
C1003	F	General Arrangement Plan	05/05/2017
C1004	C	Typical Sections Sheet 1	19/09/2016
C1005	C	Typical Sections Sheet 2	19/09/2016
C1006	C	Typical Sections Sheet 3	19/09/2016
C1007	E	Typical Sections Sheet 4	05/05/2017
C1008	C	Typical Sections Sheet 5	19/09/2016
C1009	C	Typical Sections Sheet 6	19/09/2016
C1010	C	Typical Sections Sheet 7	19/09/2016
C1015	C	Typical Details Plan	19/09/2016
C1020	E	Bulk Earthworks Cut/Fill Plan	15/05/2017
C1021	E	Infrastructure Staging Plan	05/05/2017
C1031	C	Earthworks and Stormwater Plan Sheet 1	19/09/2016
C1232	C	Earthworks and Stormwater Plan Sheet 2	19/09/2016
C1033	C	Earthworks and Stormwater Plan Sheet 3	19/09/2016
C1034	C	Earthworks and Stormwater Plan Sheet 4	19/09/2016
C1035	C	Earthworks and Stormwater Plan Sheet 5	19/09/2016
C1036	C	Earthworks and Stormwater Plan Sheet 6	19/09/2016
C1037	C	Earthworks and Stormwater Plan Sheet 7	19/09/2016
C1038	C	Earthworks and Stormwater Plan Sheet 8	19/09/2016
C1039	C	Earthworks and Stormwater Plan Sheet 9	19/09/2016
C1040	C	Earthworks and Stormwater Plan Sheet 10	19/09/2016
C1041	C	Earthworks and Stormwater Plan Sheet 11	19/09/2016
C1042	C	Earthworks and Stormwater Plan Sheet 12	19/09/2016
C1043	C	Earthworks and Stormwater Plan Sheet 13	19/09/2016
C1051	C	Services and Utilities Coordination Plan Sheet 1	19/09/2016
C1052	C	Services and Utilities Coordination Plan Sheet 2	19/09/2016
C1053	C	Services and Utilities Coordination Plan Sheet 3	19/09/2016
C1054	C	Services and Utilities Coordination Plan Sheet 4	19/09/2016
C1055	C	Services and Utilities Coordination Plan Sheet 5	19/09/2016
C1056	C	Services and Utilities Coordination Plan Sheet 6	19/09/2016
C1057	C	Services and Utilities Coordination Plan Sheet 7	19/09/2016
C1058	C	Services and Utilities Coordination Plan Sheet 8	19/09/2016

C1059	C	Services and Utilities Coordination Plan Sheet 9	19/09/2016
C1060	C	Services and Utilities Coordination Plan Sheet 10	19/09/2016
C1061	C	Services and Utilities Coordination Plan Sheet 11	19/09/2016
C1062	C	Services and Utilities Coordination Plan Sheet 12	19/09/2016
C1063	C	Services and Utilities Coordination Plan Sheet 13	19/09/2016
C1071	C	Erosion and Sediment Control Plan Sheet 1	19/09/2016
C1072	C	Erosion and Sediment Control Plan Sheet 2	19/09/2016
C1073	C	Erosion and Sediment Control Plan Sheet 3	19/09/2016
C1074	C	Erosion and Sediment Control Plan Sheet 4	19/09/2016
C1075	C	Erosion and Sediment Control Plan Sheet 5	19/09/2016
C1076	C	Erosion and Sediment Control Plan Sheet 6	19/09/2016
C1077	C	Erosion and Sediment Control Plan Sheet 7	19/09/2016
C1078	C	Erosion and Sediment Control Plan Sheet 8	19/09/2016
C1079	C	Erosion and Sediment Control Plan Sheet 9	19/09/2016
C1080	C	Erosion and Sediment Control Plan Sheet 10	19/09/2016
C1081	C	Erosion and Sediment Control Plan Sheet 11	19/09/2016
C1082	C	Erosion and Sediment Control Plan Sheet 12	19/09/2016
C1083	C	Erosion and Sediment Control Plan Sheet 13	19/09/2016
C1084	C	Erosion and Sediment Details	19/09/2016
C1091	C	Pavement Plan Sheet 1	19/09/2016
C1092	C	Pavement Plan Sheet 2	19/09/2016
C1093	C	Pavement Plan Sheet 3	19/09/2016
C1094	C	Pavement Plan Sheet 4	19/09/2016
C1095	C	Pavement Plan Sheet 5	19/09/2016
C1201	C	Roadworks Plan Sheet 1	19/09/2016
C1202	C	Roadworks Plan Sheet 2	19/09/2016
C1203	C	Roadworks Plan Sheet 3	19/09/2016
C1204	C	Roadworks Plan Sheet 4	19/09/2016
C1205	C	Roadworks Plan Sheet 5	19/09/2016
C1206	C	Roadworks Plan Sheet 6	19/09/2016
C1207	C	Roadworks Plan Sheet 7	19/09/2016
C1208	C	Roadworks Plan Sheet 8	19/09/2016
C1209	C	Roadworks Plan Sheet 9	19/09/2016
C1210	C	Roadworks Plan Sheet 10	19/09/2016
C1211	C	Roadworks Plan Sheet 11	19/09/2016
C1212	C	Roadworks Plan Sheet 12	19/09/2016
C1213	B	Roadworks Plan Sheet 13	19/09/2016

C1214	B	Roadworks Plan Sheet 14	19/09/2016
C1215	B	Roadworks Plan Sheet 15	19/09/2016
C1221	C	Road Longitudinal; Sections Sheet 1	19/09/2016
C1222	C	Road Longitudinal; Sections Sheet 2	19/09/2016
C1223	C	Road Longitudinal; Sections Sheet 3	19/09/2016
C1224	C	Road Longitudinal; Sections Sheet 4	19/09/2016
C1241	C	Bio-Retention Basin A Detail Plan	19/09/2016
C1244	C	Bio-Retention Basin B Detail Plan	19/09/2016
C1247	C	Bio-Retention Basin C Detail Plan	19/09/2016
C1250	C	Bio-Retention Basin D Detail Plan	19/09/2016
C1253	B	Bio-Retention Basin E Detail Plan	19/09/2016
C1261	C	Stormwater Culvert Plan and Sections	19/09/2016
C1301	C	Stormwater Catchment Plan	19/09/2016
C2000	C	On-Lot General Arrangement Plan	19/09/2016
C2100	C	Building 1A General Arrangement Plan	19/09/2016
C2105	C	Building 1A Siteworks and Stormwater Drainage Plan - Sheet 1	19/09/2016
C2106	C	Building 1A Siteworks and Stormwater Drainage Plan - Sheet 2	19/09/2016
C2107	C	Building 1A Siteworks and Stormwater Drainage Plan - Sheet 3	19/09/2016
C2108	C	Building 1A Siteworks and Stormwater Drainage Plan - Sheet 4	19/09/2016
C2110	C	Building 1A Pavement Plan	19/09/2016
C2200	C	Building 1B General Arrangement Plan	19/09/2016
C2205	C	Building 1B Siteworks and Stormwater Drainage Plan - Sheet 1	19/09/2016
C2206	C	Building 1B Siteworks and Stormwater Drainage Plan - Sheet 2	19/09/2016
C2207	C	Building 1B Siteworks and Stormwater Drainage Plan - Sheet 3	19/09/2016
C2208	C	Building 1B Siteworks and Stormwater Drainage Plan - Sheet 4	19/09/2016
C2210	C	Building 1B Pavement Plan	19/09/2016
C2300	C	Building 1C General Arrangement Plan	07/10/2020
C2305	C	Building 1C Siteworks and Stormwater Drainage Plan - Sheet 1	07/10/2020
C2306	C	Building 1C Siteworks and Stormwater Drainage Plan - Sheet 2	07/10/2020
C2307	C	Building 1C Siteworks and Stormwater Drainage Plan - Sheet 3	07/10/2020
C2308	C	Building 1C Siteworks and Stormwater Drainage Plan - Sheet 4	07/10/2020
C2310	C	Building 1C Pavement Plan	07/10/2020
C2400	C	Building 1D General Arrangement Plan	19/09/2016
C2405	C	Building 1D Siteworks and Stormwater Drainage Plan Sheet 1	19/09/2016
C2406	C	Building 1D Siteworks and Stormwater Drainage Plan Sheet 2	19/09/2016
C2407	C	Building 1D Siteworks and Stormwater Drainage Plan Sheet 3	19/09/2016
C2408	C	Building 1D Siteworks and Stormwater Drainage Plan Sheet 4	19/09/2016

C2410	C	Building 1D Pavement Plan	19/09/2016
Noise Wall Plans prepared by At&I			
Drawing No.	Rev.	Drawing No.	Date
SKC313	P2	Retaining Wall RW05 Plan and Profile Sheet 1	SKC313
SKC314	P2	Retaining Wall RW05 Plan and Profile Sheet 2	SKC314
SKC315	P2	Retaining Wall RW05 Plan and Profile Sheet 3	SKC315
Oakdale South Watercourse Realignment Works Plans, prepared by AECOM			
Drawing Set 60333552-DWG-WC			
Drawing No.	Rev.	Name of Plan	Date
1001	D	Watercourse Realignment Cover Sheet	22/07/2016
1011	E	Watercourse Realignment Layout Plan Sheet 1	22/07/2016
1012	E	Watercourse Realignment Layout Plan Sheet 2	22/07/2016
1016	D	Watercourse Realignment Aerial Background Plan Sheet 1	22/07/2016
1017	D	Watercourse Realignment Aerial Background Plan Sheet 2	22/07/2016
1021	C	Watercourse Realignment Longitudinal Section	19/05/2016
1022	C	Watercourse Realignment Longitudinal Section - Stub	19/05/2016
1031	C	Watercourse Realignment Cross Sections - Watercourse 1 and Stub	19/05/2016
1036	A	Watercourse Realignment Cross Sections - Watercourse 2 Sheet 1	19/05/2016
1037	A	Watercourse Realignment Cross Sections - Watercourse 3 Sheet 2	31/08/2015
1041	C	Watercourse Realignment Rock Riffle Details Sheet 1	19/05/2016
1042	B	Watercourse Realignment Rock Riffle Details Sheet 2	12/05/2016
1043	A	Watercourse Realignment Rock Riffle Details Sheet 3	31/08/2015
1044	C	Watercourse Realignment Large Wood Debris Details	19/05/2016
1051	E	Watercourse Realignment Works Schedule	22/07/2016
1061	D	Watercourse Realignment Site Management Plan	22/07/2016
1070	C	Planting Layout Plan – Sheet 1	22/07/2016
1071	C	Planting Layout Plan – Sheet 2	22/07/2016
1075	B	Planting Schedule – Sheet 1	22/07/2016
1076	C	Planting Schedule – Sheet 2	22/07/2016
1077	B	Planting Schedule – Sheet 3	22/07/2016
1078	A	Planting Schedule – Sheet 4	22/07/2016
1080	A	Planting Details – Sheet 1	22/07/2016
Stormwater Plans prepared by AT&L in the Civil, Stormwater and Infrastructure Services Report at Appendix J of the EIS			
Drawing No.	Rev.	Name of Plan	Date
C1301	A	Stormwater Catchment Plan	3/09/2015
SKC008	P1	Existing Catchment Plan	25/08/2015
SKC191	P8	SSDA to S96 Comparison Sketch	29/07/2016

TransGrid Easement Drainage Plans prepared by AT&L in Annexure A of the Supplementary RTS dated 18 May 2016			
Drawing No.	Rev.	Name of Plan	Date
SKC208	P1	TransGrid Easement Plan Sheet 1	17/5/2016
SKC209	P1	TransGrid Easement Plan Sheet 2	17/5/2016
SKC210	P1	Existing TransGrid Easement Sections	17/5/2016
SKC207	P1	Stormwater Catchment Plan	17/5/2016

APPENDIX 3 - MANAGEMENT AND MITIGATION MEASURES

(Source: [RTS SSD 6917 MOD 11](#))

Consolidated Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in the table below. These measures have been derived from the impact assessment and response to submissions prepared in respect of the SSDA.

OSE SSDA – Consolidated Summary of Mitigation Measures

ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
Construction Management		
General Construction Management	Stage 1 Development	<ul style="list-style-type: none"> A CEMP to be prepared for the OSE Stage 1 Development capturing standard and specific management and mitigation measures as described in the SSDA, EIS and supporting technical documents.
Operational Management		
General Operational Management	Concept Proposal Stage 1 Precinct Development	<ul style="list-style-type: none"> An OEMP to be prepared for the OSE capturing standard and specific operational management and mitigation measures as described in the SSDA, EIS and supporting technical documents.
Transport		
Construction Traffic	Stage 1 Development	<ul style="list-style-type: none"> Preparation of a CTMP to form part of the CEMP addressing issues such as: <ul style="list-style-type: none"> Truck haul routes, delivery schedules and curfews; Protocols for the management of construction traffic moving onto and off the site.
Urban Design and Visual		
Site Layout and Design	Concept Proposal	<ul style="list-style-type: none"> Future development of the OSE to proceed in accordance with the approved Development Concept Proposal and DCP.
Development Controls	Concept Proposal	<ul style="list-style-type: none"> Design and development controls to be established for the OSE in the form of a DCP to guide future development on the site.

ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
Visual Impact	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> Additional landscape planting to be introduced along the southern and eastern boundaries of the OSE to mitigate visual impacts on existing and proposed rural residential lands to the south and east of the site. Landscaping of this boundary to be undertaken in accordance with the revised landscape plans included at Appendix D to the RTS. Landscaping of the southern and eastern site boundaries to be implemented in the early stages of the development to maximise time for vegetation to mature as development on the site progresses. Adoption of a colour pallet for exposed building elevations that compliments the natural colours of the surrounding landscape and inclusion of provisions with respect to the use of this pallet in the development controls for the site. Design and development controls to be established for the OSE in the form of a DCP to guide future development on the site.
Soils and Water		
Water Usage	Stage 1 Development	<ul style="list-style-type: none"> Rainwater tanks to be provided for each development site with size determined in accordance with Penrith Council DCP requirements. Irrigation and toilet flushing for development to be plumbed to rainwater tanks. Consideration to be given to other possible rainwater reuse opportunities such as for truck washing. Measures and considerations for the minimisation of water use during construction and operation to be incorporated into CEMP and OEMP as relevant.
Soils	Stage 1 Development	<ul style="list-style-type: none"> Mitigation measures inherent to the civil design of the proposal. Sedimentation and erosion control measures are proposed as detailed in Appendix E and J.
Salinity	Stage 1 Development	<ul style="list-style-type: none"> A Salinity Management Plan has been prepared for the proposed development and is included in Appendix T. Management measures described in the Salinity Management Plan to be adopted in the CEMP and OEMP as relevant.
Contamination	Stage 1 Development	<ul style="list-style-type: none"> Identified areas of potential contamination to be subject to further investigation prior to the development of affected land.

ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
Earthworks	Stage 1 Development	<ul style="list-style-type: none"> – Civil design achieves appropriate site levels with minimal impact upon hydrology. – Import of fill to be managed in accordance with CEMP. – Erosion and sediment controls included in SSDA package (Appendix E).
Mineral Resources	Concept Proposal	<ul style="list-style-type: none"> – No mitigation required provided that mining activities under the existing mining lease applying to land to the east of the site (ref. ML1636) would not be constrained by the OSE development.
Surface Water	Stage 1 Development	<ul style="list-style-type: none"> – Stormwater issues addressed through design measures incorporated into proposed development. – Stormwater management system designed to meet the requirements of Penrith Council's Engineering Works and WSUD guidelines and relevant NOW guidelines. – Detailed on-lot stormwater for future stages of the OSE to be designed and assessed under future applications.
Groundwater	Stage 1 Development	<ul style="list-style-type: none"> – Methods and management of any required dewatering required during construction works to be detailed in the CEMP.
Flooding	Stage 1 Development	<ul style="list-style-type: none"> – OSD designed to ensure that development does not increase stormwater peak flows in downstream areas for events up to and including 1:100 year ARI. – OSD designed to mitigate post-development flows to pre-development flows for peak ARI events. – Finished floor levels to have minimum 500mm freeboard to 100 year overland flows. – Flood impacts on Transgrid easement would be mitigated through minor compensatory earthworks on the floodplain to convey locally diverted flows. These works are detailed in the civil drawings at Appendix E.

ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
Water Quality	Stage 1 Development	<ul style="list-style-type: none"> – Erosion and sediment controls as detailed in Appendix E and Appendix J to be implemented through CEMP. – Stormwater to be treated to compliant levels prior to discharge. – Gross Pollutant Trap (GPT) to be installed within each development site on the final downstream stormwater pit prior to discharge. – WSUD measures adopted to achieve target reductions for the OSE: <ul style="list-style-type: none"> • 85% Total Suspended Solids • 60% Total Phosphorus • 45% Total Nitrogen • 90% Gross Pollutants
Infrastructure		
Capacity and Upgrades	Concept Proposal	<ul style="list-style-type: none"> – Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 4.0 of the EIS.
Delivery and Staging	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> – Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 4.0 of the EIS. – Staging of development of the OSE would be aligned with infrastructure and services delivery.
Transgrid Easement	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> – Further consultation would be undertaken with Transgrid in relation to potential impacts and required mitigation.
Other Environmental Issues		
Flora and Fauna	Concept Proposal Stage 1 Development	<ul style="list-style-type: none"> – Implementation of the Biodiversity Offset Strategy for the site including: <ul style="list-style-type: none"> • Ecosystem credits to be acquired and retired to offset impacts to the HN528, HN526 and HN594 EEC as part of the proposal following approval of the SSDA.

ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
		<ul style="list-style-type: none"> Preparation of a Flora and Fauna Management Plan for the site to inform the CEMP and OEMP as relevant to manage potential impacts to biodiversity during construction and operation. Finalisation and implementation of a VMP for the OSE addressing: <ul style="list-style-type: none"> Restoration of retained areas of vegetation on the site including riparian corridors; Native grassland restoration to other areas of the site including road batters and outside batters of bio-retention basins; and Ongoing maintenance and management of these areas in accordance with the provisions of the VMP.
Waterways and Riparian Lands		<ul style="list-style-type: none"> Realignment of Drainage Line to occur in accordance with design and management measures described in Appendix M including: <ul style="list-style-type: none"> Retention of bank and bench vegetation where possible. Provenance plant material to be used for planting where practicable. Reinstatement of the realigned drainage line to a plant community type characteristic of the EEC Forest Red Gum – Rough-barked Apple grassy woodland. Ongoing management of riparian lands on the site to be in accordance with the VMP as described above.
Construction Noise	Stage 1 Development	<ul style="list-style-type: none"> Construction hours to be limited to 7.00am-6.00pm Monday to Friday and 8.00am-1.00pm Saturdays. Further noise management measures to be incorporated into the CEMP as appropriate.
Operational Noise	Stage 1 Development	<ul style="list-style-type: none"> Construction of a five metre noise barrier on the retaining wall along the southern site boundary and along part of the eastern site boundary to the extent of the proposed rural-residential lands to mitigate potential noise impacts. The noise wall would be constructed behind the landscape setbacks to the southern and eastern boundaries. Cumulative sound power levels of fixed plant for each building within the OSE to be limited to 100dBA.

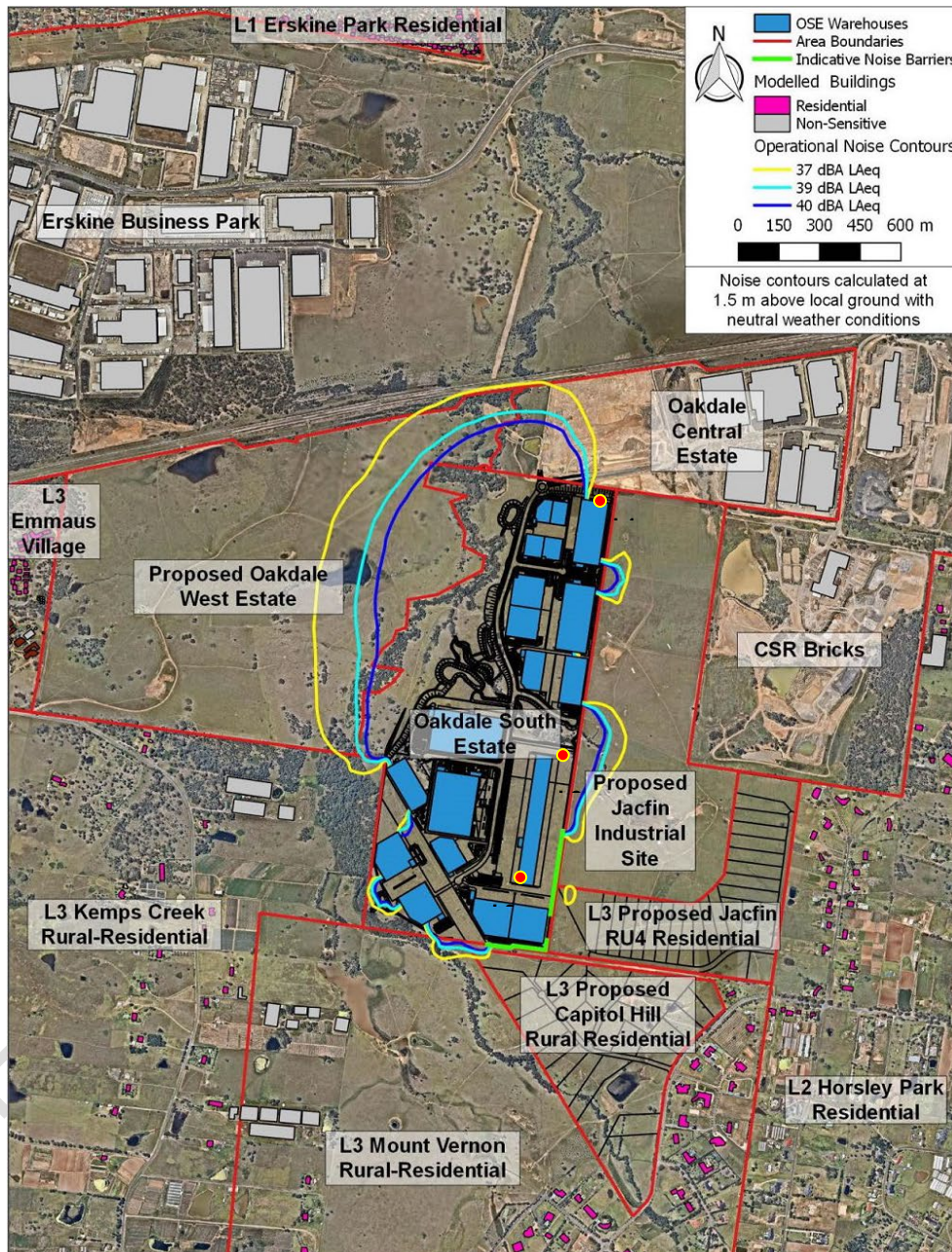
ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
		<ul style="list-style-type: none"> Further assessment of potential operational noise impacts to be undertaken in respect of any specific operations proposed within the OSE with an atypical noise profile.
		<ul style="list-style-type: none"> Assessment of future fixed plant to ensure specifications minimise noise emissions or apply local attenuation to manage potential noise impacts.
Air Quality and Odour - Construction	Stage 1 Development	<ul style="list-style-type: none"> CEMP to include standard air quality control measures, contingency plans and response procedures and suitable reporting and performance monitoring procedures. CEMP to include standard odour mitigation measures for construction including keeping excavation surfaces moist, covering excavation faces and/or stockpiles, use of soil vapour extraction systems and regular monitoring of discharges as appropriate.
Air Quality and Odour – Operational	Stage 1 Development	<ul style="list-style-type: none"> Further assessment of potential air quality impacts to be undertaken in respect of any specific operations proposed within the OSE with an atypical air emissions profile. Specific operations proposed within the OSE with the potential for generation of odour would be subject to further assessment.
Indigenous heritage	Stage 1 Development	<ul style="list-style-type: none"> Archaeological salvage excavation and monitoring to be undertaken in the presence of relevant Aboriginal stakeholders prior to ground disturbance and excavation work in identified areas. Results of detailed archaeological excavation and any suitable salvaged materials to be managed in accordance with the NPW Act and direction from relevant Aboriginal stakeholders.
Non-indigenous heritage	Stage 1 Development	<ul style="list-style-type: none"> Archaeological salvage excavation and monitoring to be undertaken prior to ground disturbance and excavation work in the Lochwood Estate outbuildings area. Results of detailed archaeological excavation and any suitable salvaged materials to be considered as part of heritage interpretation within the OSE development.
Greenhouse Gas and Energy Efficiency	Stage 1 Development	<ul style="list-style-type: none"> Future stages of development within the OSE would be subject to assessment in relation to energy efficiency and greenhouse gas emissions.
Waste Management - Construction	Stage 1 Development	<ul style="list-style-type: none"> Detailed construction waste minimisation and management measures to be included in the CEMP as described in Appendix W.

ISSUE	SSDA COMPONENT	MITIGATION AND MANAGEMENT
Waste Management - Operations	Stage 1 Development	<ul style="list-style-type: none"> Detailed operational waste minimisation and management measures to be included in the OEMP as described in Appendix W.

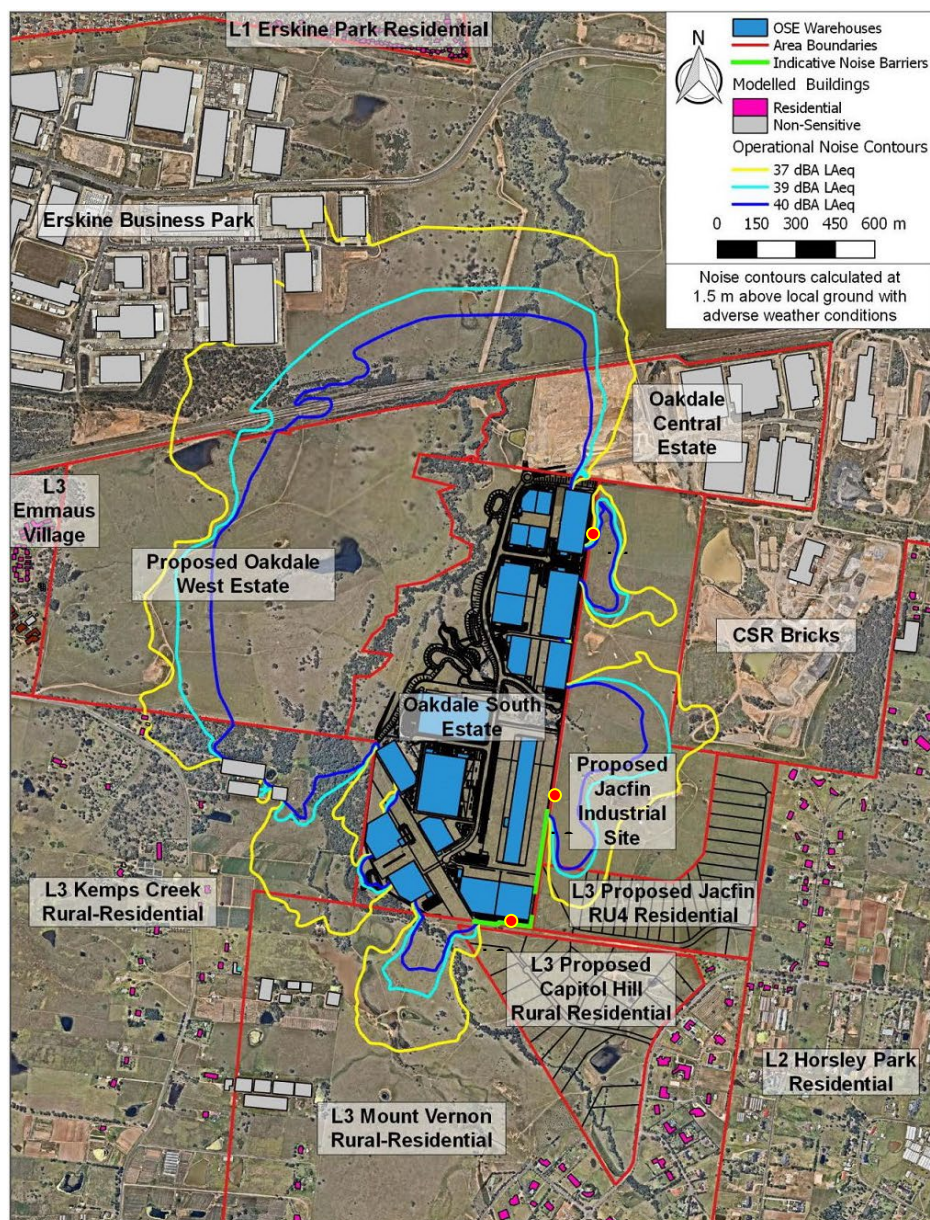
FOR INFORMATION ONLY

APPENDIX 4 - NOISE RECEIVER LOCATIONS

Receiver Area	Sensitive Receivers within Area
L1 North of Warragamba Pipeline	Includes all residential dwellings in Erskine Park.
L2 Horsley Park	Includes all residential and rural-residential dwellings in Horsley Park.
L3 Kemps Creek, Mt Vernon, Jacfin and Capitol Hill	Includes all residential and rural-residential dwellings in Mt Vernon, Kemps Creek (including the Emmaus Village residential complex), and residential dwellings in the Jacfin and Capitol Hill subdivisions once constructed and occupied.



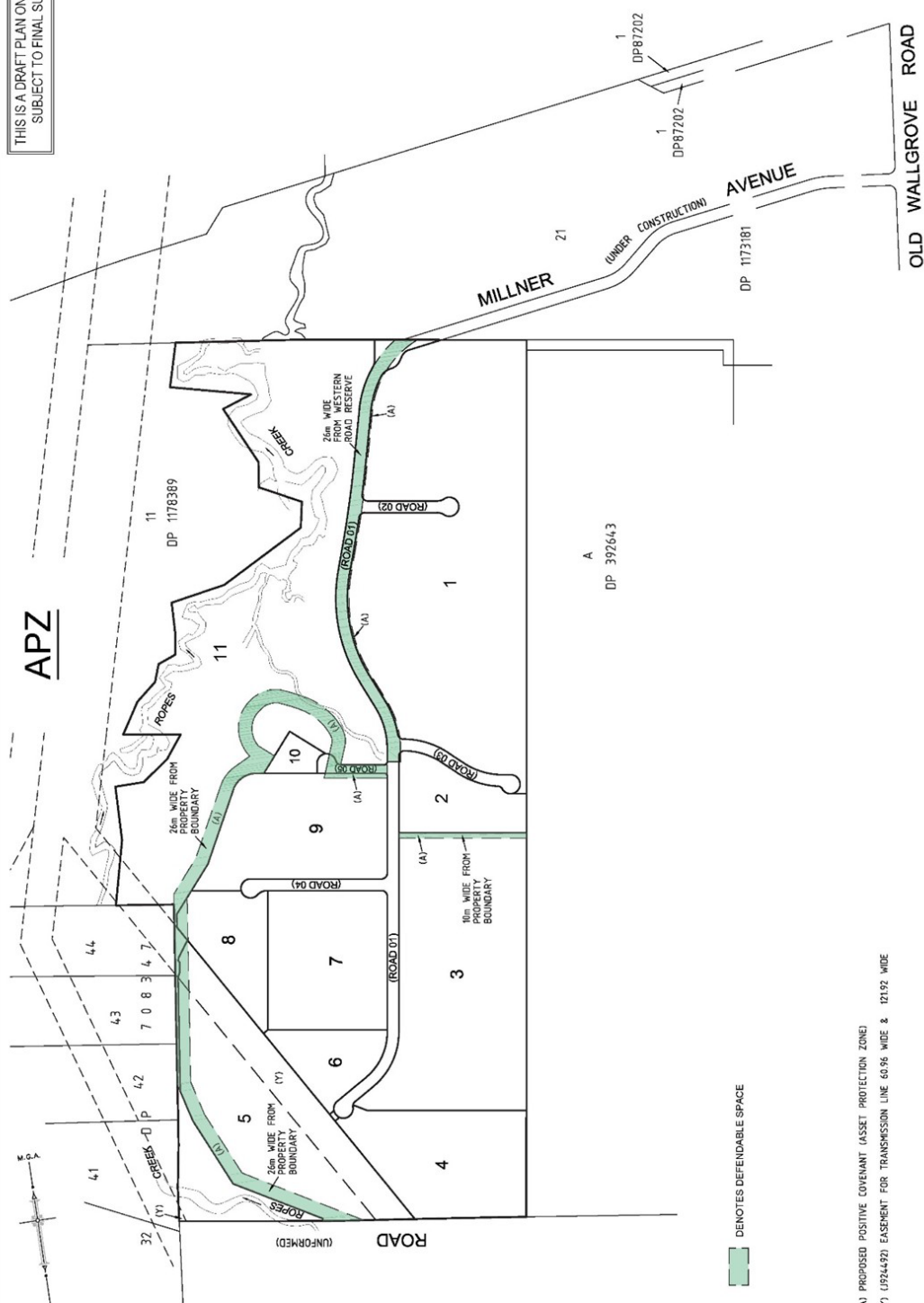
- Note 1: 37 dBA LAeq noise contour (yellow) corresponds to the noise limit for residences in L1.
 Note 2: 39 dBA LAeq noise contour (light blue) corresponds to the noise limit for residences in L2.
 Note 3: 40 dBA LAeq noise contour (dark blue) corresponds to the noise limit for residences in L3.



APPENDIX 5 - DEED OF VARIATION

FOR INFORMATION ONLY

THIS IS A DRAFT PLAN ONLY AND IS
SUBJECT TO FINAL SURVEY



(A) PROPOSED POSITIVE COVENANT (ASSET PROTECTION ZONE)

(Y) (J924492) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE & 121.92 WIDE



Registered
LTS
LOCKLEY
Registered Surveyors NSW

LGA: PENRITH
 Locality : KEMPS CREEK
 Subdivision No:

PLAN OF SUBDIVISION OF LOT 12 IN DP 1178389 AND
LOT 87 IN DP 752041

Surveyor: SCOTT PETER LINDSAY LORD
Date of Survey: 2016
Surveyor's Reference: 43947DP-APZ

DP DRAFT
ISSUE DATED 23-02-2017

APPENDIX 7 – WORK ZONES FOR OUT OF HOURS FILL IMPORTATION

