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Environmental Impact Statement

State Significant Development Application
(SSD 9794683)

Oakdale West Industrial Estate Stage 3
2 Aldington Road, Kemps Creek



Prepared for Goodman Property Services (Aust.) Pty Ltd
Submitted to the Department of Planning, Industry and
Environment

February 2021

Certification of Environmental Impact Statement

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Proposed development

Applicant	Goodman Property Services (Aust.) Pty Ltd
Applicant's address	Level 17, 60 Castlereagh Street, Sydney NSW 2000
Land to be developed	2 Aldington Road, Kemps Creek
Legal description	Lot 11 in DP 1178389 and Lot 1 in DP 663937
Project description	Construction, use and fitout of Buildings 2A, 2C and 2D (four tenancies) in the Oakdale West Industrial Estate.

Declaration

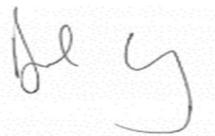
We certify that the contents of the Environmental Impact Statement, to the best of our knowledge, has been prepared in accordance with the requirements of clauses 6 and 7 of Schedule 2 of *Environmental Planning and Assessment Regulation 2000*; contains all available information that is relevant to the assessment of the development and that to the best of our knowledge the information contained in this report is neither false nor misleading.

This report has been prepared by:



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Revision	Prepared by	Reviewed by	Date	Revision Type
1	SH/KW	DK	26/11/20	Draft
2	SH/KW	DK	10/12/20	Final Draft
3	KW	DK	9/2/21	Final

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List of Abbreviations

CIV	Capital Investment Value
DPIE	Department of Planning, Industry and Environment
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPBC Act	<i>Environment Protection and Biodiversity Conservation Act 1999</i>
EPI	Environmental Planning Instrument
ESD	Ecologically Sustainable Development
GFA	Gross Floor Area
LGA	Local Government Area
SEARs	Secretary's Environmental Assessment Requirements
SEPP	State Environmental Planning Policy
SSD	State significant development

Executive Summary

This Environmental Impact Statement (EIS) has been prepared by *Keylan Consulting Pty Ltd* (Keylan) on behalf of *Goodman Property Services (Aust.) Pty Ltd* (Goodman) to support a State significant development (SSD) application for construction and use of three warehouses (four tenancies) within the Oakdale West Industrial Estate (OWE) at 2 Aldington Road, Kemps Creek in the Penrith local government area (LGA).

The development meets the criteria for SSD under Schedule 1, Clause 12(1) of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) as it involves development that has a capital investment value (CIV) of more than \$50 million for the purpose of warehouse or distribution centre (including container storage facilities) at one location and related to the same operation.

The EIS has been prepared under section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act) in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Industry and the Environment (DPIE) on 3 November 2020. It is also prepared in accordance with Schedule 2, Part 3 of the *Environmental Planning and Assessment Regulation 2000* (EP&A Regulation). The EIS should be read in conjunction with the appended supporting information and plans.

The Minister for Planning and Public Spaces is the consent authority for the application.

The Site and Locality

The subject site is located within the OWE which forms part of the 421 hectare (ha) 'Oakdale Estate' in the Western Sydney Employment Area (WSEA). The OWE accounts for 154 ha of the entire Oakdale Industrial Estate and is legally described as Lot 11 in DP 1178389 and Lot 1 in DP663937.

The OWE site is bound to the north by the Water NSW Sydney Warragamba Pipelines, to the east by Ropes Creek and to the south by adjoining rural landholdings. Education and aged care land uses, including Emmaus Catholic College, Trinity Primary School, Mamre Anglican School and Emmaus Retirement Village, adjoin the western boundary of the site. The site is roughly rectangular in shape with an irregular eastern boundary which follows the Ropes Creek corridor alignment.

Concept Approval

On 13 September 2019, the delegate of the Minister for Planning and Public Spaces approved the OWE Concept Proposal and Stage 1 Development Application (DA) as State significant development (SSD) (SSD 7348). The Stage 1 DA under SSD 7348 approved the earthworks and infrastructure development for the broader OWE, plus development of three warehouses in Precinct 1, construction of Estate Road 01 and 02 and construction of the Western North South Link Road (WNSLR).

A subsequent SSD application was approved on 9 April 2020 (SSD 10397) for development of a warehouse in Precinct 2. Construction under both SSD 7348 and SSD 10397 is underway.

Modification 6

A modification (MOD 6) to the SSD 7348 Concept Approval and Stage 1 Development was lodged on 1 December 2020. The modification application seeks an increase in building height control for Building 2A, revised building layouts to Precinct 3, and detailed design development of Buildings 2A, 2C and 2D, resulting in minor changes to building form and layout. It also seeks modifications of the Stage 1 DA including construction of Estate Road 8 and minor amendments to Buildings 1B and 1C.

The Proposal

The proposal involves the construction and use of three warehouses (four tenancies) in Precinct 2 of the OWE. Key components of the development include:

- Construction, use and fitout of Buildings 2A, 2C and 2D within Precinct 2 of the OWE including associated office space
- Provision of onsite parking
- Associated landscaping and signage

Permissibility

The site is located on land zoned IN1 General Industrial under the *State Environmental Planning Policy (Western Sydney Employment Area) 2009*.

The proposed development is permissible with consent in the IN1 zone.

Strategic context

The development demonstrates strategic merit as it is consistent with the aims and objectives of the following strategic plans:

- State Infrastructure Strategy
- Greater Sydney Region Plan
- Western City District Plan
- Western Sydney Aerotropolis Structure Plan
- Penrith Local Strategic Planning Statement
- Penrith Economic Development Strategy – Building the New West

Strategic justification for the proposal is further outlined in Section 6 of this EIS.

Statutory context

The relevant statutory requirements that relate to the development, including environmental planning instruments (EPIs) and other planning and environmental policies are addressed at Section 7 of the EIS. The following legislation is addressed:

- *Environmental Planning and Assessment Act 1979*
- *Environmental Planning and Assessment Regulation 2000*
- *Rural Fires Act 1997*
- *Biodiversity Conservation Act 2016*
- *Contaminated Land Management Act 1997*

Section 7 of the EIS also addresses the following EPIs that relate to the development:

- *State Environmental Planning Policy (State and Regional Development) 2011*
- *State Environmental Planning Policy (Western Sydney Employment Area) 2009*
- *State Environmental Planning Policy (Major Infrastructure Corridors) 2020*
- *State Environmental Planning Policy (Western Sydney Aerotropolis) 2020*
- *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development*
- *State Environmental Planning Policy No. 64 – Advertising and Signage*
- *State Environmental Planning Policy No. 55 – Remediation of Land*
- *State Environmental Planning Policy (Infrastructure) 2007*
- *Draft State Environmental Planning Policy (Remediation)*
- *Draft State Environmental Planning Policy (Environment).*
- *Penrith Local Environmental Plan 2010*
- *Penrith Development Control Plan 2014*

Environmental assessment

A detailed assessment of the potential environmental impacts of the proposal is contained in Section 8. A summary of the conclusions made regarding potential environmental impacts is provided below.

Built form

The proposed bulk, height and scale of the development is consistent with the prevailing built form character of the OWE and surrounding development of Oakdale South, Oakdale Central and Erskine Park which includes similar warehousing and distribution development.

The proposed warehouse buildings are consistent with the building height and layout of the approved Concept Plan under SSD 7384 (as proposed to be modified under MOD 6). To ensure cohesive built form design outcomes within Precinct 2, all proposed warehouses utilise Colorbond metal wall sheet cladding and metal deck roofing, precast concrete dado panels, Austral Architectural Blockwork, metal roller shutters and fritted glazed roofing.

Landscape designs are consistent with the approved landscape strategy for the OWE and will provide vegetation screening to buildings and offices from estate roads and provide shading in car parks. Architectural plans for the development are included at Appendix C and landscape design plans are included at Appendix F.

Traffic and transport

A Transport Assessment (TA) has been prepared by Ason Group and accompanies this report (see Appendix G). The TA compares the projected traffic generation from the construction and operation of Stage 3 with the traffic generation of the approved OWE as modified.

The TA demonstrates that the cumulative traffic generation will not worsen impacts to the approved road network, including the wider estate's internal roads and connections to the WNSLR and SLR. This demonstrates that the road network has sufficient capacity to cater for Building 2A, 2C and 2D traffic whilst maintaining operation at a satisfactory level.

Accordingly, this DA will not result in any unacceptable traffic impacts and no additional upgrades at surrounding road network would be required as part of this DA.

Noise and vibration

A Noise and Vibration Assessment has been prepared by Wilkinson Murray for the Stage 3 Development and is included at Appendix O. The Assessment demonstrates that the cumulative impact as a result of the construction and operation of Buildings 2A, 2C and 2D will ensure compliance with the overall noise limits for the OWE. Effective mitigation measures have and will be implemented to ensure noise and vibration impacts to surrounding receivers is minimised.

The proposed development under this application will not result in unreasonable noise or vibration impacts to surrounding receivers and wholly complies with the provisions under the Concept Approval.

Soil and Water

The civil report submitted with this EIS (Appendix E) confirms that the existing civil plans as approved under Modification 3 of SSD 7348 are not affected by the proposed development of Buildings 2A, 2C and 2D there are no proposed changes to soil and water as a result of the proposal. Standard erosion and sediment controls will be established during construction of Stage 3, to be described in the Construction Environmental Management Plan.

Infrastructure and services

The associated civil report submitted with this EIS demonstrates there are no proposed changes to infrastructure requirements and designs as a result of the proposal, compared with the approved designs under Modification 3. This includes the management of potential risks to the Water NSW pipeline (Appendix E).

Waste

In accordance with Condition C17 of SSD 7348, respective Waste Management Plans (WMPs) have been prepared by SLR Consulting for Building 2A and for Buildings 2C and 2D, and are included at Appendix K.

The WMPs detail the quantities and classification of waste streams to generated during construction and operation of the development and includes measures to ensure the development is consistent with the aims and objectives of the *NSW Waste Avoidance and Resource Recovery Strategy 2014- 2021* (EPA, 2014). The WMPs include a description of waste avoidance measures and how waste would be handled, processed and disposed of, or re-used or recycled, in accordance with Council's requirements.

The WMPs prepared for the proposal ensure that waste management will occur in a safe and orderly manner. Waste is to be recycled and disposed of in accordance with the *Waste Avoidance and Resource Recovery Act 2001*.

Biodiversity

A Biodiversity Statement has been prepared by Ecologique (Appendix H) which confirms that the development of Stage 3 will not impact on biodiversity matters and these matters have been addressed through the OWE Concept Plan approval under SSD 7348.

The Biodiversity Statement notes that retained native vegetation on the western boundary of the site would not be impacted during construction or operation of Stage 3.

Air quality

An Air Quality Statement has been prepared by SLR Consulting and is included at Appendix N. The purpose of this report was to review the existing Air Quality Impact Assessment (AQIA) that was approved under SSD 7348 and determine whether a revision of this was required for the proposed construction of Stage 3.

An assessment of the proposal has concluded that the magnitude of construction and operation impacts is unlikely to change, and therefore the residual risk of dust emissions during construction and vehicle emissions during operation associated with Stage 3 remains low. No additional mitigation measures have been identified.

Bushfire

A Bushfire Hazard Assessment (BHA) for the development was prepared by Blackash Bushfire Consulting (BBC) (Appendix I), which provides an assessment of the development against the relevant provisions of *Planning for Bushfire Protection 2019* (PBP 2019).

The BHA concludes that the Stage 3 Development has been designed to comply with PBP 2019. The warehouses demonstrate an appropriate combination of protection measures to ensure compliance with the intent and performance measures of PBP 2019.

Conclusion

The EIS concludes that the development is justified on the basis that will result in the efficient and effective use of existing industrial land within the Western Sydney Employment Area to provide much needed industrial uses including warehousing and logistics located within an established industrial zone close to existing transport corridors.

The site is suitable for the development given:

- the site's zoning which permits warehouse and distribution uses
- the proposal is consistent with the approved Concept and Stage 1 SSD 7348 and the Section 4.55 modification application (MOD 6) currently being assessed by DPIE, which establishes the overall use of the precinct for warehouse and distribution purposes
- the proposal is compatible with surrounding development and land uses
- adequate separation is provided from sensitive land uses including residential, education and aged care
- all potential environmental impacts of the proposal can be suitably mitigated within the site

The conclusions and recommendations provided in the accompanying technical reports confirm the proposal will not have a detrimental impact on the surrounding environment and will not result in serious or irreversible impacts on any endangered or threatened species, ecological communities or their habitats.

Further, the EIS demonstrates the development has strategic merit as it is consistent with the aims and objectives of the relevant strategic plans that apply to the site including the Greater Sydney Region Plan and Western City District Plan.

The development is therefore considered to be in the public interest and warrants approval.

1 Introduction

1.1 Purpose of this Environmental Impact Statement

This Environmental Impact Statement (EIS) supports a State significant development (SSD) application for construction and use of three warehouses (four tenancies) in the Oakdale West Industrial Estate (OWE) at 2 Aldington Road, Kemps Creek.

The application has been prepared on behalf of Goodman Property Services (Aust.) Pty Ltd (the Applicant) and is submitted to the Department of Planning, Industry and Environment (DPIE) pursuant to section 4.38 of the *Environmental Planning and Assessment Act 1979* (EP&A Act).

On 13 September 2019, the delegate of the Minister for Planning and Public Spaces approved the OWE Concept Proposal and Stage 1 DA as State significant development (SSD) (SSD 7348). The OWE Concept Proposal consists of 5 Precincts. SSD 7348 approved the earthworks and infrastructure development for the broader OWE, plus development of warehouses in Precinct 1.

A subsequent SSD application was approved on 9 April 2020 (SSD 10397) for development of a warehouse in Precinct 2. Construction under both SSD 7348 and SSD 10397 is underway.

The proposed development comprises Stage 3 of the OWE and involves the construction, fitout and use of the remaining buildings within Precinct 2 of the OWE (Buildings 2A, 2C and 2D).

The proposal is classified as SSD in accordance with *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). Under Schedule 1, clause 12 of the SRD SEPP, development that has a capital investment value of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation is considered to be SSD.

The CIV for the project is estimated at \$84,210,000 (ex GST). A quantity surveyors report is included in Appendix B.

1.2 Secretary's Environmental Assessment Requirements

This EIS has been prepared in accordance with the Secretary's Environmental Assessment Requirements (SEARs) issued by DPIE on 3 November 2020 (SSD 9794683).

The SEARs and where they are addressed in this EIS are set out in Appendix A.

1.3 Structure of this Environmental Impact Statement

This EIS should be read in conjunction with the supporting information and plans appended to this report. The structure of this EIS is summarised below:

Section Number	Section Heading	Description
	Executive Summary	A summary of this report and its key findings.
1	Introduction	Overview of the EIS, the proposed development and project objectives.
2	Site Analysis	Description of the site and surrounding development.
3	Development Description	Description of the project and consultation undertaken with key stakeholders.
4	Project Justification	Need for the proposal.
5	Consultation	Identifies consultation activities with the community and government agencies during preparation of the EIS.
6	Strategic Planning Context	Identifies the key strategic plans that relate to the site and the development.
7	Statutory Planning Context	Identifies the key legislation that relate to the site and the development.
8	Environmental Assessment	Identifies key activities, provides an assessment of potential impacts on the environment and includes recommended mitigation measures.
9	Summary of Mitigation Measures	Summarises the measures proposed to mitigate potential impacts due to the proposal.
10	Conclusion	A summary of the key findings.

Table 1: Structure of the EIS

1.4 Project Team

The project team is outlined in Table 2:

Expertise	Consultant
Urban planning	Keylan Consulting Pty Ltd
Quantity Surveyor	Rider Levett Bucknall NSW Pty Ltd
Architect	SBA Architects
Landscape Architect	Scape Design
Civil Engineering	AT&L
BCA Assessment	Blackett Maguire + Goldsmith Pty Ltd
Bushfire	Blackash Bushfire Consulting
Fire Safety	Core Engineering Group
Traffic and transport	Ason Group
Biodiversity	Ecologique
Noise and vibration	Wilkinson Murray
Air Quality	SLR Consulting
Sustainability Management	SLR Consulting
Waste	SLR Consulting

Table 2: Project team

2 Site analysis

2.1 Site location

The site is located within the OWE at Kemps Creek, in the Penrith Local Government Area (LGA). The OWE site has an area of approximately 154 ha and is legally described as Lot 1 DP 663937 and Lot 11 DP 1178389. The location of the OWE site is shown at Figure 1.



Figure 1: Oakdale West Estate Site Location (Base Map: SIXMaps)

OWE is located in the south-western extent of the WSEA which was established to provide land for industry and employment. The WSEA SEPP aims to protect and enhance the land to which WSEA applies for employment purposes.

OWE forms part of the broader industrial development of Oakdale Industrial Estate lands being developed by Goodman, covering an area of around 421 ha within the WSEA as shown in Figure 2.

Oakdale Central is completed and Oakdale South is nearing completion. Development has commenced over 10 ha of the larger Oakdale East Industrial Estate and will form part of the entire industrial precinct. The progressive development of Goodman's Oakdale Industrial Estate will continue to meet the WSEA objective of employment opportunities through development of warehousing and distribution facilities in an environmentally sensitive and cost-effective manner.

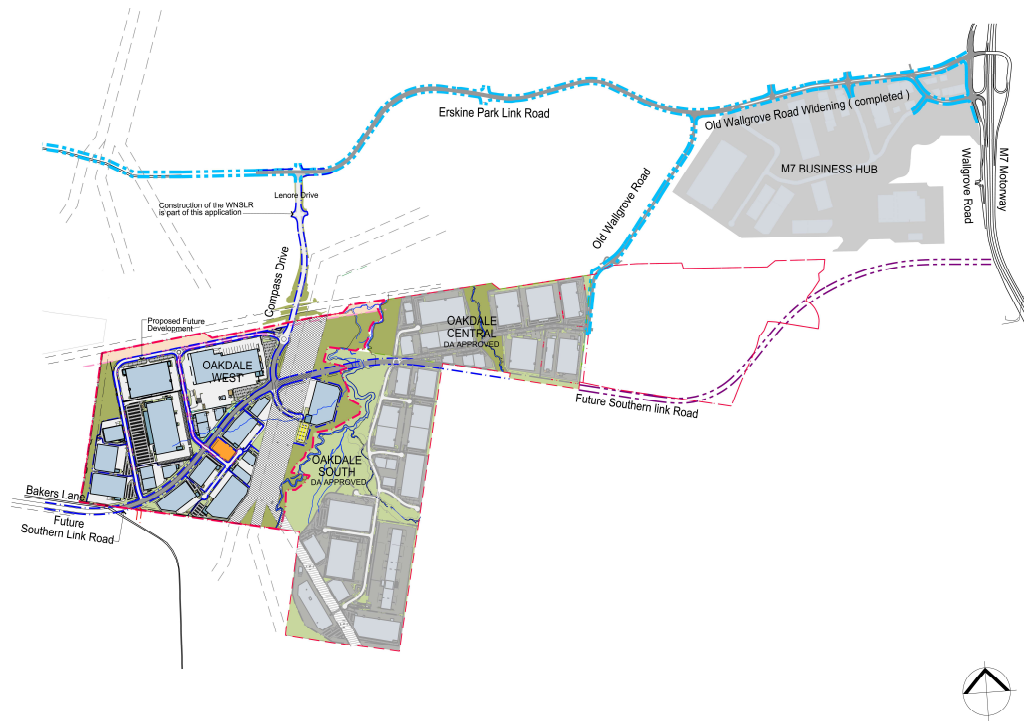


Figure 2: Oakdale Industrial Precinct and surrounding Regional Road network (Source: Goodman)

2.2 Site description

The OWE site is bound to the north by the Sydney Water Pipeline, to the east by Ropes Creek and to the south by adjoining rural landholdings. Education and aged care land uses, including Emmaus Catholic College, Trinity Primary School, Mamre Anglican School and Emmaus Retirement Village, adjoin the western boundary of the site. The site is roughly rectangular in shape with an irregular eastern boundary which follows the Ropes Creek corridor alignment.

The site is currently undergoing construction under the approvals of SSD 7348 and SSD 10397 (see Section 2.4). This includes vegetation clearing, earthworks, roads, service infrastructure, landscaping, stormwater drainage, subdivision and the construction of Warehouse 2B.

Vehicular access to the site is currently via an unsealed road off Bakers Lane at the south-west of the site. Construction of the Western North South Link Road (WNSLR) under SSD 7348 is underway and is due for completion in December 2020. The WNSLR will provide road access from Lenore Drive to OWE and the future Southern Link Road (SLR) including Sydney's broader motorway network. The WNSLR will be used for both construction and operation access for the subject developments.

2.3 Surrounding development

The locality is characterised by a variety of general industrial, education, aged care and rural land uses, including:

- Water NSW Sydney Warragamba Pipeline and other industrial land further north
- Ropes Creek corridor and Oakdale South Estate to the east
- Rural land to the south
- An aged care facility and three schools – Trinity Primary School, Mamre Anglican School and Emmaus Catholic College to the west. Other uses include rural residential and recreation facilities.

The subject site is located to the north-west of the boundary of the Western Sydney Aerotropolis. The Aerotropolis Structure Plan identifies the adjoining land for Enterprise and Environment and Recreation uses. A future Intermodal Terminal is also identified within close proximity to the subject site.

2.4 Site history

The OWE is subject to two previous SSD approvals, under SSD 7348 and SSD 10397.

2.4.1 SSD 7348 – Concept Plan and Stage 1

SSD 7348 was approved on 13 September 2019 for the OWE concept layout and Stage 1 works. The approved works under SSD 7348 include:

- preparatory works including estate wide bulk earthworks, lead-in services, retention and detention basins for the estate
- service provisions for Precinct 1
- infrastructure provision including the proposed WNSLR
- construction of Estate Road 1
- Precinct 1 Building construction.

The concept approval requires future DAs to be consistent with the conditions in SSD 7348 (Schedule B) and outlines the matters to be addressed in future DAs within the OWE (Schedule C). The matters include visual amenity; transport, access and parking; noise and vibration; stormwater management; servicing; waste management; construction management and community consultation. An assessment against the requirements of Schedule B and C of the consent is provided in Section 3.5 of this report.

SSD 7348 has been subject to five modifications as outlined in Table 3 below.

Application	Description	Status
SSD 7348 Mod 1	Modification to the Concept Plan and Stage 1, including changes to sewer servicing, building pad level of Precinct 2, bioretention basins and biodiversity offset strategy.	Approved 26 March 2020
SSD 7348 Mod 2	Modification to approved Concept Plan and Stage 1, including master plan layout, increase in gross floor area (GFA) and expansion of Building 1A, changes to internal roads, civil design and building pad levels.	Approved 21 April 2020

Application	Description	Status
SSD 7348 Mod 3	Modification to the approved Concept Proposal and the Stage 1 development, to support SSD application for Building 2B (SSD 10397).	Approved 2 April 2020
SSD 7348 Mod 4	Sought approval for additional works within Lot 9 DP1157476 associated with the construction of the Western North South Link Road.	Approved 24 March 2020
SSD 7348 Mod 5	Seeks changes to Precinct 1A layout, Stage 1 development dangerous goods quantity, biodiversity offset site, and noise wall completion timing.	Approved 5 November 2020

Table 3: Modifications to SSD 7348

A sixth modification application was lodged with DPIE on 1 December 2020 (MOD 6). The modification application seeks an increase in building height control and detailed design development of Buildings 2A, 2C and 2D resulting in minor changes to building form and layout. It also seeks modifications of the Stage 1 DA including construction of Estate Road 8 and minor amendments to Buildings 1B and 1C. At the time of finalisation of this EIS, MOD 6 remained under assessment.

The proposed development subject to this application is consistent with the concept approval proposed under MOD 6.

2.4.2 SSD 10397 – Building 2B

SSD 10397 was approved on 9 April 2020 for Warehouse 2B within Precinct 2. SSD 10397 includes the construction, subdivision, fit-out, operation and use of a four-level automated warehouse, associated office space, internal roads and parking.

A modification (MOD1) seeking minor updates to Building 2B, including revisions to the architectural plans and addition of fire stairs on the northern elevation, was approved on 23 September 2020.

3 Development description

3.1 Development overview

The proposal includes the construction, fit-out and use of three warehouses (four tenancies) in the remaining undeveloped area within Precinct 2 of the OWE. The proposed development is consistent with the concept masterplan (as modified by MOD 6) and comprises warehouses and associated car and truck parking, office facilities and loading bays along with landscaping, signage and lighting. No changes are proposed to the maximum GFA and Gross Lettable Area of the OWE.

The proposal does not require clearing, earthworks or supporting infrastructure as all necessary earthmoving, infrastructure installation and other investigations were approved and undertaken under Stage 1 of SSD 7348.

The proposed development will facilitate warehouse and distribution uses consistent with the IN1 General Industrial zone under the WSEA SEPP.

Building 2A comprises a single warehouse building with dual office facilities (Figure 3). Building 2C comprises dual warehouse occupancy in a single building supported by separate office spaces and Building 2D comprises a standalone warehouse and office space (Figure 4).

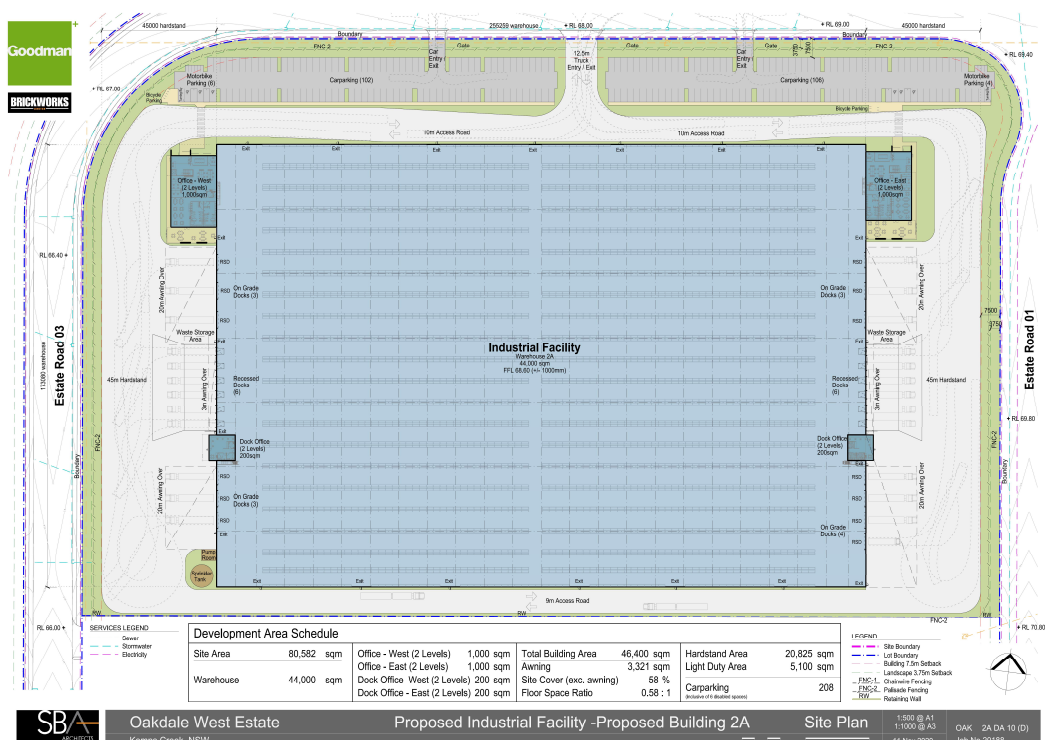


Figure 3: Proposed layout - Building 2A (SBA)

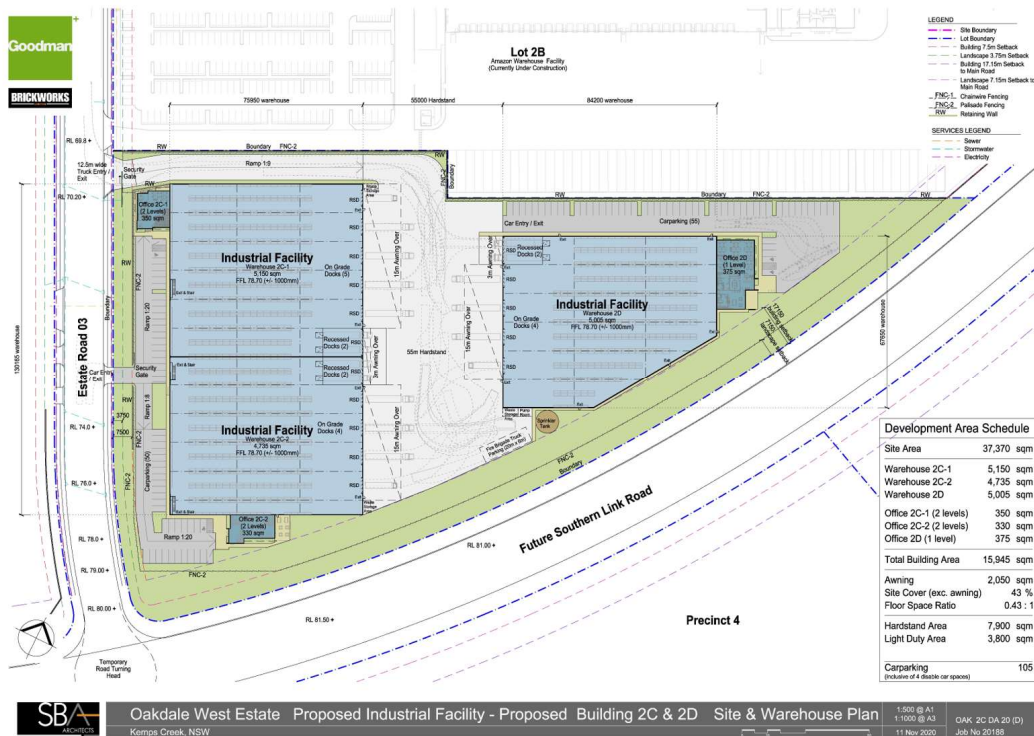


Figure 4: Proposed layout - Buildings 2C and 2D (SBA)

The key elements of the warehouses are described below in Table 4.

Aspect	Description		
Summary	Construction, fitout and operation of warehouses and ancillary offices over three buildings (Buildings 2A, 2C, 2D) within Precinct 2 of the OWE		
Footprint	Building 2A	Building 2C	Building 2D
Warehouse	44,000 m ²	9,885 m ²	5,005 m ²
Office	2,000 m ²	680 m ²	375 m ²
Dock office	400 m ²	N/A	N/A
Total GFA	46,400 m ²	10,565 m ²	5,380 m ²
Total GLA	46,400 m ²	10,565 m ²	5,380 m ²
Ridgeline Height	14.9 m	13.7 m	13.7 m
Parking	208 spaces (incl 6 accessible)	50 spaces (incl 2 accessible)	55 spaces (incl 2 accessible)
Access	Building 2A <ul style="list-style-type: none"> Dedicated entrances at the northern frontage of Estate Road 03 for each of the two car parks. One heavy vehicle entrance at the northern frontage of Estate Road 03 to the north. Buildings 2C and 2D <ul style="list-style-type: none"> Entrance at the western frontage of Estate Road 03 for car parking to service Building 2C 		

Aspect	Description
	<ul style="list-style-type: none"> Entrance at the western frontage of Estate Road 03 for car parking to service Building 2D and heavy vehicle access servicing loading docks of Buildings 2C and 2D.
Hours of work	<ul style="list-style-type: none"> Operation - 24 hours a day, 7 days a week Construction – 7am – 10pm, Monday to Sunday, with concrete pours internal to the building from 3am – 10pm, Monday to Sunday
CIV	\$84,210,000 (ex GST)
Employment	500 jobs during construction, 450 jobs during operation

Table 4: Key elements of the proposed development

3.2 Built form

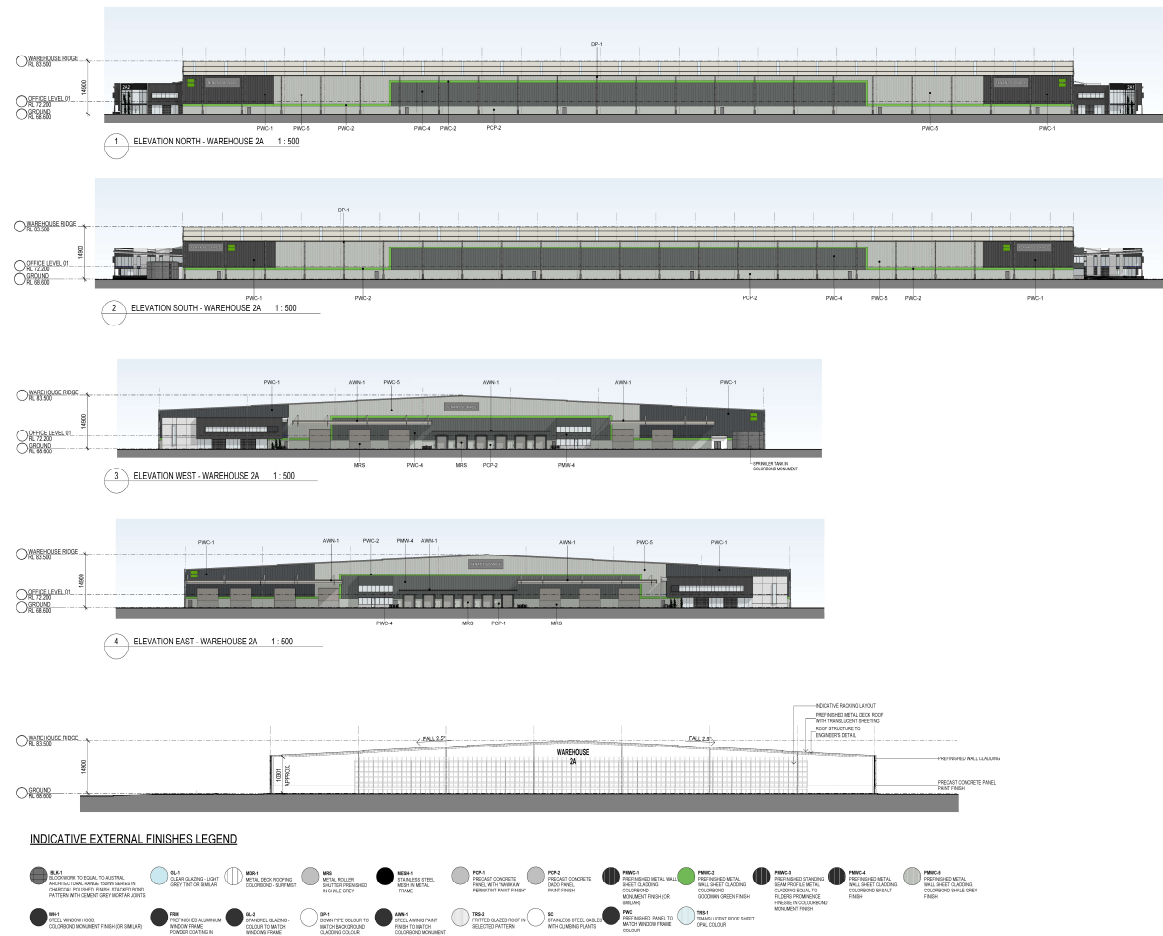
Building 2A has a maximum ridgeline height of 14.9 m. It provides 44,000 m² of warehouse space, 2,000 m² in office space and 400 m² in dock office space.

Buildings 2C and 2D have a maximum ridgeline height of 13.7 m and provide 15,945 m² of combined warehouse space and 1,055 m² in office space. Within Building 2C, two warehouse spaces comprise 5,150 m² and 4,735 m² and ancillary offices of 350 m² and 330 m². Building 2D provides 5,005 m² of warehouse space and 375 m² in office space.

To ensure cohesive built form design outcomes within Precinct 2, all proposed warehouses utilise the following materials for external finishes:

- Colorbond metal wall sheet cladding
- Precast concrete dado panels
- Austral Architectural Blockwork
- Metal roller shutters
- Colorbond metal deck roofing
- Fritted glazed roofing

Indicative elevation plans for Buildings 2A, 2C and 2D are provided in Figure 5, Figure 6 and Figure 7 respectively.



	Oakdale West Estate Kemps Creek, NSW	PROPOSED INDUSTRIAL FACILITY - PROPOSED BUILDING 2A	WAREHOUSE ELEVATIONS & SECTION	1:500@A1	OAK 2A	DA210 (C)
				09 NOV 2020		

Figure 5: Indicative elevation - Building 2A (SBA)

3.3 Access and car parking

Truck delivery access and access to the two car parks servicing Building 2A is made via Estate Road 03. These entrances are located equidistant east and west of the loading dock entry to the north of the proposed warehouse building.

Car parking access for Buildings 2C and 2D is proposed from Estate Road 03. Car parking for Buildings 2C and 2D is facilitated by two separate driveways and car parks. The loading dock entrance for both of these warehouses utilises the same entrance as the car park for Warehouse 2D.

The required car parking spaces under Condition B13 of SSD 7348 and proposed allocation of parking is provided in Table 5 below.

	Building 2A	Building 2C	Building 2D
Requirement			
1 space per 300m ² of warehouse GFA	147 spaces	33 spaces	17 spaces
1 space per 40m ² of office GFA	60 spaces	17 spaces	10 spaces
Accessible parking 2 spaces per 100 spaces	4 spaces.	2 spaces.	2 spaces.
Provided			
Total spaces	208 spaces	50 spaces	55 spaces
Accessible	6 accessible	2 accessible.	2 accessible.

Table 5: Car parking requirements under SSD 7348

3.4 Landscaping

A comprehensive landscaping scheme has been designed by Scape Design for Buildings 2A, 2C and 2D (Appendix F). This ensures plantings to all setbacks to an Estate Road and the future South Link Road.

Given the location of Precinct 2 and its centrality to the OWE, it was important that the proposed landscaping for the precinct be robust and of a high standard, consistent with the development aims of the project.

The generous landscape setbacks provided by the warehouses proposed under this application allows for a dense approach to landscaping and an ability to foster over 300 native and exotic vegetation species within Precinct 2. It also allows for effective visual screening and reducing the dominance of the warehouses on the streetscape.

3.5 SSD 7348 Compliance

Development controls and requirements for the development are established under the SSD 7348 conditions of consent. Schedule B provides conditions for the concept approval which includes development controls relating to planning development standards. Schedule C of provides requirements for future development applications within the OWE.

Table 6 provides an assessment of the proposal against the provisions of Schedule B of SSD 7348 and Table 7 assesses the proposal against the requirements of Schedule C of SSD 7348.

Condition	Control		Proposed	Complies
Schedule B – Conditions for the Concept Proposal				
B9(g)	Max GLA for concept proposal Warehousing: 529,101m ² Office: 23,374m ² Other: 4,349m ² Total: 556,824m ²		The proposed development within Precinct 2 will provide 62,345 m ² of GLA in accordance with the approved Masterplan and would not exceed the maximum GLA. A breakdown of proposed GLA for each building is provided in Table 4.	Yes
B10	Min. building setbacks	SLR: 17.15 m	Buildings 2C and 2D are setback 17.15 m from the SLR	Yes
		WNSLR: 20 m	Stage 3 is not adjacent to WNSLR	N/A
		Local Estate Roads: 7.5 m	All proposed warehouses provide a minimum setback of 7.5 m from Estate Road 3	Yes
		Western Site Boundary: 40 m	Precinct 2 is located central to the OWE and is approximately 120 m from the Western Site Boundary	Yes
		Rear boundary: 5 m	Building 2A – 9 m	Yes
		Side boundary: 0 m	Although no setback is required, all buildings are setback greater than 7.5 m from any side boundary.	Yes
	Height	15 m	Proposed maximum ridge height <ul style="list-style-type: none">Building 2A - 18 m*Building 2C and 2D - 15 m	Yes, pending the approval of MOD 6
	Minimum lot size	5,000 m ²	All lots are greater than 5,000 m ² . No subdivision is proposed under this DA	Yes
	Minimum frontage	40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line	All warehouses have a minimum frontage greater than 40 m and 35 m at the building line	Yes
	Site coverage	Maximum of 65 % (excluding awnings)	Building 2A proposes a maximum site coverage of 58% and Warehouse 2C and 2D proposes a site coverage of 43%.	Yes
B11	Ridge height	13.7 m	Proposed ridge height <ul style="list-style-type: none">Buildings 2C and 2D – 13.7 mBuilding 2A – 14.9 m*	Yes, pending approval of MOD 6
B13	Car parking	Refer Table 5	Car parking complies with the requirements of Condition B13 as demonstrated in Table 5	Yes

Table 6: Assessment of the proposal against provisions of Schedule B SSD 7348

* - Amendments to the approved building heights under Concept Approval SSD 7348 are subject to a modification application currently with DPIE (SSD 7348 MOD 6)

Condition		Response	Complies
Schedule C – Conditions for Future Development Applications			
C5.	Future DAs shall be accompanied by a Landscape Assessment	<p>The Landscaping package prepared by Scape Design includes a Landscape Design Statement (Refer Appendix F).</p> <p>This Statement outlines that Buildings 2A, 2C and 2D aim to expand on previous individual lot design within Oakdale West, reinforcing a consistent and robust landscape character, adhering to the high standard this development aims to achieve.</p>	Yes
C7.	Signage – Illuminated signage is oriented away from the sensitive receivers	The signage proposed as part of this application is predominantly oriented away from sensitive receivers on the western and southern boundaries. Refer to the signage plans contained within the Architectural Drawings. An assessment against the provisions of <i>State Environmental Planning Policy No 64 – Advertising and Signage</i> is provided in Section 7.6.7.	Yes
C8.	Reflectivity – Buildings shall be designed to minimise glare.	The façade materials and finishes are of low reflectivity and are neutral in colour facilitating the proposal to blend with the surrounding landscape.	Yes
C9.	Future DAs shall be accompanied by a transport, access and parking assessment	<p>A Transport Assessment for both Building 2A and Buildings 2C and 2D has been prepared by Ason Group (Appendix G). The reports provide an assessment of the relevant traffic, transport, and parking implications of the proposal.</p> <p>The assessment concludes that the proposed development is supportable on traffic and transport planning grounds.</p>	Yes
C10.	Future DAs shall be accompanied by a noise and vibration impact assessment	<p>A Noise Assessment prepared by Wilkinson Murray accompanies this report and is provided at Appendix O.</p> <p>The assessment identifies potential noise and vibration sources and demonstrates compliance with the noise limits outlined in the conditions for SSD 7348.</p> <p>The NVIA notes that construction of the noise wall (Condition C10(e)) is completed.</p>	Yes
C11.	Stormwater management	Civil Report accompany this report detailing how stormwater management for the proposed development will not differ from current civil design plans (Appendix D and E). prepared in accordance with the provisions of Condition C11.	Yes

Condition		Response	Complies
C12	Bushfire Protection	<p>A Bushfire Risk Assessment has been prepared by Blackash Bushfire Consulting (Appendix I).</p> <p>This report provides an assessment of the development against the relevant provisions of <i>Planning for Bushfire Protection 2019</i> (PBP 2019). The report concludes that the warehouses and the site are able to respond and implement an appropriate level of bushfire protection measures in accordance with PBP 2019.</p>	Yes
C13, C14	TransGrid Easement	N/A	N/A
C15	Endeavour Energy	The relevant approvals from Endeavour Energy will be obtained prior to the construction of any utility works to service Stage 3 of the Development	Yes
C16	Water NSW	Building 2A is adjacent to WaterNSW's land and further consultation with WaterNSW has occurred at a meeting held on 21 October 2020. At the meeting, Water NSW noted that it has provided input into the SEARs.	Yes
C17	Waste	A Waste Management Plan prepared by SLR Consulting Australia Pty Ltd in accordance with Condition C17 accompanies this statement (Refer Appendix K).	Yes
C18	Construction Management	A CEMP will be prepared for the construction of Stage 3 in accordance with this condition and will be implemented for the development	Yes
C19	Community Communication Strategy	This strategy has been prepared for the OWE and will be implemented for the development	Yes

Table 7: Assessment of the proposal against the requirements of Schedule C SSD 7348

4 Project Justification

4.1 Need for the proposal

The proposed development forms the third stage of the broader OWE as approved by the concept approval under SSD7348. As noted in the EIS for SSD 7348, the aims of the OWE is to create a *high quality warehouse and logistics estate which maximises the employment generating potential of the land to create an efficient, attractive and high quality employment zone for Western Sydney.*

The provision of warehousing and distribution facilities will generate ongoing employment on a site identified for employment purposes. The proposed development is consistent with the strategic objectives of the WSEA and the concept approval under SSD 7348.

The WSEA is recognised as pivotal in the long-term supply of Sydney's industrial and employment land.

It is therefore crucial that the development of land in the WSEA ensures a reliable pipeline of employment land to meet the expected demand over the next decade. The proposed development of Stage 3 in the OWE would contribute to the supply of serviced industrial land required to meet forecasted market demand. This supply is critical to ensuring that the Sydney industrial market does not suffer supply constraints that would inhibit the planned growth of the WSEA and broader Western Sydney region.

Development of Stage 3 of the OWE would provide additional employment opportunities for the Western Sydney region, support the delivery of critical infrastructure and services to the WSEA for the benefit of Sydney and ultimately support the strategic role and objectives of the WSEA.

The Stage 3 development would contribute to the provision of high employment generating uses within the WSEA by providing approximately 450 full time equivalent (FTE) jobs when operational. The proposed development includes three buildings to provide four warehouse and office facilities totalling 62,060 m² of building footprint.

4.2 Proposal alternatives

Schedule 2, Part 3 of the *Environmental Planning & Assessment Regulation 2000* (EP&A Regulation) requires an analysis of any feasible alternatives to the carrying out of the development, including any feasible alternatives.

Noting that the OWE Concept Plan is approved under SSD 7384, the development of Stage 3 would need to be broadly consistent with the approved Concept Plan layout. Alternatives within the approved layout were considered and a modification of the concept plan layout is sought under MOD 6. These changes comprised minor amendments to the height and layout of Building 2A, including vehicle access and parking arrangement, building and office orientation and a minor increase in maximum building height. The development proposed in this application is consistent with the proposed layout in MOD 6.

The other alternative to the proposal is not proceeding with the development, which is discounted as it would not achieve the objectives of the Concept Plan and retain vacant land within the WSEA.

5 Consultation

5.1 Consultation with key stakeholders

The Applicant has frequently consulted with key stakeholders about development at the OWE since 2015. Following the approval of SSD 7348, the Applicant appointed SLR Consulting to be the community liaison manager for the estate and has prepared a Community Consultation Strategy in accordance with condition C19 of SSD 7384.

Whilst SLR are engaged as the community liaison manager, the Applicant also maintains regular contact with key authorities and members of the community, particularly in relation to upcoming development applications.

SLR and the Applicant conduct monthly community and authority liaison meetings where the community meetings include the surrounding neighbours (including the school and aged care facility) and the authority group includes Penrith City Council (Council), Water NSW, Endeavour Energy, and Transgrid for example. Ongoing consultation during development of Stage 3 will continue in accordance with the Community Consultation Strategy.

Consultation with key stakeholders for this application is summarised in Table 8. Minutes from the most recent meetings with community and authority liaison groups are provided in Appendix Q.

Stakeholder	Key issues
DPIE	The Applicant consults regularly with DPIE about development at the OWE and formally commenced discussions about this application through a pre-lodgement meeting prior to requesting SEARs on 6 October 2020.
Penrith City Council	<p>The Applicant has regularly met with Council to discuss the progress of development of the OWE.</p> <p>Council confirmed that it would accept the application being lodged as SSD with DPIE and provided detail feedback through its SEARs input, which also included advice about MOD 6 which is to be assessed separately.</p> <p>Key matters raised by Council include:</p> <ul style="list-style-type: none">• building and landscape design - landscaped setbacks from roads in certain locations are less than the minimum required by Council, which is to be assessed under MOD 6. This SSD will be consistent with the SSD 7348 Concept Approval as modified by MOD 6.• stormwater management and engineering – stormwater drainage design is detailed in MOD 6 with a copy of the civil engineering report provided in Appendix E.• parking and access – parking and access design considerations are discussed further in the Transport Assessment in Appendix G. <p>The Applicant has addressed these items to the extent possible given the site constraints and concept approval requirements.</p>
Endeavour Energy	Regular meetings are held with Endeavour Energy regarding the progress of works at the estate. Goodman has received supply offers from Endeavour Energy for the buildings.

Stakeholder	Key issues
Environment Energy and Science (EES) within DPIE	<p>Given the site subject to the proposed development has been cleared for Stage 1 construction under SSD 7348 and an approved biodiversity offset strategy is in place, no further biodiversity assessment is considered necessary.</p> <p>Similarly, stormwater and flooding management is addressed through infrastructure established in Stage 1.</p> <p>Therefore, additional consultation with EES on this development is not required.</p>
Fire and Rescue NSW	Consultation with FRNSW will occur during detailed design of the warehouse buildings
NSW Rural Fire Service	Consultation with the NSW RFS occurred during the development and assessment of SSD 7348. The Bushfire Hazard Assessment prepared for Stage 3 (Appendix I) concluded that referral to the NSW RFS is not required.
Sydney Water	Given the water supply infrastructure for the development is to be established during the approved Stage 1 construction works under SSD 7348, additional consultation with Sydney Water on this development is not required
Transport for NSW	The Applicant has regularly met with Transport for NSW to discuss progress on the WNSLR and consulted during assessment of the Concept Plan approval. The proposed development of Stage 3 of OWE is consistent with the approved road layout therefore no additional consultation has occurred for this Stage.
TransGrid	<p>The development of Stage 3 does not affect the TransGrid easement.</p> <p>Notwithstanding, the Applicant consults regularly with TransGrid and has advised it of the proposed development of Stage 3.</p>
WaterNSW	<p>Building 2A is adjacent to WaterNSW's land and further consultation with WaterNSW has occurred at a meeting held on 21 October 2020.</p> <p>At the meeting, Water NSW noted that it has provided input into the SEARs.</p>
Water Group within DPIE	Given the water supply infrastructure for the development is to be established during the approved Stage 1 construction works under SSD 7348, additional consultation with DPIE Water on this development is not required.
WSEA Community	As mentioned above, the Applicant holds monthly meetings with the community group where upcoming applications and current works are discussed. This application was discussed at the meeting held on 21 October 2020 (see Appendix Q)

Table 8: Stakeholder consultation

6 Strategic Planning Context

6.1 State Infrastructure Strategy

The *State Infrastructure Strategy* sets out the NSW Government's Rebuilding NSW Plan, which involves the investment of \$20 billion in new infrastructure across the state. The Strategy identifies policies and strategies needed to provide infrastructure that meets the needs of a growing population and a growing economy.

Although the Strategy relates to investment in Government infrastructure, the proposal will contribute to the integration of land use and infrastructure planning as the site is strategically located near the future Western Sydney Aerotropolis.

6.2 Greater Sydney Region Plan

The *Greater Sydney Region Plan* (Region Plan) outlines how Greater Sydney will manage growth and change in the context of social, economic and environmental matters. It sets the vision and strategy for Greater Sydney, to be implemented at a local level through District Plans. The overriding vision for Greater Sydney in the Region Plan is to rebalance Sydney into a metropolis of 3 unique but connected cities:

- the established Eastern Harbour City
- the developing Central River City
- the emerging Western Parkland City

The Region Plan provides broad *Priorities and Actions* which focus on the following 4 key themes. A high-level analysis of the proposal against these themes is provided in Table 9.

Theme	Response
Infrastructure and Collaboration	The site is located close to both the M4 and M7 Motorways as well as the future Western Sydney Aerotropolis. Stage 1 of the development also includes the construction of the WNSLR which connects the site to the regional road network.
Liveability	The provision of the WNSLR ensures better connection of the site to surrounding areas, including residential areas to the north in Erskine Park. Given the site is to provide a large number of employment opportunities, this connection to residential areas ensures viability for future workers.
Productivity	The site is within an area identified as industrial and urban services land and the Region Plan sets the objective for planning authorities to adopt an approach of "review and manage" industrial land (Objective 23 – Industrial and urban services land is planned, retained and managed)
Sustainability	The Development will be planned and designed with initiatives to achieve a 5 Green Star 'as-built' rating, and include consideration of water sensitive urban design principles, energy efficiency, and biodiversity conservation.

Table 9: Analysis against the Greater Sydney Region Plan

6.3 Western City District Plan

The *Western City District Plan* (District Plan) was prepared by the Greater Sydney Commission (GSC) in March 2018. It seeks to manage growth in the context of economic, social and environmental matters in the Penrith LGA. It provides the district level framework to implement the goals and directions outlined in the Region Plan for the Western City District.

The proposed development is consistent with the Western City District Plan as it will:

- Protect employment land through the provision of employment uses;
- Continue the operation of industrial uses in the WSEA; and
- Attract investment from innovative industries.

6.4 Penrith Local Strategic Planning Statement

The *Penrith Local Strategic Planning Statement* (LSPS) was adopted in March 2020. The LSPS is a 20 year plan which sets out Council's land use vision and planning priorities for the LGA.

The document recognises the importance of industrial lands within the LGA in enhancing and growing Penrith's economy. The proposal will provide a warehouse and distribution centre which is consistent with the LSPS, in particular the following priorities:

- *Planning Priority 1: Align development, growth and infrastructure* – The provision of warehousing within the Penrith LGA provides new opportunities for jobs close to homes, creating a more liveable city. The development of warehouses within Precinct 2 of the OWE coincides with new infrastructure in Western Sydney including the Aerotropolis and South Link Road to ensure better connectivity within the Penrith LGA.
- *Planning Priority 12: Enhance and grow Penrith's economic triangle* – The 'retain and manage' principle ensures that industrial lands are safeguarded which ensures economic growth in Western Sydney as reflected in developments such as the one proposed under this DA.
- *Planning Priority 19: Create an energy, water and waste efficient city* – The proposed development has been designed to ensure efficiency in energy, water and waste management as demonstrated in the supporting Waste and Sustainability Management Plans. The incorporation of rainwater harvesting in the proposal reflects the priority which aims to facilitate water conservation and reuse.

6.5 Economic Development Strategy – Building the New West

Penrith Council's *Economic Development Strategy* provides a framework as to how Council can best support economic development and foster greater investment within the LGA. The Strategy provides a goal for Penrith to achieve an increase in local jobs up to 55,000 by 2031.

The Penrith LGA has emerged as an important industrial centre in Western Sydney and understands the importance of retaining such land uses. The Strategy notes that industrial workers seek jobs all over Western Sydney given its' good connections to road infrastructure including the M4 and M7. The provision of warehousing as proposed under this DA ensures the retention of industrial land in the Penrith LGA and will provide more employment opportunities in the area to aid in economic growth.

6.6 Western Sydney Aerotropolis Structure Plan

The subject site is located adjoining the boundary of the Western Sydney Aerotropolis Structure Plan. The Structure Plan creates a spatial representation of land-uses, environmental assets and transport infrastructure within the Aerotropolis. As shown in Figure 8, the site adjoins land identified for enterprise uses, with an intermodal terminal nearby.

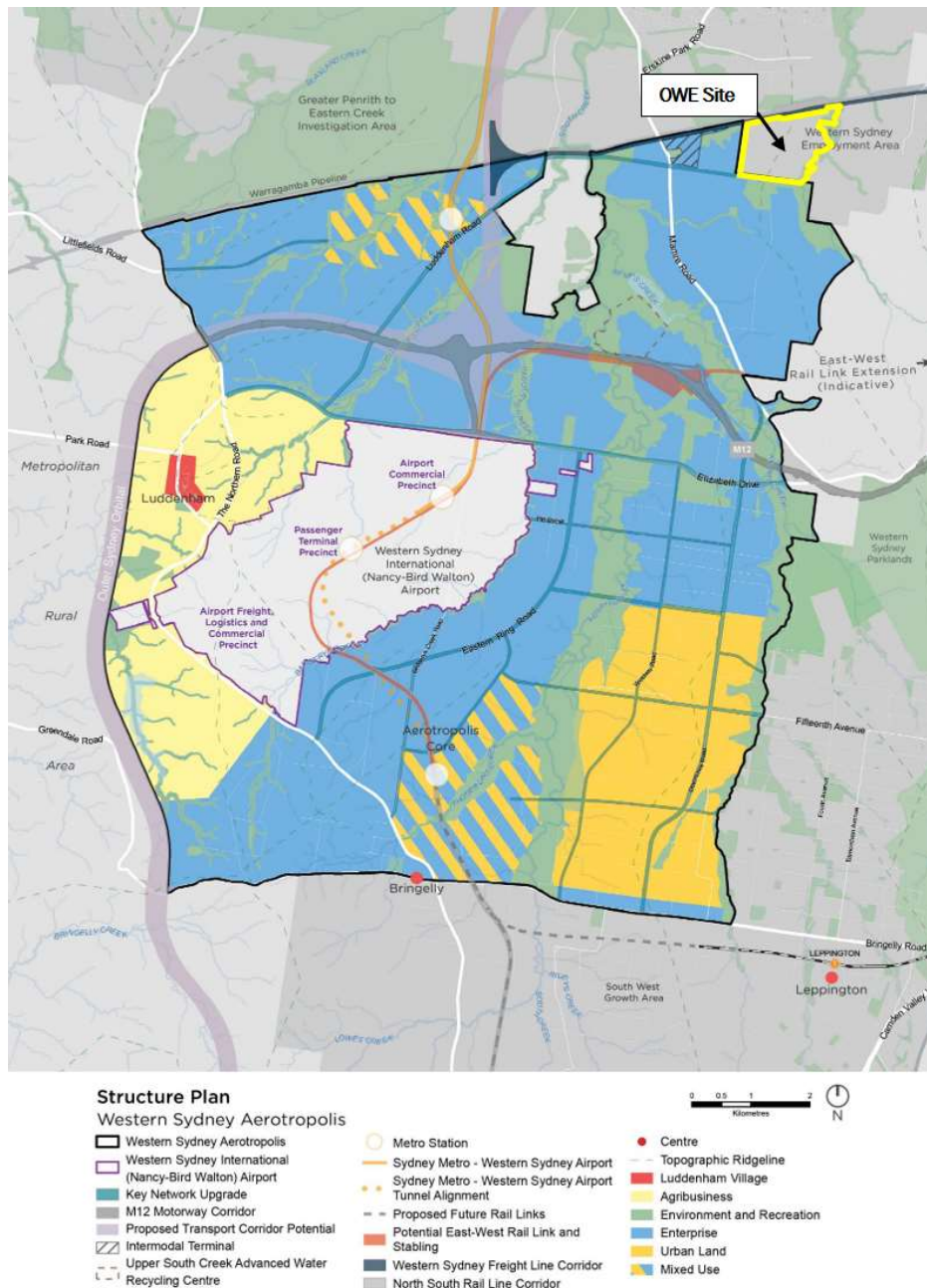


Figure 8: Western Sydney Aerotropolis Structure Plan (Source: Western Sydney Aerotropolis SEPP)

7 Statutory Planning Context

7.1 Environmental Planning and Assessment Act 1979

The EP&A Act provides the statutory framework for land use planning in NSW. Under section 4.36 of the Act, certain development types are declared SSD by means of a State Environmental Planning Policy (SEPP) or by order of the Minister for Planning and Open Spaces.

The development meets the criteria of SSD which is defined under the SRD SEPP. Schedule 1, clause 12(1) of the SRD SEPP states that development with a CIV of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation, meets the criteria for SSD.

The development is for the construction and use of three warehouses (four tenancies) which are all part of the OWE warehouse and distribution facility, with a CIV of \$84,210,000 (ex GST). A cost estimate summary for the proposal is included at Appendix B.

This report responds to the requirements of section 4.12(8) of the EP&A Act which requires a development application for SSD to be accompanied by an EIS.

7.1.1 Objects of the EP&A Act

Development under the EP&A Act must have regard to the objects of the Act set out under Section 1.3 of the Act. The proposed development is considered consistent with the objects of the Act, as outlined in Table 10 below.

The Objects of the Act	Consideration
(a) <i>To promote the social and economic welfare of the community and a better environment by the proper management, development and conservation of the State's natural and other resources,</i>	The proposed development is to establish and operate the next stage of warehouse buildings on the approved OWE, within the WSEA. It will continue the development of employment lands and provide additional storage and distribution facilities to service the broader Sydney Metropolitan Area.
(b) <i>to facilitate ecologically sustainable development by integrating relevant economic, environmental and social considerations in decision-making about environmental planning and assessment,</i>	This EIS provides information on the relevant economic, environmental and social impacts of the proposed development to enable the consent authority to undertake a thorough environmental assessment and assist in its decision-making on the application.
(c) <i>to promote the orderly and economic use and development of land,</i>	The development promotes the orderly and economic use of the land by ensuring job growth by developing land identified for employment uses.
(d) <i>to promote the delivery and maintenance of affordable housing,</i>	N/A
(e) <i>to protect the environment, including the conservation of threatened and other species of native animals and plants, ecological communities and their habitats,</i>	Environmental considerations are discussed further in Section 8 and relevant technical reports.

The Objects of the Act	Consideration
	Notably, the development relates to the construction of warehouse buildings on an estate subject to concept plan approval, which includes approved biodiversity offsets and a vegetation management plan, to protect and maintain the biodiversity values of the site.
(f) <i>to promote the sustainable management of built and cultural heritage (including Aboriginal cultural heritage),</i>	Heritage for the entire OWE was addressed under SSD 7348. Since the site has already been disturbed as a result of the approved Stage 1 works under SSD 7348, no further investigation is required.
(g) <i>to promote good design and amenity of the built environment,</i>	The proposal meets the Concept Plan requirements of SSD 7348 as well as ensuring good design outcomes by utilising similar colours and materials to approved warehouses within the OWE.
(h) <i>to promote the proper construction and maintenance of buildings, including the protection of the health and safety of their occupants,</i>	The development will be constructed in accordance with any conditions of approval issued by the consent authority and the relevant requirements that relate to health and safety, construction and maintenance.
(i) <i>to promote the sharing of the responsibility for environmental planning and assessment between the different levels of government in the State,</i>	This EIS is submitted to DPIE to enable an environmental assessment of the application. It is expected that the EIS will be referred by DPIE to other State agencies and Council for further assessment and comment.
(j) <i>to provide increased opportunity for community participation in environmental planning and assessment.</i>	As part of DPIE's assessment of the application, the EIS will made publicly available with the community, Council and State agencies invited to provide a submission on the proposal. Any submissions received will be addressed by the Applicant as part of a Response to Submissions Report.

Table 10: Objects of the EP&A Act

7.1.2 Section 4.15 Matters for Consideration

The consent authority is required to take into consideration the matters listed under section 4.15 of the EP&A Act when determining a development application. An evaluation of the proposed development against the provisions of Section 4.15(1) of the EP&A Act is provided in Table 11 below.

Provision	Consideration
(a) <i>the provisions of:</i>	
(i) <i>any environmental planning instrument, and</i>	The environmental planning instruments relevant to the site are addressed at Section 7.
(ii) <i>any proposed instrument that is or has been the subject of public consultation under this Act and that has been notified to the consent authority (unless the</i>	Draft environmental planning instruments relevant to the site are addressed at Section 7.

Provision	Consideration
<i>Planning Secretary has notified the consent authority that the making of the proposed instrument has been deferred indefinitely or has not been approved), and</i>	
(iii) <i>any development control plan, and</i>	Under clause 11 of the SRD SEPP, development control plans do not apply to SSD. However, as a matter of reference, the Penrith Development Control Plan 2014 (PDCP 2014) has been addressed in Appendix P.
(iiia) <i>any planning agreement that has been entered into under section 7.4, or any draft planning agreement that a developer has offered to enter into under section 7.4, and</i>	The Applicant has entered into a Voluntary Planning Agreement with the Minister for Planning and Public Spaces.
(iv) <i>the regulations (to the extent that they prescribe matters for the purposes of this paragraph),</i>	The EP&A Regulation is addressed at Section 7.2.
(v) <i>(Repealed)</i>	N/A
(b) <i>the likely impacts of that development, including environmental impacts on both the natural and built environments, and social and economic impacts of the locality,</i>	The likely impacts of the development, including environmental impacts on the natural and built environments, social and economic impacts are addressed at Section 8.
(c) <i>the suitability of the site for the development,</i>	The suitability of the site for the development is considered at Section 10.
(d) <i>any submissions made in accordance with this Act or the regulations,</i>	Any submissions received on the application will be considered and addressed as part of a Response to Submission report.
(e) <i>the public interest.</i>	The development is in the public interest as it will provide employment for up to 500 workers during construction and 450 jobs when operational.

Table 11: Section 4.15 Assessment

7.2 Environmental Planning and Assessment Regulation 2000

This EIS has been prepared in accordance with form and content requirements of Schedule 2 of the EP&A Regulation. An overview of how the requirements of the EP&A Regulation have been satisfied is included in Table 12 below.

Environmental Planning and Assessment Regulations 2000	EIS Reference
(1) <i>An environmental impact statement must also include each of the following:</i>	
(a) <i>a summary of the environmental impact statement,</i>	Executive Summary
(b) <i>a statement of the objectives of the development, activity or infrastructure,</i>	Sections 3 and 4
(c) <i>an analysis of any feasible alternatives to the carrying out of the development, activity or infrastructure, having regard to its</i>	Section 4.2

Environmental Planning and Assessment Regulations 2000	EIS Reference
<i>objectives, including the consequences of not carrying out the development, activity or infrastructure,</i>	
(d) <i>an analysis of the development, activity or infrastructure, including:</i>	Section 3 and Section 8
(i) <i>a full description of the development, activity or infrastructure, and</i>	
(ii) <i>a general description of the environment likely to be affected by the development, activity or infrastructure, together with a detailed description of those aspects of the environment that are likely to be significantly affected, and</i>	
(iii) <i>the likely impact on the environment of the development, activity or infrastructure, and</i>	
(iv) <i>a full description of the measures proposed to mitigate any adverse effects of the development, activity or infrastructure on the environment, and</i>	
(v) <i>a list of any approvals that must be obtained under any other Act or law before the development, activity or infrastructure may lawfully be carried out,</i>	
(e) <i>a compilation (in a single section of the environmental impact statement) of the measures referred to in item (d) (iv),</i>	Section 9
(f) <i>the reasons justifying the carrying out of the development, activity or infrastructure in the manner proposed, having regard to biophysical, economic and social considerations, including the principles of ecologically sustainable development set out in subclause (4).</i>	Section 3.5 and Section 8
<i>Note. A cost benefit analysis may be submitted or referred to in the reasons justifying the carrying out of the development, activity or infrastructure.</i>	
(2) <i>Subclause (1) is subject to the environmental assessment requirements that relate to the environmental impact statement</i>	Section 1.2 and Appendix A
(3) <i>Subclause (1) does not apply if:</i>	
(a) <i>the Secretary has waived (under clause 3(9)) the need for an application for environmental assessment requirements in relation to an environmental impact statement in respect of State significant development, and</i>	N/A
(b) <i>the conditions of that waiver specify that the environmental impact statement must instead comply with requirements set out or referred to in those conditions.</i>	N/A

Table 12: Requirements of the EP&A Regulation

7.3 Rural Fires Act 1997

The site is identified as bushfire prone land under the *Penrith Local Environmental Plan 2010* (PLEP 2010). The *Rural Fires Act 1997* requires that consideration be made to the potential bushfire impacts on development at the planning assessment stage to ensure protection of people and property in the event of a bushfire.

Under Section 4.46 of the EP&A Act, the proposal is not required to be referred to NSW Rural Fire Service as it does not include subdivision for residential purposes or development of a special fire protection purpose.

Notwithstanding, a Bushfire Protection Assessment has been prepared and accompanies this report demonstrating compliance with *Planning for Bushfire Protection 2019*. A copy of this report is provided at Appendix I. In addition, a Fire Safety Strategy prepared by Core Engineering Group (Refer Appendix J) accompanies this statement. The Strategy demonstrates that the proposed construction and management of the warehouses achieves an acceptable level of life safety within the buildings.

7.4 Biodiversity Conservation Act 2016

The *Biodiversity Conservation Act 2016* (BC Act) aims to maintain the diversity and quality of ecosystems and enhance their capacity to adapt to change and provide for the needs of future generations.

Under the BC Act, SSD proposals require an accredited ecologist to prepare a Biodiversity Development Assessment Report (BDAR). A BDAR was prepared and approved under SSD 7348 which addresses biodiversity impacts, mitigation and offsetting for the whole estate.

An updated Biodiversity Statement has been prepared by Ecologique and accompanies this application demonstrating there are no further biodiversity impacts as a result of the development (Appendix H).

The consent authority must consider if the proposed development is likely to have serious and irreversible biodiversity impact and determine any additional and appropriate measures that would minimise such impacts should approval be granted.

The Biodiversity Statement confirms that the majority of consent conditions relating to biodiversity matters under SSD 7348 have been complied with and the various later modifications.

Biodiversity is further discussed in Section 8.9.

7.5 Contaminated Land Management Act 1997

The *Contaminated Land Management Act 1997* (CLM Act) establishes a process for investigating and (where appropriate) remediating land where contamination poses a significant risk of harm to human health or the environment.

Contamination for the entire OWE site was addressed as part of the Stage 1 development under SSD 7348. The site was assessed and approved to be suitable for commercial and industrial uses.

7.6 State Environmental Planning Policies

7.6.1 State Environmental Planning Policy (State and Regional Development) 2011

The SRD SEPP aims to identify development that is SSD, State significant infrastructure, critical State significant infrastructure and regionally significant development.

The development meets the criteria of Schedule 1, clause 12(1) of the SRD SEPP as it is development that has a capital investment value (CIV) of more than \$50 million for the purpose of warehouses or distribution centres (including container storage facilities) at one location and related to the same operation.

As the development meets the criteria of the SRD SEPP, the application will be assessed as SSD and determined by the Minister for Planning and Public Spaces (or nominated delegate).

7.6.2 State Environmental Planning Policy (Western Sydney Employment Area) 2009

The WSEA SEPP establishes the WSEA and identifies eleven precincts within its boundary, as shown in Figure 9. The site is located within Precinct 8 – South of Sydney Catchment Authority Warragamba Pipelines. Consideration of the proposed development against the applicable detailed provisions of the WSEA SEPP is provided in Table 13.

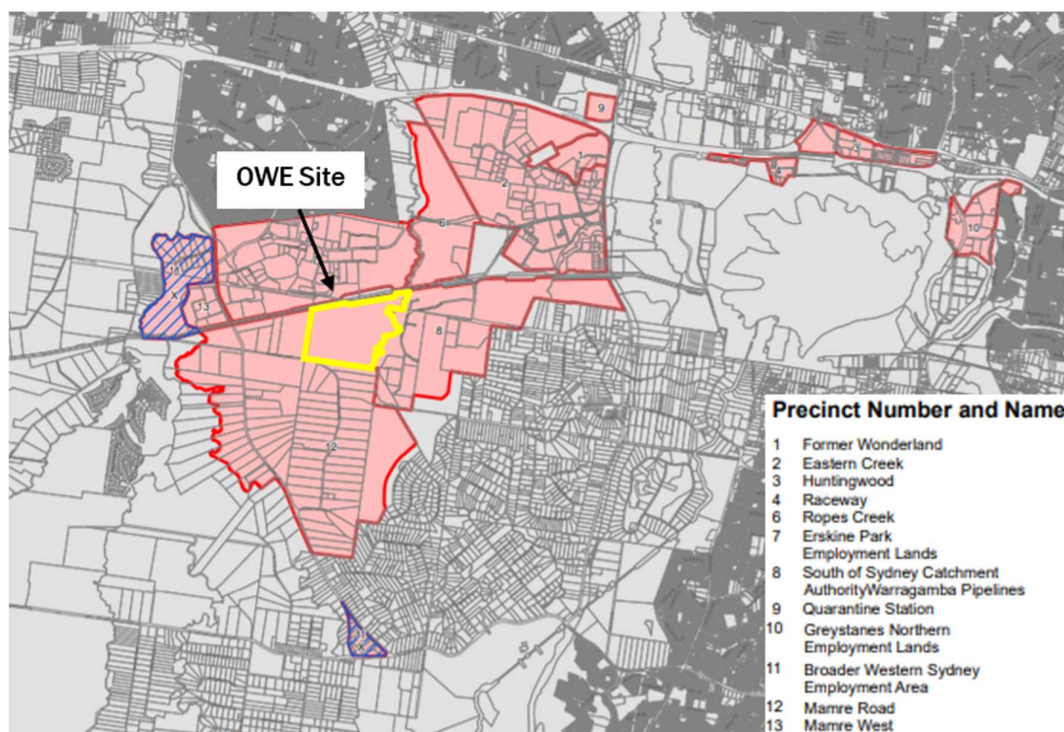


Figure 9: WSEA SEPP Boundary (Source: legislation.nsw.gov.au)

Clause	Provision	Response
3. Aims of Policy	To protect and enhance employment lands within the WSEA boundary.	The proposed development satisfies the aims of the WSEA SEPP as it will provide for employment of up to 500 jobs during construction and 450 jobs during operation.
10. Zoning of land	The site is zoned IN1 General Industrial.	The proposed development is permissible with consent (warehouse or distribution centres) in the IN1 zone and consistent with the zone objectives.
20. Ecologically Sustainable Development (ESD)	Development must include measures to minimise the consumption of potable water and greenhouse gas emissions.	A sustainability report is provided in Appendix L. The proposed development will be designed to achieve a 5-star Green Star rating.
21. Height of Buildings	Building heights for proposed development to adequately respond to site topography and preserve the amenity of adjacent zones.	Details of proposed building heights take into consideration the provisions of Clause 21 and SSD 7348. Building 2A is proposed to have a maximum building height of 18m. Buildings 2C and 2D have a maximum building height of 15m. The proposed heights are consistent with the Concept Approval, subject to the approval of MOD 6.
22. Rainwater Harvesting	Adequate arrangements must be made to connect the roof areas of buildings to any rainwater harvesting scheme.	Details of proposed rainwater harvesting of the development will be provided in the EIS.
23. Development adjoining residential land	To address potential amenity and parking impacts of development within 250 metres of land zoned primarily for residential purposes.	An assessment of the potential amenity impacts regarding noise, traffic and air quality, to nearby sensitive receivers is provided in Section 8.
24. Development involving subdivision	The consent authority must consider the potential land use impacts of proposed subdivision.	No subdivision is proposed.
25. Public Utility Infrastructure	Requirement to demonstrate that adequate public utility infrastructure for the development is available or suitable arrangements are in places.	The availability and connection to public utility infrastructure was addressed under SSD 7348. Notwithstanding, the proposed Stage 3 development can be connected to public infrastructure as detailed in the accompany Civil Report (Appendix E).

Clause	Provision	Response
26. Development on or in the vicinity of proposed transport infrastructure routes	Consider any comments of the Director-General as to the compatibility of the development with proposed transport infrastructure routes.	This clause has been considered as part of the development of the Concept Proposal for the OWE.
29. Industrial Release Areas	Development obtain formal certification that satisfactory arrangements have been made to contribute to the provision of regional transport infrastructure and services prior to consent being granted	A voluntary planning agreement for the provision of regional transport infrastructure and services has been entered into between the Applicant and the Minister for the site.
31. Design Principles	A requirement for the consent authority to consider building design and finishes, landscaping and the scale and character of the development.	Design details and landscaping are further discussed in Sections 8.2 and 0 demonstrating appropriate design outcomes for the development given its context and location within the OWE and broader WSEA.

Table 13: Provisions of the WSEA SEPP

7.6.3 State Environmental Planning Policy (Major Infrastructure Corridors) 2020

In July 2020, the Department of Planning, Industry & Environment gazetted *State Environmental Planning Policy (Major Infrastructure Corridors) 2020* (Major Corridors SEPP). The Major Corridors SEPP aims to preserve corridors for future major infrastructure and covers the Fairfield, Blacktown, Penrith, Liverpool, Camden and Campbelltown LGAs.

As shown on the mapping for the Major Corridors SEPP (Refer Figure 10), a SP2 Infrastructure zone now runs along the northern boundary of the site.

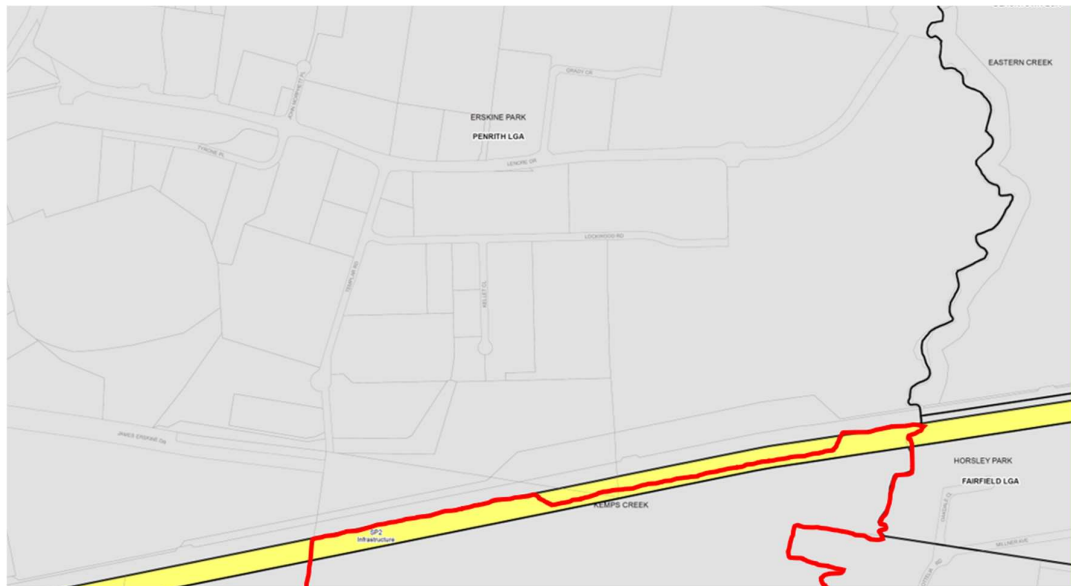


Figure 10: Major Corridors SEPP Map (site outlined in red) (Source: NSW Legislation)

The proposed development within the OWE does not impact on the application of the Major Corridors SEPP. Given the location and proximity of the proposed warehouses to the SP2 zone, there is no potential for future conflicts between the provisions of the SEPP and the proposed development.

7.6.4 State Environmental Planning Policy (Western Sydney Aerotropolis) 2020

The *State Environmental Planning Policy (Western Sydney Aerotropolis)* (Aerotropolis SEPP) rezones 6,500 hectares of land to a range of employment, residential and environmental uses to support the development of a new Western Sydney airport.

The numerous rezoned precincts are the catalyst for the third city centred around the airport. The SEPP commenced on 1 October 2020.

The OWE is located to the north-east of the boundary of the Western Sydney Aerotropolis as shown in Figure 11. Notwithstanding, the site is included in the Obstacle Limitation Surface (OLS) and the Wildlife Buffer Zone mapping under the SEPP.

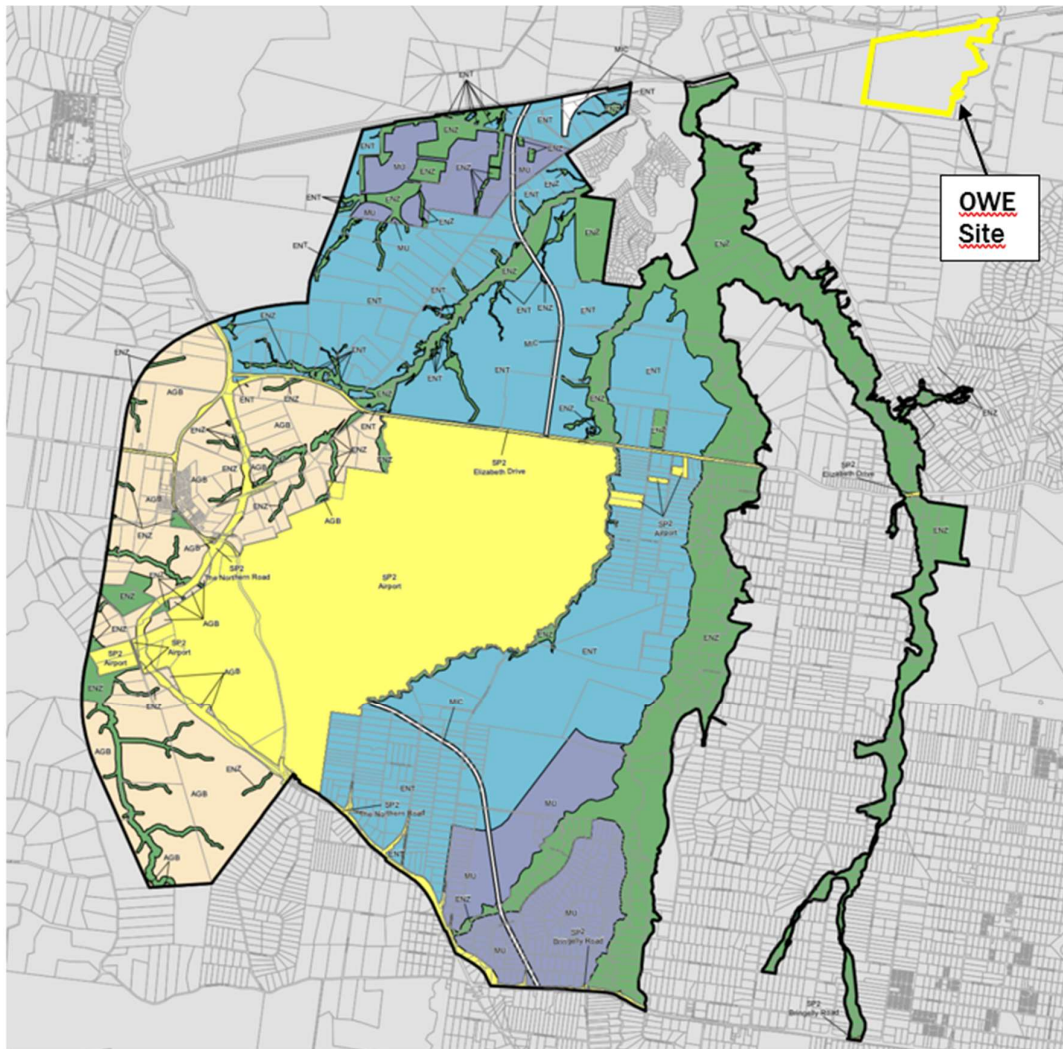


Figure 11: Oakdale West and Aerotropolis SEPP Area (Source: Aerotropolis SEPP)

The OLS mapping prescribes a height limitation of RL 223.2 m AHD for the eastern portion of the site and a limitation of RL 230.5 m AHD for the western portion of the site.

The Wildlife Buffer Zone map includes the site wholly within the 13 km buffer zone and partly within the 8 km buffer zone.

A small portion of the south-eastern corner of the OWE site is encroached by the Noise Exposure Contour Map identified between 20 and 25. Given the location of the proposed development within the OWE, it is not impacted by the noise exposure contours.

An assessment against the provisions of Part 3 of the Aerotropolis SEPP has been provided in Table 14 below to demonstrate that the development will not hinder the safeguarding of the Aerotropolis.

Clause	Comment	Compliance
Clause 19 Aircraft Noise	Warehouse or distribution centre is not identified as a noise sensitive development under the definitions of Clause 19.	Complies
Clause 20 Building wind shear and turbulence	The subject site is not shown within the boundaries of the Lighting Intensity and Wind Shear Map. The proposed development does not penetrate the 1:35 surface.	Complies
Clause 21 Wildlife Hazards	The accompanying Biodiversity Statement (Appendix H) demonstrates that the proposed development will not have a detrimental impact to wildlife onsite.	Complies
Clause 22 Wind turbines	There are no wind turbines or wind monitoring towers proposed under this SSD application.	Complies
Clause 23 Lighting	The site is not identified within the boundaries of the Lighting Intensity and Wind Shear Map.	Complies
Clause 24 Airspace operations	The proposed maximum height of the development is RL 92.40 m, well below the prescribed maximum height of RL 223.20 m for the site on Obstacle Limitation Surface Map	Complies
Clause 25 Public safety	The subject site is not identified as a "public safety area" on the Public Safety Area Map.	Complies

Table 14: Assessment against provisions of Part 3 of the Aerotropolis SEPP

7.6.5 State Environmental Planning Policy (Infrastructure) 2007

The State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) aims to facilitate the effective delivery of infrastructure across the State by improving regulatory certainty and efficiency, providing greater flexibility in the location of infrastructure and service facilities, allowing development of surplus government owned land, identifying environmental assessment categories and matters to be considered in assessments, and providing for consultation with relevant public authorities.

Clause 104 requires that development applications for certain traffic generating development, as set out in Schedule 3 of the policy, be referred to Transport for NSW (TfNSW) and that any submission from TfNSW be considered prior to the determination of the application.

In accordance with the Infrastructure SEPP, warehouse and distribution development of 8,000 m² or greater in size require referral to TfNSW. The Applicant has consulted with TfNSW during the preparation of the EIS for the project as detailed in Section 5.1, notwithstanding, the proposed development will also be referred to TfNSW for review and comment during the public exhibition period.

In accordance with Condition C16 of SSD 7348, the Applicant has addressed the Water NSW SEARs input received and will consult with Water NSW regarding measures to ensure the protection of the water supply pipeline corridor to the north of Building 2A.

7.6.6 State Environmental Planning Policy No.55 – Remediation of Land

State Environmental Planning Policy No. 55 – Remediation of Land (SEPP 55) applies to the State and states that where a DA is made concerning land that is contaminated, the consent authority must not grant consent unless:

- (a) *it has considered whether the land is contaminated, and*
- (b) *if the land is contaminated, it is satisfied that the land is suitable in its contaminated state (or will be suitable, after remediation) for the purpose for which the development is proposed to be carried out, and*
- (c) *if the land requires remediation to be made suitable for the purpose for which the development is proposed to be carried out, it is satisfied that the land will be remediated before the land is used for that purpose.*

Contamination was addressed under the concept approval for SSD 7348. Per Condition D116 of the SSD 7348 Concept Approval, an unexpected finds protocol will be developed and form part of the Construction Environmental Management Plan (CEMP) to be submitted prior to the commencement of construction. Notwithstanding, bulk earthworks have been approved and undertaken as part of the Stage 1 development approval resulting in the site being heavily disturbed.

7.6.7 State Environmental Planning Policy No. 64 – Advertising and Signage

State Environmental Planning Policy 64 Advertising and Signage (SEPP 64) aims to ensure that advertising and signage is well located, compatible with the desired amenity of an area and of high quality.

SEPP 64 applies to all signage, advertisements that advertise or promote any goods, services or events and any structure that is used for the display of signage that is permitted under another environmental planning instrument.

The proposal includes the following signage for each tenancy as described in Table 15.

Sign (Type)	Building 2A	Building 2C-1	Building 2C-2	Building 2D
Tenancy Sign (fixed to building)	6	3	3	4
Truck Wayfinding Pylon	1	1		
Car Wayfinding Pylon	2	1		1
Goodman Sign (fixed to building)	6	1	3	3

Table 15: Signage provision for each warehouse

Details of the locations of the abovementioned signs can be found on the relevant signage plan in the associated Architectural Plans (Appendix C).

Clause 8 of SEPP 64 requires the consent authority to assess the proposal against the criteria within Schedule 1 prior to granting consent to carrying out of any development on that land.

An assessment of these matters is provided in Table 16:

Schedule 1	Comment	Compliance
1. Character of the Area		
Is the proposal compatible with the existing or desired future character of the area or locality in which it is proposed to be located?	The proposed signage is compatible with the entire OWE in which similar signs have been approved.	Complies
Is the proposal consistent with a particular theme for outdoor advertising in the area or locality?	The proposed signage ensures compatibility with the desired character of the area as it will identify a future tenancy within the industrial estate and aids in wayfinding. The design of the signs is compatible with the proposed design of the Warehouse reflected in materials and colour schemes.	Complies
2. Special Areas		
Does the proposal detract from the amenity or visual quality of any environmentally sensitive areas, heritage areas, natural or other conservation areas, open space areas, waterways, rural landscapes or residential areas?	The proposal does not detract from the amenity or visual quality of the area as it is ancillary to the operation of the proposed warehouses. It has been designed to match the design of other approved signage within the OWE.	Complies

Schedule 1	Comment	Compliance
3. Views and vistas		
Does the proposal obscure or compromise important views?	All signage has been designed to not impact views within the OWE or for surrounding receivers. The size of proposed signs ensures they do not dominate the skyline or reduce quality of vistas.	Complies
Does the proposal dominate the skyline and reduce the quality of vistas?		Complies
Does the proposal respect the viewing rights of other advertisers?		Complies
4. Streetscape, Setting or Landscape		
Is the scale, proportion and form of the proposal appropriate for the streetscape, setting or landscape?	The signs are consistent with the approved masterplan and condition C7 of SSD 7348	Complies
Does the proposal contribute to the visual interest of the streetscape, setting or landscape?	As above	Complies
Does the proposal reduce clutter by rationalising and simplifying existing advertising?	No existing signage	Complies
Does the proposal screen unsightliness?	The signage is incorporated into the design of the estate buildings	Complies
Does the proposal protrude above buildings, structures or tree canopies in the area or locality?	No	Complies
Does the proposal require ongoing vegetation management?	No	Complies
5. Site and Building		
Is the proposal compatible with the scale, proportion and other characteristics of the site or building, or both, on which the proposed signage is to be located?	The proposed signage is consistent with signage designs for the broader OWE and is incorporated into the design of each building	Complies
Does the proposal respect important features of the site or building, or both?		Complies
Does the proposal show innovation and imagination in its relationship to the site or building, or both?		Complies
6. Associated Devices and Logos with Advertisements and Advertising structures		
Have any safety devices, platforms, lighting devices or logos been designed as an integral part of the signage or structure on which it is to be displayed?	No safety devices, platforms, or lighting devices have been designed as part of the signage. The Goodman logo is included as a sign for each warehouse façade given they are the developer of the OWE.	Complies

Schedule 1	Comment	Compliance
7. Illumination		
Would illumination result in unacceptable glare?	The proposed signage is designed to comply with illumination requirements to minimise glare and ensure safety for road users, pedestrians and aircraft	Complies
Would illumination affect safety for pedestrians, vehicles or aircraft?		Complies
Would illumination detract from the amenity of any residence or other form of accommodation?		Complies
Can the intensity of the illumination be adjusted, if necessary?	Yes	Complies
Is the illumination subject to a curfew?	No	Complies
8. Safety		
Would the proposal reduce the safety for any public road?	The freestanding signs have been located as to not impact the safety for estate roads, pedestrians, cyclists or children.	Complies
Would the proposal reduce the safety for pedestrians or bicyclists?		
Would the proposal reduce the safety for pedestrians, particularly children, by obscuring sightlines from public areas?		

Table 16: Schedule 1, SEPP 64 Consideration

7.6.8 State Environmental Planning Policy No. 33 – Hazardous and offensive development

State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33) aims to ensure that in considering any application to carry out potentially hazardous or offensive development, the consent authority has sufficient information to assess whether the development is hazardous or offensive and to impose conditions to reduce or minimise any adverse impact.

The Stage 3 Development is a warehouse and distribution facility and is not considered a potentially hazardous or offensive industry. Notably, the development will not involve:

- the storage or transport of incompatible materials
- the generation of hazardous waste
- the generation of dust within confined areas
- incompatible, reactive or unstable materials that could lead to uncontrolled reaction or decomposition.

Therefore, the development does not constitute ‘potentially hazardous’ development with respect to the storage and handling of dangerous goods and does not require a Preliminary Hazard Analysis to be prepared.

7.6.9 Draft State Environmental Planning Policy (Environment)

Draft State Environmental Planning Policy (Environment) (Environment SEPP) aims to promote the protection and improvement of key environmental assets for their intrinsic value

and the social and economic benefits they provide. Once adopted it will consolidate the following existing SEPPs:

- *State Environmental Planning Policy No.19 – Bushland in Urban Areas*
- *State Environmental Planning Policy (Sydney Drinking Water Catchment) 2011*
- *State Environmental Planning Policy No.50 – Canal Estate Development*
- *Greater Metropolitan Regional Environmental Plan No.2 – Georges River Catchment*
- *Sydney Regional Environmental Plan No.20 – Hawkesbury-Nepean River (No.2-1997)*
- *Sydney Regional Environmental Plan (Sydney Harbour Catchment) 2005*
- *Willandra Lakes Regional Environmental Plan No.1 – World Heritage Property*

It is noted that the preliminary maps accompanying the Draft Environment SEPP do not identify the site as urban bushland or a critical habitat area.

7.6.10 Draft Remediation of Land State Environmental Planning Policy

Draft Remediation of Land State Environmental Planning Policy (Remediation SEPP) aims for better management of remediation works by aligning the need for development consent with the scale, complexity and risks associated with the proposed works.

Once adopted, the Draft Remediation SEPP will:

- provide a state-wide planning framework for the remediation of land
- require consent authorities to consider the potential for land to be contaminated when determining DAs
- clearly list the remediation works that require development consent
- introduce certification and operational requirements for remediation works that can be undertaken without development consent

As discussed in Section 7.6.6, the contamination report prepared for SSD 7348 concludes the land is suitable for the development.

7.7 Penrith Local Environmental Plan 2010

PLEP 2010 is the principal Environmental Planning Instrument applicable to the land. It aims to establish planning principles and development controls that will promote the orderly and economic use of land throughout the Penrith LGA. However, the provisions of the PLEP 2010 do not apply given the site is within the boundaries of the WSEA SEPP. Notwithstanding, the Applicant has consulted with Council during the preparation of this development application.

7.8 Penrith Development Control Plan 2014

The OWE is located within the Penrith LGA in the 'Erskine Business Park' precinct. The Penrith Development Control Plan (DCP) 2014 establishes development controls for the Erskine Business Park, however, it is noted that under the provisions of Clause 11 of the SRD SEPP. DCPs do not apply to SSD. Notwithstanding, an assessment against these provisions and other relevant controls under the Penrith DCP can be found in Appendix P.

The Concept Proposal under SSD 7348 establishes site specific development controls for OWE. Table 6 provides an assessment of the proposal against the controls contained within SSD 7348. Following approval of MOD 5 an amendment to the Penrith DCP has been submitted to Council in accordance with the requirements of condition B12 of SSD 7348.

8 Environmental assessment

8.1 Introduction

This section provides an assessment of the environmental impacts associated with the proposed OWE Stage 3 development. The environmental assessment is based on a number of specialist studies undertaken for the development.

This section provides a summary of the results of the assessment undertaken for the key issues identified by the SEARs and accordance with the requirements of Schedule B and Schedule C of SSD 7348.

Under Stage 1 of SSD 7348, bulk earthworks and infrastructure construction for Stage 3 are underway. These approved activities will prepare the site for construction of the hardstand, warehouse buildings and associated infrastructure and landscaping. Consequently, impacts associated with site preparation do not require assessment.

Therefore, this section focusses on the impacts associated with the construction of warehouse buildings and associated infrastructure and ongoing operations of the warehouses.

8.2 Built form and visual impact

A detailed Visual Impact Assessment (VIA) was prepared as part of the OWE EIS under SSD 7348. The assessment analysed the extent of the visual impact for all stages of development of the OWE. The Concept Approval (as modified) assessed the visual impact of warehouse building forms across the OWE as being acceptable, within the boundaries of the approved building height, layout and landscaping.

Following commencement of construction activities at the site under Stage 1, including bulk earthworks and infrastructure, the site has been cleared of vegetation and level pads for warehouses and hardstand are in formation. Also under construction is the western embankment and noise barrier to provide a buffer between the site and properties to the west. Construction of the 28 m high Building 2B has commenced, introducing the new built form representative of the OWE development. It is noted that Buildings 2A, 2C and 2D will be significantly lower than Building 2B, the dominant built form feature of warehouse buildings in Precinct 2.

The proposed architectural designs for Stage 3, prepared by SBA, are included in Appendix C. The SBA designs outline the proposed design, materials, masterplan layout and how the proposal responds to the surrounding environment and requirements of the Concept Plan (see Section 3.5) and WSEA SEPP.

To ensure cohesive built form design outcomes within Precinct 2, all proposed warehouses utilise the following materials for external finishes:

- Colorbond metal wall sheet cladding
- precast concrete dado panels
- Austral Architectural Blockwork
- metal roller shutters
- Colorbond metal deck roofing
- fritted glazed roofing

The office components of the warehouses are located on the corner or edge of the buildings to ensure frontage to the estate roads and to provide casual surveillance. The design of the office spaces provides articulating materials to form an integral part of and contribute to the overall buildings.

As per the SEARs received for SSD 9794683, an assessment of the development against Clause 31 Design Principles is provided in Table 17 below.

Clause 31 Principle	Response
a) The development is of a high quality design	<p>The proposed warehouse and ancillary office buildings are of a high quality design reflected in the Architectural Plans at Appendix C.</p> <p>The development reflects the key design principles that are applicable under the approved Concept Plan for SSD 7348, which include:</p> <ul style="list-style-type: none"> • balance of materials and articulation to offset large expanses of cladding • scaling and subtle variety in the design of buildings to reflect a natural pattern of urban development • integration with the existing natural site features, to reinforce the estate identity • high quality built form integrated with the landscape design and setbacks • appropriate colour schemes
b) A variety of materials and external finishes for the external facades are incorporated	<p>The proposal utilises a variety of materials to ensure a good design outcome reflected in the external finishes. A schedule of the external finishes has been included in the Architectural Plans at Appendix C</p>
c) High quality landscaping is provided	<p>The provision of high quality landscaping for the proposed development is demonstrated in the associated Landscape Plans that accompany this Development Application (Appendix F)</p>
d) The scale and character of the development is compatible with other employment-generating development in the precinct concerned	<p>The proposed warehouses are compatible within the OWE as well as the surrounding industrial precincts including Oakdale South Estate.</p> <p>The buildings have been designed to comply with approved building heights under the Concept Approval (pending MOD 6) and are of a smaller scale in comparison to the adjoining Building 2B.</p>

Table 17: Detailed assessment against the provisions of Clause 31 of the WSEA SEPP

An example of the proposed external finishes of Building 2A is provided in Figure 12.



Figure 12: Indicative design elements (Source: SBA)

8.2.1 Visual impact

A Visual Impact Assessment (VIA) was prepared by Clouston Associates as part of MOD 6, which assesses the proposed 1.2 m increase to the height of Building 2A. The VIA found that the minimal change in building ridge height compared with that approved under SSD 7348 would not change the visual impact rating for visual receptors, including views from adjoining properties to the west and south. A statement has been prepared by Clouston Associates (Appendix R) which confirms that no further visual impact assessment is required given the building envelopes are consistent with those assessed under MOD 6.

The proposed development is designed to ensure it will be consistent with surrounding development and the Concept Plan approval for the site (as modified by MOD 6). The proposed design reflects high commercial and industrial standards and provides a visually balanced form.

Landscape plans for Stage 3 of OWE have been prepared by Scape Design and are included in Appendix F. The landscape plantings are designed to screen car parking areas and buildings from Estate Roads and provide shading through the use of more than 300 native and exotic trees.

The Landscape Design Statement also notes the landscaped amenity bund and noise barrier, under construction as part of the approved Stage 1 works, consistent with the objectives of the Staging Plan under condition B15 of SSD 7348. These measures will provide significant screening of the Stage 3 development to properties adjoining the western boundary of the OWE.

The design of building signage is consistent with the approved Concept Plan and the requirements of SEPP 64 to ensure visual impacts of signs are appropriate.

Potential visual impacts during construction of Stage 3 would include the use of cranes and scaffolding during the erection of the buildings and temporary infrastructure commonly associated with construction activities such as site compounds and lighting. These visual impacts will be temporary in nature and are therefore insignificant.

Therefore, the visual impacts of the Stage 3 development of the OWE would be consistent with the approved (as modified) Concept Plan approval under SSD 7348.

8.2.2 Building Code of Australia

A detailed Building Code of Australia (BCA) Assessment for the proposal has been undertaken by Blackett Maguire + Goldsmith Pty Ltd to compare the proposal against the Deemed-To-Satisfy (DtS) provisions of the BCA 2019. This report is provided in Appendix O.

The BCA assessment concluded that the proposed development can readily achieve compliance with the relevant provisions of the BCA. The BCA Assessment recommended that a suite of fire safety measures will be required for the building which are addressed in a Fire Safety Strategy as discussed in Section 8.2.4.

8.2.3 Fire Safety

A Fire Safety Strategy (FSS) was prepared by Core Engineering Group and is included in Appendix P. The objective of the FSS is to inform the design of the buildings and meet the requirements of the acceptable level of fire safety. The FSS has developed Performance Solutions to satisfy the Performance Requirements of the BCA, to account for the issues identified in the BCA Compliance Report as not complying with the DtS provisions.

The FSS proposes a design strategy which details early detection fire safety measures to ensure compliance with the Performance Requirements. All design recommendations and non-compliances will be addressed in the detailed design stage for each building. This will safeguard the occupants to the accepted levels under the BCA and International Fire Engineering Guidelines.

8.3 Ecologically Sustainable Development

Sustainability Management Plans have been prepared by SLR Consulting for Building 2A and Buildings 2C and 2D and are included in Appendix L. These plans identify all potential energy savings that may be realised during the operational phase of the development, including a description of likely energy consumption levels and options for alternative energy sources such as solar power in accordance with Council requirements.

Although the energy consumptions of equipment and warehouse operations will be specific to a tenant's application, the future buildings are assumed to meet, where possible, the recommendations set out in the sustainability management plan.

The plans consider Section J of the Building Code of Australia (2016). The specific objectives of this plan are as follows:

- to encourage energy use minimisation through the implementation of energy efficiency measures
- to promote improved environmental outcomes through energy management

- to ensure the appropriate management of high energy consumption aspects of the proposal
- to identify energy savings procedures for overall cost reduction, greenhouse gas emission reduction and effective energy management
- to assist in ensuring that any environmental impacts during the operational life of the development comply with Council's development consent conditions and other relevant regulatory authorities
- to ensure the long term sustainability of resource use through more efficient and cost effective energy use practices for the life of the development.

The sustainability management plans predict that implementing all proposed energy efficiency measures will achieve GHG emission reductions of 83.79% in Building 2A and 72% in Buildings 2C and 2D when compared with the 2019 National Construction Code (NCC) Reference Building. The proposed measures include:

- use of a 500 kW photovoltaic solar system
- use of low energy LED lighting with zone controls via motion sensors
- maximise the access to natural lighting, particularly in offices
- use of efficient air conditioning systems
- design of facades and roofing to comply with NCC performance requirements
- a Building Users' Guide to provide details regarding the everyday operation of a building, include energy minimisation initiatives

By installing 4-star rated toilets, urinals and taps and the proposed rainwater harvesting facility the proposed development will reduce its potable water demand by approximately 36% in Building 2A and 35% in Buildings 2C and 2D.

Verification of energy and water efficiency measures will be achieved through quarterly reviews once the warehouses are operational, to check the actual energy usage and energy savings and verify that all systems are performing at their optimum efficiency.

8.4 Traffic and transport

Traffic and transport issues and requirements were addressed under SSD 7348 for the entire OWE. Further assessment of transport issues was undertaken under SSD 10397 and SSD 7348 MOD 3, which modified SSD 7348 to incorporate the additional traffic generated by Building 2B.

A Transport Assessment (TA) has also been prepared by Ason Group to accompany this EIS (Appendix G). The TA compares the projected traffic generation from the construction and operation of Stage 3 with the traffic generation of the approved OWE as modified.

The TA notes that the additional traffic generated as a result of the changes associated with the pending MOD 6 would be minimal, with an estimated 70 additional daily vehicle trips within the total of 11,324 daily trips generated under the approved OWE Concept Proposal.

The TA demonstrates that the cumulative traffic generation will not worsen impacts to the approved road network, inclusive of the wider estate's internal roads and connections to the WNSLR and SLR. This demonstrates that the road network has sufficient capacity to cater for Building 2A, 2C and 2D traffic whilst maintaining operation at a satisfactory level.

Accordingly, this DA will not result in any unacceptable traffic impacts and no additional upgrades at surrounding road network would be required as part of this DA.

8.4.1 Access and parking

Vehicular access to Buildings 2A, 2C and 2D is made via Estate Road 03, which can be accessed from both the future SLR and Estate Road 01 to the WNSLR.

Access for the proposed warehouses and their supporting parking facilities is detailed in Section 3.3. Parking and access have been demonstrated to meet the requirements and comply with the provisions of the concept approval under SSD 7348.

In Council's input to the SEARs for SSD 9794683, Council requested that vehicular access for trucks and cars be separated. This has been accommodated for all buildings except Building 2D, in a similar manner to the approved access layout for Buildings 1B and 1C in Stage 1. Given the location of the building within Precinct 2, it is not feasible to provide separate driveways for cars and trucks. The access and parking for Building 2D will still ensure safety for drivers as the parking is well separated from the loading dock area.

8.4.2 Public transport and active transport

The TA includes a preliminary Sustainable Travel Plan which establishes objectives to encourage alternative modes of transport to private vehicles, such as walking, cycling and public transport use.

As the closest railway station is 7 km from OWE, it is unlikely to influence commuters in regards to this DA. No bus services are currently located near the site and the Applicant is in ongoing consultation with Transport for NSW regarding bus services for the OWE. The proposal will target a 20% public and active transport and 80% private car transport.

8.4.3 Construction traffic management

Condition C18 of SSD 7348 requires the development of construction traffic management measures as part of the detailed CEMP.

The TA predicts there will be no additional traffic impacts to the estate road network or the regional road network as a result of construction activities for the proposal. The projected traffic generation during the construction phase of Stage 3 will not have any additional impact from what has already been approved under the modified SSD 7348.

8.4.4 Conclusion

The TA concluded that the Stage 3 Development will not result in any unacceptable traffic impacts and no additional roads are required. The proposal is within the scope of the anticipated traffic impacts and generation detailed under the concept approval for SSD 7348.

8.5 Noise and vibration

A summary of the results of the Noise and Vibration Impact Assessment (NVIA) prepared by Wilkinson Murray Pty Ltd is provided in the following sections. The assessment addresses the impacts as a result of the Stage 3 Development (SSD 9794683) and the full report is provided in Appendix O.

8.5.1 Existing conditions

Existing background noise on land to the south and west of the site is typical of a rural environment, however it is noted that construction of Stage 1 and Stage 2 of the OWE is underway. The elevated noise and vibration levels as a result of the approved staged development will be managed and mitigated in accordance with the conditions of SSD 7348. The nearest sensitive receivers include:

- Emmaus Retirement Village – west of the OWE site boundary
- Emmaus Catholic College – west of the OWE site boundary
- Trinity Primary School – west of the OWE site boundary
- residential receivers – south of the OWE boundary

Sensitive receivers surrounding the OWE Estate are shown on Figure 13. Also shown are the acoustic barrier walls which provide noise mitigation, particularly along the western site boundary.

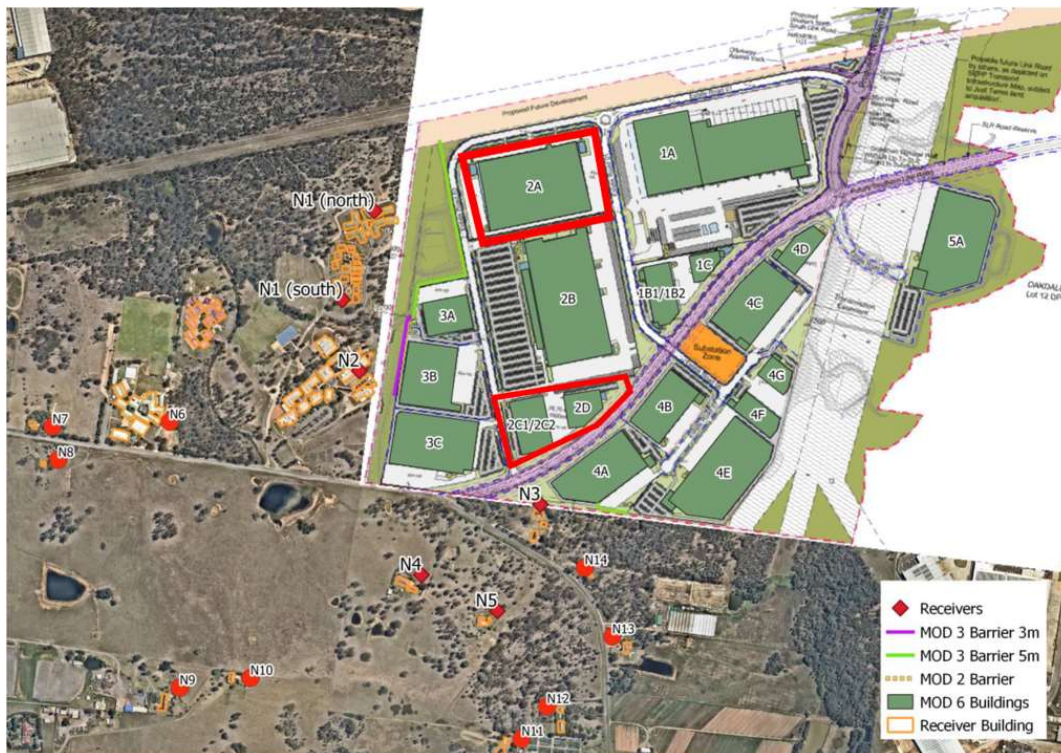


Figure 13: Receiver and acoustic wall location (Source: Wilkinson Murray)

Concept Approval requirements

Under the consent for SSD 7348, noise limits were determined to minimise the impacts to adjoining sensitive receivers. Condition B18 provides noise limits as outlined in Table 18.

In accordance with Condition B19 of SSD 7348, a Noise Agreement between the Applicant and receivers N3, N4 and N5 is in place and was submitted to the Planning Secretary. As such, the noise limits in Condition B18 of SSD 7348 are no longer applicable at these

receivers. Noise emissions from current activities on the site comply with the relevant criteria at other receivers.

Location	Day	Evening	Night	
	L _{Aeq,15min}	L _{Aeq,15min}	L _{Aeq,15min}	L _{AMax}
N1 Emmaus Village Residential	44	43	41	52
N3 Kemps Creek – nearest residential property	39	39	37	52
N4 and N5 Kemps Creek – other residences	39	39	37	52
All other non-associated residences	40 ²	35 ²	35 ²	52
Location Emmaus Catholic College (School)	When in use: 45 L _{eq(1h)}			

Notes:

1. Noise generated by the development is to be measured in accordance with the relevant procedures and modifications, including certain meteorological conditions, of the Noise Policy for Industry (EPA, 2017). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.

2. or background + 5 dB, whichever is higher.

Table 18: Noise limits under SSD 7348

The Applicant undertakes ongoing consultation with these parties and has notified them of the current application and potential noise impacts associated with the proposed development.

8.5.2 Construction noise and vibration

The assessment of construction noise and vibration has identified no material change to the assessment approved for Stage 1 of the OWE. Noise predictions indicate general compliance with the EPA's *Interim Construction Noise Guideline* (ICNG) construction noise management levels, with a negligible 1 decibel (dB) exceedance during earthworks activities at Receiver N1. To ensure construction noise impacts are minimised, the following mitigation measures would be implemented:

- minimising the coinciding use of multiple noisy plant items
- equipment which is used intermittently is to be shut down when not in use
- equipment with directional noise emissions would be oriented away from sensitive receivers as much as practicable
- regular compliance checks on the noise emissions of all plant and machinery
- use of non-tonal reversing alarms on plant and heavy vehicles used for construction
- community consultation with surrounding receivers prior to and during construction.

These measures will be outlined in the CEMP for the Stage 3 construction activities.

The construction vibration assessment undertaken by Wilkinson Murray indicates that there would be no impact to surrounding receivers as a result of the development. Given the location of the proposed Stage 3 development, vibration generating plant would be setback several hundreds of metres and any vibration would not be discernible from surrounding receivers.

8.5.3 Operational noise from onsite sources

Operational noise sources included in the noise assessment comprise fixed rooftop plant, loading activities and on-site light and heavy vehicles movements. The original design included noise barriers which have been reviewed as part of this assessment.

The NVIA updates previous noise modelling undertaken for the OWE and accounts for the new warehouse layouts. In particular, the NVIA notes that due to the reduction in traffic generation and additional shielding for the entirety of Precinct 3, there is a reduction in overall noise impacts for the Emmaus Catholic College.

A summary of the operational noise predictions is provided in Table 19.

Location	Period	L _{Aeq,15min} Noise Level				
		Noise Criteria	Precinct 2 + Lot 3A		All precincts	
			Typical	Peak Season	Typical	Peak Season
N1 Emmaus Village Residential	Day L _{Aeq,15min}	44	37	38	38	39
	Evening L _{Aeq,15min}	43	36	37	37	38
	Night L _{Aeq,15min}	41	35	36	35	36
	Night (adverse) L _{Aeq,15min}	41	38	39	39	39
N2 - Emmaus Catholic College (School)	Day L _{eq(1h)}	45	41	44	39	39

Table 19: Assessment against noise limits under SSD 7348

The NVIA noted a slight increase in noise impacts to Emmaus Residential Village. However, these still comply with noise limits under Condition B18 of the consent for SSD 7348 and have been concluded as negligible.

The NVIA also concluded that noise generated during operation of the development would comply with the relevant criteria at all other non-associated residential receivers surrounding the site.

Sleep disturbance has also been considered in the NVIA which noted that noise impacts comply with the relevant standard.

The NVIA concluded that the proposed Stage 3 development complies with the relevant conditions under SSD 7348. The addition of the proposed warehouses does not hinder the compliance of the OWE with operational noise criteria outlined in the Concept Approval.

8.6 Soil and Water

A Civil Report prepared by At&L (Appendix E) confirms that the current civil plans as proposed under MOD 6 (Appendix D) address the proposed development of Buildings 2A, 2C and 2D.

The proposal therefore satisfies Condition C11 of SSD 7348 as the design of the warehouse buildings is consistent with the *Civil, Stormwater and Infrastructure Services Report, SSDSA Modification 6* prepared by At&L, dated October 2020 and *Flood Impact Assessment: Oakdale West Estate*, prepared by Cardno, dated 27 March 2017.

Subsequently, there are no changes to onsite soil and water management. The associated civil report provides an assessment against the SEARs demonstrating that there are no changes to the stormwater drainage as a result of the proposed development.

Prior to commencing construction, a detailed Erosion and Sediment Control Plan will be prepared to include sediment and erosion controls to be designed, installed and maintained in accordance with the requirements of *Managing Urban Stormwater, Soils and Construction* (Landcom 2004). These controls will be described in the CEMP for Stage 3 construction.

8.7 Infrastructure requirements

The At&L Civil Report also confirms that there are no changes to the infrastructure requirements onsite.

Specifically, the report provides an assessment against the SEARs demonstrating that there are no changes to the infrastructure requirements and risks to Water NSW pipeline as a result of the proposed development, compared to what is approved.

8.8 Waste management

In accordance with Condition C17 of SSD 7348, Waste Management Plans (WMPs) have been prepared by SLR Consulting for Building 2A and for Buildings 2C and 2D, and are included at Appendix K.

The WMPs detail the quantities and classification of waste streams to generated during construction and operation of the development and includes measures to ensure the development is consistent with the aims and objectives of the *NSW Waste Avoidance and Resource Recovery Strategy 2014- 2021* (EPA, 2014). The WMPs include a description of waste avoidance measures and how waste would be handled, processed and disposed of, or re-used or recycled, in accordance with Council's requirements.

Construction of the development would result in the following waste streams:

- site clearance waste
- construction waste
- plant maintenance waste
- packaging wastes
- work compound waste from on-site employees.

Construction of Stage 3 is expected to produce 3,195 m³ of construction waste including 2,175 m³ for Building 2A and 1,020 m³ for Buildings 2C and 2D. The WMPs recommended that excavated waste is checked for contamination and treated and disposed of

appropriately, with response protocols to be described in the CEMP for the development. Uncontaminated fill will be used again on site or sent to a licenced facility.

Operation of Stage 3 would result in the following waste streams:

- domestic wastes generated by employees, including food wastes
- bulk packaging wastes, including polystyrene, plastic wrapping and cardboard boxes
- office waste
- garden organic waste from landscaped areas
- bulky waste items such as furniture and e-waste
- stores, plant and general maintenance wastes.

The WMPs estimate that Building 2A would generate approximately 32,480 L/week each of general waste and recycling Buildings 2C and 2D would generate approximately 11,235 L/week each of general waste and recycling. SLR notes that pallets, plastic and cardboard packing waste is likely to be a key waste stream generated at the warehouses and recommends returning these waste streams to suppliers where possible.

The WMPs prepared for the proposal ensure that waste management will occur in a safe and orderly manner. Waste is to be recycled and disposed of in accordance with the *Waste Avoidance and Resource Recovery Act 2001*.

8.9 Biodiversity

A Biodiversity Statement has been prepared by Ecologique (Appendix H) which confirms that the development of Stage 3 will not impact on biodiversity matters and these matters have been addressed through the OWE Concept Plan approval under SSD 7348.

The Biodiversity Statement notes that retained native vegetation on the western boundary of the site would not be impacted during construction or operation of Stage 3.

8.10 Air Quality

An Air Quality Statement has been prepared by SLR Consulting (Appendix N). The purpose of this report was to review the existing Air Quality Impact Assessment (AQIA) that was approved under SSD 7348 and determine whether a revision of this was required for the proposed construction of Stage 3.

The construction AQIA provided for the approved SSD 7348 assessed the potential air quality impacts associated with the construction of all five precincts within the OWE, and concluded that air quality impacts during construction of the OWE could be adequately managed using best practice mitigation and management measures. These measures would be described in a CEMP to be prepared for construction of Stage 3.

The Statement concluded that the extent of construction works is unlikely to change from the concept approval and dust emissions would remain low. It was determined that an updated AQIA was consequently unwarranted by the proposal for Stage 3.

An assessment of the proposal has concluded that the magnitude of construction and operation impacts is unlikely to change, and therefore the residual risk of dust emissions during construction and vehicle emissions during operation associated with Stage 3 remains low. No additional mitigation measures have been identified.

8.11 Bushfire

A Bushfire Hazard Assessment (BHA) for the development was prepared by Blackash Bushfire Consulting (BBC) (Appendix I), which provides an assessment of the development against the relevant provisions of *Planning for Bushfire Protection 2019* (PBP 2019).

The Penrith Council Bushfire Prone Land Map indicates that the Kemps Creek corridor contains Category 1 Bushfire Prone Vegetation with Category 1 vegetation occupying the land to the south and west of the OWE site. The vegetation within the OWE is mapped as Category 2 Bushfire Prone Vegetation.

The BHA concludes that the Stage 3 Development has been designed to comply with PBP 2019. The warehouses demonstrate an appropriate combination of protection measures to ensure compliance with the intent and performance measures of PBP 2019.

The Assessment provided by BBC includes recommendations to ensure the bushfire protection of Buildings 2A, 2C and 2D. These include;

- Asset Protection Zones (APZs) be established and maintained as an inner protection area (Figure 14)
- the provision of fire hydrants in accordance with the BCA
- buildings are to be constructed in accordance with *Australian Standard AS 3959 Construction of buildings in bushfire-prone areas*

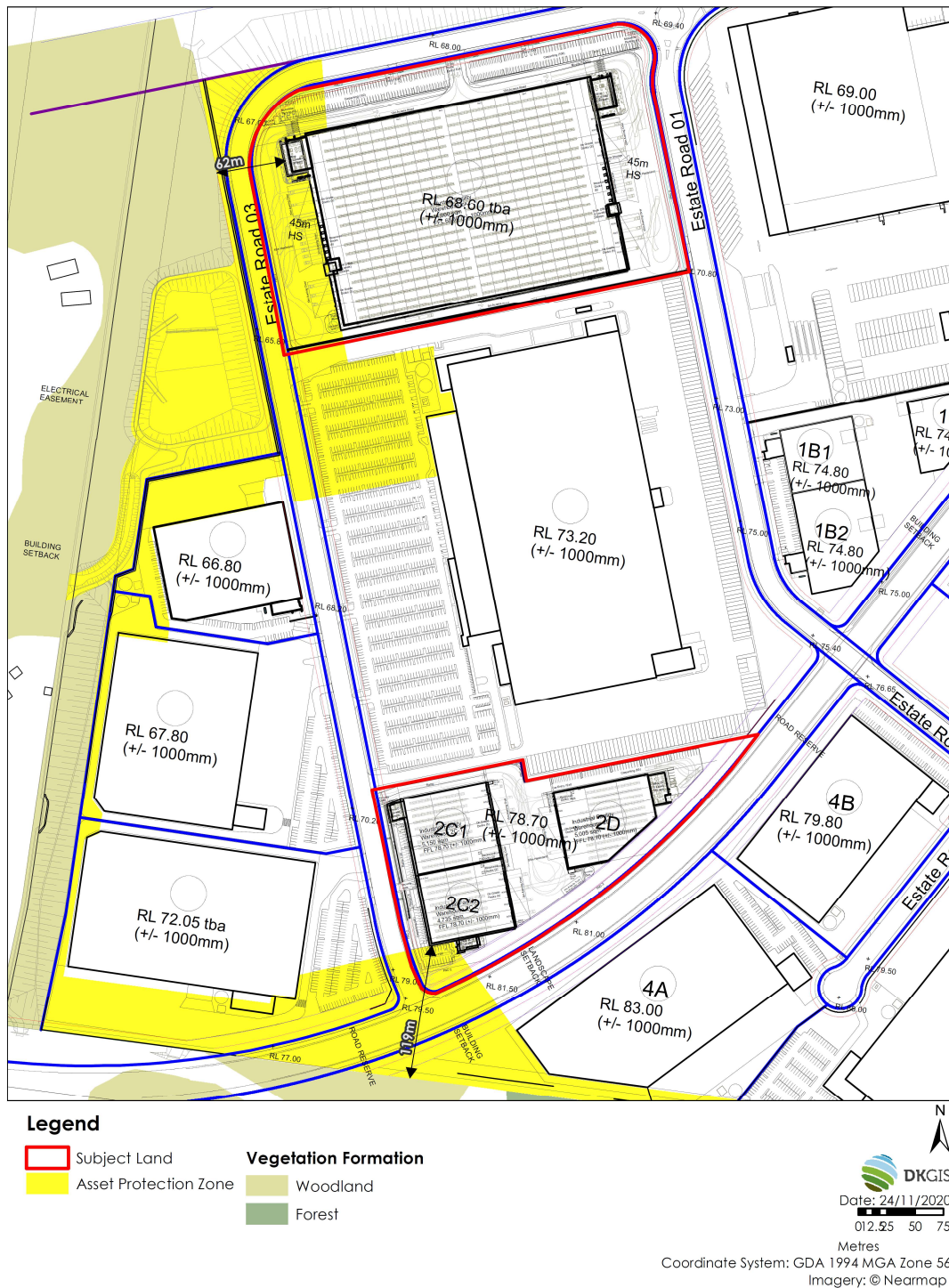


Figure 14: Recommended asset protection zones (BCC)

9 Summary of mitigation measures

In accordance with the SEARs, the following table provides a consolidated summary of the Applicant's commitments in relation to management, monitoring and reporting activities for the proposed development.

Issue	Mitigation measures
General	<ul style="list-style-type: none"> • preparation of updated CEMP for OWE Stage 3 Developments • preparation of updated OEMP for OWE Concept Proposal for Stage 3
Visual amenity	<ul style="list-style-type: none"> • the existing vegetation on the eastern, southern and western boundary will be retained where possible to assist filtering views to the proposed buildings • warehouses have been articulated to reduce the overall visual impact of the development from surrounding viewpoints • the proposed material palette assists in articulating the built form and providing consistent materials within the OWE • the proposed landscape design is consistent with the OWE landscape masterplan and provides vegetated setbacks to estate roads and within parking areas to provide shade
Traffic and transport	<ul style="list-style-type: none"> • construction traffic management measures to be described in the CEMP • use of WNSLR for construction traffic • detailed STP to be implemented
Noise and vibration	<ul style="list-style-type: none"> • minimising coinciding use of noisy plant items • shutting down intermittently used equipment when not in use • regular compliance checks on the noise emissions of all plant and machinery • non-tonal reversing alarms used on all items of plant and heavy vehicles • equipment oriented away from sensitive receivers • pre-construction and ongoing consultation with adjoining sensitive receivers
Soil and water	<ul style="list-style-type: none"> • CEMP to include erosion and sediment controls consistent with the requirements of Landcom (2004)
Waste management	<ul style="list-style-type: none"> • implementation of the Stage 3 Waste Management Plan • recycling of packaging and pallets where possible
Air quality	<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
Energy efficiency	<ul style="list-style-type: none"> • use of a 500 kW photovoltaic solar system • use of low energy LED lighting with zone controls via motion sensors • maximise the access to natural lighting, particularly in offices • use of efficient air conditioning systems • design of facades and roofing to comply with NCC performance requirements • installing 4-star rated toilets, urinals and taps and rainwater harvesting facility

Issue	Mitigation measures
	<ul style="list-style-type: none"> • a Building Users' Guide to provide details regarding the everyday operation of a building, include energy minimisation initiatives • quarterly reviews to verify the performance of energy and water efficiency measures
BCA	<ul style="list-style-type: none"> • preparation of the Performance Solutions and corresponding fire safety measures during detailed design to ensure compliance with BCA and International Fire Engineering Guidelines
Fire safety	<ul style="list-style-type: none"> • preparation of Performance Solutions and fire safety measures in the detailed design phase
Bushfire	<ul style="list-style-type: none"> • establish and maintain asset protection zones as indicated in the BHA • provide fire hydrants in accordance with the BCA • buildings to be constructed in accordance with AS 3959 <i>Construction of buildings in bushfire-prone areas</i> and measures outlined in the BHA

Table 20: Summary of proposed mitigation measures

10 Conclusion

The EIS has been prepared in accordance with the SEARs issued by DPIE and provides a comprehensive assessment of the potential impacts associated with the development. It addresses all relevant strategic and statutory documents, policies and instruments. The EIS concludes that the proposal is in accordance with the objectives and relevant provisions of the *State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP).

The EIS also concludes that the development is justified on the basis that it will result in the efficient and effective use of existing industrial land within the Western Sydney Employment Area to provide much needed industrial uses including warehousing and logistics located within an established industrial zone close to existing transport corridors.

The site is considered suitable for the development given:

- the site's zoning which permits warehouse and distribution uses
- the proposal is consistent with the approved Concept and Stage 1 SSD 7348 and the proposed Section 4.55 modification currently being assessed by DPIE, which establishes the overall use of the precinct for warehouse and distribution purposes
- the proposal is compatible with surrounding development and land uses
- adequate separation is provided from sensitive land uses including residential, education and aged care
- all potential environmental impacts of the proposal can be suitably mitigated within the site

The conclusions and recommendations provided in the accompanying technical reports confirm the proposal will not have a detrimental impact on the surrounding environment and will not result in serious or irreversible impacts on any endangered or threatened species, ecological communities of their habitats.

Further, the EIS demonstrates the development has strategic merit as it is consistent with the aims and objectives of the relevant strategic plans that apply to the site including the Greater Sydney Region Plan and Western City District Plan. The development will strengthen opportunities in the Western City District through the provision of additional warehousing, distribution and office facilities.

The development will:

- protect employment land through the provision of additional employment uses
- continue the operation of industrial uses in the *Western Sydney Employment Area*
- attract investment from innovative industries
- continue to develop, innovate and grow the existing cluster of transport and logistics, storage, warehousing and distribution
- reinforce the role of the industrial land around Pemulwuy and Prospect and promote a freight gateway through the provision of additional employment opportunities associated with industrial facilities.

The development is therefore considered to be in the public interest and warrants approval.

Appendix A

Secretary's Environmental Assessment Requirements

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
General Requirements		
<p>The environmental impact statement (EIS) must be prepared in accordance with, and meet the minimum requirements of, clauses 6 and 7 of Schedule 2 of the <i>Environmental Planning and Assessment Regulation 2000</i> (the Regulation). In addition, the EIS must include:</p> <ul style="list-style-type: none"> • A detailed description of the development, including: <ul style="list-style-type: none"> ○ The need for the development ○ Justification for the development ○ Likely staging of the development ○ Likely interactions between the development and existing approved and proposed operations in the vicinity of the site ○ Contribution required to offset the proposal and ○ Plans of any proposed building works 	<p>Section 3 Section 4</p>	
<ul style="list-style-type: none"> • Consideration of all relevant environmental planning instruments, including identification and justification of any inconsistencies with these instruments 	Section 7	
<ul style="list-style-type: none"> • Consideration of issues discussed in the public authority responses to key issues (available on the Department's Planning Portal) 	Section 8	Various
<ul style="list-style-type: none"> • A risk assessment of the potential environmental impacts of the development, identifying the key issues for further assessment 	Section 8	
<ul style="list-style-type: none"> • A detailed assessment of the key issues specified below, and any other significant issues identified in this risk assessment, which includes: <ul style="list-style-type: none"> ○ A description of the existing environment, using sufficient baseline data ○ An assessment of the potential impacts of all stages of the development, including any cumulative impacts, taking into consideration relevant guidelines, policies, plans and statutes ○ A description of the measures that would be implemented to avoid, minimise, mitigate and if necessary, offset the potential impacts of the development, including developments for adaptive management and/or contingency plans to manage significant risks to the environment 	Section 8	Various
<ul style="list-style-type: none"> • A consolidated summary of all the proposed environmental management and monitoring measures, highlighting commitments included in the EIS. 	Section 9	
<p>The EIS must also be accompanied by a report from a qualified quantity surveyor providing:</p>		Appendix B

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> A detailed calculation of the capital investment value (CIV) of the development as defined in clause 3 of the Environmental Planning and Assessment Regulation 2000, including details of all components of the CIV An estimate of the jobs that will be created by the development during the construction and operational phases of the development Certification the information provided is accurate at the date of preparation. 		
Key Issues		
Statutory and Strategic Context – including: <ul style="list-style-type: none"> Demonstration that the development is consistent with all relevant planning strategies, environmental planning instruments, proposed environmental planning instruments, regional and district plans, and justification for any inconsistencies. This includes, but not limited to: <ul style="list-style-type: none"> State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) State Environmental Planning Policy (Infrastructure) 2007 (ISEPP) State Environmental Planning Policy (Major Infrastructure Corridors) 2020 (Corridors SEPP) State Environmental Planning Policy (Western Sydney Aerotropolis) 2020 (WSA SEPP) State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP) State Environmental Planning Policy No 33 – Hazardous and Offensive Development (SEPP 33) State Environmental Planning Policy No 55 – Remediation of Land (SEPP 55) State Environmental Planning Policy No 64 – Advertising and Signage (SEPP 64) Penrith Local Environmental Plan 2010 Greater Sydney Region Plan – A Metropolis of Three Cities Western City District Plan 	Section 6 Section 7	
Consistency with the Approved Oakdale West Estate Concept Plan – including: <ul style="list-style-type: none"> Detailed assessments of the potential impacts of the development against the latest approved Concept Plan including but not limited to urban design and visual impacts, traffic and transport, and noise and vibration; and Justifications for any departures from the latest approved Concept Plan. 	Section 3.5	
Community and Stakeholder Engagement – including: <ul style="list-style-type: none"> A community and stakeholder participation strategy identifying key community members and other stakeholders and details and justification for the proposed consultation approach(s); 	Section 5	

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> • Clear evidence of how each stakeholder identified in the community and stakeholder participation strategy has been consulted; • Issues raised by the community and surrounding landowners and occupiers; • Clear details of how issues raised during consultation have been addressed and whether they have resulted in changes to the development; and • Details of the proposed approach to future community and stakeholder engagement based on the results of consultation. 		
<p>Hazard and risk – including:</p> <ul style="list-style-type: none"> • A preliminary risk screening completed in accordance with SEPP 33 and Offensive Development and Applying SEPP 33 (DoP, 2011) with a clear indication of class, quantity and location of all dangerous goods and hazardous materials associated with the development; and • Should preliminary screening indicate that the development is ‘potentially hazardous’, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (DoP, 2011) and Multi-Level Risk Assessment (DoP, 2011). 	Section 7.6.8	
<p>Greenhouse Gas and Energy Efficiency – including:</p> <ul style="list-style-type: none"> • An assessment of the energy use on-site and all reasonable and feasible measures that would be implemented on-site to minimise the development’s greenhouse gas emissions. 	Section 8.2.2	Appendix L
<p>Traffic and Transport – including:</p> <ul style="list-style-type: none"> • Details of all traffic types and volumes likely to be generated during construction and operation, including a description of haul routes. Traffic flows are to be shown diagrammatically to a level of detail sufficient for easy interpretation; • An assessment of the predicted traffic impacts on road safety and the capacity of the road network, including consideration of cumulative traffic impacts at key intersections using SIDRA or similar traffic modelling; • Plans demonstrating how all vehicles likely to be generated during construction and operation and awaiting loading, unloading or servicing can be accommodated on the site to avoid queueing in the street network; • Detailed plans of the site access and proposed layout of the internal road and pedestrian network and parking on-site in accordance with the relevant Australian Standards and Council’s DCP as well as with reference to the latest approved Oakdale West Estate Concept Plan; • Swept path diagrams depicting vehicles entering, exiting and manoeuvring throughout the site; • Details of the proposed parking provision and its compliance with the Roads and Maritime Services (RMS) 	Section 8.4	Appendix G

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<p>guidelines and Condition B13, Schedule B of SSD-7348 development consent;</p> <ul style="list-style-type: none"> Details of travel demand management measures to minimise the impact on general traffic and bus operations, including details of a location-specific sustainable travel plan (Green Travel Plan and specific Workplace Travel Plan) and the provision of facilities to increase the non-car mode share for travel to and from the site; Details of the adequacy of existing public transport or any future public transport infrastructure within the vicinity of the site, pedestrian and bicycle networks and associated infrastructure to meet the likely future demand for the development; and Measures to integrate the development with the existing/future public transport network. 		
<p>Soil and Water – including:</p> <ul style="list-style-type: none"> Details and justification for any bulk earthworks, the finished ground levels and description of any changes to the approved drainage design; A detailed and consolidated site water balance; An assessment of potential impacts on surface and groundwater sources (quality and quantity), soil (including contamination, salinity and acid sulphate soil), related infrastructure, watercourse; Details of surface and stormwater management measures designed in accordance with Penrith City Council's Water Sensitive Urban Design Policy and principles, including drainage design, on-site detention, measures to treat or reuse water, and proposed uses of potable and non-potable waters; A description of the proposed erosion and sediment controls during construction and operational phases of the development; and Details of impact mitigation, management, and monitoring measures. 	Section 8.6	Appendix D
<p>Infrastructure Requirements – including:</p> <ul style="list-style-type: none"> Details of infrastructure required on the site and identification of any upgrades required to facilitate the development; An assessment of the impacts of the development (construction and operation) on existing infrastructure surrounding the site; and An assessment of any risks to the integrity and security of the Water NSW pipelines corridor and TfNSW Western Sydney Freight Corridor that may result from the development and the proposed measures to be taken to mitigate those risks and impacts including vibration on the pipelines, soil and water, and infrastructure interaction with the corridors. 	Section 8.7	Appendix D Appendix E
<p>Biodiversity – including:</p>	Section 8.9	Appendix H

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> An assessment of how biodiversity impacts have been addressed through the Oakdale West Estate Concept Plan or a waiver for the preparation of a Biodiversity Development Assessment Report under the Biodiversity Conservation Act 2016. 		
<p>Urban Design – including:</p> <ul style="list-style-type: none"> A detailed design review of the proposed changes to approved building heights, design, and setbacks in the context of the entire Oakdale West Estate (OWE) and the topography of the site, the immediate locality, and the wider area; Justifications for any departures from the latest approved OWE concept plans including but not limited to building heights, setbacks, landscaping, and site coverage; and Assessment of the development in accordance with Clause 31 Design Principles of the State Environmental Planning Policy (Western Sydney Employment Area) 2009 	Section 8.2	
<p>Visual Impact – including:</p> <ul style="list-style-type: none"> A detailed assessment (including photomontages and perspectives) of the development layout and design, including site coverage, setbacks, landscaping, height, bulk and scale, colour, building materials and finishes, façade design, retaining walls, signage and lighting, from nearby receivers and significant vantage points of the broader public domain; A landscape plan showing proposed landscaping within the setback areas and car park, in the context of the building from, height, bulk and scale; A comparison of the finished ground levels, building heights, setbacks, and landscaping under the latest approved OWE concept plan and the proposed development in the context of visual impacts at nearby receivers; and An assessment of the combination of the approved visual mitigation measures under the latest approved OWE concept plan and the proposed landscaping for minimising the overall visual impacts of the development, which shows any landscaping over various periods of times. 	Section 8.2.1	Appendix C Appendix F
<p>Noise and vibration – including:</p> <ul style="list-style-type: none"> A quantitative noise and vibration impact assessment for construction and operation of the development, including on- and off-site traffic noise, undertaken by a suitably qualified person in accordance with the relevant Environment Protection Authority (EPA) guidelines and including an assessment of impacts on nearby sensitive receivers; A cumulative noise and vibration impact assessment of all potential noise sources (existing and proposed developments) in accordance with relevant EPA guidelines; 	Section 8.5	Appendix O

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> Demonstration of compliance with the noise limits set out in Condition B18, Schedule B of SSD-7348 development consent; and Details of the proposed noise mitigation, management and monitoring measures. 		
Air quality – including: <ul style="list-style-type: none"> An assessment of air quality impact at sensitive receivers during construction and operation in accordance with the EPA guidelines and details of mitigation, management, and monitoring measures. 	Section 8.10	Appendix N
Waste Management – including: <ul style="list-style-type: none"> Details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements. 	Section 8.7	Appendix K
Bushfire – including: <ul style="list-style-type: none"> A bushfire assessment against the requirements of Planning for Bush Fire Protection (NSW Rural Fire Service, 2019). 	Section 8.11	Appendix I
Ecologically Sustainable Development – including: <ul style="list-style-type: none"> A description of how the development will incorporate the principles of ecologically sustainable development in the design, construction and operation of the development. 	Section 8.2.2	Appendix L
Airport Safeguarding – including: <ul style="list-style-type: none"> A risk assessment of the development on Western Sydney Airport operations and addressing related matters in the Western Sydney Aerotropolis Plan and the State Environmental Planning Policy (Western Sydney Aerotropolis) 2020. 	Section 7.6.4	
Planning Agreement/Development Contributions – including: <ul style="list-style-type: none"> Consideration of any applicable Contributions Plan and/or details of any Voluntary Planning Agreement and demonstration that satisfactory arrangements have been or would be made to provide, or contribute to the provision of, necessary local and regional infrastructure required to support the development. 	Section 7.6.2	
Plans and Documents		
The EIS must include all relevant plans, architectural drawings, diagrams and relevant documentation required under Schedule 1 of the Regulation. Provide these as part of the EIS rather than as separate documents. In addition, the EIS must include high quality files of maps and figures of the subject site and development.		Appendix C Appendix D Appendix F
Consultation		
During the preparation of the EIS, you must consult with the relevant local, State or Commonwealth Government authorities, service providers, community groups and affected landowners.	Section 5	
In particular you must consult with:		

Environmental Assessment Requirement	EIS Reference	Supporting Documentation
<ul style="list-style-type: none"> • Penrith City Council • Department of Planning, Industry and Environment, specifically: <ul style="list-style-type: none"> ○ Climate Change and Sustainability Division, Environment, Energy and Science Group ○ Water Group (including the Natural Resources Access Regulator) • Endeavour Energy • Fire and Rescue NSW • NSW Rural Fire Service • Sydney Water • TfNSW (including Roads and Maritime Services) • Water NSW • Local community and other stakeholders, including adjoining Schools, aged care facility and childcare centre. <p>The EIS must describe the consultation process and the issues raised and identify where the design of the development has been amended in response to these issues. Where amendments have not been made to address an issue, a short explanation should be provided.</p>		

Appendix B

Cost Estimate Summary

Appendix C

Architectural Plans

Appendix D

Civil Engineering Plans

Appendix E

Civil Engineering Report

Appendix F

Landscape Plans

Appendix G

Transport Assessment

Appendix H

Biodiversity Statement

Appendix I

Bushfire Hazard Assessment

Appendix J

Fire Safety Strategy

Appendix K

Waste Management Plan

Appendix L

Sustainability Report

Appendix M

BCA Assessment Report

Appendix N

Air Quality Report

Appendix O

Noise Assessment

Appendix P

Penrith DCP Assessment

DCP Control	Response	Compliance
Part C9 Advertising and Signage		
9.1 General Requirements for Signs		
1) General a) Signs are to be designed and located to: i) Relate to the use of the building; ii) Be visually interesting and exhibit a high level of design quality; iii) Be constructed of high quality, durable materials; iv) Be wholly contained within the property; v) Have only a minimal projection from the building; vi) Be integrated and achieve a high degree of compatibility with the architectural design of the supporting building having regard to its composition, fenestration, materials, finishes and colours, and ensure that architectural features of the building are not obscure; vii) Have regard to the view of the sign and any supporting structure, cabling and conduit from all angles, including visibility from the street level and nearby higher buildings and against the skyline; and viii) Be sympathetic to the existing character of the area and the particular architectural/urban design utilised in any improvements scheme.	<p>The proposed signage has been designed to integrate with building designs. Colours and materials chosen for signage match building materials to provide a cohesive outcome.</p> <p>All signs are wholly contained within the property boundaries and do not excessively protrude from the building.</p> <p>The signs have been designed to be sympathetic to surrounding sensitive receivers as they are predominantly located on the eastern boundary. They will not hinder sightlines or any views of the structure and surrounds.</p>	Complies
2) Signs and Road Safety a) Signs are regarded as prejudicial to the safety of the traveling public and are therefore prohibited if they: i) Obscure or interfere with road traffic signs and signals	<p>The proposed signs have been designed and located to ensure they do not obscure or interfere with the location or function of any road traffic signs.</p>	Complies

DCP Control	Response	Compliance
<p>or with the view of oncoming vehicles or pedestrians;</p> <p>ii) Obscure or interfere with the view of a road hazard or an obstruction which should be visible to drivers or other road users;</p> <p>iii) Give instructions to traffic by use of the word 'stop' or other directions, which could be confused with traffic signs;</p> <p>iv) Include variable messages or intensity of lighting sufficient to impair drivers' vision or distract drivers' attention; or</p> <p>v) Are located in places where drivers' require greater concentration, such as at major intersections or merging and diverging lanes.</p>	Signage will not detract from the streetscape and will not distract drivers.	

9.4 Commercial, Mixed Use and Industrial Zones

1) Applicants intending to erect a sign (advertisement) should first consult the relevant environmental planning instrument applying to the subject property to determine whether or not an advertisement requires development consent.	<p>Building identification signs and Business identification signs are permissible with consent in the IN1 zone under the WSEA SEPP. Accordingly, the proposed signs are permissible with consent.</p> <p>An assessment of the signage against the relevant provisions of the Penrith DCP is provided within this table. Further assessment has been provided against <i>State Environmental Planning Policy No 64 – Advertising and Signage</i> within the SEE provided with this Development Application.</p>	Complies
<p>2) All advertising is to be –</p> <p>a) Constructed of high quality, durable materials;</p> <p>b) Considered in conjunction with design and construction of buildings;</p> <p>c) Restricted to one sign identifying the name of the occupants and/or products manufactured or produced on the site; and</p> <p>d) Contained wholly within the site</p>	<p>As demonstrated on the signage plan provided with the sets of Architectural Plans for this Development Application, signs are proposed to be constructed with a variety of high quality durable materials.</p> <p>It is proposed to erect a minimum of three (3) wall signs for each tenancy. These signs will illustrate the future tenant together with Goodman.</p>	Complies

DCP Control	Response	Compliance
	<p>The proposed signage is considered acceptable as they are suitably sized and located to mitigate visual clutter. Furthermore, the provision of Goodman signage on each building will occur throughout the OWE Precinct noting Goodman are the developers.</p> <p>All signs are contained wholly within the site boundaries.</p>	
3) Signs should generally be confined to the ground level of the building, awning or fascia, unless it can be demonstrated that the building is of a scale, architectural style and in a location that would be enhanced by signage at different elevations.	The proposed warehouses are of a scale that the erection of signage above the ground level of the buildings aid in identifying the warehouse/tenancy within the OWE.	Complies
4) The sign is to be contained fully within the confines of the wall or awning to which it is mounted.	All wall signs are confined to the façade on which they are proposed.	Complies
<p>Illuminated Signs</p> <p>7) Illuminated signs are not to detract from the architecture of the supporting building during daylight.</p> <p>8) Illumination (including cabling) of signs is to be:</p> <ul style="list-style-type: none"> a) Concealed; or b) Integral with the sign; or c) Provided by means of carefully designed and located remote or spot lighting. <p>9) The ability to adjust the light intensity of illuminated signs is to be installed where Council considers it necessary.</p> <p>10) A curfew may be imposed on the operation of illuminated signs where continuous illumination may impact adversely on the amenity of residential buildings, serviced apartments or other tourist and visitor accommodation, or have other adverse environmental effects.</p> <p>11) Up-lighting of signs is prohibited. Any external lighting of signs is to be downward pointing and focused directly on the sign and is to prevent or minimise the escape of light beyond the sign.</p>	<p>Proposed illuminated signage will be constructed in accordance with the relevant Australian Standard to ensure that they do not detract from the buildings during daylight or impact driver sightlines or view.</p> <p>It is noted that the warehouses are located within an industrial estate and therefore any impacts on residential areas is limited. The proposed signage is well screened by landscaping and setback from sensitive receivers so that illumination will not have a detrimental impact. Therefore no impacts to the sensitive receptors to the west and south of the site are anticipated.</p> <p>Any illumination devices will be concealed within the proposed signage.</p>	Complies

DCP Control	Response	Compliance
Part C11 – Subdivision		
11.4 Industrial Subdivision		
<p>11.4.1 Minimum lot width:</p> <p>Minimum lot sizes are indicated on the Penrith LEP 2010 Lot Size Map</p> <p>All other lots – 20m</p>	<p>The PLEP 2010 Lot Size Map does not apply to the site. The proposed lot areas comply within the minimum lot area requirements established under Condition B10 of SSD 7348.</p> <p>Each of the proposed lots has a width well in excess of 20m</p>	Complies
<p>11.4.2 Access Roads</p> <p>The design of roads and traffic facilities shall comply with Council's engineering standards and accompanying Guidelines, and any Roads and Maritime Services requirements.</p>	<p>A Civil Report detailing stormwater management has been prepared by AT&L detailing stormwater drainage from the proposal and demonstrates how it meets Council requirements.</p>	Complies
Part D4 – Industrial Development		
4.3 Building Setbacks and Landscaping		
<p>4.4.1 Setbacks</p> <p>All other locations: 9m</p>	<p>All warehouses are setback a minimum of 7.5m from an Estate Road and 17.15m from the future South Link Road. Under Condition B10 of the consent for SSD 7348, setbacks from local estate roads is to be a minimum of 7.5m and 17.15m from the future South Link Road. On this basis, the proposal is compliant with the relevant provisions.</p>	Complies
<p>4.4.2 Visual Impact of Buildings and Hardstand</p> <p>The landscape design within setbacks should consider the scale of the building and where appropriate, select and locate plants to help reduce the bulk and scale of the building.</p> <p>The visual impact of large expanses of wall should be reduced in scale by architectural treatment as well as by dense grove planting or other landscape design solutions.</p>	<p>The landscaping scheme for Building 2A, 2C and 2D will incorporate over 300 native and exotic trees which seek to ensure all large expanses of built form, parking and utility areas are appropriately screened by vegetation.</p> <p>Landscaping proposed includes trees planted along the south-eastern and western boundary for Buildings 2C and 2D and plantings along the northern, eastern and western boundary of Building 2A to ensure sufficient screening of the warehouses. In addition, substantial tree planting to the north and south of Building 2B was approved under SSD 10397 which</p>	Complies

DCP Control	Response	Compliance
	<p>will further aid in reducing the scale of large expanses of wall for the proposed warehouses.</p> <p>Landscape strips are provided throughout the car park to soften the hardstand areas. There is also vegetation proposed around the outdoor area provided for employee amenity</p>	
4.4 Building Design		
<p>Non-residential developments including mixed use developments, with a construction cost of \$1 million or more are to demonstrate a commitment to achieving no less than 4 stars under Green Star or 4.5 stars under the Australian Building Greenhouse Rating system.</p>	<p>The proposal allows for ecologically sustainable development (ESD) principles to be implemented through the incorporation of Australian best practice sustainability initiatives and is consistent with the principles of ESD. Please refer to the Sustainability Management Plan at Appendix L.</p>	Complies
<p>All developments shall be designed to present a high standard of urban form incorporating innovative and attractive architectural design of all elevations and roof form; and appropriately reflect the important gateway entry roles of these precincts and the visually important access routes to the City.</p>	<p>As detailed in the architectural plans, the proposed development is of a high quality design considering its industrial nature. In particular, the bulk and scale of the proposal is in keeping with the surrounding character, noting it adjoins Building 2B approved at a height of 28m.</p>	
<p>Prominent elevations, such as those with a frontage to the street or public reserves or those that are visible from public areas, must present a building form of significant architectural and design merit. The construction of large, blank wall surfaces is not permitted.</p>	<p>The proposed design has been informed by the key development principles outlined in the Concept Approval for SSD 7348.</p>	
<p>Development applications for new buildings or additions to existing buildings are to be accompanied by a Schedule of External Finishes and Colours, demonstrating compliance with the above requirements.</p>	<p>An indicative external finishes legend is included with the Architectural Plans. The proposed finishes are neutral facilitating the proposal to blend with the surrounding landscape. The materials used are high quality, low maintenance, with minimal reflectivity.</p>	
<p>Large elevations should be articulated by structural variations and/or a blend of external finishes including brick, masonry, pre-coloured metal cladding, appropriately</p>	<p>As detailed on the architectural plans a large variety of external finishes are proposed to provide visual interest. Further the use of</p>	

DCP Control	Response	Compliance
<p>finished 'tiltslab' concrete or a combination of these materials</p> <p>Any office and administration component is to be located to the main frontage of the building and be designed as an integral part of the overall building, rather than a 'tack on' addition.</p> <p>All loading areas should be located towards the rear of allotments. Where possible, loading areas should be screened from the view of main road frontages through physical and/or vegetation screening.</p>	<p>vertical elements helps to break down any perceived bulk.</p> <p>All office components of each warehouse have been located to ensure frontage to either an Estate Road or the future South Link Road.</p> <p>The design of each associated office space has been designed with frontage to a road. The glazing provided to each office component ensures the provision of articulating materials. This allows each office to form an integral part of the overall building.</p> <p>Considering the orientation and location of the proposed warehouses, loading dock areas have been best located to reduce impacts to adjoining sensitive receivers and ensure safety for future employees and visitors. loading dock areas for Building 2A have been effectively screened by landscaping and the location of the loading dock between Buildings 2C and 2D reduces its impact on the streetscape.</p>	

Part E6 – Erskine Business Park

6.3 Site Development and Urban Design

6.3.1 Height

The maximum height for buildings shown in the southern area shall not exceed 15m

The maximum height of Warehouses 2C and 2D both reach a maximum height of 15m including solar panels and plant.

Complies, subject to the approval of SSD 7348 MOD 6

Warehouse 2A proposes a maximum ridgeline height of 14.9m and a maximum height of 18m including solar panels and plant. This proposed height is considered acceptable and appropriate given the site's context and modifications have been sought to the SSD to ensure the proposal complies.

6.3.2 Site Coverage

Site coverage shall not exceed 50%

The proposed site coverage is as follows:
Warehouse 2A = 58%
Warehouse 2C & 2D = 43%.

Complies under the provisions of consent for SSD 7348

The exceedance of this control by Warehouse 2A is acceptable given

DCP Control	Response	Compliance
	its' compliance with the provisions of Condition B10 under the consent for SSD 7348 which prescribes a maximum site coverage of 65%.	
6.3.3 Setbacks Setbacks from other roads = 15m Setbacks from rear and side boundaries = 5m	<p>All warehouses are setback greater than 7.5m from Estate Road 03 and relevant warehouses 17.15m from the future South Link Road as per the conditions of consent for SSD 7348.</p> <p>The proposal provides setbacks greater than 5m from the rear and side boundaries.</p>	Complies under the provisions of consent for SSD 7348.
6.3.4 Urban Design Architectural/ Design In assessing development proposals, Council will have regard to the quality of building design and materials (type and colour).	As detailed in the relevant sets of architectural plans, the proposed development is of a high quality design and uses high quality materials.	Complies
Prominent elevations, such as those with a frontage to the street or public reserves or those that are visible from public areas, must present a building form of significant architectural and design merit. The construction of large, blank wall surfaces is not permitted.	As illustrated on the relevant elevation plans, each Warehouse provides an appropriate presentation as it presents to either a Estate Road 03 or the future South Link Road.	Complies
Large unrelieved expanses of wall or building mass will not be supported by Council, and as such should be broken up by the use of suitable building articulation, fenestration or alternative architectural enhancements.	<p>The bulk and scale of the proposed warehouses is in keeping with the surrounding character and a variety of materials are proposed to add visual interest. The use of vertical elements such as the cladding assists in breaking down any perceived bulk.</p> <p>These design approach ensures there is no blank or unrelieved expanses of wall.</p>	Complies
The use of large, uninterrupted areas of metal cladding or untreated concrete surfaces for wall construction is not supported. Applicants shall vary materials or finishes for external walls to provide attractive streetscapes and quality building designs. Council may limit the use of a single construction material to 50% of a wall surface area.	As detailed on the sets of architectural plans a large variety of external finishes are proposed to all warehouse to provide visual interest. Further, the use of vertical elements helps to break down any perceived bulk.	Complies
All loading areas should be located towards the rear of allotments. Where possible, loading areas should be screened from the view of main road	The loading dock areas for Warehouse 2A are located on both the eastern and western elevation of the building. Given the large built form of the site, this allows for a	Complies

DCP Control	Response	Compliance
frontages through physical and/or vegetation screening.	<p>spread of loading dock services which will allow for efficient use of the warehouse given its scale. Although this means the loading dock areas front two estate roads, substantial landscaping has been provided to ensure screening of these areas.</p> <p>The loading dock for Warehouse 2C is located to the east whilst the loading dock for Warehouse 2D is located to the west. This results in a cohesive loading dock area located between the two warehouses and reduces the overall visual impact to the streetscape for a loading dock space which services three tenancies.</p>	
Details of samples of external materials and finishes shall be submitted with the Development Application.	An indicative external finishes legend is included with the relevant sets of Architectural Plans.	Complies
External materials should not have an index of reflectivity above 20%.	<p>The finishes demonstrate consistency with the palette of colours developed for Erskine Business Park.</p> <p>The proposed finishes are neutral facilitating the proposal to blend with the surrounding landscape. The materials used are high quality, low maintenance, with minimal reflectivity.</p>	Complies
Energy efficient design principles should be employed in all building designs	The proposed warehouses allow for ecologically sustainable development (ESD) principles to be implemented through the incorporation of Australian best practice sustainability initiatives and is consistent with the principles of ESD. Please refer to the relevant Sustainability Management Plan at Appendix L.	Complies
Walls shall be articulated to provide more varied streetscapes, where visible from public roads or adjacent residential areas.	<p>As illustrated on the relevant elevation plans, each warehouse provides an appropriate presentation as it presents to the relevant local estate road. Or future South Link Road.</p> <p>The bulk and scale of the proposed warehouses is in keeping with the</p>	Complies

DCP Control	Response	Compliance
	surrounding character and a variety of materials are proposed to add visual interest.	
<p>Part of the cross-section of buildings shall be projected to reduce apparent height and scale of external walls, including:</p> <ul style="list-style-type: none"> awnings and/or upper storeys that project above footpaths; roofs with eaves that project beyond external walls; colonnades. 	<p>The pitched roof form, together with the provision of awnings and the associated office spaces help to reduce the apparent height and scale of the warehouses.</p> <p>It is noted the warehouses comply with the applicable building height, setbacks and site coverage controls, pending the approval of MOD 6 in regard to building height for Building 2A.</p>	Complies
Entrances to buildings must be highlighted by architectural features consistent with the overall design of the building.	Building entrances have been designed to ensure they can be visually identified and remain consistent with the overall design of each warehouse	Complies
<p>Particular care should also be taken in:</p> <ul style="list-style-type: none"> designing roof elements; and locating plant and mechanical equipment including exhausts, so as to reduce their visual impact from elevated locations. 	No plant or exhausts are proposed to the local street.	Complies
<p>External material colours to be consistent with the following palette of colours developed for Erskine Business Park:</p> <ul style="list-style-type: none"> Earth Tones - stone colours, browns, muted greens, sand, dark red/ plums; and Cool Tones - soft greys, grey/blues. 	<p>The finishes demonstrate consistency with the palette of colours developed for Erskine Business Park.</p> <p>The proposed finishes are neutral facilitating the proposal to blend with the surrounding landscape. The materials used are high quality, low maintenance, with minimal reflectivity.</p>	Complies
<p>6.3.4 Urban Design Siting/Building Orientation Building elevations oriented towards residential areas shall be minimised. Where site constraints create difficulties in complying in this regard, elevations shall be appropriately detailed using windows, broken building planes and other architectural devices.</p>	The proposed design has been informed by the key development principles as provided under the Concept Approval for SSD 7348. Notwithstanding, given the location of the proposed warehouses within Precinct 2, they are sufficiently screened from residential receivers by precincts to the east, south and west.	Complies
Design and layout of buildings shall give consideration to local climatic conditions. For example:	Landscaping proposed includes trees planted along street frontages of the site to ensure sufficient	Complies

DCP Control	Response	Compliance
<ul style="list-style-type: none"> where possible, buildings should take advantage of a north or north easterly aspect; western orientations should be avoided; trees should be planted around the building to create shade, screening and wind breaks. 	<p>screening of the warehouses and to provide canopy cover.</p> <p>It is noted that substantial tree planting to the north and south of Building 2B was approved under SSD 10397 to provide screening between the warehouses within Precinct 2.</p>	
Development should not seriously impede the access of solar radiation to surrounding land and development.	The development of the warehouses within Precinct 2 of the OWE will not seriously impede the access of solar radiation to surrounding land and development.	Complies
<p>6.3.5 Signage and Estate Entrance Walls</p> <p>Signage on individual allotments will be required to comply with the provisions of the Advertising and Signage section of this Plan.</p> <p>Decorative masonry entrance walls and high quality Estate signage shall be provided.</p>	<p>The proposed signage is compliant with the Advertising and Signage section of the DCP as it has been designed to be appropriate for the use of each building and its' context.</p> <p>Section 9.4 of the DCP provides controls for signs within the industrial zone. The proposed signage for each warehouse complies with these controls as it is wholly contained within the site and will be constructed to a high quality.</p> <p>All illuminated signage as proposed does not detract from the architecture of the supporting building and is integrated with the sign.</p> <p>It is noted that an assessment of the proposed signage against SEPP 64 is provided within the EIS.</p>	Complies
<p>6.3.7 Fencing</p> <p>No fencing other than low ornamental type may be erected at the front site boundary. Any security fencing shall generally be an "open" nature and of a dark colour.</p>	Palisade fencing is proposed to each site boundary for Buildings 2C and 2D. Similarly, palisade fencing is proposed to the northern, eastern and western site boundaries for Building 2A. Palisade fencing to the south of Building 2A was approved under SSD 10397.	Complies
<p>6.3.8 Services</p> <p>Council shall require as conditions of any development consent that arrangements satisfactory to Sydney Water, Integral Energy, Council and any relevant telecommunications authority.</p>	Noted.	Capable of compliance.

DCP Control	Response	Compliance
6.3.9 Transmission Line Easement Council does not support the carrying out of development on land affected by the Transgrid Electricity Transmission Line Easement.	The site is not affected by the Transgrid Easement.	Complies
6.4 Environmental Quality		
6.4.1 Noise Pollution Any machinery or activity considered to produce noise emissions from a premise shall be adequately sound-proofed so that noise emissions are in accordance with the provisions of the <i>Protection of the Environment Operations Act 1997</i> . Where it is considered likely that a development may cause an adverse impact on nearby rural or residential areas, a noise impact statement from a qualified acoustical engineer will be required to be submitted to Council for consideration with the Development Application.	Noise limits have been determined for the site under the conditions of consent for SSD 7348. The proposal has been designed to comply with these limits. Notwithstanding, an acoustic assessment prepared by a suitably qualified acoustic engineer has been included with this Development Application (Appendix O).	Complies
6.4.2 Air Pollution The emission of air impurities is to be controlled and limited to the standards allowed by the <i>Protection of the Environment Operations Act 1997</i> , to the satisfaction of Council and the Environmental Protection Authority at all times. Applicants may be required to provide information detailing the potential impact of their development on air quality in the region.	The proposed warehouses have been designed to reduce any potential air impurities as a result of their development. An Air Quality Assessment has been prepared and accompanies this Development Application (Appendix N).	Complies
6.4.3 Storage, Transportation and/or Processing of Chemical Substances Details of the storage and methods/procedures associated with chemical substances is to be included with the Development Application.	The proposed use of the site is for warehouse and distribution centres. Future tenants of the proposed warehouses are not expected to store or transport chemical substances.	Complies
6.4.4 Energy Conservation Development must demonstrate that potential for effluent re-use, water minimisation techniques and waste minimisation techniques have been taken into account in the design process.	A Waste Management Plan and Sustainability Management Plan detailing re-use and minimisation techniques have been prepared and accompany this Development Application (Appendix K and Appendix L).	Complies
6.4.5 Trading/Operating Hours of Premises Construction works shall generally be restricted to the following hours:	Construction hours have been provided under the conditions of consent for SSD 7348 which the proposal is to comply with.	Complies

DCP Control	Response	Compliance
<p>a) Monday to Friday, 7.00 a.m. to 6.00 p.m.</p> <p>b) Saturday, 7.00 a.m. to 1.00 p.m.</p> <p>c) No work on Sundays or Public Holidays</p> <p>The hours of operation for premises involved in any type of employment generating activity shall be dealt with on a merits basis.</p>	<p>The proposed hours of operation are to coincide with the rest of the Estate which is approved for 24 hour operation, seven days a week. This is identified in the conditions of consent for SSD 7348 under condition D70.</p>	
6.5 Drainage		
<p>Provision of drainage is to be in accordance with the Water Management Section of this Plan.</p> <p>The greater South Creek Catchment is subject to the criteria contained within <i>Sydney Regional Environmental Plan No. 20 – Hawkesbury – Nepean River (No. 2 – 1997)</i> and the Water Management Section of this Plan.</p>	<p>Section C3 of the Penrith DCP provides objectives and controls for effective water management within the LGA.</p> <p>Effective water conservation, stormwater management and drainage has been undertaken for the subject site. The accompanying Civil Report details how stormwater management and drainage will effectively occur onsite and addresses the provisions of the Water Management Section of the DCP.</p>	Complies
6.6 Transport Network		
<p>Internal road systems are to be provided in accordance with the principles and requirements of this section.</p> <p>All parking shall be provided either on site or in centralised off-road locations.</p> <p>The proponent shall have regard to “Guide for Traffic Generating Development”, Roads and Traffic Authority of NSW, October 2002.</p>	<p>No new external roads are proposed under this DA.</p> <p>Parking has been provided onsite and in accordance with the requirements of condition B13 under the consent for SSD 7348.</p> <p>A Transport Assessment confirming that the proposal will not have an adverse impact on the transport network has been prepared and accompanies this DA (Appendix G).</p>	Complies
6.7 Biodiversity		
<p>6.7.1 Biodiversity Conservation Area and Landscape Buffer</p> <p>No clearing shall occur within Erskine Business Park without the consent of Council.</p> <p>Land located within the Biodiversity Conservation Area shall be managed in accordance with the endorsed Biodiversity Management Plan by Greening Australia</p>	<p>There is no clearing of land proposed under this Development Application. All necessary land clearing was approved and undertaken as part of SSD 7348.</p> <p>The subject site is not located within the Biodiversity Conservation Area, notwithstanding, a Biodiversity Statement accompanies this Development</p>	Complies

DCP Control	Response	Compliance
or the land manager appointed by the Department of Planning and Environment.	Application confirming that all biodiversity matters have been dealt with under SSD 7348 (Appendix H).	
6.8 Landscaping		
Existing trees are to be preserved wherever possible. They shall not be removed prior to the written consent of Council being obtained.	All tree removal was approved and undertaken for SSD 7348.	Complies
6.9 Landscape Areas		
<p>A framework planting of endemic canopy and shrub species is to be established for all developments.</p> <p>Property entrances may be highlighted with feature planting, and need not be limited to native or endemic species. No plant species shall be used on site that could become a weed within remnant bushland areas or creek lines.</p> <p>Island planting beds should be interspersed throughout large parking areas. Planting should consist of ground covers, shrubs to 1m, shade producing and canopy species.</p> <p>Plant material shall be a mix of super-advanced, advanced and normal nursery stock that will provide a quick effect especially in visually prominent areas. Larger plant sizes would be appropriate in some locations.</p> <p>Paving, structures and wall materials should complement the architectural style of buildings on the site and be of local origin where possible.</p>	<p>A Landscape Plan has been prepared and accompanies this Development Application.</p> <p>The Plan has been prepared in accordance with the condition C5 of the consent for SSD 7348. This ensures cohesion with entire Estate in terms of a landscaping scheme.</p> <p>The entrances to the sites are highlighted with feature planting as shown on the Landscape Plans.</p> <p>There are island planting beds interspersed throughout the associated onsite car parks. These consist of a variety of appropriate plantings.</p> <p>A variety of plant materials have been proposed as detailed in the schedule of plantings enclosed in the Landscape Plan.</p> <p>All paved and hardstand areas complement the architectural outcome of each building.</p>	Complies

Appendix Q

Consultation Meeting Minutes

Appendix R

Visual Impact Statement