

Goodman Property Services (Aust) Pty Ltd
Level 17, Castlereagh Street
Sydney NSW 2000

Attention:

Stephanie Partridge, Senior Development Manager

November 11, 2020

Dear Stephanie,

Oakdale West Estate - Buildings 1B-1C, 2A, 2C-2D & 3A Biodiversity Statement

I confirm that there will be no impacts on biodiversity matters within the Oakdale West Industrial Estate (SSD 7348) as a result of the following:

- State significant development (SSD) application or internal lot works for Buildings 2A & 2C-2D;
- Penrith City Council DA for internal lot works for Building 3A; and
- SSD 7348 Modification No. 6 (MOD 6), which overall will include the following:
 - Minor change to building layouts at Precinct 3 (mainly Building 3A and Building 3B);
 - Civil design amended to accommodate changes to Precinct 3 (as above);
 - Increase in building height to Building 2A (increase to 14.9m at ridge from 13.7m);
 - Minor alterations to building form and layout as a result of detailed design development of Buildings 2A, Buildings 2C - 2D and Buildings 1B - 1C; and
 - The construction of Estate Road 08.

The following is enclosed as evidence that the majority of consent conditions relating to biodiversity matters have been complied with under approvals granted under SSD 7348 and various later modifications.

- Table 1, which summarises the history of relevant development consent and the status of each consent (as modified and relevant to biodiversity matters); and
- Figure 1, which illustrates the areas of approved vegetation clearing and those areas of vegetation that have been retained as relevant to the proposed development applications and SSD 7348 MOD 6.

Various consent conditions are yet to be fulfilled and the subject of ongoing requirements (refer Table 1 enclosed). However, these matters relate to areas considerably extant from the Buildings 1B-1C, 2A, 2C-2D, 3A and Estate Road 08 and should have no bearing on their approval processes.

Yours faithfully,



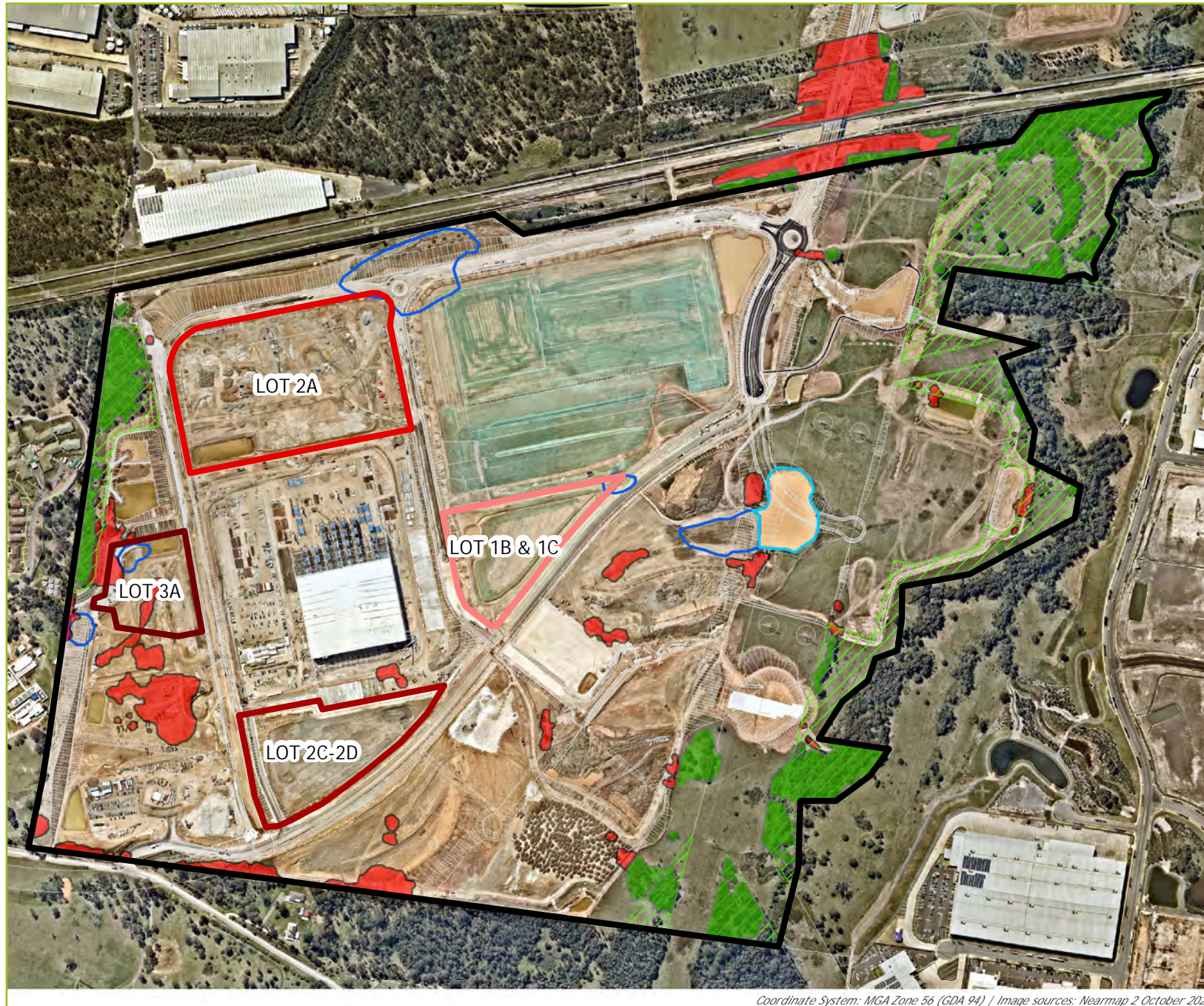
Kat Duchatel
BSc. Env. BAAS17054 | CEnvP EIANZ #691

Encl. Table 1, Figure 1 and Figure 2

Table 1. Consent conditions and status in relation to development consent history

SSD reference	Consent condition	Status
SSD 7348	D88. The Applicant must prepare a Flora and Fauna Management Plan (FFMP) for Stage 1, to the satisfaction of the Planning Secretary.	FFMP prepared and approved, majority of works completed. One farm dam is yet to be decommissioned (refer Figure 1).
SSD 7348	D89. Bulk earthworks are not to commence until the FFMP is approved by the Planning Secretary and the most recent approved version of the FFMP is to be implemented for the duration of bulk earthworks and construction.	FFMP prepared and approved. Ongoing works being undertaken.
SSD 7348	D90. Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must retire 172 ecosystem credits to offset the removal of 4.41 hectares of native vegetation on the Site.	Amended in MOD 1
SSD 7348	D91. The Applicant shall establish a Biodiversity Offset Area on the Site, consistent with the area described in the RTS, in accordance with a Biodiversity Stewardship Agreement with the Biodiversity Conservation Trust. D92. The Applicant must maintain the Biodiversity Offset Area on the Site in accordance with a Biodiversity Management Action Plan approved by the Biodiversity Conservation Trust (BCT).	Deleted in MOD 1
MOD 1	D90. Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must retire 173 ecosystem credits to offset the removal of 4.38 hectares of native vegetation on the Site.	Completed. Offset obligations fulfilled.
MOD 1	SSD 7348 Conditions D91 and D92 deleted and new Condition D91 inserted as follows: D91. Within 12 months of the date of the approval of MOD 1, or as otherwise agreed with the Planning Secretary, the Applicant must prepare and implement a VMP for the restoration and rehabilitation of 4.2 ha of Riparian Corridor adjacent to Ropes Creek to meet the objectives of the Water Management Act 2000.	MOD 6 proposed to amend the approved VMP's extent as follows: <ul style="list-style-type: none"> Remove locations adjacent to the future SLR (due to future disturbance from its construction) Increase the extent from 4.2 to 4.45 ha Provide a wider riparian zone, which connects to isolated patches of retained vegetation Refer Figure 2 enclosed.

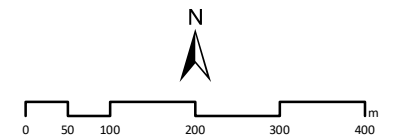
SSD reference	Consent condition	Status
SSD 7348	<p>D93. Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must:</p> <p>Offset 0.42ha of vegetation lost in the Erksine Park Biodiversity Corridor as a result of the WNSLR by carrying out planting within the area shown in the green edging on Figure 9 (Appendix 6 of consent conditions). Plant the areas shown in the green edging on Figure 9 (Appendix 6 of consent conditions) with species similar to those identified for zone 4a, on the south-eastern side of Ropes Creek, in the Biodiversity Management Plan Erskine Park Employment Area (HLA-Envirosciences, 2 May 2006).</p>	Amended in MOD 5
	<p>D94. The Applicant shall monitor and maintain the planting for a period of six months to ensure a minimum 85% planting survival rate.</p> <p>D95. The Applicant must notify the Planning Ministerial Corporation at least one month before the completion of planting to enable the Planning Ministerial Corporation to arrange ongoing maintenance.</p>	Amended in MOD 5
MOD 5	<p>MOD 5 sought to amend the area within which offsetting is take place due to this area no longer being available for this purpose.</p> <p>In consultation with the Planning Ministerial Corporation a new location has been agreed on and a VMP prepared and submitted with MOD 5 that details the amended location and methods in which the now obsolete Condition D93 will be fulfilled. Conditions D94 and D95 remain unchanged.</p>	In progress, noting that the 12 months of the date of this development consent (see SSD 73248 Condition D93), now commences from the date of MOD 5's approval.
SSD 7348	<p>D96. Prior to construction of Stage 1, the Applicant must implement snake management measures to limit, to the extent practicable, movement of snakes from the Site into the adjacent school and retirement village on the western boundary of the Site. The measures (provision of alternative snake habitat on Site, fencing along the western boundary and installation of snake deterrents) shall be detailed in the CEMP.</p>	Completed
MOD 3	<p>Approved on the 3rd April 2020, and as relevant to biodiversity matters, MOD 3 amended the extent of native vegetation along the western extent of Precinct 2 to be cleared. The net result of amended clearing had no negative impact on the overall areas of native vegetation approved to be cleared under SSD 7348 and all subsequent modifications.</p>	To be noted



Oakdale West Estate SSD 7348

- Legend
- Oakdale West boundary
 - LOT 1B & 1C
 - LOT 2A
 - LOT 2C-2D
 - LOT 3A
 - Native vegetation retained
 - Biodiversity management areas
 - Native vegetation cleared
 - Decommissioned dam
 - Dam to be decommissioned

Figure 1. Approved vegetation clearing





Coordinate System: MGA Zone 56 (GDA 94) | Image source: Nearmap 2 October 2020

MOD 1 approved VMP

- Regeneration
- Revegetation

MOD 6 proposed VMP

- Regeneration
- Revegetation

Oakdale West Estate

Figure 2. Proposed VMP extent

