



**Goodman**

Stage 2 and Modification 3 - Oakdale West Industrial  
Estate, Kemps Creek,  
NSW Preliminary Environmental  
Assessment

November 2019





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# 1. Introduction

## 1.1 Background

Goodman Property Services (Australia) Pty Ltd (Goodman) (the Applicant) has recently received development consent for the staged development of Oakdale West Industrial Estate (OWE) comprising a warehousing and a distribution hub at Kemps Creek in Western Sydney. Development consent (SSD 7348) incorporates the approval of a 'Concept Proposal' to guide the future development of the estate and consent for the 'Stage 1 Development'. The Stage 1 Development includes construction of the proposed Western North South Link Road (WNSLR), site-wide bulk earthworks, estate wide basins, and lead-in services. It also includes infrastructure and associated services, landscaping, and construction and use approval for Precinct 1.

Construction of the Stage 1 Development is due to commence in November 2019 with estate wide bulk earthworks and provision of approved infrastructure, including the WNSLR.

The Concept Proposal establishes the conceptual layout for future development within five precincts, which broadly correspond to the five stages of development proposed at OWE. The Concept proposal allows for flexibility in the staging and timing of development to respond to opportunistic efficiencies, infrastructure delivery, and market demand. Development stages will therefore not necessarily correspond to the numerical order of each precinct approved within the Concept Proposal layout.

An application to modify the Concept Proposal approval to account for minor civil and stormwater design changes and modification to the biodiversity strategy was recently submitted, as Modification 1 to SSD 7348, to the Department of Planning, Infrastructure and Environment (DPIE). Detailed design has also commenced for a building in Precinct 1 and an application to modify aspects of the Stage 1 development including building height and layout and associated minor modifications to the civil design to facilitate these changes. These changes are known as Modification 2 to SSD 7348 and lodgement has commenced with DPIE.

The Applicant is now seeking consent for the Stage 2 development, which involves establishing a warehouse and distribution facility within a portion of Precinct 2. The development comprises a single warehouse building over four levels (ground + three) incorporating an automated distribution hub, parking, and ancillary office facilities.

In accordance with Clause B1 in the SSD 7348 consent and section 4.22 of the Environmental Planning and Assessment Act, 1979 (EP&A Act), each stage of the Concept Proposal (excluding Stage 1) is to be subject to future development applications (DAs) and be consistent with SSD 7348 consent. A new DA is therefore proposed for the Stage 2 development of the OWE. The development is classified as State Significant Development (SSD) pursuant to Schedule 1 of the State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP) as the proposed construction value exceeds \$50 Million. The projects will total a site area of 149,266 sqm and generate in excess of 1,500 new operational jobs in the area, and over 700 construction jobs.

The Stage 2 development will require a modification to the approved concept layout to amend Precincts 2 and 3, proposed as Modification 3 to SSD 7348. The precinct layout and staging of the development will change along with minor modifications to road layout, building height, pad levels and Gross Lettable Area (GLA).

The proposal is broadly in line with the approved parameters of the Concept Proposal approved by DPIE as SSD 7348 in September 2019.

GHD Pty Ltd (GHD) has been engaged by Goodman to prepare a Preliminary Environmental Assessment (PEA) for the Stage 2 development of the OWE and Modification 3 to the Concept Proposal approval. This PEA provides an overview of the scope of Modification 3 and the Stage 2 Development incorporating construction, fit out and use of the proposed warehouse facility building and associated ancillary infrastructure required to facilitate the works.

## **1.2 Project overview**

### **1.2.1 Stage 2 objectives**

Key objectives for the project are to:

- Continue the development of the Oakdale West Estate outlined in the approved Concept Proposal
- Deliver infrastructure to lure investment into Western Sydney
- Delivery of 192,930 sqm Gross Floor Area (GFA) and 189,130 sqm Gross Lettable Area (GLA) for an automated warehouse and distribution centre
- Support the employment market of Western Sydney by providing an additional 1,500 jobs to the area
- Support future growth of Western Sydney.

### **1.2.2 Stage 2 development application**

The Stage 2 Development involves development of a warehouse and distribution facility within part of Precinct 2 of the OWE. Stage 2 Development is the next stage of development to occur at OWE. The proposal falls broadly in line with the approved Concept Proposal noting consistency in land use, use approval, and limited changes required to Development Controls.

Stage 2 has a site area of 149,266 sqm and will comprise four key components:

- Single warehouse and office building with a footprint of 51,310 sqm and warehouse space over four levels to a height of 26 metres, providing a GFA of 192,930 and GLA of 189,130 sqm
- Parking (truck and car)
- Fit-out and use approval including racking and automated distribution hub infrastructure and loading bays.

### **1.2.3 Concept proposal modification**

To facilitate implementation of the Stage 2 Development a minor modification to the approved layout for the Concept Proposal approved by SSD 7348 is required. The modification will require amendment to the estate layout, precinct boundaries, road network, basic design, and development standards applicable to the site.

### **1.3 The proponent**

Goodman is an Australian commercial and industrial property group that owns, develops and manages real estate around the world. Goodman acquired OWE to develop into an industrial precinct as part of their larger Oakdale industrial estate. The broader Oakdale estate is expected to accumulate a value in excess of over \$3 billion by completion of all developments and generate over 5,000 jobs in Western Sydney.

Completion of Stage 2 Development in the OWE will further Goodman's construction objective of Oakdale Industrial Estate.

### **1.4 Purpose of this document**

Submission of this PEA represents the initiation of the environmental assessment and engagement process to support the SSD application for the Stage 2 Development and associated modification to the Concept Proposal under the SSD 7348.

This report has been prepared to form the request to the NSW DPIE to receive the Secretary's Environmental Assessment Requirements (SEARS) for the preparation of an Environmental Impact Statement (EIS) under Division 4.7 of the EP&A Act.

The report also highlights proposed modifications to the Concept Proposal and seeks confirmation of assessment requirements to support a modification to SSD 7348 under Section 4.55 of the EP&A Act.

The PEA provides an outline of the site setting, a description of the project, a review of permissibility and legislative framework, a preliminary environmental risk screening to identify and prioritise potential environmental impacts and an outline of the stakeholder engagement activities proposed for the project. The PEA has been developed using DPIE's guidelines for scoping reports.

## 2. Site Setting

### 2.1 Site context

The site is located in the Penrith Local Government Area (LGA) within a General Industrial (IN2) zoned area within the Western Sydney Employment Area (WSEA). The OWE borders a number of different land uses, including:

- North; WaterNSW Sydney Warragamba pipelines
- East; Ropes Creek riparian corridor and transmission easement linked to Transgrid infrastructure. Further to the east is Goodman's Oakdale South Estate.
- South; Rural lands with uses including agriculture and rural-residential.
- West; Emmaus Catholic College and Emmaus Retirement Village.

OWE is located in the south-western extent of the WSEA which is strategically identified as an economic growth area. The policy aims to protect and enhance the land to which WSEA applies for employment purposes.

OWE forms part of the broader industrial developments of Oakdale lands being developed by Goodman covering an area of around 421 ha within the WSEA. Oakdale Central is completed and Oakdale South is nearing completion. Oakdale East is about to commence the development process and will form part of the large 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.

Stage 2 is located in the western area of the OWE within Precinct 2 and is located directly to the north of the Southern Link Road as shown on Figure 2-1 Precinct 2 shares borders with Precinct 1 and 3 to its East and North/West, respectively.

The site currently comprises cleared rural land used mainly for livestock grazing, with construction commencing on the approved Stage 1 development. The approved works 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.

### 2.2 Transport and access

A road network will be established to service all precincts within the estate and provide a link to the WSEA road network at the north-eastern corner of the site. This WSEA road network would in turn link to the regional road network in Western Sydney.

The proposed WNSLR provides direct access to the estate from Lenore Drive, Erskine Park. The WNSLR is a 1.3km long dual carriageway regional classified road. The Southern Link Road is a proposed future road to be constructed by RMS

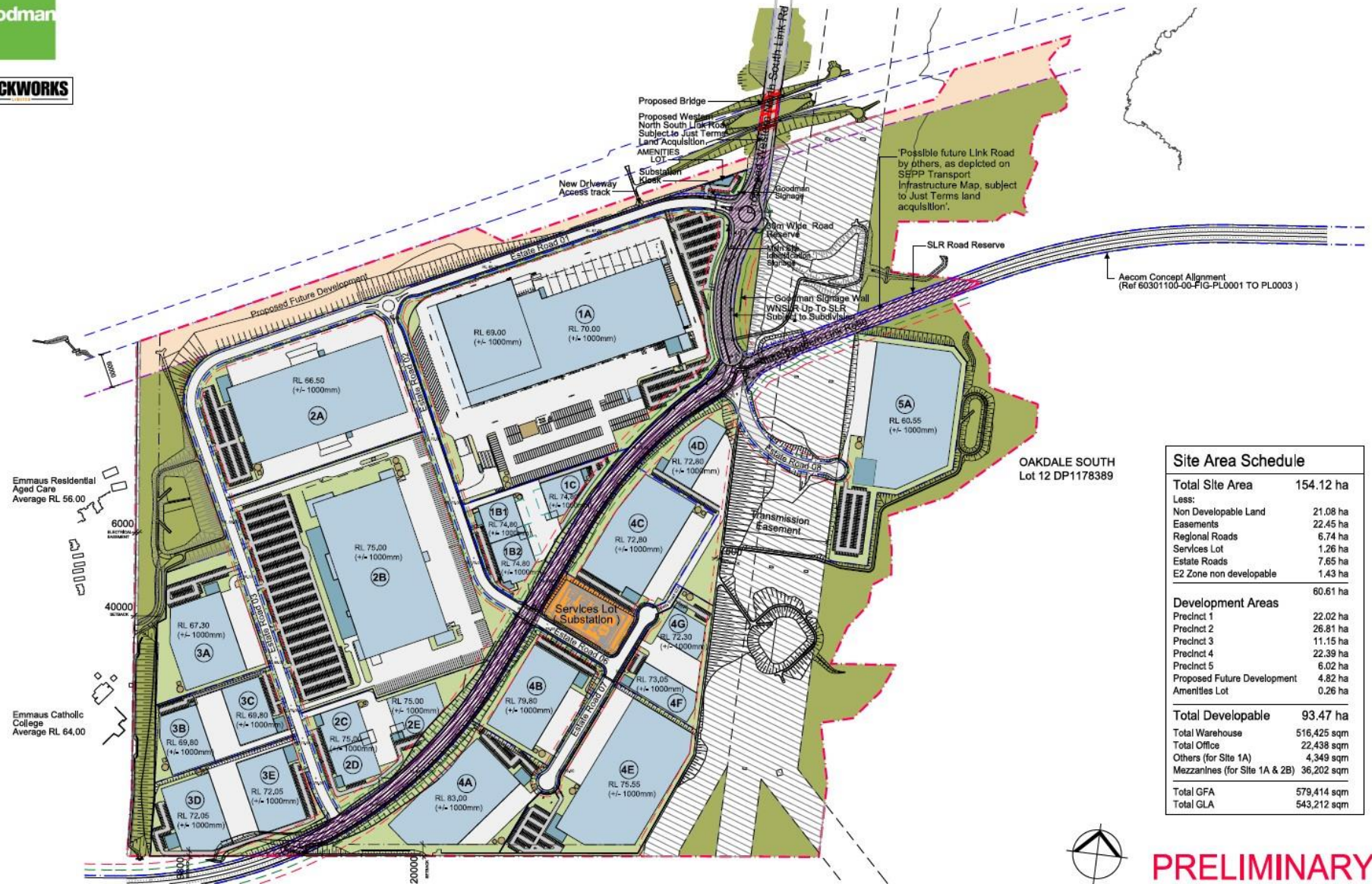
in the near term. This road will provide access from Mamre Road, Kemps Creek to Old Wallgrove Road, Eastern Creek.

Goodman has designed the masterplan of Oakdale West such that access to the estate is via the WNSLR, without reliance on the SLR. Estate Road 01 will be constructed under Stage 1 Development and Estate Road 03 will be developed as part of the proposed Stage 2 Development. The design of Estate Road 01 will be altered to fit the revisions of the Concept Proposal.

Stage 2 will border Estate Road 01 and Estate Road 03 with access points to Estate Road 03. Entry points along Estate Road 03 will be vehicle specific with cars and trucks having assigned entry points that lead to vehicle specific parking. Estate Roads 01 and 03 will connect to the proposed Southern Link Road, which will be part of the WSEA road network. Figure 2-1 shows the position of Precinct 2 Development in relation to access roads.



SEE DRAWING OAK MP03 FOR CONTINUATION



Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.45 ha
Regional Roads	6.74 ha
Services Lot	1.26 ha
Estate Roads	7.65 ha
E2 Zone non developable	1.43 ha
	60.61 ha
Development Areas	
Precinct 1	22.02 ha
Precinct 2	26.81 ha
Precinct 3	11.15 ha
Precinct 4	22.39 ha
Precinct 5	6.02 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.26 ha
Total Developable	93.47 ha
Total Warehouse	516,425 sqm
Total Office	22,438 sqm
Others (for Site 1A)	4,349 sqm
Mezzanines (for Site 1A & 2B)	36,202 sqm
Total GFA	579,414 sqm
Total GLA	543,212 sqm



PRELIMINARY



Oakdale West Estate - MOD 3  
Horsley Park

Estate Masterplan

1:3000 @ A1  
1:8000 @ A3  
28 Oct 2019

OAK MP 02 (P1)  
Job No 19262

Figure 2-1 Oakdale West Estate Masterplan

## 3. Project Description

### 3.1 Overview

The Stage 2 development forms the next phase development activity at Oakdale West. The Stage 2 development application seeks approval for warehouse and distribution use (consistent with what has been approved for the concept plan), and consistent with the surrounding development across the Oakdale estates. The application will seek both construction, fit-out, and use approval.

The proposed property includes one large warehouse and office facility spanning 51,310 sqm of building footprint. The building will include four levels and a mezzanine structure on ground level that provides a total GLA of 189,130 sqm and GFA of 192,930 sqm.

The development will include large areas of concrete hardstand and truck parking, substantial car parking to support the creation of jobs within the area. The building will be designed having regard to need for a temperature of 24 degrees within the warehouse and will be constructed with a steel frame, concrete flooring, and kingspan wall panelling. The design will be completed with significant landscape detail.

Hours of operation will be consistent with what is approved under the concept plan, being 24/7 operation.

Truck and car access, when operational will be via the WNSLR to access broader road network to distribute goods across Sydney/NSW.

To facilitate implementation of the Stage 2 development a minor modification to the approved layout for the Concept Proposal approved by SSD 7348 is required. This section initially describes the required amendments to the Concept Proposal to allow implementation of the Stage 2 development. A detailed description of each component of the warehouse and distribution facility proposed as part of the Stage 2 development is then provided.

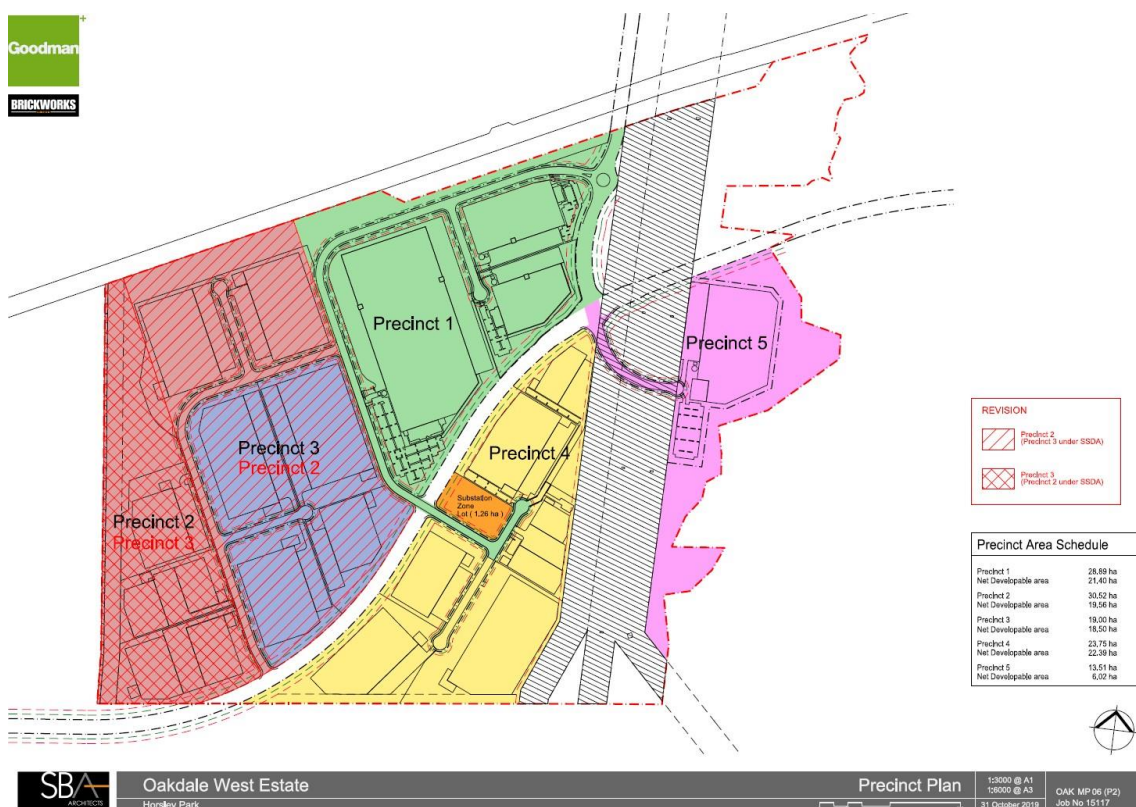
### 3.2 Concept plan modifications

A modification to the approved Concept Plan (Figure 3-9) will be required to enable development of the proposed Stage 2 development. The revisions to the precinct plan are shown in Figure 3-2. The proposed Stage 2 development footprint falls within Precinct 2 as shown in Figure 3-5.

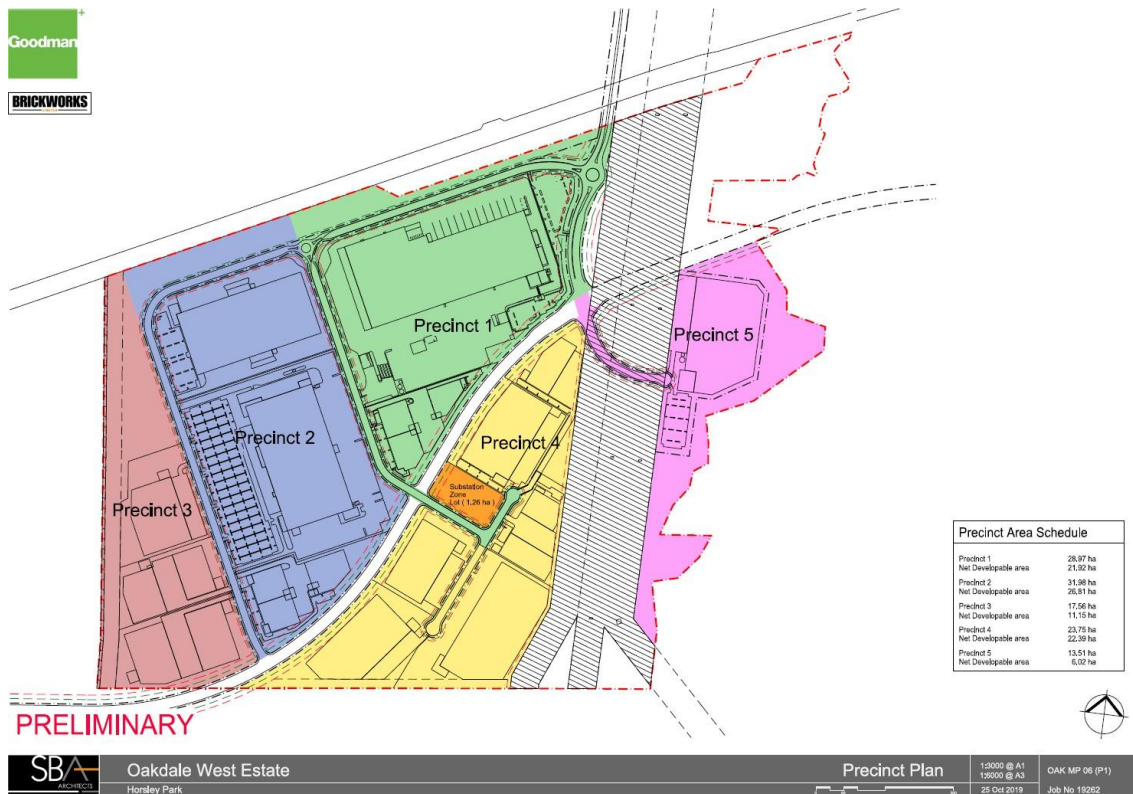
The boundary of Precinct 2 will extend further to the north to accommodate the proposed building layout as shown on Figure 3-2 Estate Road 03 will extend around the periphery of the precinct and will incorporate a new round-about connecting Estate Road 01 and Estate Road 03.



**Figure 3-1 Approved Precinct Plan under Concept Proposal**



**Figure 3-2 Revisions to Precinct Plan**



**Figure 3-3 Proposed Precinct Plan**

The altered layout will increase the overall GLA for the estate from 448,590 sqm to 542,517 sqm. The GFA will also increase from 480,992 sqm to 578,719 sqm. Minor amendments to the civil design will also be required including cut and fill depths, pad heights, retaining walls and stormwater infrastructure. Development controls relating to the height of buildings will also need to be amended to accommodate the proposed 26 metre height of the proposed Stage 2 Development.

Proposed changes to the Concept Plan include:

- Change to estate masterplan layout
- Change to internal road network with inclusion of round-about
- Revised civil and retaining wall strategy and services strategy (incl. change to pad heights)
- Change to staging plan
- Increase in GLA
- Increase in height for Building 3A to 26m
- Potential change to noise wall and basin design.

For context, Figure 3-4 shows the approved masterplan. Figure 3-5 shows the proposed versions to the masterplan, and Figure 3-6 shows the proposed masterplan.

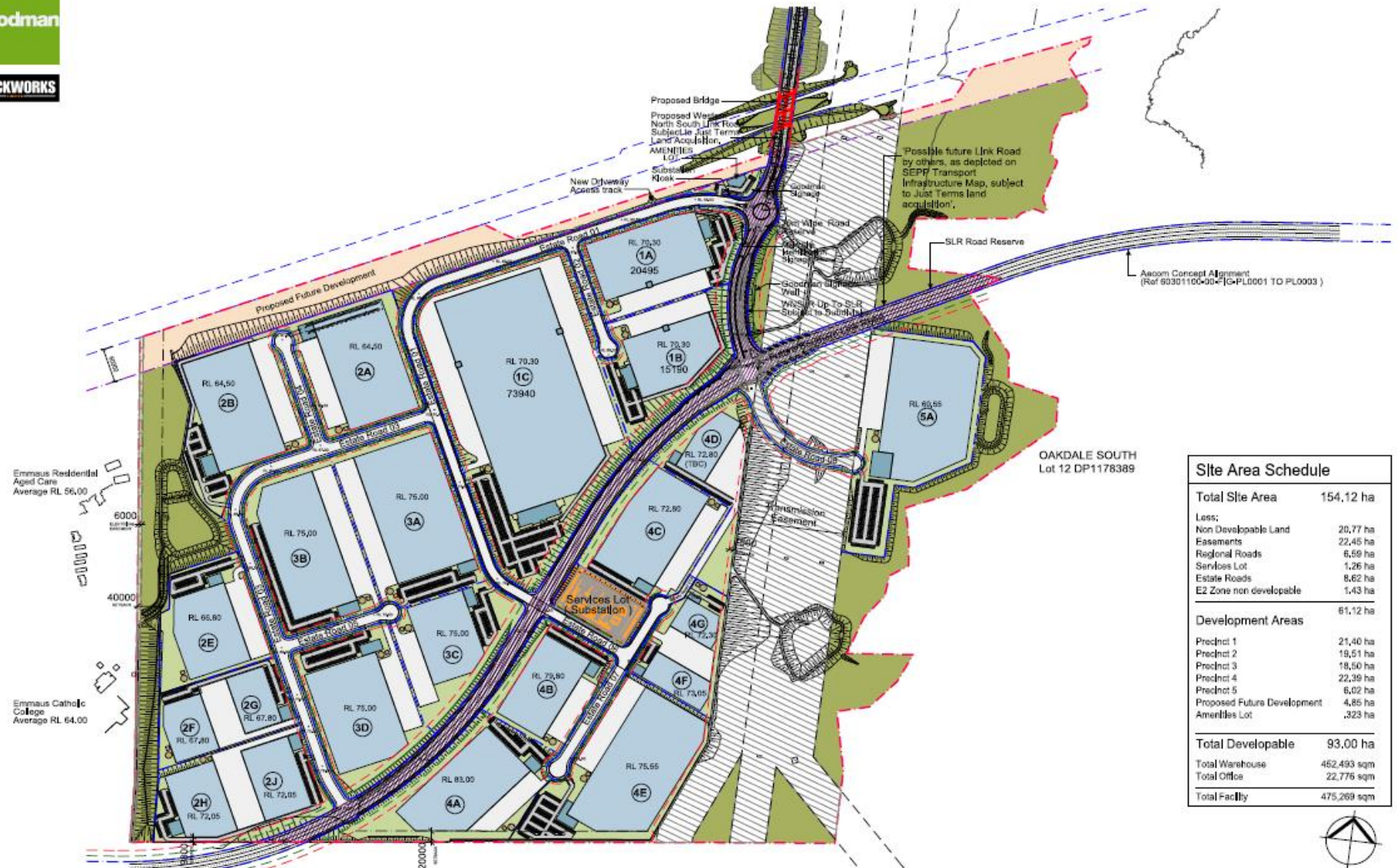
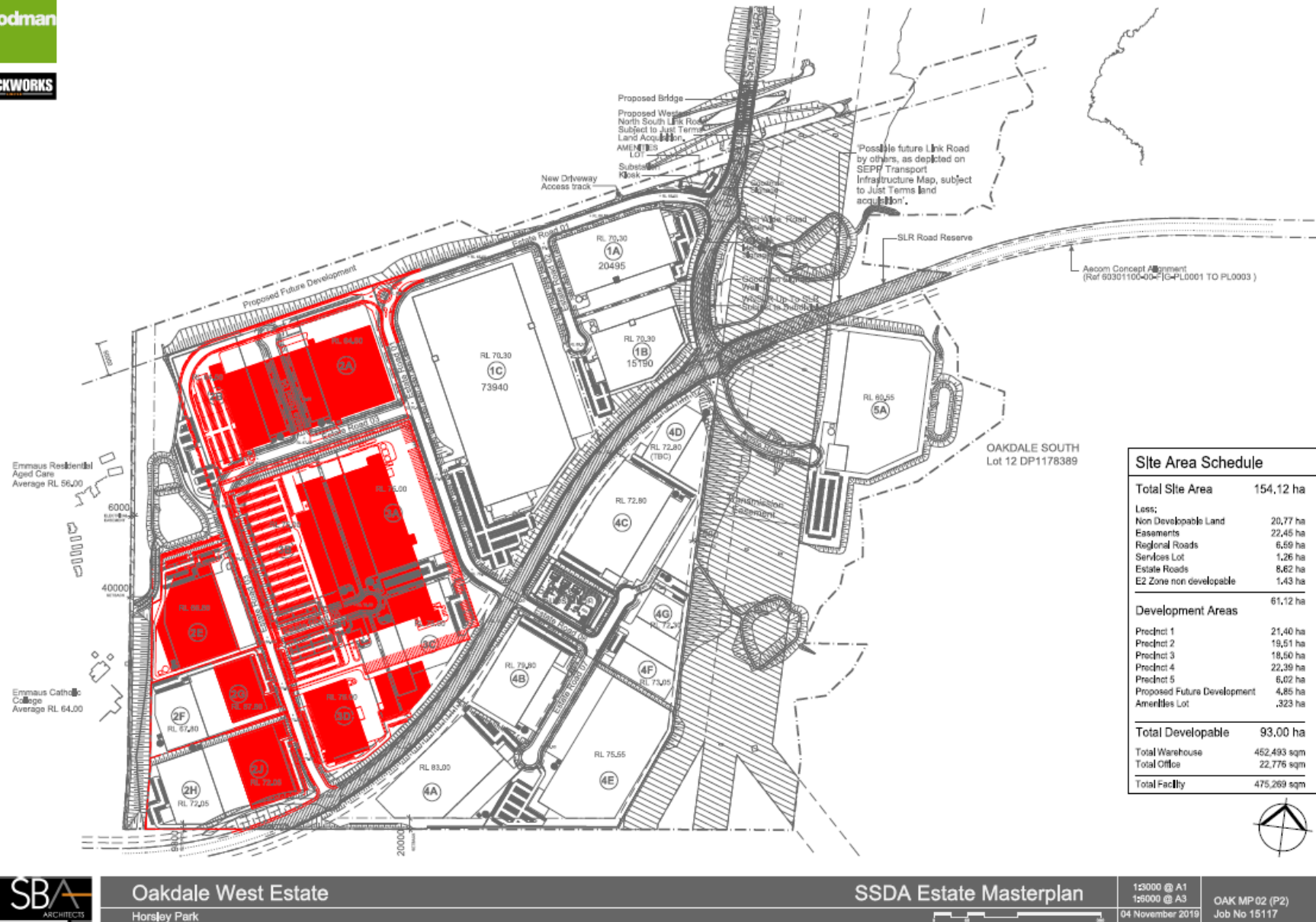


Figure 3-4 Approved Masterplan

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### Figure 3-5 Revisions to Masterplan

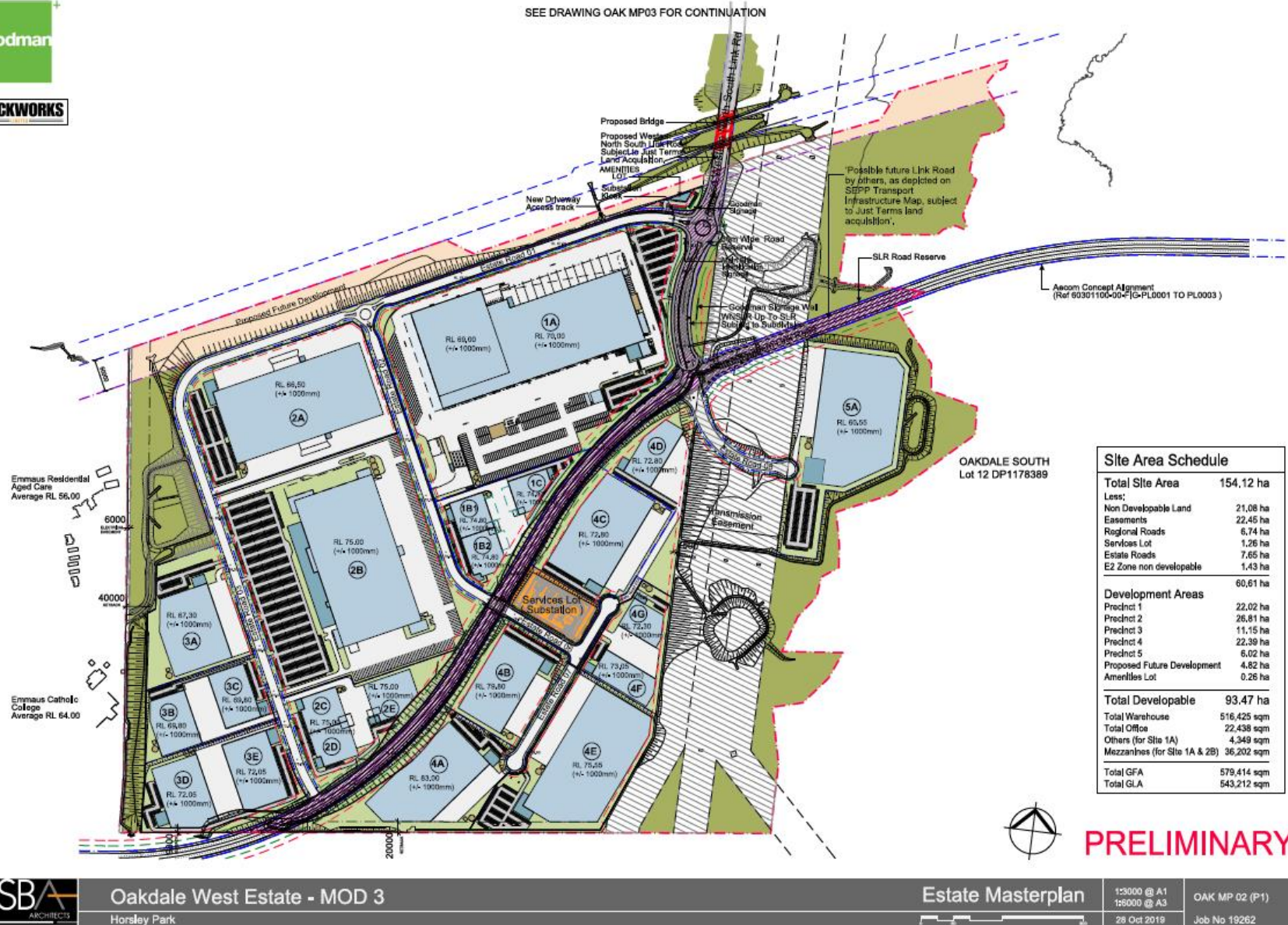


Figure 3-6 Proposed Masterplan

### **3.3 Stage 2 development**

#### **3.3.1 Introduction**

The Stage 2 Development of OWE includes the development of part of Precinct 2 comprising of a large warehouse, car and truck parking, office facilities and loading bays. The Development includes construction, fit out and use of the warehouse and distribution facility as well as construction of Estate Road 03 and associated retaining wall infrastructure.

Development of the project will include the following elements:

- Construction, fit out and use of a 26 metre (4 levels) high warehouse building, including ancillary office
- Construction of truck and car parking lots, including access points
- Development that is ancillary to the above, including access roads (Estate Road 03), fencing, utilities, safety and communications infrastructure
- Maintenance of site infrastructure, including the warehouse, office, landscape, access points and parking.

The proposed development would accommodate a 51,310 sqm warehouse and associated office. The purpose of the development is for warehousing storage and distribution with office space and parking. The Stage 2 Development will be designed to allow for early occupation of the ground level and level one prior to completion of construction and fit out for the upper levels.

The project scope outlined in this section is indicative and based upon the level of design and construction details available at the time of preparation of this report. The scope of work will continue to develop as more engineering and environmental assessment work is completed and will be fully documented in the EIS.

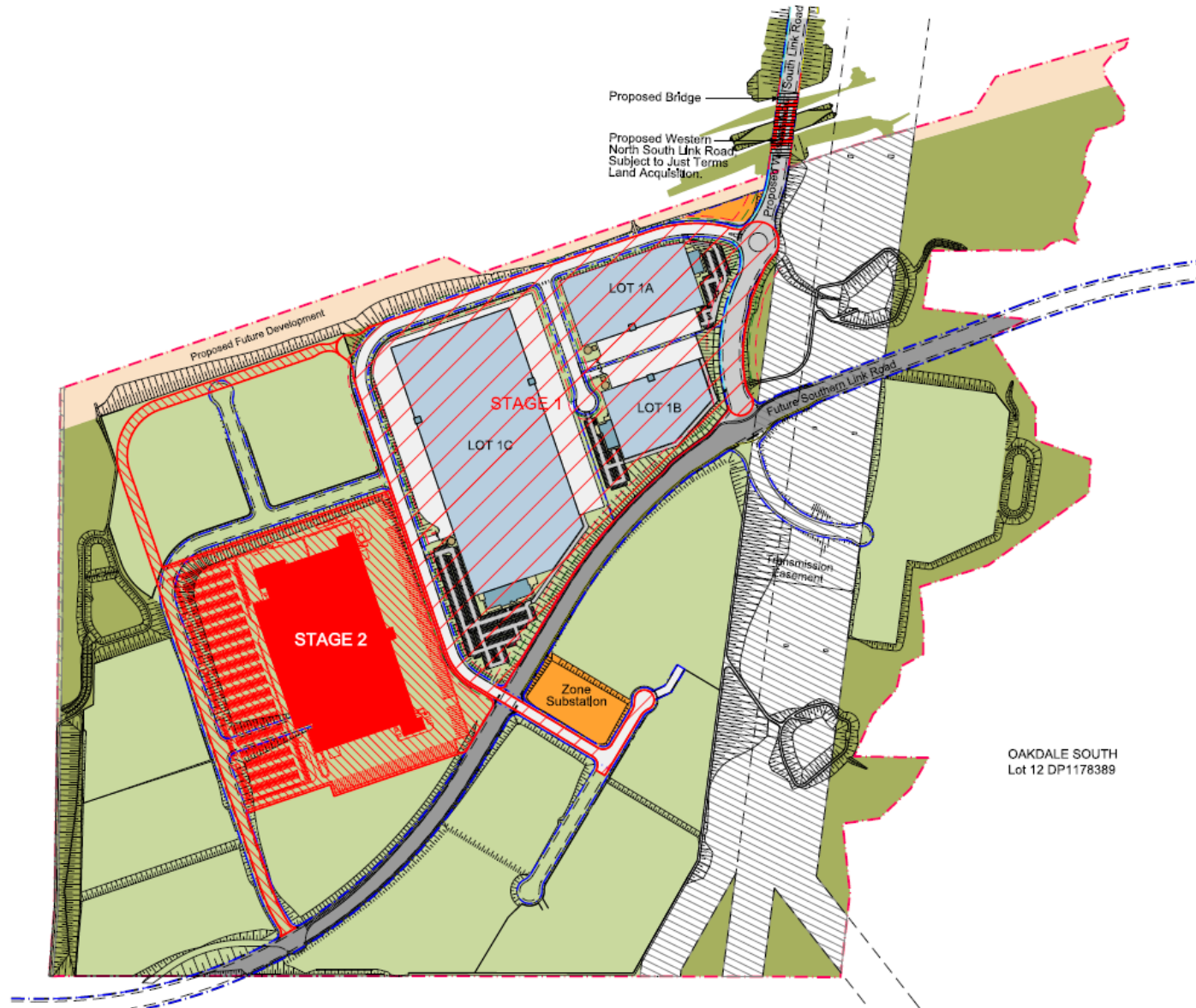
#### **3.3.2 Proposed property**

The warehouse will consist of four levels and an ancillary office space. The top three levels of the warehouse will be fitted to facilitate automated warehouse systems. The ground floor will be largely an employee space.

The current development schedule is:

- Site area 149,266 sqm
- Warehouse footprint 46,100 sqm
- Office footprint spanning up to 5,000 sqm
- Total building footprint 51,310 sqm
- Total GFA 192,930 sqm
- Total GLA 189,130 sqm.

The indicative layout and elevation plans for the Stage 2 development are shown in Figure 3-7, Figure 3-8, and Figure 3-9. Detailed plans are included in Appendix A.



**Figure 3-7 Indicative Staging Plan**

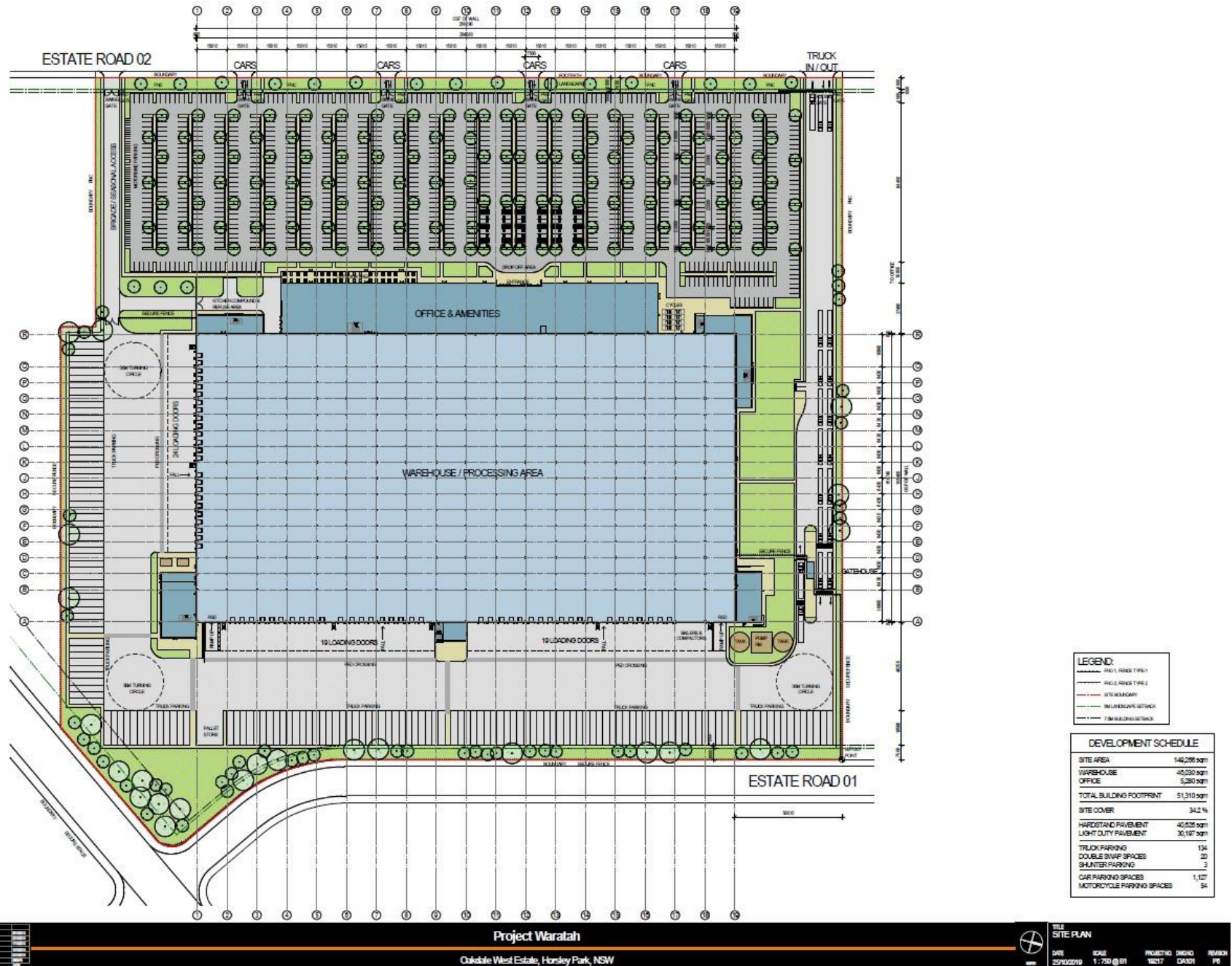


Figure 3-8 Indicative Stage 2 Development Layout

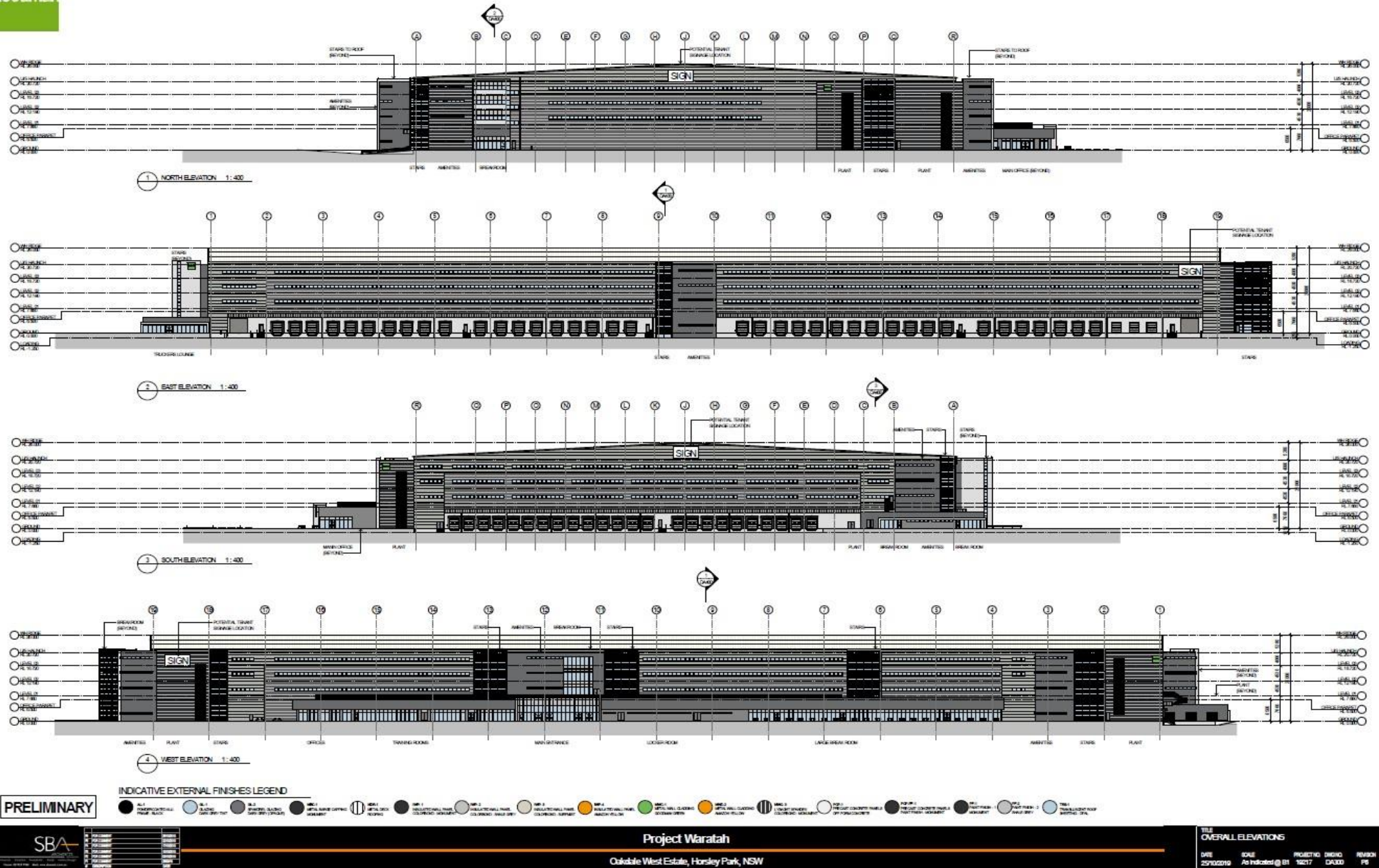


Figure 3-9 Indicative Stage 2 Development Elevations

### ***Parking***

The Concept Proposal outlines the following minimum parking rates to be implemented within the OWE:

- Warehousing and Distribution – one space per 300 sqm
- Ancillary office – To be included as ‘warehousing and distribution’ or ‘industry’ for the purpose of car parking calculations – one space per 40 sqm.

The design of the proposed Development incorporates truck and car parking to service its needs; including the following allocations:

- 1,127 car spaces
- 54 motorcycle spaces
- 134 truck spaces
- 20 double swap spaces
- 3 shunter parking.

### ***Internal roads, landscaping and provision of services***

Goodman requires approval for new services to Precinct 2 under the Stage 2 Development.

Internal roads will be modified from the Concept Proposal in accordance with Modification 3 to the Concept Proposal.

The Stage 2 Development application seeks approval for Estate Road 3 including a new roundabout at the intersection with Estate Road 1.

Landscaping of Precinct 2 will occur per the development plans.

### ***Fit-out***

The predicted fit-out of the warehouse will include:

- Automatic and Semi-Automatic Robotic System with associated racking, equipment and shelving
- Basic fit out of office including flooring, ceiling, lighting, services and amenities
- Standard finishes to lobby/reception,

## **3.3.3 Operation**

### ***Staff***

Anticipated staff numbers for operation of the warehouse and distribution facility include:

- Predicted number of employees - 1,500
- Predicted staff per shift – 587 non-peak
- Predicted operating hours – 24/7
- Predicted shift times – Two 10 hour shifts starting at 7 am and 7 pm respectively during non-peak (2 hours gap between shifts),

Staff distribution is as follows; 66% of staff are will be stationed on the ground floor and 34% on levels one, two and three, 11% per level (see Figure 3-6)

### *Traffic*

Anticipated staff numbers for operation of the warehouse and distribution facility include:

- Predicted daily maximum trucks and vans during operations – 330
- Predicted daily maximum car movements during operations – 2,400.

#### **3.3.4 Construction**

Construction of the proposed facility is anticipated to be based around the following parameters:

- Predicated construction time frame – 15 months
- Predicted construction workers – 700.

Construction outside of normal construction work periods may be required including night work and earlier start times. This may be required for prolonged periods throughout construction.

Approval to bring building materials to the site via Bakers Lane will also be required during construction.

## 4. Legislative Framework

### 4.1 NSW legislation

This section sets out the key planning and environmental regulatory framework applicable to the project, including the identification of relevant environmental planning instruments and key development approval requirements. Both NSW and Commonwealth legislative requirements are identified.

### 4.2 Environmental planning and assessment act

#### 4.2.1 Overview

The key legislation in NSW for regulation of the use of land is the EP&A Act and the Environmental Planning and Assessment Regulation (EP&A Regulation). The EP&A Act institutes a system for environmental planning and assessment, including approvals and environmental impact assessment requirements for proposed developments.

The EP&A Act contains three key parts that impose requirements for planning approval. These include:

- Part 4 provides for the assessment and approval of 'development' that requires development consent from the local council, a regional planning panel or the NSW government for development which is classed as State Significant Development (SSD).
- Part 5 (Division 5.1) provides for the environmental assessment of 'activities' that do not require approval or development consent under Part 4.
- Part 5 (Division 5.2) provides for control of State Significant Infrastructure (SSI) including Critical SSI.

The need or otherwise for consent for a new development application is set out in environmental planning instruments as described below.

#### 4.2.2 Environmental planning instruments

##### *State Environmental Planning Policy (Western Sydney Employment Area) 2009*

The aim of State Environmental Planning Policy (Western Sydney Employment Area) 2009 (WSEA SEPP) is to protect and enhance the Western Sydney area for employment purposes. The WSEA SEPP promotes an integrated and coordinated approach to land use planning in the Western Sydney Area in a manner consistent with economic development, industrial and technology development.

The WSEA SEPP establishes the zoning and development controls for the OWE. The Stage 2 development is located on land zoned IN1 – General Industry under the WSEA SEPP Warehouse and distribution centres' are permissible with consent within the IN1 zoning and the Stage 2 development is permissible with consent.

All development standards and provisions of the WSEA SEPP will be considered in detail as part of the EIS with the following Clauses of note to be applicable to Precinct 2.

*Clause 20 Ecological sustainable development*

The development is required to contain measures to minimise the consumption of potable water and greenhouse gas emissions.

*Clause 21 Height of Buildings:*

The consent authority must not grant consent to development on land to which this Policy applies unless it is satisfied that:

- (a) Building heights will not adversely impact on the amenity of adjacent residential areas, and
- (b) Site topography has been taken into consideration.

*Clause 23 Development adjoining Residential Land:*

Clause 23 relates to land within 250m of land zoned primarily for residential purposes and considers the effect of the development on the amenity of surrounding land-uses. Precinct 2 is located within 250m of rural residential properties on the western boundary of the OWE and matters for consideration under Clause 23 will be detailed in the EIS.

*Clause 25 Public Utility Infrastructure*

In accordance with Clause 25, a consent authority must not grant consent to development of land unless that it is satisfied that adequate public utility infrastructure is available for the proposed development.

Public utility infrastructure to service the Stage 2 Development is being delivered as part of the Concept Proposal and Stage 1 development approved in SSD 7348.

*Clause 26 Development on or in vicinity of proposed transport infrastructure routes:*

This clause applies to any land situated in the vicinity of a proposed transport infrastructure route and has been considered as part of the development of the Concept Proposal for the OWE.

***State Environmental Planning Policy (State and Regional Development)***

*State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) identifies development that is considered to be of state significance and includes provisions for SSD and SSI.

Clause 12 of Schedule 1 of the SRD SEPP relates to Warehouses or distribution centres and states that developments with a capital investment value of more than \$50 million for a warehouse or distribution centre is considered SSD. The Stage 2 Development will have a capital investment value in excess of \$50 million and is therefore SSD) pursuant to Schedule 1 of the SRD SEPP.

***State Environmental Planning Policy (Infrastructure) 2007***

*State Environmental Planning Policy (Infrastructure) 2007 (Infrastructure SEPP)* aims to facilitate the effective delivery of infrastructure across NSW and allows for a range of developments to be permitted with and without consent.

The SEPP also includes provision for traffic generating development and requires referral and concurrence of the NSW Roads and Maritime for certain development which is expected to generate significant traffic. Schedule 3 of the Infrastructure SEPP identifies 'traffic generating development' which must be referred to the Roads and Maritime for concurrence. The schedule includes development for the purposes of Warehouse or distribution centres with 8,000 m2 or more of GFA. The

Stage 2 Development will be considered a traffic generating development and concurrence from Roads and Maritime will be required as part of the proposal.

### ***State Environmental Planning Policy No. 33 – Hazardous and Offensive Development***

*State and Environmental Planning Policy No 33 – Hazardous and Offensive Development* (SEPP 33) requires the consent authority to consider particular matters in determining a development application for a project that is a potentially hazardous industry or potentially offensive industry.

The Stage 2 development is a warehouse and distribution facility and is not anticipated to be considered a potentially hazardous or offensive industry.

### ***State Environmental Planning Policy 55 – Remediation of Land***

SEPP 55 provides for a state-wide planning approach to the remediation of contaminated land and aims to promote the remediation of contaminated land for the purpose of reducing the risk of harm to human health or any other aspect of the environment by:

- (a) specifying when consent is required, and when it is not required, for a remediation work,
- (b) by specifying certain considerations that are relevant in rezoning land and in determining development applications in general and development applications for consent to carry out a remediation work in particular,
- (c) by requiring that a remediation work meet certain standards and notification requirements.

In determining a development application a consent authority is required to consider if the land is contaminated and if contamination is identified is the land suitable in its contaminated state for the purpose for which the development is proposed to be carried out and if any remediation is required to make the land suitable for that purpose.

The potential for historical contamination from historical uses has been considered as part of the Stage 1 development and the site was considered to be generally suitable for commercial and industrial land uses.

### ***State Environmental Planning Policy 64 – Advertising and signage***

*State Environmental Planning Policy No 64 – Advertising and Signage* (SEPP 64) applies to all signage and advertisements, which can be displayed with or without development consent under an environmental planning instrument and is visible from any public place or public reserve.

SEPP 64 applies to the proposed development as the proposed signage and advertisement will be visible to the surrounding road network. The consent authority is required to consider and assess any proposed signage and/or advertisements against the assessment criteria set out under Schedule 1 of the SEPP.

An assessment of the proposed signage against the objectives of the SEPP and relevant criteria for assessment will be undertaken as part of the EIS.

## **Penrith Local Environmental Plan 2010**

The Penrith City Local Environmental Plan (LEP) 2010 provides local environmental planning provisions within the designated land application area for the LEP in the Penrith local government area (LGA). However, the land covered in the Oakdale East Estate does not fall within the designated land area of the Penrith LEP and the policy does not apply to the project.

### **4.2.3 Approval pathway**

Stage 2 of the OWE is SSD pursuant to Section 4.36 of the EP&A Act. The DA forms part of the staged development based upon the Concept Proposal approved as part of SSD 7348. The Minister for Planning and Public Spaces (or delegate) is the consent authority for the proposed development.

Pursuant to Section 4.41 of the EP&A Act, the following approvals, permits and concurrences do not apply to SSD:

- A permit under section 201, 205 or 219 if the *Fisheries Management Act 1994*
- Approval under Part 4, or an excavation permit under section 139, of the *Heritage Act 1977*
- An Aboriginal Heritage impact permit under section 90 of the *National Parks and Wildlife Act 1974*
- A bushfire safety authority under section 100B of the *Rural Fires Act 1997*
- A water use approval under section 89, a water management work approval under section 90 or an activity approval (other than an aquifer interference approval) under section 91 of the *Water Management Act 2000*.

## **4.3 Other NSW legislation**

### **4.3.1 Biodiversity Conservation Act 2016**

The *Biodiversity Conservation Act 2016* (BC Act) aims to conserve biodiversity at a bioregional and state scale and lists a number of threatened species, populations and ecological communities to be considered in deciding whether there is likely to be a significant impact on threatened biota, or their habitats.

A detailed biodiversity assessment was completed as part of the development application for the Concept Proposal and Stage 1 development. The initial assessment was undertaken in accordance with the *Threatened Species Conservation Act 1995* which has been repealed on 25 August 2017. A subsequent assessment has been undertaken under the BC Act to ensure vegetation management and biodiversity credits are managed within the current legislative process. The biodiversity assessment has considered all required clearing and impacts associated with bulk earthworks across the OWE.

Consideration of any implications to biodiversity associated with modification to the Concept Proposal including potential changes to stormwater drainage will be undertaken as part of the assessment.

### **4.3.2 Biosecurity Act 2015**

The *Biosecurity Act 2015* (Biosecurity Act) repealed the *Noxious Weeds Act 1993* on 1 July 2017. The Biosecurity Act specifies the duties of public and private landholders as to the control of priority weeds. Under this Act, priority weeds have

been identified for Local Government Areas and assigned duties for control. Part 3 provides that any person who deals with biosecurity matter (ie weeds) and who knows, or ought reasonably to know, the biosecurity risk posed or likely to be posed by the biosecurity matter has a duty to ensure that, so far as is reasonably practicable, the biosecurity risk is prevented, eliminated or minimised.

As such, if present, priority weeds located on the project site should be assessed and controlled.

#### **4.3.3 Heritage Act 1977**

The *Heritage Act 1977* (Heritage Act) is concerned with all aspects of heritage conservation ranging from basic protection against indiscriminate damage and demolition of buildings and sites, through to restoration and enhancement.

Heritage places and items of particular importance to the people of NSW are listed on the State Heritage Register. Approval under section 60 of the Heritage Act is required for any direct impacts on a state listed heritage item. Approval from the NSW Heritage Council under section 139 of the Heritage Act is required prior to the activities likely to disturb a relic while section 140 of the Heritage Act provides for the application for a permit.

The project is anticipated to have a low potential to impact upon any identified heritage item or relic protected under the Heritage Act.

A full Heritage assessment has been undertaken and provided in the Oakdale West Environmental Impact Statement. This report gives a detailed analysis of Heritage items in proximity to the site as well as mitigation and management measures.

#### **4.3.4 National Parks and Wildlife Act 1974**

The *National Parks and Wildlife Act 1974* (NPW Act) provides for the protection of Aboriginal objects (sites, objects and cultural material) and Aboriginal places. Under the NPW Act, an Aboriginal object is defined as: any deposit, object or material evidence (not being a handicraft for sale) relating to indigenous and non-European habitation of the area that comprises New South Wales, being habitation both prior to and concurrent with the occupation of that area by persons of European extraction, and includes Aboriginal remains.

An Aboriginal place is defined under the NPW Act as an area, which has been declared by the Minister administering the Act as a place of special significance for Aboriginal culture. It may or may not contain physical Aboriginal objects.

It is an offence under Section 86 of the NPW Act to 'harm or desecrate an object the person knows is an Aboriginal object'. It is also a strict liability offence to 'harm an Aboriginal object' or to 'harm or desecrate an Aboriginal place', whether knowingly or unknowingly. Section 87 of the NPW Act provides a series of defences against the offences listed in Section 86 which includes if the harm was authorised by and conducted in accordance with the requirements of an Aboriginal Heritage Impact Permit (AHIP) under Section 90 of the NPW Act.

The project footprint will be restricted to a disturbed industrial footprint in an already approved staged development. It is proposed that the potential for impacts upon Aboriginal cultural heritage has been considered through a due diligence process in the Oakdale West EIS.

## **4.4 Commonwealth legislation**

### **4.4.1 Environment Protection and Biodiversity Conservation Act 1999**

The *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the Australian Government's central piece of environmental legislation that provides a legal framework to protect and manage environmental values considered to be of national environmental significance.

The EPBC Act requires approval from the Commonwealth Minister for the Environment and Resources for actions that may have a significant impact on listed matters of national environmental significance (MNES).

The Oakdale West Concept Proposal has undergone assessment by the Commonwealth Department of the Environment and Energy (DoEE). On the 31 August 2017 the DoEE determined the project is a "controlled action". A 'controlled action' defines the project as likely to result in significant impact and requires assessment and approval under the EPBC Act.

The project was assessed and determined as part of the Concept Proposal. The Stage 2 development will not have potential to impact upon any MNES in addition to assessment for Concept Proposal for OWE. Approval is expected to be granted from the Commonwealth Minister for Environment in November 2019.

## 5. Key Environmental Issues

### 5.1 Identification

The key project-related issues warranting detailed assessment in the EIS will be identified through:

- The existing environmental context and surrounding locality
- The legislative framework applicable to the Project
- The preliminary environmental risk screening undertaken as a part of this PEA
- The outcomes of consultation to be undertaken with government agencies and other relevant stakeholders.

### 5.2 Environmental risk analysis

A preliminary environmental risk screening was undertaken to identify potential environmental impacts that may arise as a result of the proposed project.

The preliminary environmental risk screening was undertaken in the form of a preliminary, desktop-level risk assessment, to broadly assess the potential environmental risks that may arise as a result of the construction and operation of the Project to identify key areas for the assessment.

The environmental risk screening for the Project involved:

- Identifying environmental aspects
- Identifying the source of potential risks associated with each of these aspects
- Identifying the potential impact associated with each risk
- Identifying priority issues for each aspect assessment as an aggregate of the constituent risks and impacts.

Table 5-1 provides the environmental risk analysis for the Project, it includes:

- A summary of the potential key impacts/risks
- Consideration of the priority for the assessment
- A discussion regarding the findings of the preliminary risk screening.

**Table 5-1 Preliminary environmental risk screening results**

Environmental Aspect	Source Of Risk	Potential Impact	Priority Of Assessment	Discussion
Noise and vibration	Construction and operation of Stage 2 (warehouse and surrounding facilities)	Noise and vibration during construction Noise and vibration during operation	Medium	<p>Existing background noise surrounding the site is typical of a rural environment. The elevated noise and vibration levels as a result of the approved staged development will be managed and mitigated in accordance with the terms of the Concept and Stage 1 approval. This will aim to limit the impacts on sensitive receivers in the area.</p> <p>The Noise and Vibration Assessment prepared for the Oakdale West EIS and subsequent modifications provides a detailed description of the anticipated acoustic impact resulting from the development. The assessment, based on the approved building layout and site configuration, recommends specific mitigation measures to ensure that noise generation at nearby sensitive receivers remain within acceptable noise limits. This includes specified maximum operational phase dBA at the nearby sensitive receivers, and the construction of noise walls to mitigate noise transference. Noise management during construction will be managed and mitigated by commitments governing the use of mechanical equipment on site. Subject to these measures, the acoustic impact was assessed as being within the acceptable range and the development approved on this basis.</p> <p>A further noise impact assessment will be undertaken as part of the Stage 2 EIS in accordance with the EPA's Interim Construction Noise Guideline, the NSW Road Noise Policy and the Noise Policy for Industry. This will account for any changes in acoustic impact to the same nearby sensitive receivers resulting from the any proposed change to the overall masterplan layout as well as those generated by the proposed Stage 2 works in isolation. These include any changes to;</p> <ul style="list-style-type: none"> <li>- construction methodology or approach, including the number of truck movements</li> <li>- site layout</li> <li>- building footprint and height</li> <li>- operational requirements of the new facility</li> <li>- operational traffic generation and vehicle typologies.</li> </ul> <p>from those used to inform the Estate wide acoustic assessment.</p> <p>Construction vibration impacts associated with human comfort would be assessed against Assessing Vibration: A Technical Guideline and the effect of vibration on structures would be assessed to the criteria in German Standard DIN 4150. This will assess the impacts resulting from, specifically, the Stage 2 development on surrounding sensitive receivers.</p>
Traffic and transport	Additional vehicle movements during construction and operation of the facility	Impacts upon the safety or capacity of the road network	Medium	<p>A Traffic and Transport Impact Assessment (TTIA) has been provided in the Oakdale West EIS which assess the entirety of traffic generation anticipated from the Oakdale West Estate. Detail has been provided on the impact to existing and proposed road networks as well as internal access and parking, based on assumed traffic generation rates from each Precinct, vehicle types and car parking provision. The impact assessment undertaken in the Oakdale West EIS supported the development in respect to the level of access, transport and traffic.</p> <p>A standalone traffic and transport assessment will be undertaken as part of the Stage 2 EIS to understand the impact of the Stage 2 development during construction and operation. This will</p>

			<p>assess the specific traffic generation of the known future tenant (rather than an assumed base case), within the context of the wider Estate traffic generation. It will identify any mitigation measures required in order to ensure acceptable operation of the road network especially at peak operating times of the OWE.</p> <p>It is not anticipated that there will be any change to truck movements during the construction phase, as balanced cut to fill is expected. However, any change to construction phase traffic generation will be addressed within the context of the wider Estate, if required.</p> <p>The TTIA will address car parking requirements of the future operator, having regard to the car parking requirements of the Concept Approval and the RMS Guide to Traffic Generating Development.</p> <p>This TTIA will be prepared having regard to the RMS Guide to Traffic Generating Development and Austroads Guide to Traffic Management Part 12: Traffic Impacts of Development and will consider any alteration to the predictions forming the basis of the approval for the Concept Proposal.</p>
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Environmental Aspect	Source Of Risk	Potential Impact	Priority Of Assessment	Discussion
Visual	Construction activities Warehouse	Alteration to the landscape character	Medium	<p>A detailed Visual Impact Assessment (VIA) has been previously prepared as part of the Oakdale West EIS to analyse the extent of the visual impact for all stages of development of the OWE. The Concept Approval assessed the visual impact of warehouse &amp; distribution building forms across the OWE as being acceptable, within the bounds of the assessed building height and layout.</p> <p>The proposed Stage 2 development will alter the approved concept building layout and height, which will change the visual presentation of the development when viewed from outside and within the Estate.</p> <p>A Visual Impact Assessment will be prepared to inform the Stage 2 EIS which will detail and assess the change in visual impact generated by the modifications to</p> <ul style="list-style-type: none"> <li>- overall estate layout including internal road locations.</li> <li>- building footprint locations.</li> <li>- pad levels and resultant building height.</li> </ul> <p>The VIA will provide an assessment of visual quality from the View Locations referenced in the original VIA and will use the same visual quality criteria in order to provide a direct comparison of impact.</p> <p>The proposed scheme will incorporate recommended mitigation measures such to reduce any increase in visual impact from the originally approved building envelopes. The VIA will also include an assessment of the proposed Estate layout against the Masterplan Principles and provide a revised North South Link Road Interface Assessment.</p>
Terrestrial Biodiversity	Construction and operation of Stage 2 (warehouse and surrounding facilities)	Potential impacts upon threatened flora and fauna species, populations and ecological communities	Low	<p>The project site is located within the approved OWE development site. This approval has allowed biodiversity impacts to be taken as part of the construction of OWE. Stage 1 incorporates estate wide earthworks and the existing assessment have considered potential impacts of the development upon biodiversity values.</p> <p>Consideration of any implications to biodiversity associated with modification to the Concept Proposal including potential changes to stormwater drainage will be undertaken as part of the assessment.</p>
Aboriginal heritage	Construction and operation of Stage 2 (warehouse and surrounding facilities)	Impacts upon previously undisturbed Aboriginal objects or cultural material	Low	<p>A full heritage Impact Assessment (HIA) has been undertaken as part of the EIS for the OWE Concept Proposal. The HIA identified 3 sites between moderate significance to low significance that will be disturbed/destroyed during the works of OWE.</p> <p>Mitigation measures have been outlined in response to sensitive heritage items identified within the OWE site. The approved Stage 1 works will consist of excavations and earth works and there is considered to be limited potential to impact upon any previously unidentified heritage items.</p> <p>A due diligence assessment is proposed to be prepared in accordance with the <i>Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales</i> (OEH 2010). The Code, will assist in documenting the history of disturbance and assess Aboriginal heritage risk for the project.</p>

Environmental Aspect	Source Of Risk	Potential Impact	Priority Of Assessment	Discussion
Air Quality	Construction and operation of Stage 2 (warehouse and surrounding facilities)	Dust from construction  Dust from vehicle emissions during construction  Vehicle emissions during operation	Low	<p>Potential emissions during the construction and operation of the project are anticipated to have minimal potential to impact upon the surrounding locality due to the distance to the nearest sensitive receivers. Any identified impacts are anticipated to be adequately managed through appropriate construction site management and environmental controls included in the Oakdale West EIS – Air Quality Impact Assessment.</p> <p>The Oakdale West EIS – Air Quality Impact Assessment indicates a low risk of adverse air quality. However, this is subject to the standard modelling used for warehouses, as the future operation of Precinct 2 is unknown.</p> <p>Consideration of potential air emissions during construction and operation of the facility will be undertaken as part of the EIS.</p>
Water quality	Construction and operation of Stage 2 (warehouse and surrounding facilities) on water courses	Impacts to water quality including sedimentation and turbidity within Ropes Creek	Low	<p>Ropes Creek in proximity to the OWE, however, does not boarder with Precinct 2. Stormwater and drainage will be established across the OWE Estate as part of the Stage 1 development.</p> <p>Consideration of potential impacts associated with the Stage 2 works and interactions with the approved water management system will be outlined in the EIS.</p>
Site contamination	Construction and operation of Stage 2 (warehouse and surrounding facilities) on water courses	<p>Potential impacts to water quality associated with the mobilisation of contaminated sediments</p> <p>Potential impacts to the health of construction personnel and the surrounding environment</p>	Low	<p>A Phase 2 contamination assessment low general potential for contamination as part of the Oakdale West EIS. Although, two areas were found with asbestos and will be removed prior to the start of works of Stage 2. Control measures have been implemented throughout the site.</p> <p>A review of existing documentation related to the Stage 2 development area will be undertaken as part of the EIS.</p>
Greenhouse gas	Fuel and energy consumption during construction and operation	Contribution to regional greenhouse emissions	Low	<p>Understanding the greenhouse gas emissions impact of the proposed Stage 2 development is important in assessing its ongoing viability in an increasingly uncertain domestic emissions policy environment.</p> <p>Greenhouse gas emissions from warehouses can be reduced through more efficient means of construction. The design should take into account the Building Code of Australia minimum requirements, OWE Concept Proposal sustainability measures and OWE Energy Management Plan.</p>

Environmental Aspect	Source Of Risk	Potential Impact	Priority Of Assessment	Discussion
Socio-economic	Construction and operation of Stage 2 (warehouse and surrounding facilities) on water courses	<p>Regional and local economic benefits</p> <p>Impacts upon local amenity during construction and demand for community facilities</p>	Low	<p>OWE Precinct 2 is part of a staged development of Oakdale West Estate with the aim of operating as an industrial precinct. During operation it is expected that OWE will be a positive socio-economic factor within the Penrith City Council community.</p> <p>There may be community misconceptions or fears related to the proposal of the industrial park. These will be identified and assessed and make recommendations to enhance benefits or reduce potential socio-economic issues and risks.</p>

## 6. Stakeholder Engagement

Goodman are committed to continuing stakeholder engagement during the approval process for the Precinct 2, including during the preparation of the EIS. Stakeholder groups likely to have an interest in the project include:

- DPIE
- Office of Regional Development
- Roads and Maritime Services (RMS)
- Environmental Protection Authority (EPA)
- Local Members of Parliament and Ministers Office
- WSEA Community
- WaterNSW
- Endeavour Energy
- Fire & Rescue NSW
- Penrith City Council
- General public, neighbourhoods, schools and community.

Stakeholder consultation will continue throughout the planning approvals process and will include a range of formal and informal stakeholder engagement tools according to the particular needs of individual stakeholders. These will include phone calls, briefing sessions, meetings, community or drop-in sessions, newsletters and targeted stakeholder surveys.

## **7. Conclusion**

Goodman proposes to develop the OWE Stage 2 development which involves the development of a warehouse and associated infrastructure. The development will be leased to a tenant with use of the facilities constructed, this includes warehouse storage automation and distribution hub.

This PEA has been prepared to provide an overview of the Project and enable the DPIE to issue the SEARs for the preparation of the EIS.

## 8. References

Penrith City Council Strategic Plan

*Due Diligence Code of Practice for the Protection of Aboriginal Objects in New South Wales*

Australian Standards (1997), *AS1055.1:1997 Acoustics – Description and measurement of environmental noise*

Australian Standards (2010), *AS2436:2010 Guide to noise and vibration control on construction, demolition and maintenance sites*

British Standards (1993), *BS7385-2:1993 Evaluation and measurement for vibration in buildings*

DECC (2009), *Interim Construction Noise Guideline*

DECCW (2011), *Road Noise Policy*

EPA (2017), *Noise Policy for Industry*

Transport for NSW (2018), *Construction Noise and Vibration Strategy*



# **Appendix A**

## **SBA Architects Design Drawings**



SEE DRAWING OAK MP03 FOR CONTINUATION

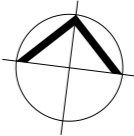


Emmas Residential Aged Care  
Average RL 56.00

Emmas Catholic College  
Average RL 64.00

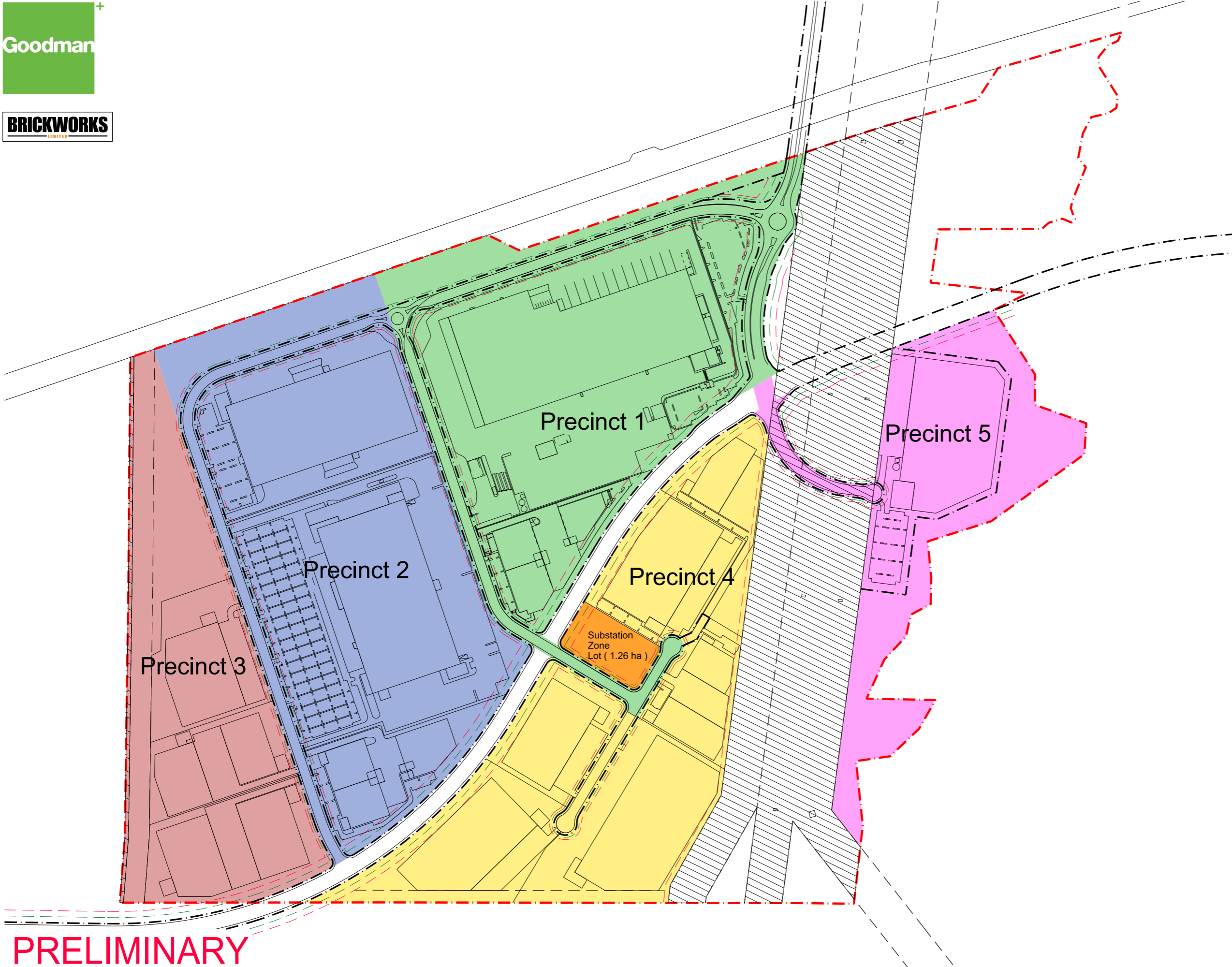
OAKDALE SOUTH  
Lot 12 DP1178389

Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	21.08 ha
Easements	22.45 ha
Regional Roads	6.74 ha
Services Lot	1.26 ha
Estate Roads	7.65 ha
E2 Zone non developable	1.43 ha
	60.61 ha
Development Areas	
Precinct 1	22.02 ha
Precinct 2	26.81 ha
Precinct 3	11.15 ha
Precinct 4	22.39 ha
Precinct 5	6.02 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.26 ha
Total Developable	93.47 ha
Total Warehouse	516,425 sqm
Total Office	22,438 sqm
Others (for Site 1A)	4,349 sqm
Mezzanines (for Site 1A & 2B)	36,202 sqm
Total GFA	579,414 sqm
Total GLA	543,212 sqm



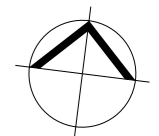
PRELIMINARY

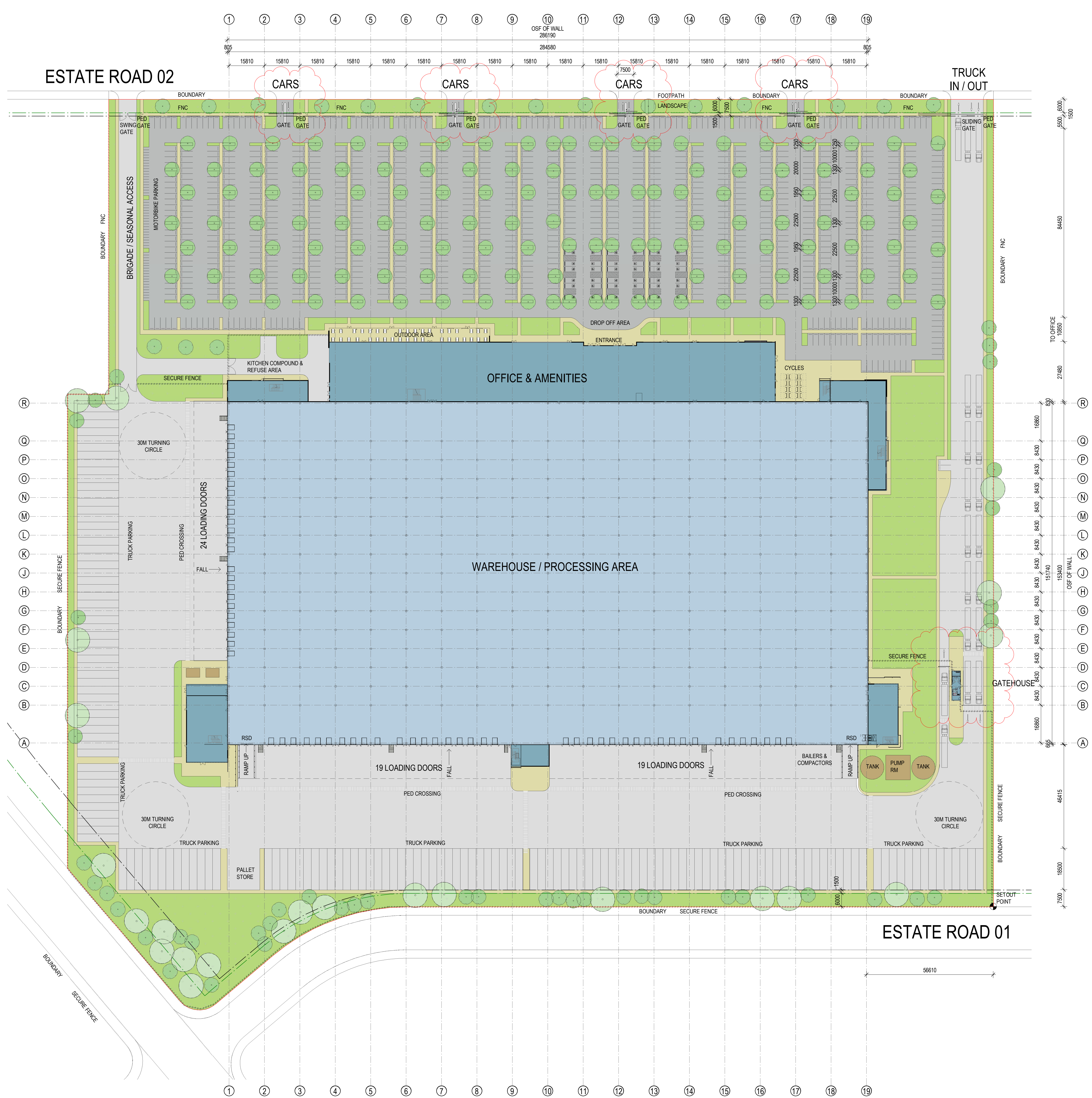




PRELIMINARY

Precinct Area Schedule	
Precinct 1	28.97 ha
Net Developable area	21.92 ha
Precinct 2	31.98 ha
Net Developable area	26.81 ha
Precinct 3	17.56 ha
Net Developable area	11.15 ha
Precinct 4	23.75 ha
Net Developable area	22.39 ha
Precinct 5	13.51 ha
Net Developable area	6.02 ha



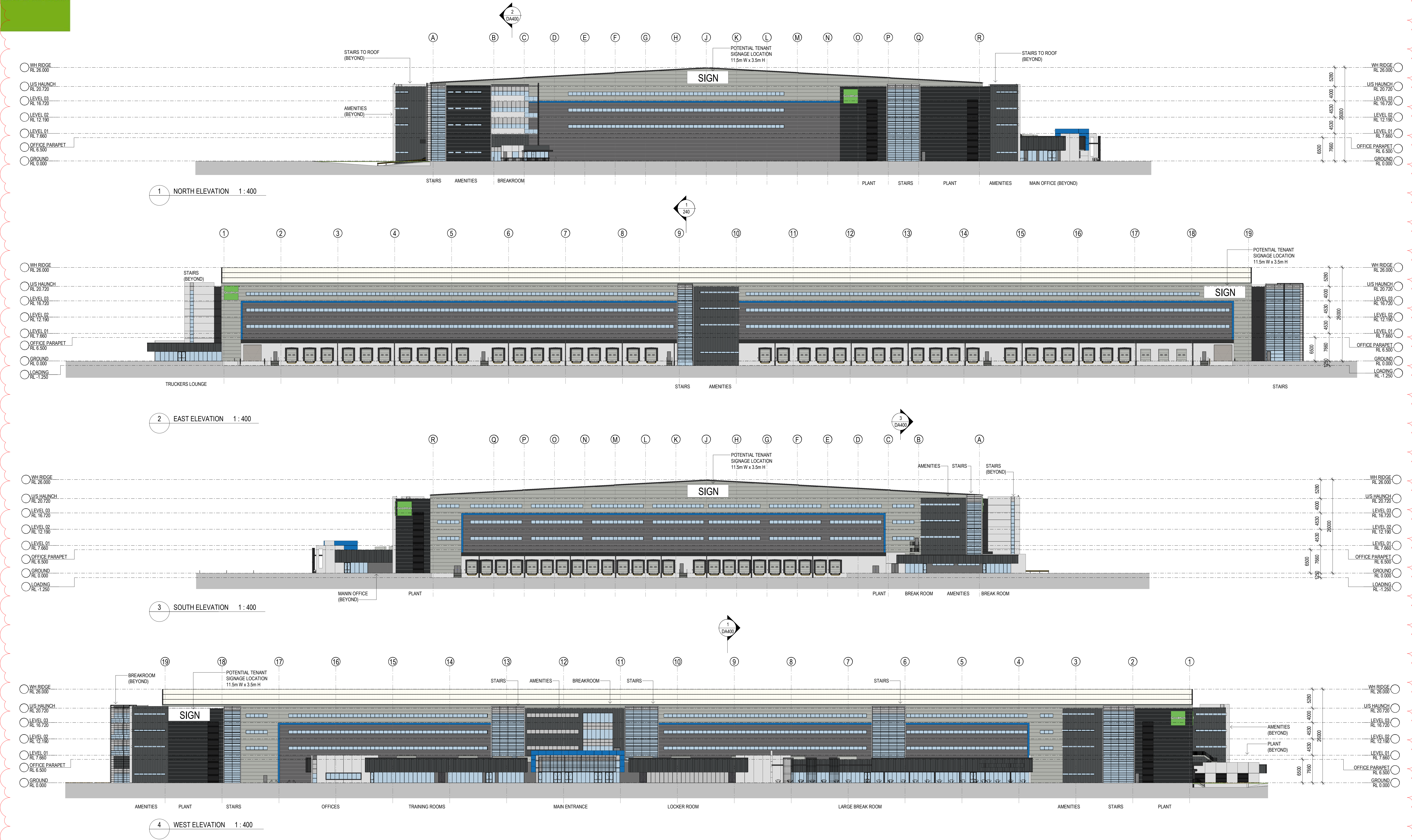


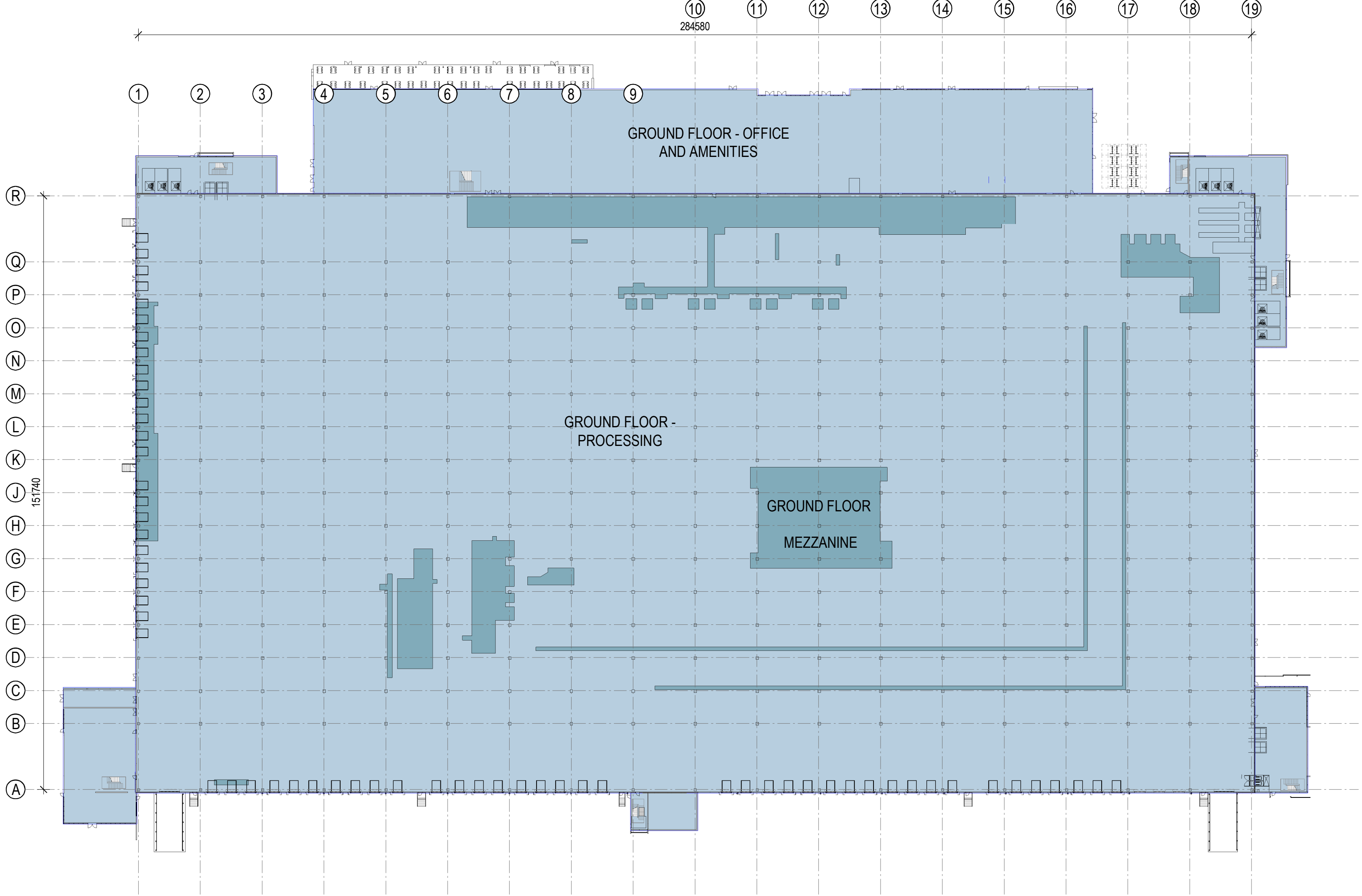
**LEGEND:**

- FNC-1, FENCE TYPE-1
- FNC-2, FENCE TYPE 2
- SITE BOUNDARY
- 6M LANDSCAPE SETBACK
- 7.5M BUILDING SETBACK

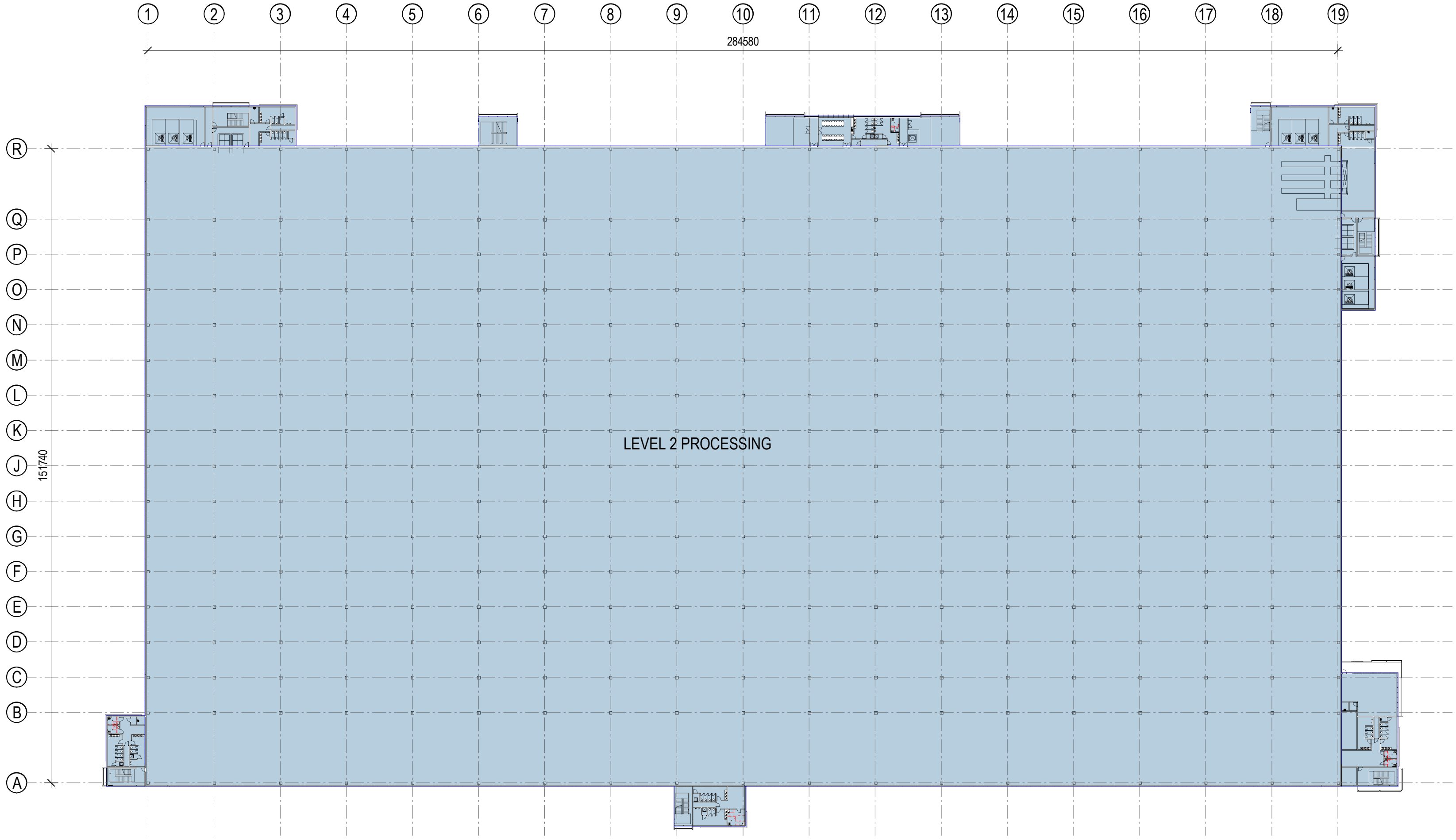
DEVELOPMENT SCHEDULE	
SITE AREA	149,266 sqm
WAREHOUSE	46,030 sqm
OFFICE	5,280 sqm
TOTAL BUILDING FOOTPRINT	51,310 sqm
SITE COVER	34.2 %
HARDSTAND PAVEMENT	40,626 sqm
LIGHT DUTY PAVEMENT	30,197 sqm
TRUCK PARKING	134
DOUBLE SWAP SPACES	20
SHUNTER PARKING	3
CAR PARKING SPACES	1,127
MOTORCYCLE PARKING SPACES	54

PRELIMINARY

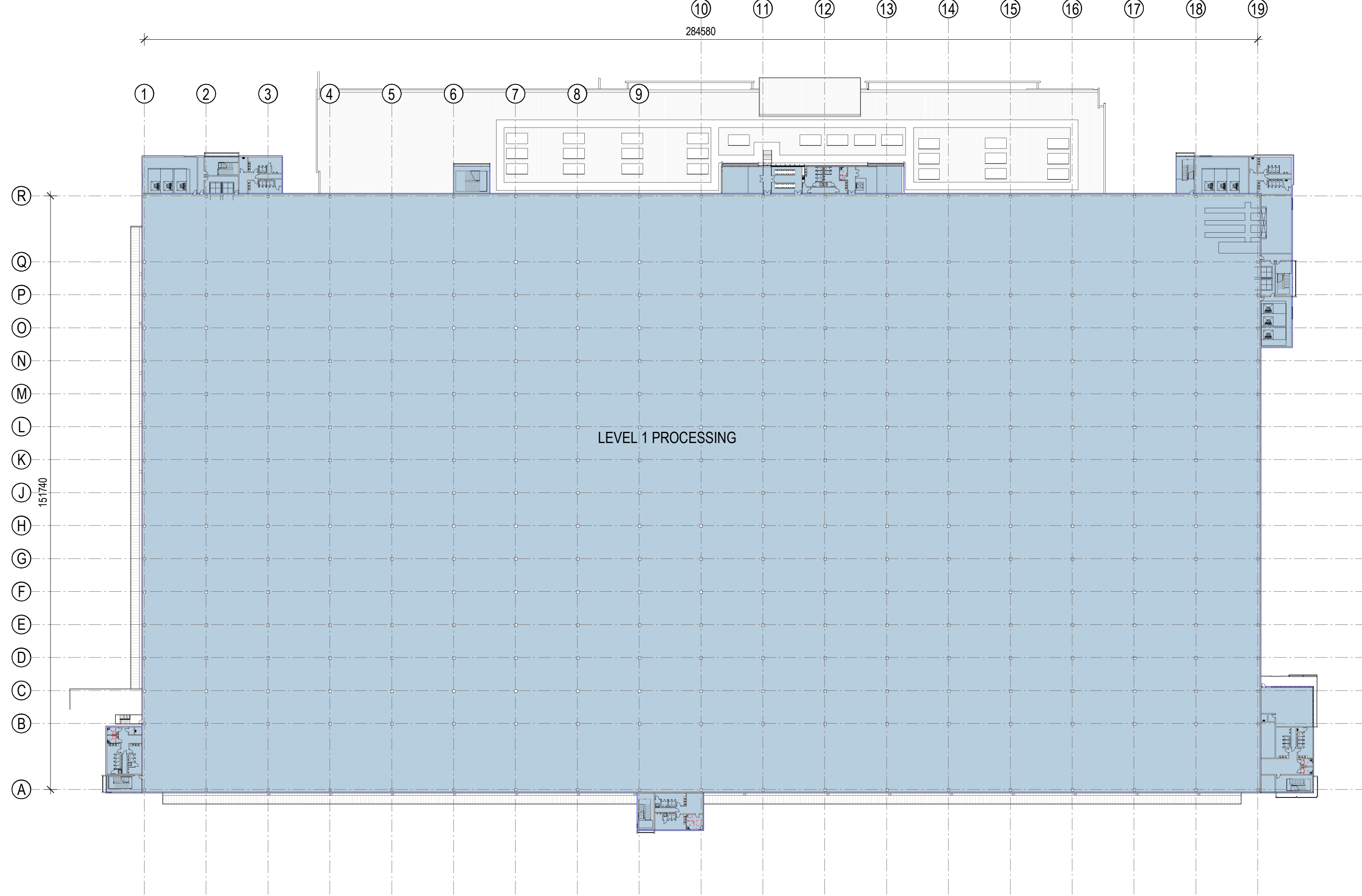




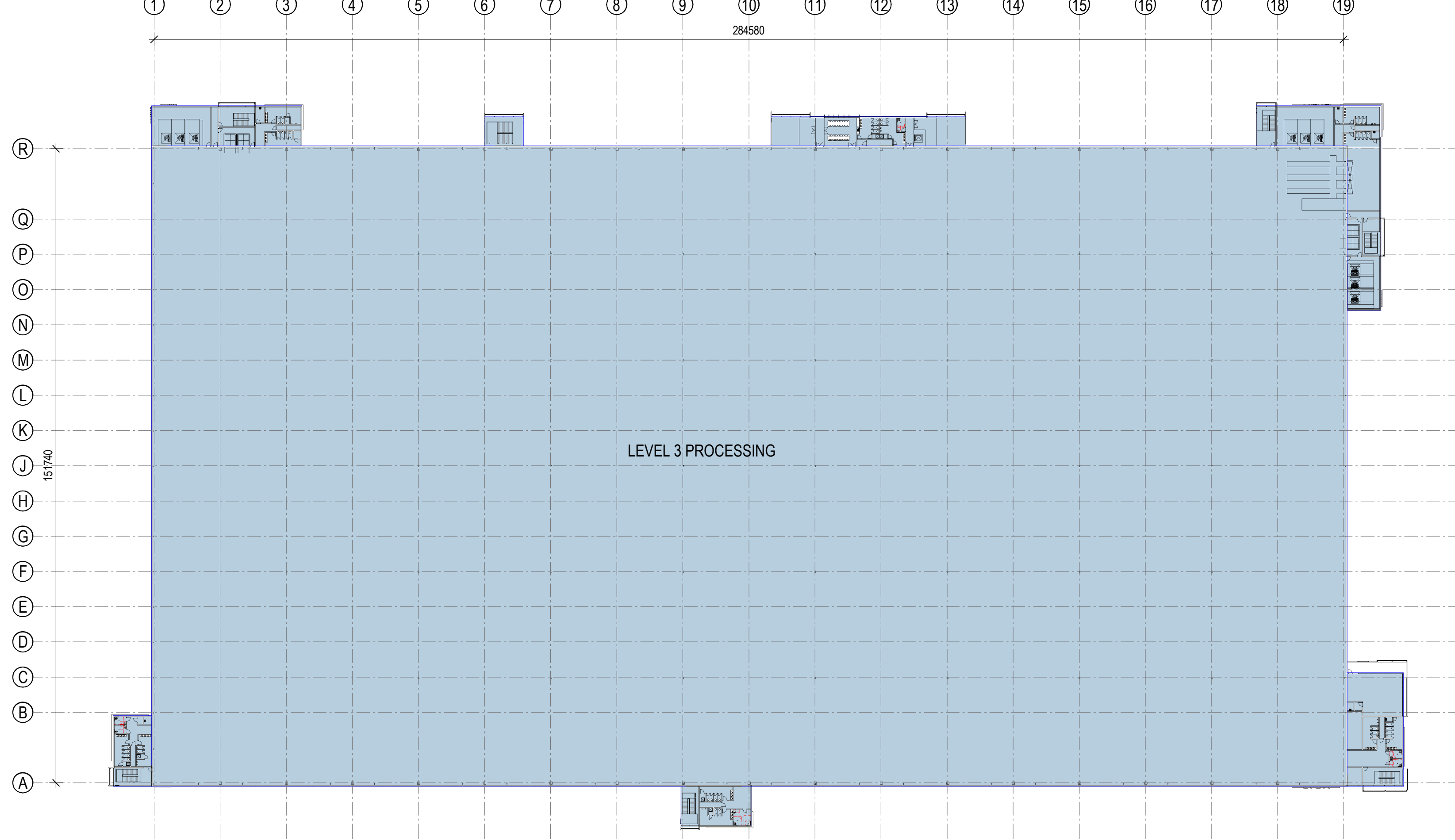
G GROUND 1 : 800



2 LEVEL 02 1 : 800



1 LEVEL 01 1 : 800



3 LEVEL 03 1 : 800

PRELIMINARY

AREA PLAN PRELIMINARY ONLY. SUBJECT TO CHANGE

GROSS LETTABLE AREAS	
GROUND FLOOR - OFFICE AND AMENITIES	5280 m <sup>2</sup>
GROUND FLOOR - PROCESSING	46030 m <sup>2</sup>
LEVEL 1 PROCESSING	45940 m <sup>2</sup>
LEVEL 2 PROCESSING	45940 m <sup>2</sup>
LEVEL 3 PROCESSING	45940 m <sup>2</sup>
TOTAL GLA	189130 m <sup>2</sup>

GROSS FLOOR AREAS	
GROUND FLOOR - OFFICE AND AMENITIES	5280 m <sup>2</sup>
GROUND FLOOR - PROCESSING	46030 m <sup>2</sup>
GROUND FLOOR MEZZANINE	3800 m <sup>2</sup>
LEVEL 1 PROCESSING	45940 m <sup>2</sup>
LEVEL 2 PROCESSING	45940 m <sup>2</sup>
LEVEL 3 PROCESSING	45940 m <sup>2</sup>
TOTAL GFA	192930 m <sup>2</sup>



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Document3

Document Status

Revision	Author	Reviewer		Approved for Issue		
		Name	Signature	Name	Signature	Date
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