

# Request for Secretary's Requirements Oakdale West Estate

State Significant Development

For Goodman Group

October 2015



**UAS**  
Urban Advisory Services

State Significant DA – Oakdale West Estate  
Request for Secretary's Requirements  
Staged development of Oakdale West Industrial Estate

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# 1.0 Introduction

## 1.1 Purpose

This report represents a formal request to the Secretary of Planning for environmental assessment requirements (SEARs) in respect of a proposed State Significant Development Application (SSDA) for the staged development of land known as Oakdale West Estate (OWE). The OWE is a 154ha site located within the Western Sydney Employment Area (WSEA) and is the third of four stages of the broader 'Oakdale Estate' under the management of Goodman Limited (Goodman, see Figure 1).

Figure 1 – Oakdale West Estate



## 1.2 Background

Goodman is the part-owner of lands known as the 'Oakdale Estate' – a 421ha area of land within the strategically significant WSEA. The WSEA has long been identified as the single largest greenfield industrial precinct to serve the growing demand for industrial lands in the Sydney Metropolitan Area for the next 20 to 30 years.

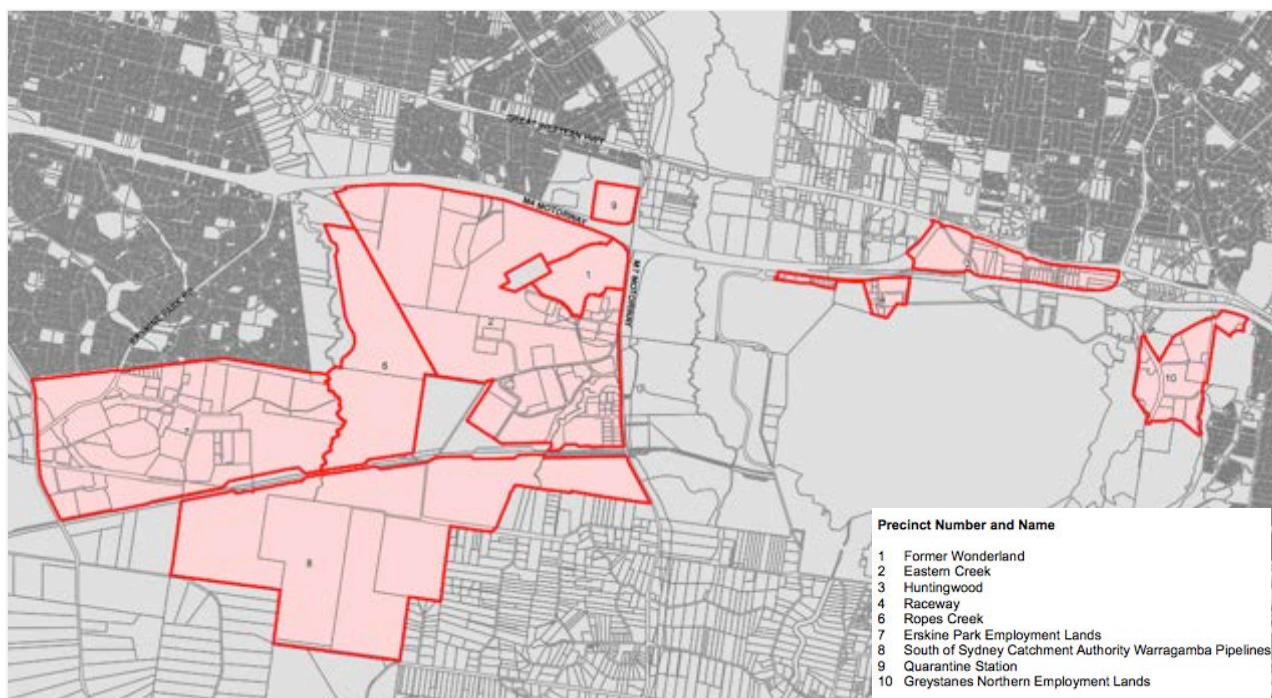
*State Environmental Planning Policy (Western Sydney Employment Area) 2009* (WSEA SEPP) establishes the WSEA and identifies eight precincts within its boundary, as shown in Figure 2. The Oakdale Estate lands lie within *Precinct 8 – South of Sydney Catchment Authority Warragamba Pipeline*. The Oakdale lands are broken into four sub-precincts as described in Table 1.

Planning and development of the Oakdale Estate lands commenced in 2009 with the approval of the Oakdale Central Estate Concept Plan (ref. MP08\_0065) and Project Approval (ref. MP08\_0066). Approval was subsequently granted for the development of the remainder of the Oakdale Central Estate under SSD 6078. To date, as part of the approved development, Goodman has invested some \$140 million with a further \$100 million of new development currently under construction. At full completion, the broader Oakdale Estate will have an end value of some \$1.8 billion and will generate 5,000-7,000 new jobs for Western Sydney.

Oakdale South, East and West remain undeveloped, providing future stock of some 359 ha of industrial land to supply the Sydney market. Oakdale South is subject to a SSDA currently under assessment with NSW Planning and Environment (NSW P&E). Planning and development of the OWE is the subject of this Request for Requirements.



Figure 2 – WSEA Precincts (as identified in WSEA SEPP)



(Source: [www.legislation.nsw.gov.au](http://www.legislation.nsw.gov.au), 19<sup>th</sup> October 2014)

Table 1 – Oakdale Estate Lands

ESTATE	AREA	PLANNING APPROVALS	STAGE OF DEVELOPMENT
Oakdale Central	61 ha	<ul style="list-style-type: none"> <li>Concept Plan Approval 08_0065 (as modified) for employment park for warehousing, distribution and light industrial uses.</li> <li>Project Approval MP08_0066 (as modified) for DHL Logistics Hub consisting of 2 warehousing and distribution buildings.</li> <li>Project Approval SSD 6078 for development of remainder of the Oakdale Central Estate.</li> </ul>	<ul style="list-style-type: none"> <li>Infrastructure works nearing completion.</li> <li>Four buildings completed.</li> <li>Two buildings currently under construction.</li> </ul>
Oakdale South	117 ha	<ul style="list-style-type: none"> <li>SSDA lodged for staged development and currently under assessment.</li> </ul>	<ul style="list-style-type: none"> <li>Undeveloped.</li> <li>Development to commence upon issue of necessary approvals.</li> </ul>
Oakdale West	154 ha	<ul style="list-style-type: none"> <li>Approval for staged development to be sought via a SSDA.</li> <li>Subject to this Request for Requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Development expected to commence in two to three years, subject to approval of SSDA.</li> </ul>
Oakdale East	88 ha	<ul style="list-style-type: none"> <li>No current planning approvals.</li> </ul>	<ul style="list-style-type: none"> <li>Still being used for quarrying activities.</li> <li>Estimated redevelopment in ten years.</li> </ul>

The proposal, the subject of this report, relates only to the OWE. Planning and development of remaining lands within the broader Oakdale Estate is/would be subject to separate assessment and approval.

## 1.3 Statutory Context

Schedule 1, Group 12 of *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP) identifies development for the purposes of 'warehouses or distribution centres' to be State Significant Development (SSD) if it:

'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.'

The works comprising Stage 1 of the SSDA for the OWE (incorporating infrastructure and building works) would have a value of approximately \$116 million. The project is therefore appropriately characterised as SSD and approval is sought via a SSDA to NSW P&E. The Minister for Planning is the consent authority.

The SSDA is to be a staged DA made under Division 2A of the *NSW Environmental Planning and Assessment Act 1979* (EP&A Act). Pursuant to clause 83B of the EP&A Act, the Applicant requests that the proposal be treated as a Staged SSDA.

The subject site lies within the WSEA and is subject to the provisions of the WSEA SEPP. Pursuant to the WSEA SEPP, the site is zoned IN1 – General Industrial and E2 – Environmental Conservation. 'Warehousing and Distribution Centres' are permissible with consent in the IN1 zone.

## 1.4 Overview of the Proposed Development

### 1.4.1 Key Objectives

The proposed OWE development aims to integrate with the broader Oakdale Estate to create 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.

To this end, the core objectives of the OWE proposal are to:

- Secure developable areas and high level development controls to provide certainty and minimise risk in the future development of the site;
- Resolve uncertainties in the location and alignment of key road infrastructure to allow for more timely delivery;
- Allow for the staged development of the site over time in line with infrastructure delivery and market demand;
- Facilitate earthworks and infrastructure/services development on the land concurrently with the delivery of regional road infrastructure; and
- Secure approval for the first stage of development within the site to allow for a timely response to enquiry as infrastructure issues are resolved.

### 1.4.2 The Applicant

The subject site is owned by Brickworks Limited (Brickworks, parent company of the Austral Brick Company Pty Ltd). Goodman has entered into a JV with Brickworks to develop the broader Oakdale Estate into a regional warehousing and distribution hub, including OWE. Goodman is the Applicant for the purposes of the OWE SSDA.

Goodman is one of the world's largest industrial land owners and developers, with a significant portfolio of properties across Australia and worldwide. In the Sydney Metropolitan Area, Goodman owns and manages close to 200 industrial and commercial properties and therefore has a deep understanding of the key issues, challenges and drivers of employment lands and industrial development across the Sydney Region.

Within the WSEA itself, Goodman owns a number of industrial estates including the M7 Hub Estate, the Interchange Park Estate and the broader Oakdale Estate lands as described in Table 1. The majority of this land is now developed, largely for warehousing and distribution uses with key tenants in the WSEA including TOLL, DHL, Coca Cola, Bunnings, Coles and Woolworths.

### 1.4.3 The Site

The OWE comprises 154 hectares of land to the south of the Sydney Water Pipeline, at the western extent of the WSEA. The site is bounded to the north by the Sydney Water Pipeline, to the east by Ropes Creek and to the south

and west by adjoining rural lands. The site comprises a single allotment – Lot 11 DP1178389 and is roughly rectangular in shape with an irregular eastern boundary that follows the Ropes Creek corridor. Vehicular access to the site is currently via an unsealed road off Bakers Lane at the south-west of the site.

The OWE is predominantly cleared rural land, currently used for low intensity cattle grazing. Remnant native vegetation is concentrated along the eastern site boundary within the riparian lands, with some small parcels in the north west corner of the site.

Landform across the site is relatively uniform, with undulating rises and alluvial flats and no significant topographic features. Notable site features include:

- The presence of waterways/drainage lines on the site including Ropes Creek on the eastern site boundary.
- Trees and remnant native vegetation along the creekline.
- Two large farm dams in the central and western areas of the site.
- House and associated outbuildings in the south-west of the site.

Land uses surrounding the site include:

- North: Sydney Water Pipeline and industrial land further north.
- South: Rural land zoned under Penrith LEP 2010.
- East: Ropes Creek and Oakdale South Estate.
- West: Rural lands zoned RU2 under Penrith LEP 2010. These lands include a number of sensitive uses such as an aged care facility (Catholic Health Care) and three schools – Mamre Anglican School, Emmanuel Catholic College and Trinity Primary School. Other uses include rural residential and recreational/sporting facilities.

#### 1.4.4 The Proposal

The SSDA for OWE incorporates:

- A **Master Plan** to guide the staged development of the OWE including:
  - An Indicative Master Plan and Development Master Plan;
  - Development Controls;
  - Landscape Concept Plan; and
  - Biodiversity Offsets.
- **Stage 1 Development** to be implemented in sub-stages including:
- Estate Works for the entire OWE comprising:
  - Site preparation and mobilisation including clearing of land and importation of fill material;
  - Earthworks and support structures (batters and retaining walls);
  - Estate stormwater management including construction of detention basins;
  - Realignment and rehabilitation of creek and riparian land;
  - Landscaping and public domain works to estate roads, estate entrance and key nodes;
  - Land stabilisation and rehabilitation;
  - Environmental protection and management measures; and
  - Subdivision aligned with infrastructure and servicing.
- Development of Stage 1 Precinct comprising:
  - Construction of site access, estate roads and utility infrastructure and connection of services (Stage 1 only);
  - On-lot stormwater, infrastructure and services;
  - Construction and fit out of buildings;
  - Construction of hardstand, loading and car parking;
  - Landscaping and signage; and
  - Use of buildings for generic warehousing and distribution uses.



The key details of the proposal are summarised in Table 2.

Table 2 – Summary of Key Details of OWE Proposal

OAKDALE WEST ESTATE – PROPOSED STATE SIGNIFICANT DEVELOPMENT	
<i>Master Plan</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>– Staged development for a regional 'warehousing and distribution' hub.</li> <li>– State Significant Development pursuant to State Environmental Planning Policy (State and Regional Development) 2011 (SRD SEPP).</li> <li>– CIV - \$116million</li> <li>– 1,800 jobs</li> <li>– Total of 453,130m<sup>2</sup> of warehousing/industrial GFA.</li> </ul>
<i>Development Figures</i>	<ul style="list-style-type: none"> <li>– Site Area – 154.10ha</li> <li>– Developable Area – 86.94ha</li> <li>– Non-Developable Area – 29.54ha</li> <li>– Easements – 23.10ha</li> <li>– Regional Road – 6.02ha</li> <li>– Estate Roads – 8.46ha</li> <li>– Total Warehouse GFA – 431,550m<sup>2</sup></li> <li>– Total Office GFA – 21,580m<sup>2</sup></li> <li>– Total buildings – 22</li> </ul>
<i>Planning and Development Controls</i>	<ul style="list-style-type: none"> <li>– Zoned IN1 – General Industry and E2 – Environmental Protection under <i>State Environmental Planning Policy (Western Sydney Employment Area) 2009</i> (WSEA SEPP).</li> <li>– Maximum building height – 15m</li> <li>– Site Coverage – 65%</li> <li>– Car Parking – 1 space per 300m<sup>2</sup> for warehousing, 1 space per 75m<sup>2</sup> for industry.</li> </ul>
<i>Proposed Use/Operations</i>	<ul style="list-style-type: none"> <li>– The estate would be developed principally for 'warehousing and distribution', defined as "a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made".</li> <li>– Estate would accommodate a range of freight and logistics and light industrial operations.</li> <li>– Facility to operate 24 hours a day, seven days a week.</li> </ul>
<i>Subdivision</i>	<ul style="list-style-type: none"> <li>– Staged subdivision of site alongside infrastructure and services delivery.</li> </ul>
<i>Earthworks</i>	<ul style="list-style-type: none"> <li>– Bulk and detail earthworks across entire estate including site preparation, fill importation, grading and benching.</li> </ul>
<i>Roads and Access</i>	<ul style="list-style-type: none"> <li>– Primary access via proposed North-South Link Road.</li> <li>– Internal Estate Road network designed to Council specifications and consistent with Oakdale Central and Oakdale South.</li> </ul>
<i>Infrastructure and Services</i>	<ul style="list-style-type: none"> <li>– Construction of stormwater detention basins and reticulation in estate road reserves.</li> <li>– Connection of trunk services including potable water, sewer and electricity from the Oakdale South Estate.</li> <li>– Provision for gas and telecommunications infrastructure.</li> </ul>
<i>Staging</i>	<ul style="list-style-type: none"> <li>– Four development stages to be implemented in line with infrastructure delivery and market demand.</li> <li>– Construction to be staged in line with market inquiry.</li> </ul>
<i>Stage 1 Development</i>	
<i>General</i>	<ul style="list-style-type: none"> <li>– Estate Works across entire OWE including site preparation, fill importation, bulk and detailed earthworks, infrastructure and services.</li> <li>– Construction and use of buildings in Precinct 1.</li> </ul>
<i>Precinct 1 Site Area</i>	<ul style="list-style-type: none"> <li>– 215,810m<sup>2</sup></li> </ul>
<i>Precinct 1</i>	<ul style="list-style-type: none"> <li>– 21.59ha</li> </ul>

OAKDALE WEST ESTATE – PROPOSED STATE SIGNIFICANT DEVELOPMENT	
<i>Developable Area</i>	
<i>Precinct 1 Buildings</i>	– 3
<i>Precinct 1 Warehouse GFA</i>	– 11,086m <sup>2</sup>
<i>Precinct 1 Office GFA</i>	– 6,360m <sup>2</sup>
<i>Precinct 1 Total GFA</i>	– 17,446m <sup>2</sup>
<i>Precinct 1 Parking</i>	– 370 spaces

Future stages of development in the OWE would be subject to separate assessment and approval. Table 3 describes the key features of future development stages of the OWE.

Table 3 – Summary of Future Stages of OWE Development

PRECINCT	STAGE	NUMBER OF BUILDINGS	DEVELOPABLE AREA
Precinct 2	2	8	23.17ha
Precinct 3	3	4	18.52ha
Precinct 4	4	7	23.66ha

## 2.0 Project Justification

### 2.1 Strategic Context

The OWE forms part of a strategically significant employment precinct (linked to an existing and proposed regional infrastructure network) that is identified and endorsed in metropolitan and local planning strategies – the WSEA (see Figure 3).

Since the delivery of the M7 Motorway, the WSEA has developed rapidly into a freight and logistics hub that rivals many other industrial locations in Greater Sydney. The greenfield location offers opportunities for modern, custom designed facilities and its proximity to Sydney's Motorway Network provides convenient access to Port Botany and Sydney Airport without exposure to the congestion and vehicle restrictions present in many of the more established, inner ring industrial areas. Shifting land economics in these inner ring areas has also contributed to the growing dominance of the WSEA in the Sydney industrial market, due to its ability to offer a supply of large, flat sites at a competitive market rate.

The Metropolitan Plan for Sydney (*A Plan for Growing Sydney*) identifies and recognises the strategic significance of the WSEA and surrounding lands to the productivity of the wider SMA and strongly promotes the continued growth of this area into a major economic and employment hub. The proposed development of the OWE responds to and aligns with this strategic context and presents a design solution that respects the important role of the WSEA to the broader economy of the Sydney Metropolitan Area (SMA).

### 2.2 Need for the Proposal

The WSEA has long been recognised as the sole focus for Sydney's long-term future supply of industrial land. Sydney's underlying topography, combined with demographic and economic trends mean that this part of Sydney offers the only remaining supply of greenfield land for employment uses therefore its timely and efficient development for an appropriate mix of uses is paramount to Sydney's economy.

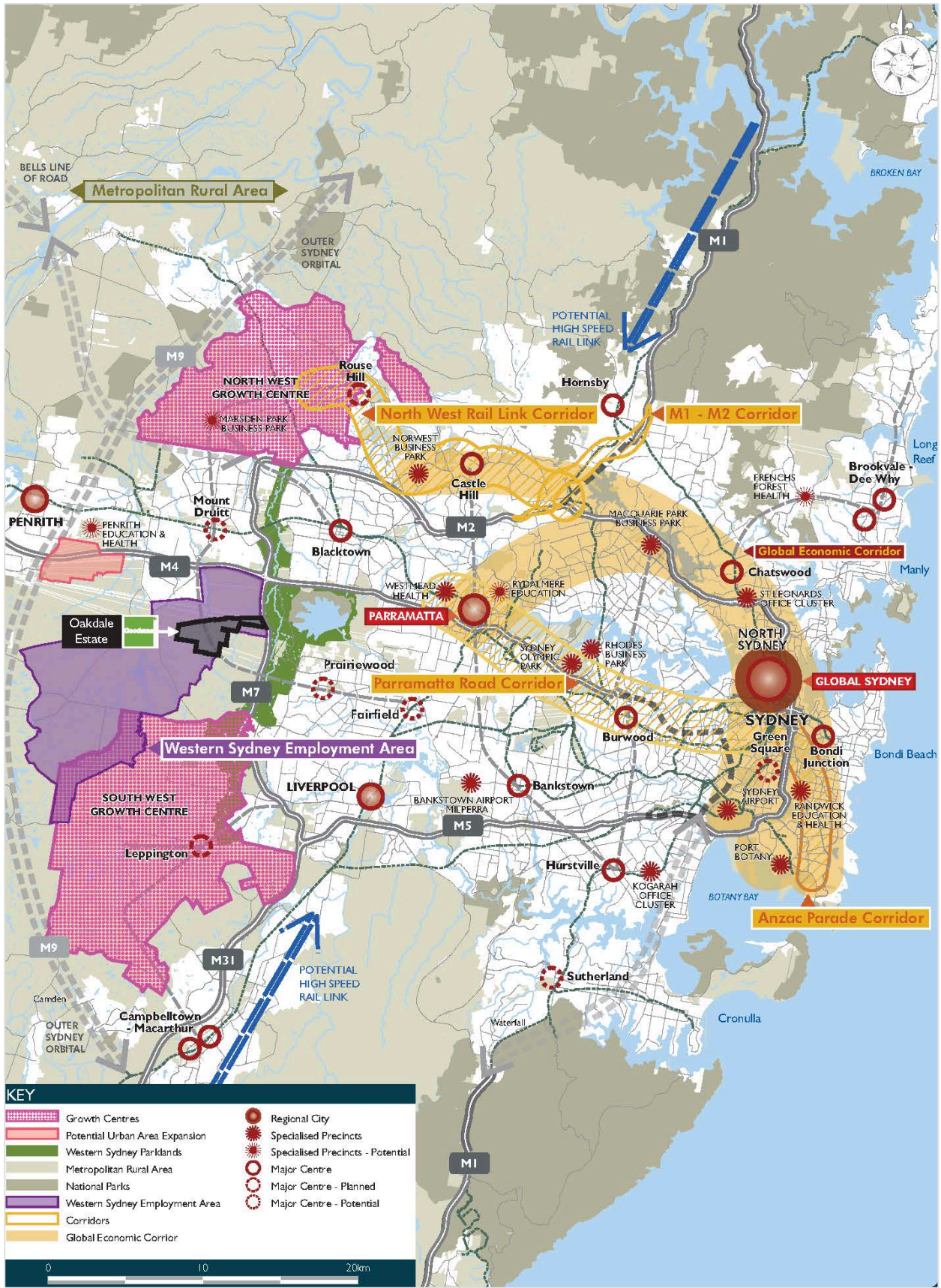
Monitoring undertaken as part of NSW P&E's Employment Lands Development Program (ELDP) indicates that Sydney has a significant supply of '*strategy identified*' employment land (24-91 years dependent upon take-up rates) and of '*zoned, unserviced*' employment land (13-47 years). However, the ELDP shows that Sydney has **only three to five years** supply of '*zoned and serviced*' employment land. Further, data indicates that in relation to the types of employment land available, the supply of large industrial sites is most limited.

The servicing and development of land in the WSEA is therefore critical in ensuring a reliable pipeline of employment land to meet expected demand over the next decade. The proposed development of the OWE would contribute to the supply of serviced industrial land required to meet projected 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 over the next two decades.

The proposed development of the OWE could generate the following:

- Outcomes that support the strategic role and objectives of the WSEA and Broader WSEA.
- Support for the delivery of critical infrastructure and services to the WSEA for the benefit of the broader area.
- Significant private sector investment in the area with direct and indirect benefits for productivity and the local economy.
- Additional employment opportunities for the Western Sydney Region.

Figure 3 – Strategic Context of OWE





## 3.0 Description of Proposal

### 3.1 Overview

The SSDA seeks consent for

- OWE Master Plan – A Development Master Plan to guide the staged development of the OWE and core development controls that will form the basis for design and assessment of future development applications for the site.
- OWE Estate Works including:
  - Bulk earthworks and retaining walls across the OWE site;
  - Western North South Link Road (NSLR).
- Stage 1 Development including:
  - On-lot development of Sites 1A, 1B and 1C within Precinct 1;
  - Civil, infrastructure and trunk services for Precinct 1; and
  - All other Precinct 1 works.

A description of the components of the OWE proposal is provided in Table 4.

Table 4 – Description of OWE Proposal

ELEMENT	AREA	SEEKS APPROVAL FOR	STAGE
OWE Master Plan	Entire Estate	<ul style="list-style-type: none"> <li>– The extent of developable land on the site.</li> <li>– The extent of undevelopable land on the site.</li> <li>– Categorisation of undevelopable land – riparian land, biodiversity offset, open space, environmental protection, easement or other encumbrance.</li> <li>– Principal site access and key estate road alignment.</li> <li>– Core development controls.</li> <li>– Staged subdivision of the estate aligned with infrastructure and services delivery.</li> </ul>	All Stages
Stage 1 Estate Works	Entire Estate	<ul style="list-style-type: none"> <li>– Bulk and detail earthworks across the estate, executed in a staged manner and including cut/fill, grading and benching.</li> <li>– Construction of structural support including retaining walls and batters.</li> <li>– Construction of primary estate road connection to external road network.</li> <li>– Staged construction of Estate Road Network.</li> <li>– Staged construction of stormwater infrastructure.</li> <li>– Staged construction of trunk connections and internal reticulation of services and utilities.</li> <li>– Environmental management works including erosion and sediment control, land rehabilitation and stabilisation.</li> </ul>	Stage 1
Stage 1 Precinct Development	Development Sites 1A, 1B and 1C	<ul style="list-style-type: none"> <li>– Staged construction of buildings on Dev. Sites 1A, 1B and 1C.</li> <li>– Staged construction of site access, hardstand, loading and parking and on lot drainage infrastructure.</li> <li>– Site-specific landscaping, signage and public domain works such as footpaths, street trees and internal site landscaping.</li> <li>– Fit out and use of buildings for warehousing and distribution uses.</li> </ul>	Stage 1



### 3.2 The Master Plan

The proposed master plan concept for the OWE is shown in Figure 4 and Table 5 provides a high level of summary of key elements.

Figure 4 – OWE Concept Master Plan (Preliminary)

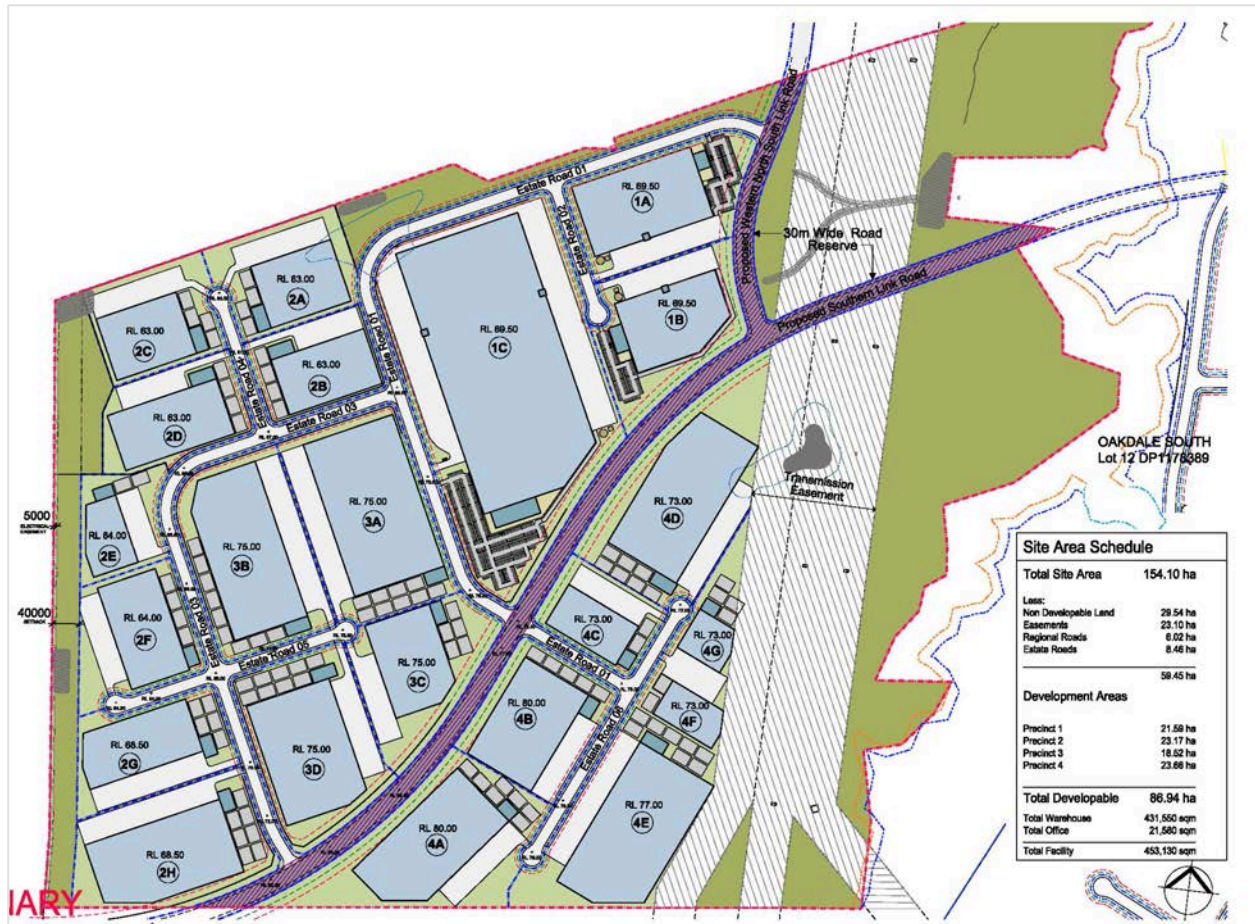


Table 5 – Summary of Proposed OWE Master Plan

OAKDALE WEST ESTATE – INDICATIVE MASTER PLAN	
Total Site Area	154.1 ha
Total Undevelopable Land	67.12ha
Total Developable Area	86.94ha
Development Stages	Four
Total Warehouse/Industrial GFA	431,550m <sup>2</sup>
Total Ancillary Office GFA	21,500m <sup>2</sup>
Total GFA	453,130m <sup>2</sup>
Landscape/Environmental Conservation	1.74ha

Key elements and considerations for the proposed OWE Master Plan are discussed in Table 6.

Table 6 – Proposed OWE Master Plan - Key Elements and Considerations

ELEMENT	DESCRIPTION	KEY DESIGN CONSIDERATIONS
<i>Site Access</i>	<ul style="list-style-type: none"> <li>Primary access to the OWE would be via connection to the planned 'North-South Link Road' (NSLR).</li> <li>The NSLR runs north-south connecting Erskine Park Link Road in the north with the Southern Link Road (SLR) in the south.</li> <li>The OWE would be connected to the NSLR at two points – one in the far north-eastern corner of the site providing access to Stage 1; and a second point further south along the edge of the transmission easement providing a connection to the future SLR and through to the Oakdale South Estate to the east and Barkers Lane and Mamre Road to the west.</li> </ul>	<ul style="list-style-type: none"> <li>The final location, alignment and design of the NSLR has not yet been finalised.</li> <li>Delivery of the NSLR would form part of the OWE project.</li> <li>Planning for the proposed development of the OWE must consider and respond to the proposed future construction of the NSLR.</li> <li>The staging of development of the OWE must consider the timing of delivery of the NSLR which provides the only feasible access to the OWE, in the absence of delivery of the SLR.</li> </ul>
<i>Estate Roads</i>	<ul style="list-style-type: none"> <li>The Preliminary Concept Master Plan provides for the future SLR to run diagonally through the site from the north-eastern corner to the south-western corner, forming an extension of the proposed future SLR.</li> <li>Other estate roads would extend from this road to the north and south to create efficient development precincts.</li> </ul>	<ul style="list-style-type: none"> <li>Estate road network to facilitate efficient site layout and allow for access to be delivered in stages.</li> <li>Estate roads to be designed to match the specifications adopted for the Oakdale Central and Oakdale South Estates as reflected in the Oakdale South Estate Development Control Plan.</li> <li>Estate road network designed in consideration of Penrith Council engineering requirements.</li> <li>Estate Roads to be dedicated to Penrith Council.</li> </ul>
<i>Subdivision</i>	<ul style="list-style-type: none"> <li>The estate would be subdivided in stages, with final lot configuration to consider staging issues, easements and encumbrances and the timing and requirements for dedication of public infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>Subdivision layout to reflect OWE Master Plan and alignment with adjoining lands including the Oakdale South Estate.</li> <li>Subdivision to respond to the needs and requirements of relevant road and drainage authorities for future dedication and management.</li> </ul>
<i>Development Stages</i>	<ul style="list-style-type: none"> <li>The OWE would be developed in four stages in line with infrastructure and services delivery.</li> <li>Each stage would comprise a number of 'Development Sites' providing for a variety of building sizes, typologies and configurations.</li> </ul>	<ul style="list-style-type: none"> <li>Development Stages to allow for flexibility to respond to market demand.</li> <li>Development sites to provide opportunity for the OWE to deliver a diversity of product to the market.</li> </ul>
<i>Utilities and Services</i>	<ul style="list-style-type: none"> <li>Utility infrastructure requirements accommodated in Master Plan layout.</li> <li>Utilities and services generally provided via extension of infrastructure from the Oakdale South Estate.</li> </ul>	<ul style="list-style-type: none"> <li>Utility infrastructure to be provided in accordance with requirements of the relevant utility/service provider.</li> </ul>

ELEMENT	DESCRIPTION	KEY DESIGN CONSIDERATIONS
<i>Stormwater and Drainage</i>	<ul style="list-style-type: none"> <li>Master Plan considers and incorporates necessary stormwater infrastructure to manage stormwater flow and quality.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater management designed in accordance with Penrith Council requirements and WSUD principles.</li> <li>Stormwater infrastructure and management to reflect specifications for Oakdale Central and Oakdale South.</li> </ul>
<i>Environmentally Sensitive Land</i>	<ul style="list-style-type: none"> <li>Master Plan identifies environmentally sensitive lands on the site.</li> <li>Environmentally sensitive land on the OWE is concentrated along the eastern boundary, adjacent to Ropes Creek and a power transmission easement.</li> </ul>	<ul style="list-style-type: none"> <li>Riparian lands and remnant vegetation to form a key consideration in the development of the Master Plan.</li> <li>Management of riparian lands on the site informed by NOW guidelines/standards and consultation.</li> <li>Indigenous and Non-Indigenous Heritage potential would also be a consideration for the Master Plan.</li> </ul>
<i>Open Space, Public Domain and Landscaping</i>	<ul style="list-style-type: none"> <li>Master Plan makes provision for open space and pedestrian/cycle ways within the estate.</li> <li>Landscaping of the site would occur at site boundaries, along estate roads and within development sites.</li> </ul>	<ul style="list-style-type: none"> <li>Public open space and access ways to be designed in accordance with Penrith Council standards and requirements and in consideration of adopted specifications for the Oakdale Central and Oakdale South Estates.</li> <li>Public domain and landscape treatments to reflect those adopted for the Oakdale Central and Oakdale South Estates to allow for consistency in branding, identity and maintenance regimes.</li> </ul>

### 3.3 Stage 1 Development

The proposed Stage 1 Development incorporates two key components:

- Estate Works across the entire estate; and
- Development of Stage 1 Area including on-lot works, construction of buildings, use of buildings and landscaping.

The proposed Stage 1 works are described in more detail in Table 7.

Table 7 – Elements of Proposed Stage 1 Development

ELEMENT	DESCRIPTION	KEY CONSIDERATIONS
Estate Works	<b>Site Preparation and Earthworks</b> <ul style="list-style-type: none"> <li>– Clearing and grubbing – including slashing, removal of existing trees and vegetation and removal of grass and roots within the top layer of topsoil.</li> <li>– Bulk earthworks across the site, including cut and fill, road grading, benching and stabilisation (batters and/or retaining walls).</li> </ul>	<ul style="list-style-type: none"> <li>– Achieving appropriate site levels across the site to provide efficient and flexible development layout, manage flooding and minimise cut and fill.</li> </ul>
	<b>Road Infrastructure</b> <ul style="list-style-type: none"> <li>– Staged construction of internal estate road network and connection to the NSLR for primary site access.</li> <li>– Connection initially provided at the far north-east corner of the site to the Stage 1 Estate Road.</li> </ul>	<ul style="list-style-type: none"> <li>– Compatibility with existing and planned external road network, including the proposed future NSLR.</li> <li>– Internal road configuration to maximise efficiency and flexibility in Master Plan layout and development sites.</li> <li>– Estate road design to comply with relevant Council and Australian standards and reflect adopted road specifications for Oakdale Central and Oakdale South.</li> </ul>
	<b>Stormwater Infrastructure</b> <ul style="list-style-type: none"> <li>– Staged construction of stormwater infrastructure and bio-retention basins across the site.</li> </ul>	<ul style="list-style-type: none"> <li>– Design of stormwater management system to comply with relevant Council requirements.</li> </ul>
	<b>Utilities and Services</b> <ul style="list-style-type: none"> <li>– Construction of lead in services, utility reticulation and other service infrastructure to provide water, sewer, gas, electricity and telecommunications services to the site.</li> </ul>	<ul style="list-style-type: none"> <li>– Essential services and utilities to be provided in accordance with requirements of the relevant utility provider and in consideration of existing infrastructure capacity.</li> </ul>
	<b>Environmental Management</b> <ul style="list-style-type: none"> <li>– Installation and maintenance of erosion and sediment control measures, water quality management measures and land stabilisation works across the site.</li> <li>– Staged rehabilitation/restoration of land following construction.</li> </ul>	<ul style="list-style-type: none"> <li>– Construction and environmental management to ensure that potential impacts are maintained at acceptable levels during the construction period.</li> </ul>
Development Sites 1A, 1B and 1C	<b>Detailed On-Lot Works</b> <ul style="list-style-type: none"> <li>– Detailed on-lot earthworks to refine final levels and establish final building pads;</li> <li>– On-lot stormwater and utility infrastructure and services connection (including gas if required).</li> </ul>	<ul style="list-style-type: none"> <li>– Compliance with core development controls and urban design principles.</li> <li>– Site configuration and building design to meet modern operational requirements for warehousing and distribution.</li> </ul>

ELEMENT	DESCRIPTION	KEY CONSIDERATIONS
	<p><i>Construction of Buildings</i></p> <ul style="list-style-type: none"> <li>– Construction of warehouse buildings;</li> <li>– Construction of site access, hardstand, car parking and loading areas; and</li> <li>– Landscaping of development sites and installation of signage as required.</li> </ul>	<ul style="list-style-type: none"> <li>– Provision of a diversity of warehousing products to meet the needs of the market.</li> <li>– Consistency in the quality of warehousing product to reflect the branding and identity of the broader Oakdale Estate.</li> </ul>
	<p><i>Fit Out of Buildings</i></p> <p><i>Fit out of buildings on Development Sites 1A, 1B and 1C including:</i></p> <ul style="list-style-type: none"> <li>– Installation of basic racking system within warehouse space;</li> <li>– Basic fit out of office and dock office space including flooring, ceiling, lighting, services and amenities; and</li> <li>– Standard finishes to lobby/reception areas.</li> </ul>	
	<p><i>Use of Buildings on Development Sites 1A, 1B and 1C:</i></p> <ul style="list-style-type: none"> <li>– Principal use of the facility for warehousing/distribution and/or freight and logistics uses, with office space to be used for the ancillary administrative functions of the business;</li> <li>– Hours of operation for the use of buildings within the Stage 1 development as described in the SSDA to be 24 hours a day, seven days a week (including loading and unloading, warehouse and office operations and associated transportation and storage).</li> </ul>	

The preliminary layout of Stage 1 Development is shown in Figure 5 and key parameters are summarised in Table 8.



Figure 5 – Preliminary Layout, Stage 1 Development

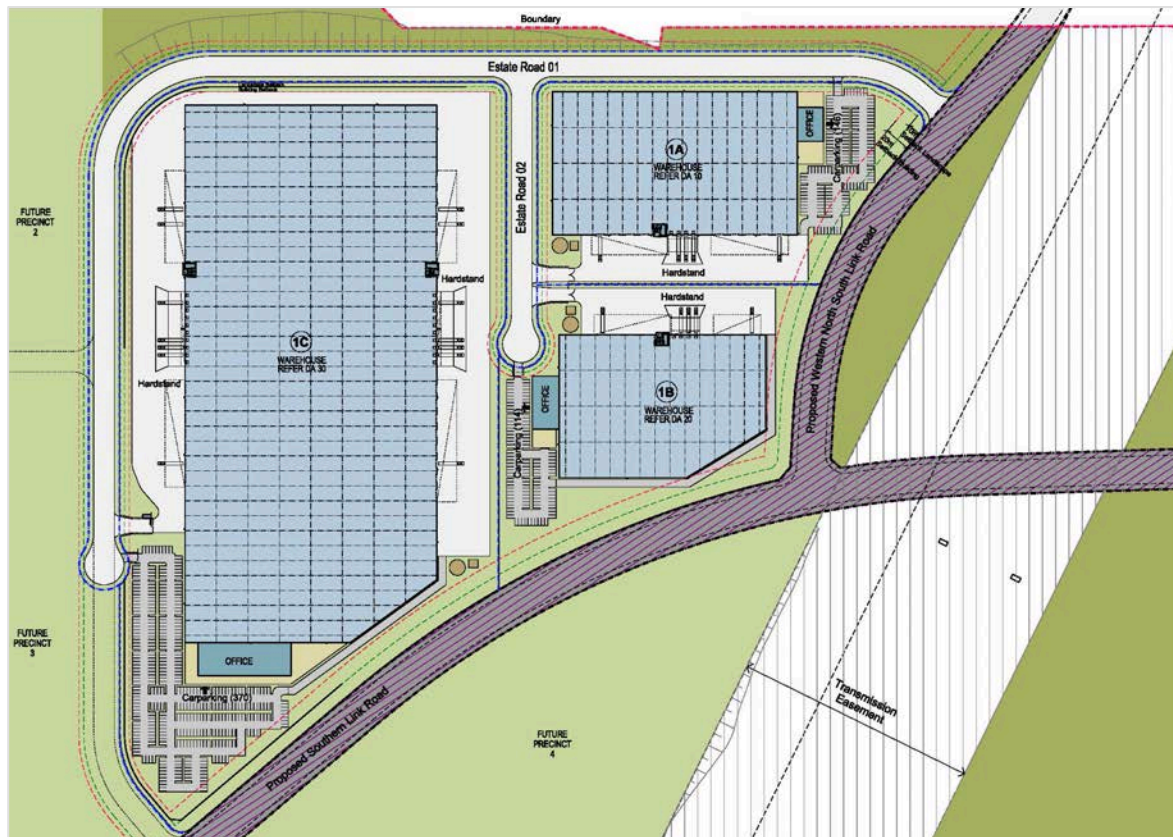


Table 8 – Summary of Proposed OWE Stage 1 Precinct Development

OAKDALE WEST ESTATE – STAGE 1 PRECINCT DEVELOPMENT	
Precinct 1	
Developable Area	21.59ha
Development Sites	Three
Buildings	Three
Warehouse GFA	11,086m <sup>2</sup>
Office GFA	6,360m <sup>2</sup>
Total GFA	17,446m <sup>2</sup>
Development Sites	
Development Site 1A:	
– Warehouse GFA	– 19,980m <sup>2</sup>
– Office GFA	– 1,190m <sup>2</sup>
– Total GFA	– 21,170m <sup>2</sup>

OAKDALE WEST ESTATE – STAGE 1 PRECINCT DEVELOPMENT	
Development Site 1B:	
– Warehouse GFA	– 15,790m <sup>2</sup>
– Office GFA	– 990m <sup>2</sup>
– Total GFA	– 16,780m <sup>2</sup>
Development Site 1C:	
– Warehouse GFA	– 74,420m <sup>2</sup>
– Office GFA	– 4,180m <sup>2</sup>
– Total GFA	– 78,600m <sup>2</sup>

### 3.4 Staging

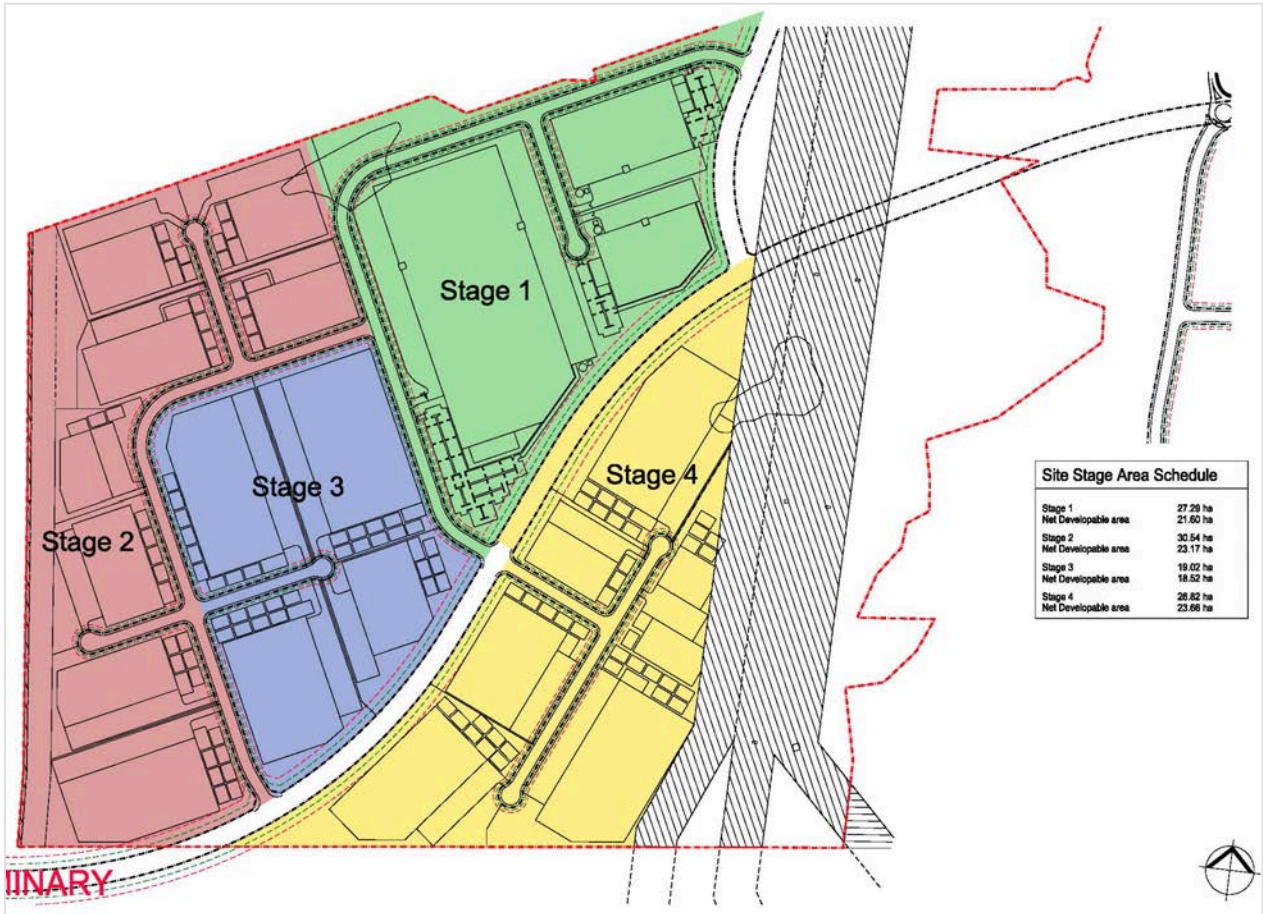
The proposed OWE development would be staged in terms of its planning and development and staged in terms of its construction. This approach is necessary in relation to the OWE because it offers the flexibility needed to respond to changes in the market and the ability to respond to opportunistic conditions that may arise in meeting the specific needs and preferences of potential tenants and end-users.

Indicative staging for the OWE and the relationship between development staging and construction staging is shown in Figure 6 and described in Table 9. Proposed staging would be further refined in the detailed design of the proposal and further details provided in the SSDA and EIS for the proposal.

Table 9 – Indicative Staging OWE

DEV. STAGE	PRECINCT/DEVELOPMENT SITES	DEVELOPMENT AREA	GFA
Stage 1	Precinct 1, Sites 1A, 1B and 1C	21.59ha	17,446m <sup>2</sup>
Stage 2	Precinct 2, Sites 2A, 2B, 2C, 2D, 2E, 2F, 2G, 2H	23.17ha	To be confirmed
Stage 3	Precinct 3, Sites 3A, 3B, 3C, 3D	18.52ha	To be confirmed
Stage 4	Precinct 4, Sites 4A, 4B, 4C, 4D, 4E, 4F, 4G	23.66ha	To be confirmed

Figure 6 – Indicative Staging



## 4.0 Planning and Approval Framework

### 4.1 Approvals Process

The OWE proposal is classified as SSD pursuant to Section 89C of the EP&A Act and is also 'staged development' as defined under Section 83B of the EP&A Act. The OSE proposal therefore seeks consent for a staged SSD as described under Section 89D of the SRD SEPP. The Minister for Planning is the consent authority.

### 4.2 Commonwealth Environment Protection and Biodiversity Conservation Act 1999

The Commonwealth *Environment Protection and Biodiversity Conservation Act 1999* (EPBC Act) is the key Federal legislation that addresses environmental impact through seeking to protect matters of national environmental significance (NES). Matters of NES include:

- World heritage properties;
- National heritage places;
- Wetlands of international importance;
- Commonwealth-listed threatened species and ecological communities;
- Commonwealth-listed migratory species;
- Commonwealth marine areas;
- The Great Barrier Reef Marine Park;
- Nuclear actions; and
- Other matters, including:
  - the environment, where the action will be undertaken on Commonwealth land or will significantly affect Commonwealth land; and
  - significant impact on the environment, where the Commonwealth is proposing to take the action.

Under the EPBC Act, referral to the Commonwealth Minister for the Environment is required for proposed 'actions' (including projects, developments and activities), which have the potential to have a significant impact on a matter of national environmental significance.

The proposed development of the OWE would not impact upon:

- World heritage properties;
- National heritage places;
- Wetlands of international importance;
- Commonwealth-listed migratory species;
- Commonwealth marine areas;
- The Great Barrier Reef Marine Park;
- Nuclear actions; or
- The other matters identified under the EPBC Act.

The proposal would require the removal of some vegetation on the site which has previously been identified as containing Cumberland Plain Woodland. Cumberland Plain Woodland in the Sydney Basin Bioregion is listed under the EPBC Act as a 'critically endangered ecological community' and is therefore a matter protected by the EPBC Act. Pursuant to the provisions of the EPBC Act, consideration of whether the proposed development could have a 'significant' impact upon Cumberland Plain Woodland is required to determine whether a referral is required to the Minister for Environment. A referral allows the Minister for Environment to determine whether the proposed action is a 'controlled action' and requires further assessment prior to approval.

A flora and fauna study would be undertaken as part of the EIS for the proposed development to investigate the potential ecological impacts of the proposal including consideration of the potential impacts upon Cumberland Plain Woodland on the site and in the surrounding area. Should preliminary ecological assessments indicate that the proposed development could have a significant impact upon Cumberland Plain Woodland, a referral to the Commonwealth Minister for Environment would be submitted in accordance with the requirements of the EPBC Act.

### 4.3 State Legislation

The proposed OWE development is classified as SSD. Pursuant to Section 89J of the EP&A Act, the following approvals, permits and concurrences do not apply to SSD:

- Concurrence under Part 3 of the *Coastal Protection Act 1979*;
- A permit under section 201, 205 or 219 of 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*;
- An authorisation referred to in section 12 of the *Native Vegetation Act 2003* to clear native vegetation or State protected land;
- A bushfire safety authority under section 100B of the *Rural Fires Act 1997*; and
- 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*.

A more detailed discussion of relevant State legislation and its application to the OWE proposal is provided in Table 10.

Table 10 - Relevant State Legislation

LEGISLATION	RELEVANT REQUIREMENTS	APPLICATION TO OAKDALE WEST
NSW Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> <li>– The EP&amp;A Act establishes the framework for the assessment and approval of development and activities in NSW.</li> <li>– The Act also facilitates the making of State Environmental Planning Policies, Local Environmental Plans and Development Control Plans which guide the way in which development should occur in different places across the State.</li> <li>– The Act establishes three kinds of development: <ul style="list-style-type: none"> <li>- <i>Development which can be undertaken without consent.</i></li> <li>- <i>Development which requires consent.</i></li> <li>- <i>Development which is prohibited.</i></li> </ul> </li> <li>– Division 4.1 establishes the requirements for SSD.</li> <li>– Section 83B of the Act establishes procedures for 'staged development applications'. A staged development application sets out the concept proposals for the development of a site for which detailed proposals for separate parts of the site are to be the subject of subsequent development applications.</li> </ul>	<ul style="list-style-type: none"> <li>– The proposed OWE is SSD which requires a SSDA to be made to the Minister for Planning, accompanied by an EIS.</li> <li>– The proposed development would be implemented in stages, therefore the OWE SSDA is also a staged development application.</li> </ul>
NSW Threatened Species Conservation Act 1995 (TSC Act)	<ul style="list-style-type: none"> <li>– The TSC Act aims to protect threatened flora and fauna and their habitats. Section 94 of the TSC Act requires assessment of impact on threatened species, populations and communities in relation to any development proposal.</li> </ul>	<ul style="list-style-type: none"> <li>– Assessment of threatened species would be undertaken as part of the EIS for the project. This assessment would determine whether separate approvals under this Act are required for the development.</li> </ul>



LEGISLATION	RELEVANT REQUIREMENTS	APPLICATION TO OAKDALE WEST
NSW Native Vegetation Act 1997 (NV Act)	<ul style="list-style-type: none"> <li>The NV Act applies to State protected land and native vegetation that is identified by the Minister for Planning.</li> </ul>	<ul style="list-style-type: none"> <li>Pursuant to section 89J of the EP&amp;A Act, SSD is exempt from the need for an authorisation under section 12 of the NV Act to clear native vegetation.</li> </ul>
NSW National Parks and Wildlife Act 1974 (NPW Act)	<ul style="list-style-type: none"> <li>The NPW Act aims to prevent the unnecessary or unwarranted destruction of relics and the active protection and conservation of relics of high cultural significance. The provisions of the Act apply to both indigenous and non-indigenous relics.</li> </ul>	<ul style="list-style-type: none"> <li>Pursuant to Section 89J of the EP&amp;A Act, SSD is exempt from the need for a section 90 permit the removal of items of Aboriginal heritage. An archaeological assessment will be undertaken as part of the EIS for the proposal to identify and minimise potential heritage impacts in relation to the proposed development.</li> </ul>
NSW Heritage Act 1977 (Heritage Act)	<ul style="list-style-type: none"> <li>The Heritage Act protects heritage items, sites and relics in NSW older than 50 years regardless of cultural heritage significance.</li> </ul>	<ul style="list-style-type: none"> <li>Pursuant to section 89J of the EP&amp;A Act, SSD is exempt from the application of Division 8 of Part 6 of the Heritage Act.</li> </ul>
NSW Roads Act 1973 (Roads Act)	<ul style="list-style-type: none"> <li>Section 138 of the Roads Act requires the consent of NSW Roads and Maritime Services (RMS) for work in, on, under or over a public road.</li> </ul>	<ul style="list-style-type: none"> <li>Any works proposed to a public road as part of the proposed development would require the consent of the RMS. Consultation would be undertaken with the RMS during the preparation of the EIS to ensure adequate consideration of potential issues affecting public roads within or surrounding the site.</li> </ul>
NSW Water Management Act 2000	<ul style="list-style-type: none"> <li>Under the Act, a licence would be required if water was to be extracted from a creek or if any waterways were to be realigned during construction.</li> </ul>	<ul style="list-style-type: none"> <li>Under s89J of the EP&amp;A Act approvals under s89, 90 or 91 of the Water Management Act 2000 are not required.</li> </ul>
NSW Rural Fires Act 1997 (Rural Fires Act)	<ul style="list-style-type: none"> <li>The Rural Fires Act requires consideration of potential bush fire impacts on development at the planning assessment stage in order to protect people and property from the effects of bush fire.</li> <li>Section 100B requires a bush fire authority to be issued prior to undertaking certain types of development on bushfire prone land.</li> </ul>	<ul style="list-style-type: none"> <li>Pursuant to section 89J of the EP&amp;A Act, SSD is exempt from the need for a bushfire safety authority under Section 100B of the Rural Fires Act.</li> </ul>
NSW Protection of the Environment Operations Act 1997 (POEO Act)	<ul style="list-style-type: none"> <li>The POEO Act enforces licences and approvals formerly required under separate Acts relating to air, water and noise pollution, and waste management with a single integrated licence.</li> <li>Under Section 48 of the POEO Act, premise-based scheduled activities (as defined in Schedule 1 of the Act) require an Environment Protection Licence (EPL).</li> </ul>	<ul style="list-style-type: none"> <li>Assessments carried as part of the EIS for the proposal would determine the need for an EPL.</li> <li>The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development.</li> <li>Appropriate construction and operational management measures would be detailed in a CEMP and OEMP for the site.</li> </ul>

## 4.4 State Environmental Planning Policies

State Environmental Planning Policies (SEPPs) are environmental planning instruments established under the EP&A Act and administered by the Minister for Planning. These instruments generally relate to issues or places of significance to the State and can include high level strategic guidance as well as controls to regulate land use planning and development. Of key relevance to the OWE proposal are the WSEA SEPP and the SRD SEPP, described in Sections 4.4.1 and 4.4.2. Other SEPPs of relevance to the proposed development of the OWE are discussed in Section 4.4.3.

### 4.4.1 SRD SEPP

Schedule 1, Group 12 of the SRD SEPP identifies development for the purposes of 'warehouses or distribution centres' to be SSD if it:

'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.'

The works comprising Stage 1 of the OWE proposal (incorporating infrastructure and building works) would have a value of approximately \$72 million. The project is therefore appropriately characterised as SSD.

### 4.4.2 WSEA SEPP

The WSEA SEPP is the principle EPI applying to the OWE and establishes the zoning and core development controls for the site. The relevant provisions of the WSEA SEPP are discussed in relation to the OWE in Table 11.

Table 11 – Provisions of the WSEA SEPP

CLAUSE	PROVISION	RESPONSE
Cl. 3 - Aims	Clause 3 aims to protect and enhance the WSEA for employment purposes.	– The OWE proposal seeks consent to plan and develop the site for employment uses, consistent with the overarching aim of the WSEA SEPP.
Cl. 10 – Land Use Zoning	The OSE is zoned IN1 – General Industry and E2 – Environmental Conservation pursuant to this clause.	– The proposed development of the OWE would be designed in consideration of the zoning of the land to ensure that it remains permissible by: <ul style="list-style-type: none"> <li>- Locating development principally in areas of the site zoned IN1.</li> <li>- Limiting development on land zoned E2 to minor ancillary works such as roads, flood mitigation and environmental protection.</li> </ul>
Cl. 18 – Development Control Plans	Clause 18 requires that a DCP be in place before consent can be granted for development within the WSEA.	– Penrith DCP 2014 applies to the subject site, specifically those provisions related to the Erskine Business Park. Clause 18(6) of the SEPP recognises the provisions of this DCP for the purposes of the clause. The requirement for a DCP is therefore satisfied*.
Cl. 20 – Ecologically Sustainable Development	Clause 20 requires that developments contain measures to minimise the consumption of potable water and greenhouse gas emissions.	– The Master Plan and proposed development of the OWE would be designed in consideration of these requirements. Details would be provided in the SSDA and EIS for the proposal.
Cl. 21 – Height of Buildings	Clause 21 requires that building heights for proposed development adequately respond to site topography and preserve the amenity of adjacent residential areas.	– Building heights proposed for the OWE would be established in consideration of the site context, topography and visual impact. Details would be provided in the SSDA/EIS for the proposal.

CLAUSE	PROVISION	RESPONSE
Cl. 22 – Rainwater Harvesting	Clause 22 requires that adequate arrangements are made to connect the roof areas of buildings to any rainwater harvesting scheme approved by the Director General.	– Details of proposed rainwater harvesting for the OWE would be provided in the SSDA/EIS for the proposal.
Cl. 23 – Development Adjoining Residential Land	Clause 23 requires that the consent authority consider certain matters in relation to development proposals within 250 metres of land zoned primarily for residential purposes.	– The OWE Master Plan considers the potential for impact upon surrounding lands in accordance with Clause 23. Detailed consideration of potential impacts of the proposal as required by clause 23 would be provided in the SSDA/EIS for the proposal.
Cl. 24 – Development Involving Subdivision	Clause 24 requires the consent authority to consider the following matters in relation to subdivision: <ul style="list-style-type: none"> <li>– the implications of the fragmentation of large lots of land,</li> <li>– whether the subdivision will affect the supply of land for employment purposes,</li> <li>– whether the subdivision will preclude other lots of land to which this Policy applies from having reasonable access to roads and services.</li> </ul>	– The proposed development of the OWE includes staged subdivision. Subdivision staging would be aligned with infrastructure and services delivery and would not result in land fragmentation.
Cl. 25 – Public Utility Infrastructure	Clause 25 requires that adequate arrangements be made for the provision of essential public utility infrastructure prior to development consent being granted.	All necessary public utility infrastructure and services would be provided to the OWE as part of the SSDA.
Cl. 26 – Proposed Transport Infrastructure Routes	Clause 26 requires that the consent authority consider any comments of the Director-General as to the compatibility of the development with proposed transport infrastructure routes.	The OWE lies in the vicinity of the proposed future NLR and the proposed Master Plan and development would be designed to be compatible with this planned road. Further details of the integration of the proposed OWE with surrounding planned transport infrastructure routes would be provided in the SSDA/EIS for the proposal.
Cl. 29 – Industrial Release Area	Clause 29 requires that 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.	Consideration of regional transport infrastructure contributions would be given during the design of the proposed OWE proposal with details provided in the SSDA/EIS.
Cl. 31 – Design Principles	In relation to development proposals, clause 31 requires that the consent authority consider whether: <ul style="list-style-type: none"> <li>– the development is of a high quality design, and</li> <li>– a variety of materials and external finishes for the external facades are incorporated, and</li> <li>– high quality landscaping is provided, and</li> <li>– the scale and character of the development is compatible with other</li> </ul>	<p>The OWE proposal would be developed through a robust and iterative design process, underpinned by carefully considered design principles related to bulk and scale, accessibility and permeability, landscaping and public domain, materials and finishes and integration with the surrounding land use character and context.</p> <p>These principles and design responses would be articulated in the final OWE Master Plan and detailed in the SSDA/EIS for the proposal.</p>

CLAUSE	PROVISION	RESPONSE
	employment-generating development in the precinct concerned.	

\* It is noted that Clause 11 of the SRD SEPP states that DCPs do not apply to SSD and therefore the provisions of DCP 2014 are not strictly relevant to the assessment of the OWE SSDA.

#### 4.4.3 Other SEPPs

Other SEPPs of relevance to the proposed OWE are discussed in Table 12.

Table 12 – SEPPs relevant to the OWE

SEPP	PURPOSE/REQUIREMENTS	APPLICATION TO OWE
SEPP (Infrastructure) 2007 (SEPP 2007)	<p>SEPP 2007 aims to facilitate the effective delivery of infrastructure across the State by providing a consistent planning regime for infrastructure and the provision of services.</p> <p>The SEPP provides an alternative approvals pathway for major infrastructure development such as educational establishments, air transport facilities, road infrastructure, telecommunications and water supply infrastructure.</p> <p>The SEPP also seeks to protect key infrastructure from the potential effects of new development by controlling sensitive development within or adjacent to road and rail corridors.</p> <p>The SEPP also deals with traffic generating development and requires referral and concurrence of the NSW RMS for certain development which is expected to generate significant traffic.</p>	<p>Schedule 3 of SEPP 2007 identifies 'traffic generating development' which must be referred to the RMS for concurrence. The schedule includes development for the purposes of industry incorporating 20,000m<sup>2</sup> or more of gross floor area (GFA).</p> <p>The proposed development would create some 431,550m<sup>2</sup> of warehousing GFA and 21,580m<sup>2</sup> of associated office space. Whilst the proposal is for warehousing development rather than industrial development, the traffic generating potential is still likely to trigger the need for referral to the RMS under the provisions of SEPP 2007.</p>
SEPP 55 – Remediation of Contaminated Land	<p>SEPP 55 seeks to provide a State-wide planning approach to the remediation of contaminated land.</p> <p>Clause 7(1)(a) of the SEPP requires that the consent authority, when assessing a development application, consider whether the land is contaminated and whether it is suitable for the proposed use.</p> <p>It also requires that the consent authority review a report specifying the findings of a preliminary contamination investigation of the land concerned when considering an application which involves a change of use of the land.</p> <p>SEPP 55 also establishes a framework to ensure that the remediation of land complies with specified standards, and that local councils are notified prior to remediation work being carried out and once they are finished.</p>	<p>The potential contamination of land is a key consideration in any rezoning proposal pursuant to the requirements of SEPP 55. As such, a preliminary investigation of contamination on the site would have been carried out and reviewed as part of the earlier rezoning of the OWE to IN1.</p> <p>The proposed development would not result in a change of use of the land, but would introduce new development to the site. Potential contamination and its management would be considered and documented in the EIS prepared for the proposal.</p>
SEPP 33 – Hazardous and Offensive Development	<p>SEPP 33 requires the consent authority to consider whether an industrial proposal is a potentially hazardous or a potentially offensive industry. In doing so, the consent authority must give careful</p>	<p>The proposal is for a master planned warehousing and distribution complex which is intended to have a freight and</p>

SEPP	PURPOSE/REQUIREMENTS	APPLICATION TO OWE
	<p>consideration to the specific characteristics and circumstances of the development, its location and the way in which the proposed activity is to be carried out.</p> <p>Any application to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA).</p>	<p>logistics focus.</p> <p>Whilst the proposal is not expected to be potentially hazardous or offensive, the relevant provisions of SEPP 33 would be considered in the EIS.</p>

#### 4.4.4 Local Planning Framework

There are no local environmental planning instruments applicable to the OWE. Pursuant to Clause 11 of the SRD SEPP, DCPs do not apply to SSD and do not therefore require consideration in the assessment of the OWE proposal. However, it is noted that subsequent stages of the OWE development may not meet the criteria for SSD and may be subject to local development assessment. The provisions of relevant DCPs, including the core development controls approved and proposed for the Oakdale Central and Oakdale South Estates would therefore be considered in the design of the Master Plan and Stage 1 Development for the OWE.



## 5.0 Key Issues

### 5.1 Flora and Fauna

#### 5.1.1 Key Considerations

The OWE is largely cleared of native vegetation with remaining vegetation dominated by exotic grassland. There is potential for significant remnant vegetation along riparian corridors on the site associated with Ropes Creek and its tributaries.

Although the condition and nature of habitats within the OWE have been greatly altered by existing and historical land uses, they may still retain some value for resident and visiting native fauna. Vegetation regrowth areas generally lack many of the habitat features required to support threatened fauna species, but areas of more mature habitat on the site do retain some habitat features.

#### 5.1.2 Preliminary Findings and Recommendations

Design of the OWE Master Plan would seek to avoid impacts on native vegetation on the site as far as possible and practicable. However, it is likely that the proposal would result in unavoidable impacts to some native vegetation on the site.

A flora and fauna impact assessment would be carried out as part of the SSDA/EIS process to identify the extent of impact upon native vegetation, implications for threatened species and ecological communities and appropriate measures to manage and mitigate these impacts. Part of this strategy may involve the biodiversity offsets established under the Oakdale South Estate SSDA and further investigation into the strategic management of biodiversity across these two adjoining estates would be undertaken as part of the SSDA/EIS process.

### 5.2 Transport, Access and Traffic

#### 5.2.1 Key Considerations

The existing and planned road network surrounding the OWE is shown in Figure 7 and includes the following key elements:

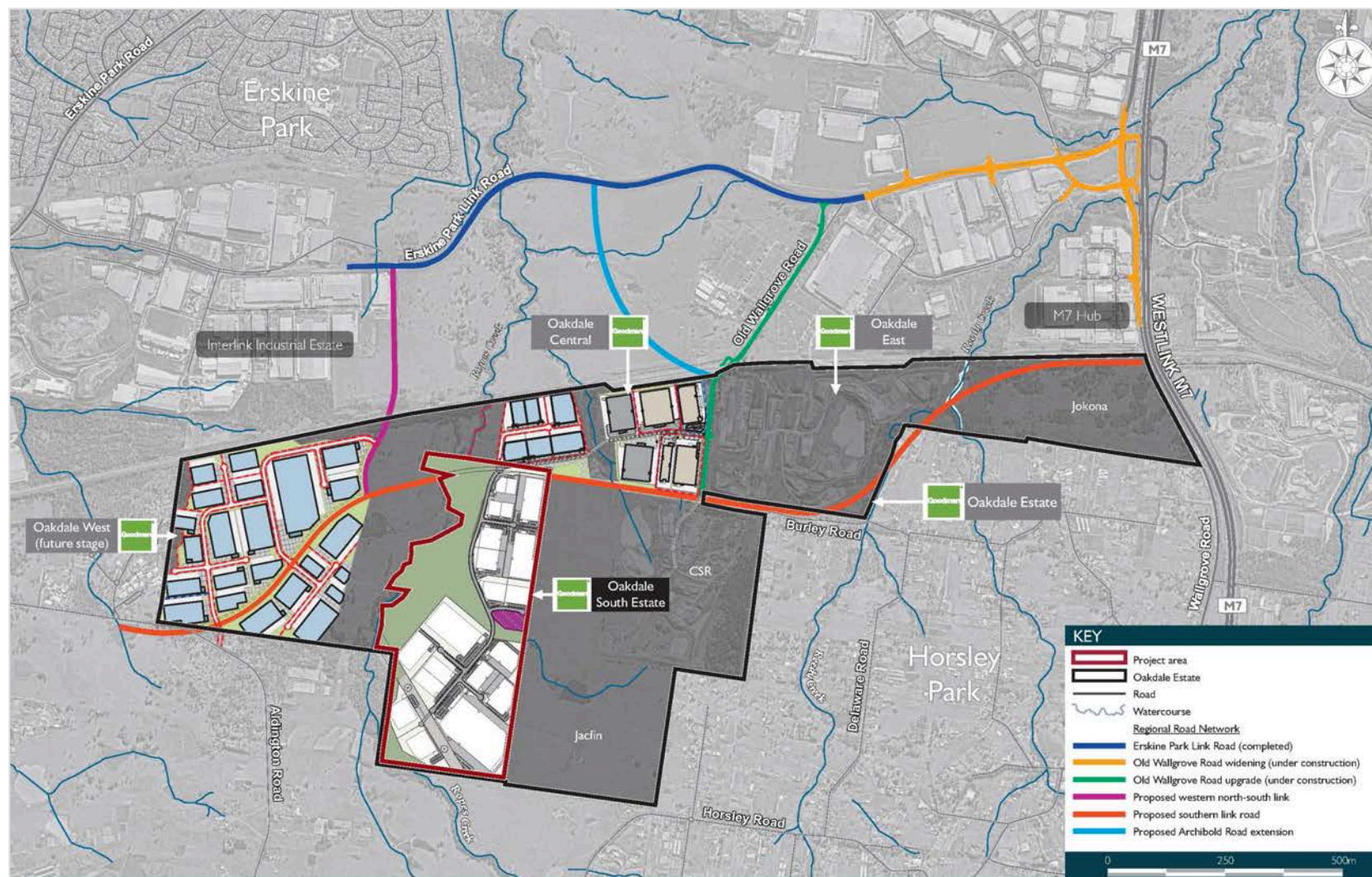
- M7 Motorway – a major arterial road and a key part of Sydney's 'orbital' network, linking to the broader sub-regional and regional road network including key interchanges with the M4 and M5 motorways;
- Wallgrove Road – a classified road (MR 515) that runs in a north-south direction to the east of the site, parallel with the M7 Motorway.
- Old Wallgrove Road (OWR) – runs in an east-west direction to the north of the OWE, providing access to the industrial land in the north of the WSEA. The road is currently being upgraded to provide a sub-arterial link between the intersection with Wallgrove Road and the M7 Motorway.
- Lenore Drive (Erskine Park Link Road) - a recently upgraded sub-arterial road providing an east-west connection linking OWR and Mamre Road.

The OWE would be accessed via the proposed NSLR which connects to Lenore Lane in the north. The connection would require the construction of a bridge with a 35m corridor to NSW Roads and Maritime Services (RMS) requirements.

The key issues and considerations in respect of transport, access and traffic for the OWE include:

- The timing, alignment and design of primary access to the OWE via connection to the NSLR;
- Any implications of the proposed OWE road layout on the alignment and delivery of the NSLR;
- The need for any new roads or road upgrades as a result of the OWE proposal;
- Traffic generation and potential impacts on safety and/or capacity of the surrounding road network; and
- Car parking controls.

Figure 7 – OWE Surrounding Regional Road Network



### 5.2.2 Preliminary Findings and Recommendations

The SSDA/EIS for the OWE would provide a detailed analysis of site access arrangements and alternatives and the compatibility of the proposed Master Plan and Stage 1 Development with the existing and planned future external road network, with particular regard to the proposed future NSLR and bridge connection to the OWE. This would provide the only access to the OWE, therefore the design, staging and timing of development would be inherently linked to the delivery of this key piece of road infrastructure. Close consultation with NSW P&E would be undertaken during the SSDA/EIS process with respect to the NSLR and the design of the proposed connection to the OWE.

In relation to traffic generation, it is noted that the extensive transport studies undertaken to inform the rezoning of land in the WSEA and the development of the proposed WSEA road network provide a level of certainty in relation to road network capacity and the potential traffic impacts of development in the WSEA. In theory, development proposals in the WSEA that align with the underlying assumptions of earlier strategic transport studies should be generally acceptable in terms of traffic and transport impacts. A detailed traffic impact assessment would be undertaken in respect of the OWE proposal, concentrating on the alignment of the proposed development with the assumptions of earlier studies, as well as changing conditions in the WSEA and the nuances of the OWE site and master plan.

Internal Estate Road design and parking controls would generally reflect those adopted under the Oakdale South SSDA to provide for consistency across the two adjoining Estates and would cater for industrial traffic to Penrith City Council standards.

## 5.3 Waterways and Riparian Land

### 5.3.1 Key Considerations

The eastern boundary of the OWE is defined by the Ropes Creek riparian corridor, as well as a transmission easement which runs alongside the Ropes Creek alignment. Due to presence of the easement and its restrictions on development, the proposed OWE development would not encroach within 30m from the top of banks of Ropes Creek. Riparian areas of the site are to be managed in accordance with NOW standards and guidelines.

Two large farm dams exist in the central and western areas of the OWE which would be impacted by the proposed development. Investigation into the values of these dams from a hydrological and ecological perspective would be undertaken as part of the SSDA/EIS process.

### 5.3.2 Preliminary Findings and Recommendations

The potential impacts of the OWE development on Ropes Creek are likely to be limited due to the buffer imposed by the existing transmission easement. However, potential indirect impacts on the watercourse such as changes to site hydrology and possible water quality impacts would be considered and assessed during the SSDA/EIS process.

The management of existing farm dams on the site would be considered as part of the master plan process and field survey of the OWE would be undertaken to identify any other surface water features for consideration in the development and design of the master plan and Stage 1 development.

## 5.4 Consultation

Consultation undertaken to date for the development of the Oakdale lands is summarised in Table 13.

Table 13 – Summary of Consultation and Key Issues

AGENCY	CONSULTATION UNDERTAKEN	KEY ISSUES/CONSIDERATIONS
<i>Sydney Water</i>	<ul style="list-style-type: none"> <li>Extensive consultation has been undertaken with Sydney Water over the past three to four years regarding the strategy for servicing of the Oakdale lands with potable water.</li> </ul>	<ul style="list-style-type: none"> <li>A number of options for servicing the OWE were considered and discussed with Sydney Water before a preferred strategy was identified.</li> <li>The proposed OWE servicing strategy reflects the Sydney Water preferred approach.</li> </ul>
<i>Endeavour Energy</i>	<ul style="list-style-type: none"> <li>Four meetings have been held with Endeavour Energy over the past two years to discuss the development of the broader Oakdale lands.</li> <li>Most recently, meetings were held on the 25th February 2015 and 18th March 2015 with Endeavour Energy's Capacity Planning Manager and Strategic Property Manager.</li> </ul>	<ul style="list-style-type: none"> <li>Consultation to date has focused on capacity issues and the requirement for a new electricity substation to service the OWE.</li> <li>Provision for a new zone substation is included in the proposed Oakdale South Estate Master Plan currently under assessment with NSW P&amp;E.</li> <li>The proposed development of OWE could be serviced with power via a combination of existing network capacity and the proposed new substation at Oakdale South.</li> </ul>
<i>Transgrid</i>	<ul style="list-style-type: none"> <li>Goodman has worked closely with Transgrid on a number of other development sites in the past and therefore has a sound understanding of the key issues and requirements with regard to development in the vicinity of Transgrid infrastructure and easements.</li> </ul>	<ul style="list-style-type: none"> <li>The general principles and constraints of operating in proximity to Transgrid high voltage transmission lines and supporting lattice towers area the key issues for in relation to the OWE and these would be considered in the design and planning process for the proposed SSD.</li> </ul>
<i>RMS</i>	<ul style="list-style-type: none"> <li>Goodman has had extensive involvement and engagement with the RMS both directly and indirectly over the past decade in relation to planning for the WSEA road network and requirements for the future development of its lands in this area.</li> <li>A meeting was held with RMS on 13<sup>th</sup> August 2015 to discuss specific issues of relevance to the OWE.</li> </ul>	<ul style="list-style-type: none"> <li>Key issues raised during consultation included: <ul style="list-style-type: none"> <li>Integration of future development of the OWE with the surrounding existing and planned WSEA road network;</li> <li>Implications of the development of the OWE on the delivery of the planned NSLR in terms of timing, alignment and configuration.</li> </ul> </li> <li>Goodman has been appraised of the proposed alignment of the NSLR corridor and high level design specifications and configuration. Design and planning for the development of the OWE would consider and respond to the proposed NSLR which would provide the primary access to the Estate.</li> </ul>



AGENCY	CONSULTATION UNDERTAKEN	KEY ISSUES/CONSIDERATIONS
NOW	<ul style="list-style-type: none"> <li>Liaison was undertaken with NOW by phone and email in relation to the riparian issues associated with the development of the OWE.</li> </ul>	<p>Key issues forming the focus of consultation with NOW were:</p> <ul style="list-style-type: none"> <li>classification of watercourse types and associated riparian corridor widths for the OWE;</li> <li>Removal/realignment of drainage lines/dams on the site as required and appropriate;</li> <li>Riparian setbacks to Ropes Creek.</li> </ul> <p>The issues raised during consultation would be considered in the design of the Master Plan for the OWE.</p>
Adjoining Landowners	<ul style="list-style-type: none"> <li>Letters will be sent to surrounding landowners in advance of the lodgement of the SSDA notifying them of the intention to submit the application for staged development of the OWE.</li> </ul>	<p>Issues raised by surrounding landowners would be considered in the design and planning of the staged development of the OWE.</p>

## 5.5 Other Issues

Other issues of relevance to the design and planning of development at the OWE are outlined in Table 14 including an overview of further studies or investigations required as part of the SSDA/EIS process.

Table 14 – Other Issues for Consideration

ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
Civil Design	<ul style="list-style-type: none"> <li>The OWE has significant falls of up to 30m.</li> </ul>	<ul style="list-style-type: none"> <li>Significant cut to fill likely to be required across the site to achieve appropriate levels for industrial development.</li> </ul>
Stormwater	<ul style="list-style-type: none"> <li>Stormwater infrastructure would ultimately be dedicated to Council and design should consider relevant Council standards and requirements.</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater management system to be designed to meet relevant Council standards with site based detention and WSUD basins.</li> </ul>
Services	<ul style="list-style-type: none"> <li>Utility infrastructure and services would be provided to the site in line with the requirements of the relevant provider.</li> <li>Extensive consultation has been undertaken with key utility providers in relation to the development of the broader Oakdale Estate lands and key capacity issues and upgrades would be addressed in the master plan and design of development for the OWE.</li> </ul>	<ul style="list-style-type: none"> <li>Sewer: Sewer to be provided by the St Clair Carrier (currently under construction). Internal reticulation to be provided to Sydney Water requirements.</li> <li>Potable Water: To be provided be a new lead in from the Erskine Park Link Road via the WNSLR.</li> <li>Electricity: HV to be provided initially from the Erskine Park Zone Substation via the WNSLR. Upon completion of the proposed new zone substation at the Oakdale South Estate, connections would be provided to the OWE.</li> <li>Provision would be made for telecommunications and gas conduits in road reserves within the OWE.</li> </ul>



ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
<i>Geology and Soils</i>	<ul style="list-style-type: none"> <li>– Cumberland Plain Soil Landscape (DECCW 2008).</li> <li>– Investigations at the Oakdale South Estate indicate no Acid Sulphate Soils and topsoil with slight to strong acidity, but low salinity.</li> </ul>	<ul style="list-style-type: none"> <li>– Soil survey of the OWE would be undertaken to inform the development design and assessment process as part of the EIS.</li> </ul>
<i>Hydrology and Flooding</i>	<ul style="list-style-type: none"> <li>– Located within the Hawkesbury-Nepean Catchment.</li> <li>– Site is subject to flooding to varying extent.</li> </ul>	<ul style="list-style-type: none"> <li>– Detailed flood modelling to be undertaken to inform the civil design and master planning process.</li> <li>– Site levels and development design to respond to flood issues by: <ul style="list-style-type: none"> <li>- Maintaining post-development flows at pre-development levels.</li> <li>- Ensuring no additional flood impact upon surrounding lands.</li> </ul> </li> </ul>
<i>Groundwater</i>	<ul style="list-style-type: none"> <li>– Investigations undertaken at Oakdale South Estate indicate that groundwater occurs within sedimentary rock units at depths greater than 20m below the surface.</li> <li>– Shallow, seasonal groundwater may exist at the site, particularly in alluvial soils and along drainage lines.</li> </ul>	<ul style="list-style-type: none"> <li>– Further analysis of hydrogeology at the OWE would be undertaken to identify likely groundwater conditions at the site.</li> <li>– Potential impacts and management measures would be documented as part of the SSDA/EIS process.</li> </ul>
<i>Heritage</i>	<ul style="list-style-type: none"> <li>– A number of potential indigenous heritage sites and zones of sensitivity have previously been identified on the OWE.</li> <li>– Potential also exists for non-indigenous archaeology on the site.</li> </ul>	<ul style="list-style-type: none"> <li>– An Indigenous and non-Indigenous heritage impact assessment would be undertaken for the OWE to identify potential sites or items of heritage significance and determine appropriate management and mitigation as part of the OWE proposal.</li> <li>– Preliminary heritage surveys would be undertaken early in the design process to allow for findings to inform master plan layout as relevant and appropriate.</li> </ul>
<i>Easements</i>	<ul style="list-style-type: none"> <li>– A 60m easement for overhead electricity infrastructure traverses the OWE along the eastern boundary in a north-south direction.</li> </ul>	<ul style="list-style-type: none"> <li>– Planning and development of the OWE to respect the extent and restrictions of the easement as prescribed by Transgrid.</li> </ul>
<i>Bushfire</i>	<ul style="list-style-type: none"> <li>– An assessment of potential bushfire hazard would be undertaken as part of the master planning for the OWE.</li> <li>– Rehabilitation of vegetation on the site can result in an increase in bushfire hazard under post-development scenario.</li> </ul>	<ul style="list-style-type: none"> <li>– A Bushfire Protection Assessment report would be prepared for the OWE proposal to identify appropriate bushfire protection.</li> </ul>
<i>Waste</i>	<ul style="list-style-type: none"> <li>– The proposed OWE development would generate a number of waste streams during construction and operation.</li> </ul>	<ul style="list-style-type: none"> <li>– An assessment of waste during construction and operation would be undertaken as part of the SSDA/EIS process and a waste management plan would be prepared for the construction and operation phases of the project.</li> </ul>

ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
<i>Air Quality</i>	<ul style="list-style-type: none"> <li>The proximity of the OWE to sensitive land uses such as schools and aged care facilities would require particular consideration in the analysis of potential off-site impacts such as emissions to air during construction and operation.</li> </ul>	<ul style="list-style-type: none"> <li>Potential air quality impacts during construction such as fugitive dust emissions would require assessment and management to ensure that impacts on surrounding land uses is maintained at acceptable levels.</li> <li>Particular consideration would be given to sensitive receptors to the west of the site.</li> </ul>
<i>Noise</i>	<ul style="list-style-type: none"> <li>As noted above, the OWE is located in proximity to a number of schools and an aged care facility that could be adversely affected by noise generated at the site during construction and operation.</li> </ul>	<ul style="list-style-type: none"> <li>Potential noise impacts during construction and operation would require assessment and management to ensure that impacts on surrounding land uses is maintained at acceptable levels.</li> <li>Particular consideration would be given to sensitive receptors to the west of the site.</li> </ul>

## 6.0 Conclusions

### 6.1 Summary of Findings

This report documents a proposal for the master planning and staged development of the OWE which forms part of the broader Oakdale Estate, within the WSEA.

The master planning and Stage 1 development of the OWE has an estimated CIV of approximately \$116 million. Pursuant to the provisions of the SRD SEPP, the proposal is classified as SSD and consent is required from the Minister for Planning, via the submission of a SSDA.

The first step in the SSDA process is a request for SEARs for the project. This report is a formal request for SEARs for the OWE project.

The report demonstrates that the proposal meets the criteria for SSD and identifies and outlines the key issues for consideration in the assessment of the proposal. The key issues in relation to the OWE SSDA are:

- Infrastructure and servicing;
- Access and transport;
- Waterways and riparian corridors;
- Ecology;
- Hydrology and flooding;
- Noise and air quality;
- Heritage and archaeology; and
- Contamination.

Other issues for consideration in the design and assessment of the proposal as part of the EIS include:

- Land use;
- Visual impacts;
- Ecologically sustainable development;
- Social issues
- Economic issues; and
- Bushfire.

### 6.2 Conclusions and Recommendations

The proposed staged development of the OWE site represents SSD which is critical to securing a reliable supply of industrial land to the Sydney market over the next decade.

Accordingly, it is requested that the Secretary for Planning and Environment NSW issue SEARs to guide the design and development of the project and the preparation of an EIS which will allow for the Minister for Planning to make an informed and balanced determination of the proposal.