

memorandum

Client

Goodman Property Services (Aust)
Pty Ltd

Project

Oakdale West Estate

MOD 2 (SSD7348)

Biodiversity Impact Assessment

Prepared by

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CEnvP EIANZ #691

Distribution

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Background

Goodman Property Services (Australia) Pty Ltd (Goodman) recently obtained development consent for the staged development of Oakdale West Industrial Estate (Oakdale West), which comprises a warehousing and distribution hub in Kemps Creek, Western Sydney.

Detailed design has 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 has been submitted to the Department of Planning, Infrastructure and Environment (SSD7348 MOD 2).

This assessment has been undertaken to support SSD7348 MOD 2 and specifically address the Department of Planning, Infrastructure and Environment (DPIE) environmental assessment requirements (EARs) issued on 15 November 2019.

The issues that must be addressed as they relate to biodiversity are as follows:

- An assessment of how biodiversity impacts have been addressed through the Oakdale West Estate Concept Plan or a waiver for the preparation of a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016*; and
- An assessment of any potential changes to biodiversity impacts associated with the modification.

Biodiversity assessment

Changes proposed by MOD 2 are contained to the area of the Estate comprising Precinct 1 (except for the extended noise wall at the western boundary of Precinct 2) within which there are no biodiversity issues that have required previous consideration.

As shown in Figure 1 MOD 2 will not result in any changes to consent conditions as relevant to the clearing and offsetting of native vegetation and the protection and management of native vegetation being retained.

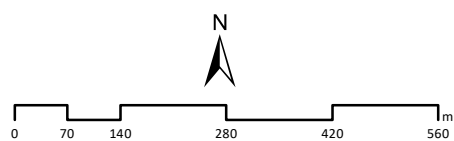
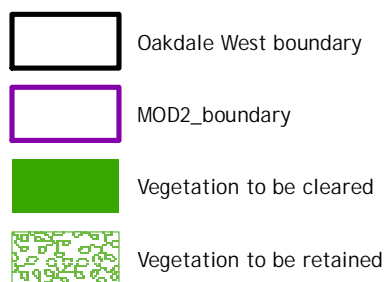
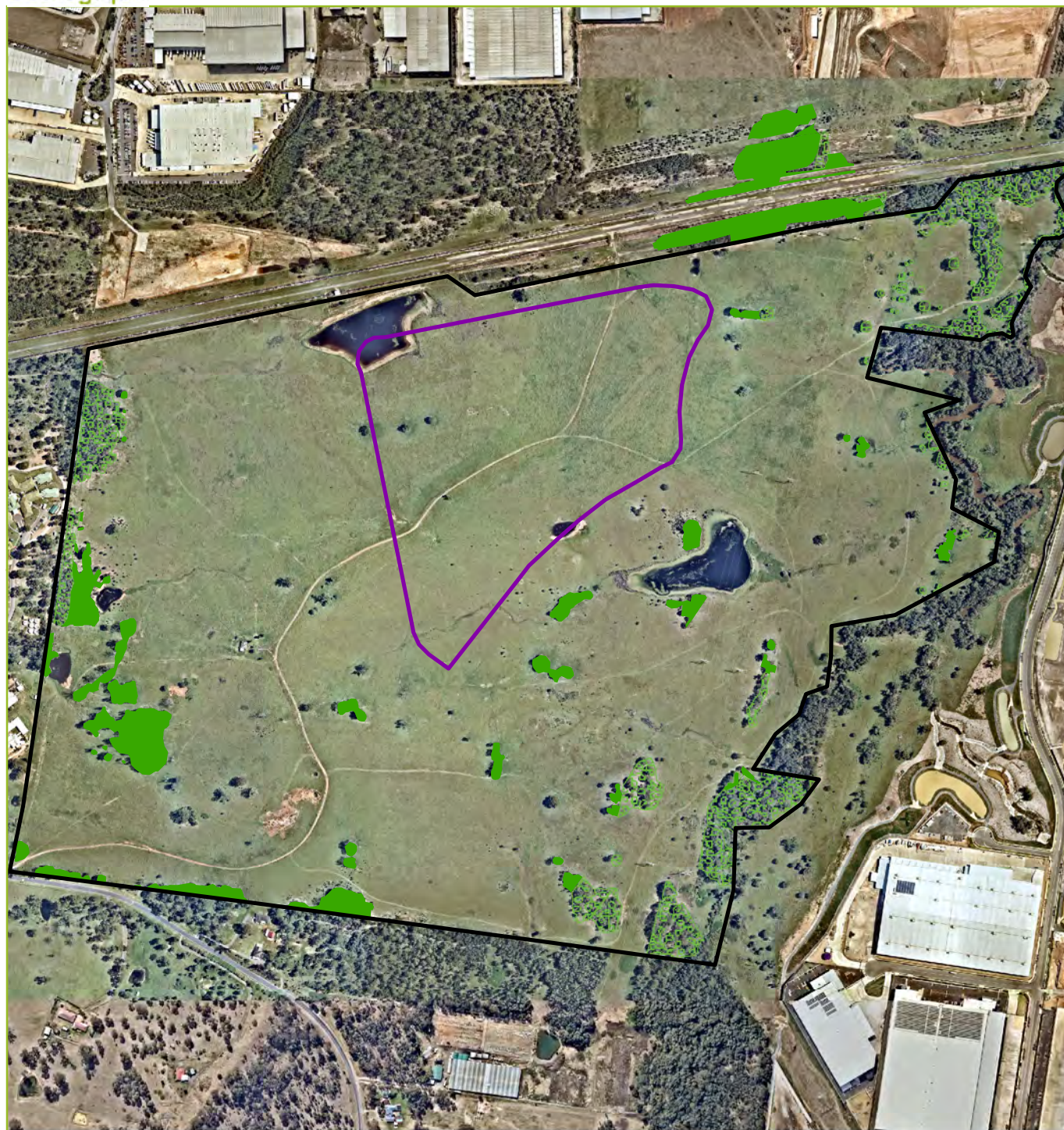
In conclusion all biodiversity impacts remain unchanged and addressed through the Oakdale West Estate Concept Plan and a waiver for the preparation of a Biodiversity Development Assessment Report under the *Biodiversity Conservation Act 2016* is not required.

Yours faithfully



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Oakdale West Estate

Figure 1. Extent of MOD 2

*Coordinate System: MGA Zone 56 (GDA 94)
Image sources: Nearmap 27 October 2019*