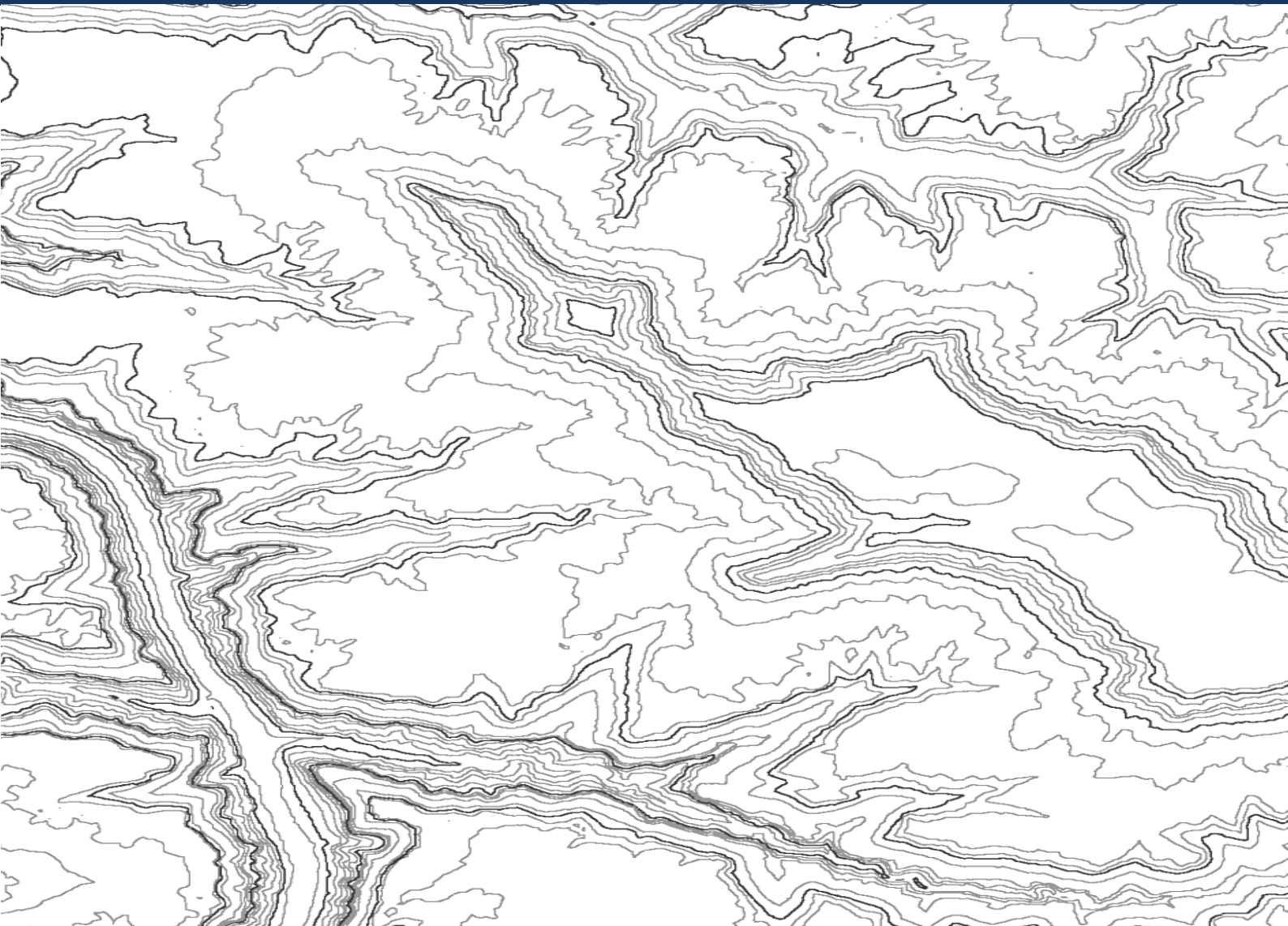


Request for Requirements Oakdale South Estate – Precinct 3, Site 3B (Stage 2)

State Significant Development Application

For Goodman Group

April 2016



Client:

Goodman Limited

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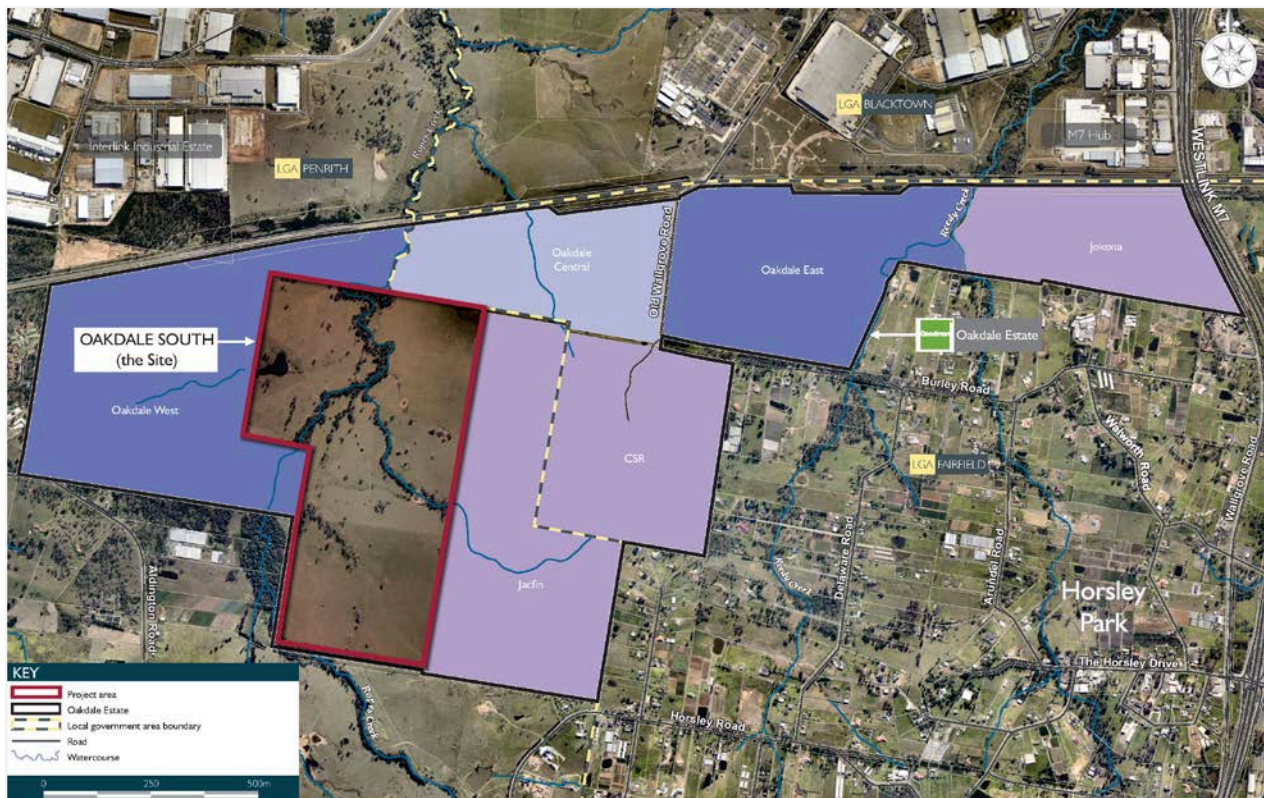
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1.0 Introduction

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 development of Site 3B within Precinct 3 (Stage 2) of the Oakdale South Estate (OSE). The OSE is a 117ha site located within the Western Sydney Employment Area (WSEA) and is the second of four stages of the broader 'Oakdale Estate' under the management of Goodman Limited. Refer to *Figure 1* which depicts the Oakdale Estate and the OSE.

Figure 1 – Oakdale South 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. The Oakdale Estate lands lie within *Precinct 8 – South of Sydney Catchment Authority Warragamba Pipeline* and are broken into four sub-precincts being Oakdale Central, Oakdale East, Oakdale West and Oakdale South (OSE) – the subject of this Request for Requirements.

Oakdale Central is currently under development, whilst Oakdale South, East and West remain undeveloped, providing future stock of some 359 ha of industrial land to supply the Sydney market.

1.3 OSE SSDA SSD_6917

The OSE is the subject of an existing SSDA currently under assessment with NSW Planning and Environment (NSW P&E).

The OSE SSDA (ref. SSD_6917) has been placed on public exhibition and Goodman is in the process of finalising a response to the submissions raised. Following the submission of this response, NSW Planning and Environment will complete its assessment and issue a determination for the application.

The OSE SSDA incorporates:

- A Concept Proposal for the entire site establishing road layouts (including regional road connections and links to surrounding lands), development precincts, building footprints and development controls for the future development of the site;
- Subdivision of the site into six development precincts (Precincts 1 to 6, shown in Figure 4);
- Staged delivery of infrastructure, including the importation of fill as part of a comprehensive civil works package for Precincts 1 to 6; and
- Stage 1 building works comprising the construction of warehouse buildings in Precincts 1, 4 and 5.

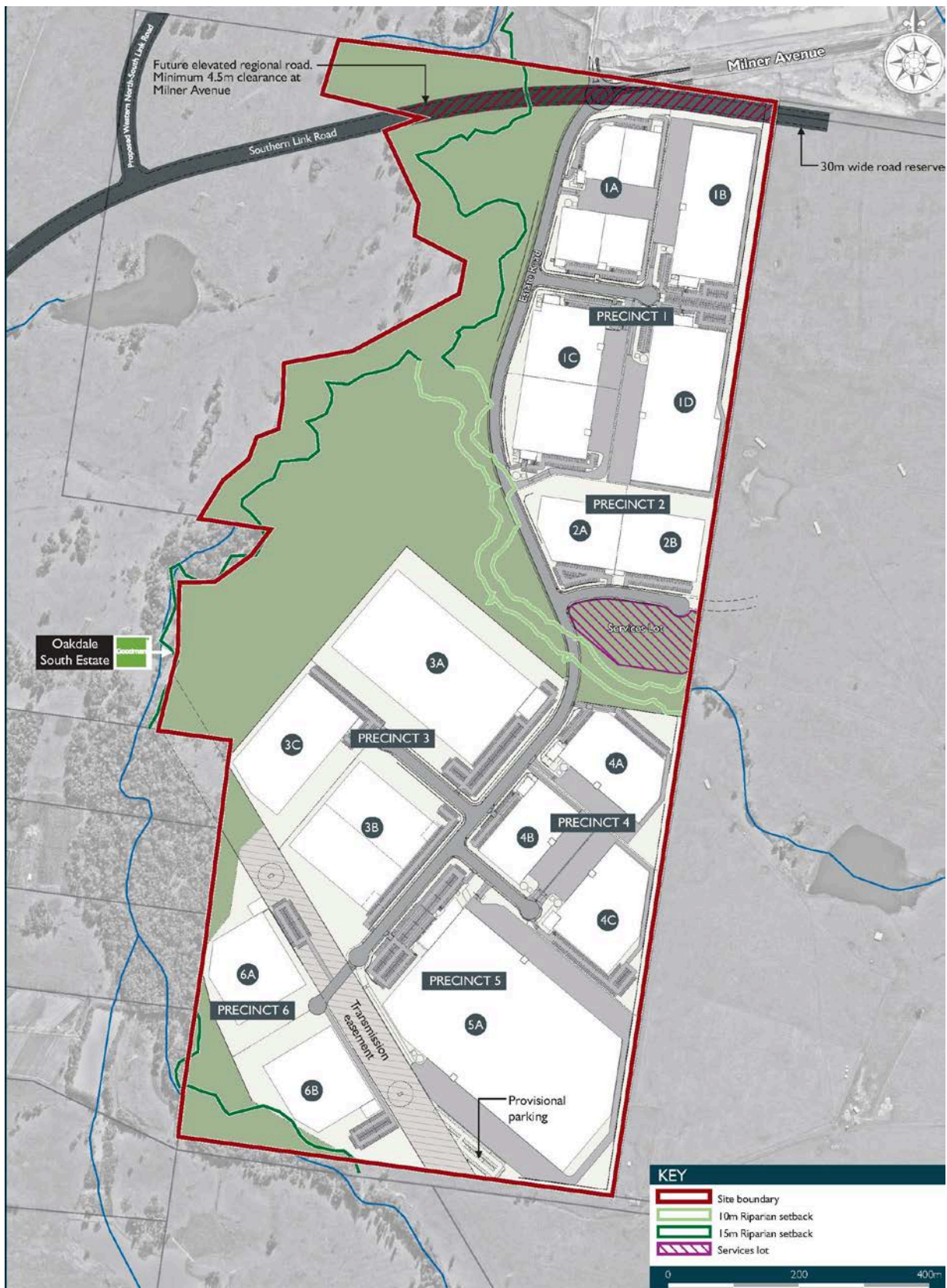
The OSE Concept Proposal is shown in Figure 2. Whilst the Concept Proposal establishes the framework for development across the entire estate (including road layout, building envelopes and development controls), the construction and use of buildings in Precincts 2, 3 and 6 does not form part of the current SSDA. These precincts were deferred to future stages, subject to separate assessment and approval.

Goodman is now in discussions with a tenant that wishes to establish a warehouse and distribution facility within Precinct 3 of the OSE. A further SSDA is therefore required to obtain detailed approval for the construction and use of this facility.

The proposed facility would be constructed on Development Site 3B within Precinct 3 of the OSE and would be operated by Toyota.

This facility forms the subject of this Request for Requirements which seeks to inform the preparation of an SSDA and accompanying Environmental Impact Statement for the proposal. The proposed development relates only to Precinct 3B of the OSE as shown in Figure 2. Planning and development of the remaining lands within the broader OSE would be subject to separate assessment and approval as appropriate.

Figure 2: The OSE Concept Proposal



1.4 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.'

Clause 12 of the SRD SEPP relates to staged development applications and states that:

'If:

- (a) Development is specified in Schedule 1 or 2 to this policy by reference to a minimum capital investment value, other minimum size or other aspect of the development, and*
- (b) Development the subject of a staged development application under Part 4 of the Act is development so specified,*

Any part of the development that is the subject of a separate development application is development specified in the relevant schedule (whether or not that part of the development exceeds the minimum value or size or other aspect specified in the schedule for such development).'

The works for Precinct 3B (Stage 2) of the SSDA for the OSE (incorporating infrastructure and building works) would have a value of approximately \$59.6 million. Further, the proposal comprises part of a staged SSD for the entire OSE. 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 subject site lies within the WSEA and is subject to the provisions of the WSEA SEPP. Pursuant to the WSEA SEPP, the site - Precinct 3B of the OSE, is zoned IN1 – General Industrial¹. 'Warehousing and Distribution Centres' are permissible with consent in the IN1 zone.

1.5 Overview of the Proposed Development

1.5.1 Key Objectives

The proposal aims to develop a high quality warehouse and distribution centre in Precinct 3B (Stage 2) of the OSE which will be used for the purposes of storage and distribution of car parts associated with Toyota's NSW operations. The facility would represent Toyota's primary distribution facility in NSW, with the closure of its existing facility at Woollooware Bay which currently also accommodates its sales and marketing facilities.

The proposed use is aligned with the ultimate vision for the OSE to develop as a high quality, regional warehouse and logistics hub which maximises the employment generating potential of the land to create an efficient, attractive and productive employment zone for Western Sydney.

The proposed development aims to reflect the key development principles adopted under the OSE Concept Proposal and the design of the facility would be undertaken in consideration of the operational needs of the user, the inherent site constraints and the development controls and specifications established for the site under the OSE Concept Proposal and Stage 1 development consent.

¹ It is noted that parts of the OSE are zoned E2 – Environmental Conservation, however Precinct 3B of the OSE is not located within E2 – Environmental Conservation zoned land.

1.5.2 The Applicant

The subject site is owned by a Joint Venture (JV) between Goodman and 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. Goodman is the Applicant for the purposes of this 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 with an end value of approximately \$12 billion 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, Bungaribee Industrial Estate and the broader Oakdale Estate lands as shown in Figure 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.

1.5.3 The Operator

The proposed warehousing and distribution facility would be operated by Toyota Australia (Toyota) – a wholly owned subsidiary of Toyota Motor Corporation. Toyota was established in 1937 and is a leading manufacturer, distributor and exporter of vehicles.

Toyota operates a global business with 50 overseas manufacturing companies in 26 countries and regions. Toyota's vehicles are sold in more than 170 countries and regions under the Toyota, Lexus, Daihatsu and Hino brands.

Toyota Australia is supported by Toyota Motor Asia Pacific Engineering and Manufacturing Company Limited, which provides operational assistance to Toyota manufacturing affiliates in Asia, Oceania and the Middle East from its base in Thailand.

Toyota Australia employs approximately 3,900 people, most of whom are situated across three main sites – corporate headquarters in Port Melbourne, Victoria, the manufacturing plant in Altona, Victoria, and the sales and marketing office in Caringbah, NSW.

Toyota currently builds three vehicles from its Altona plant - the Camry, Camry Hybrid and Aurion. Toyota also leads the automobile industry in environmental technologies with the success of the hybrid technology in the Prius and Camry Hybrids. Fuel cell vehicles are also now under development.

In addition to its locally built models, Toyota imports an extensive range of vehicles to sell to both private buyers and to private and government fleets. In 2015 Toyota was the top selling brand in Australia for the 13th year in a row, while the Corolla model was the highest selling vehicle for the third consecutive year.

1.5.4 The Site

Oakdale South Estate (OSE)

The OSE comprises the second stage of development within the broader Oakdale Estate (see *Figure 1*). In its entirety, the Oakdale Estate incorporates five separate allotments, described in Table 1 and shown in Figure 1.

Table 1 – Broader Oakdale Estate Lands

LOT	DP	AREA	OAKDALE PRECINCT
1	1178389	154 hectares	Oakdale West
21	1173181	62 hectares	Oakdale Central
1	843901	88 hectares	Oakdale East
12	1178389	114 hectares	Oakdale South
87	752041	3 hectares	Oakdale South
Total		421 hectares	

As shown in Table 1, the OSE comprises two allotments (Lot 12 and Lot 87) totalling 117ha. The site is roughly rectangular in shape with an irregular western border that follows the Ropes Creek riparian corridor.

The OSE is largely zoned IN1 – General Industrial under the WSEA SEPP but also includes large areas of land zoned E2 – Environmental Protection, associated with riparian corridors and remnant vegetation. It currently exists as cleared rural land, used for low intensity cattle grazing. Land comprising the OSE is generally flat with no significant topographical features.

The site adjoins other Oakdale lands to the west and north (Oakdale West and Oakdale Central respectively). Land to the east is known as the Jacfin Estate which is also zoned for industrial development. It is noted that a portion of the Jacfin Estate, along its western boundary with the OSE is the subject of a planning proposal to rezone the land from IN1 to RU4 to allow for rural residential development. The OSE Concept Proposal has been designed to respond to this proposed land use change.

Lands further south of the OSE are rural and rural residential in character. It is noted however, that these lands are included within the 'Western Sydney Priority Growth Area' which may see significant changes to land use character over time as the proposed second Sydney Airport at Badgerys Creek becomes operational.

Precinct 3

Precinct 3 of the OSE forms part of Stage 2 of the Concept Proposal and is located in the far west of the OSE (see Figure 2). The precinct has a total area of 17ha and is bounded by the Ropes Creek riparian corridor to the north, Estate Road 01 to the east, a transmission easement to the south and open land to the west. Estate Road 04 runs in an east-west orientation to the centre of the Precinct.

Precinct 3 comprises three development sites, each of which will accommodate a warehouse building. The Precinct is accessed via Estate Road 01 and Estate Road 04. Each warehouse will be provided with separate access for heavy and light vehicles, with car parking also separated from loading and manoeuvring areas.

Development Sites 3A and 3B will have access from Estate Road 01 and Development Site 3C is accessed from Estate Road 04 (see Figure 2).

Development Site 3B

The proposed Toyota facility would be located on Development Site 3B in the south-eastern corner of Precinct 3. The site is bound by Estate Road 01 to the east, the Transgrid transmission easement to the south, Development Site 3A to the north and Development Site 3C to the west.

Development Site 3B has an area of 6.42 hectares with access provided via from Estate Road 01 and Estate Road 04.

1.5.5 The Proposal

The proposed development comprises the construction, fit out and use of a warehouse and distribution facility on Development Site 3B, within Precinct 3 of the OSE. The proposed facility would be operated by Toyota and would be used for the storage of a variety of car parts for distribution to Toyota dealerships across NSW.

The proposed warehouse would operate 24 hours a day, seven days a week (including loading and unloading, warehouse and office operations and associated transportation and storage).

The proposal forms part of Stage 2 of the Concept Proposal for the OSE which is currently under assessment with NSW P&E.

2.0 Project Justification

2.1 Strategic Context

The OSE forms part of the WSEA, which is 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 strategic context of the OSE within the WSEA and Broader WSEA lands is illustrated in Figure 3, along with planned infrastructure investment in this sub-region.

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 Sydney Metropolitan Area (SMA) and strongly promotes the continued growth of this area into a major economic and employment hub. The proposed development within Precinct 3B of the OSE responds to and aligns with this strategic context and will contribute to securing a steady supply of industrial sites in the WSEA over the coming five to ten years in line with the vision and strategic objectives set by the Government in respect of this area.

2.2 Need for the Proposal

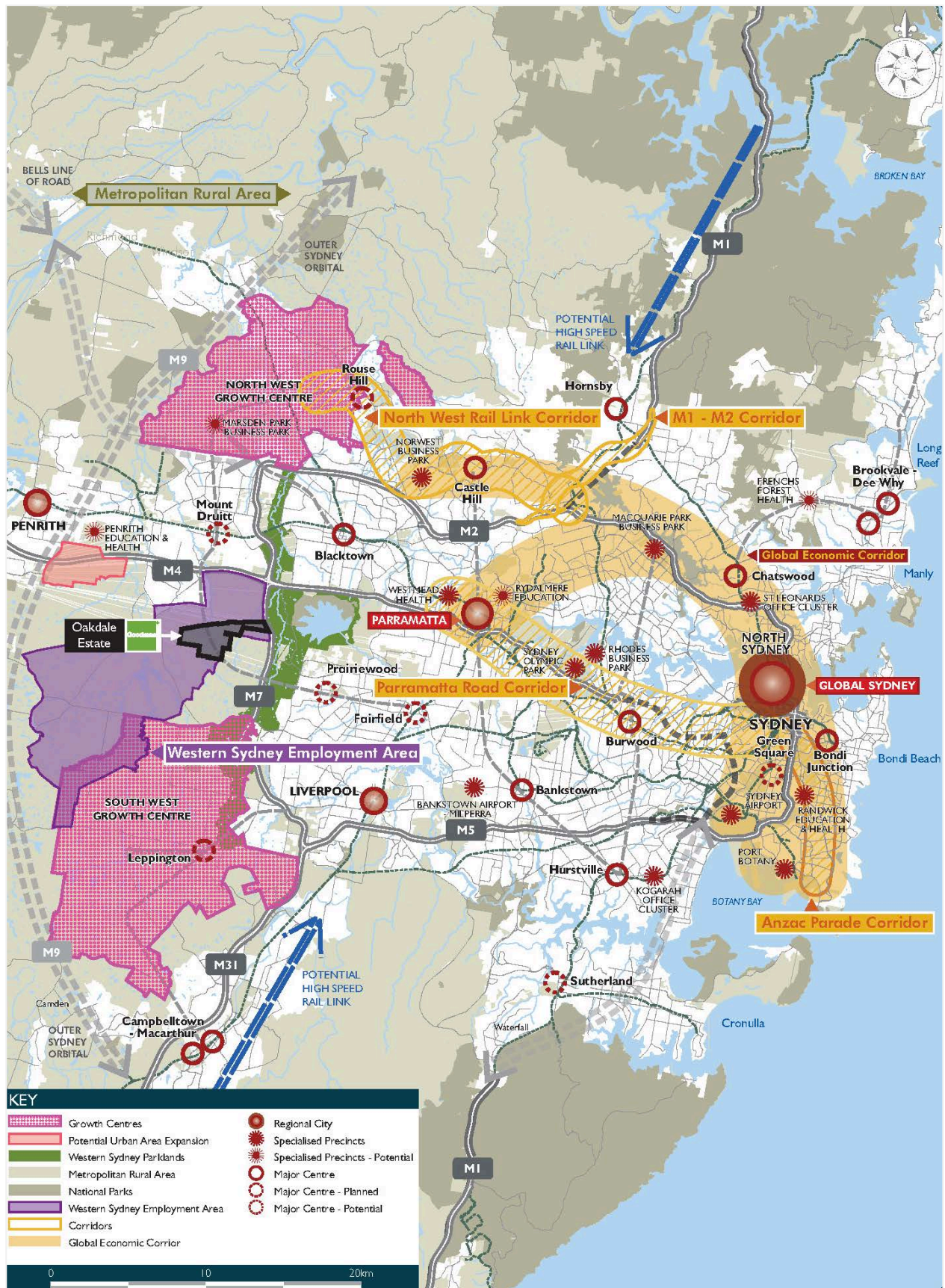
The proposal seeks to facilitate the development of a state of the art, national automotive parts storage and distribution facility to be operated by Toyota Australia. Established in 1937, Toyota Motor Corporation is one of the world's largest vehicle manufacturers.

Toyota Australia's sales and marketing operations, including the current NSW spare parts logistics operations, are currently located at Caringbah, in the Sutherland Shire where Toyota Australia has been a major employer for over 30 years.

Due to the closure of Toyota's manufacturing plant in Melbourne, Toyota Australia is going through a major consolidation in 2017/18 and will close its Caringbah site. The intent is to relocate its Sales and Marketing operations to Melbourne and its spare parts logistics operations to the WSEA to provide a centralised distribution hub which will improve transport efficiencies to service the wider Sydney metropolitan area and Toyota's dealer network. Toyota intends to be a major employer and to build its corporate and community ties within the Penrith local government area into the future.

Toyota has identified the OSE as an ideal location to establish its new NSW parts distribution facility and it is of vital importance to the ongoing success of the business that the facility be operational in as short a time as possible to ensure a reliable ongoing supply of parts and service to its broad customer base.

Figure 3 – Strategic Context of OSE



3.0 Description of Proposal

3.1 Overview

The proposed development represents part of Stage 2 of the Concept Proposal for the OSE Estate, with Stage 1 being the subject of a separate SSDA currently under assessment with NSW P&E.

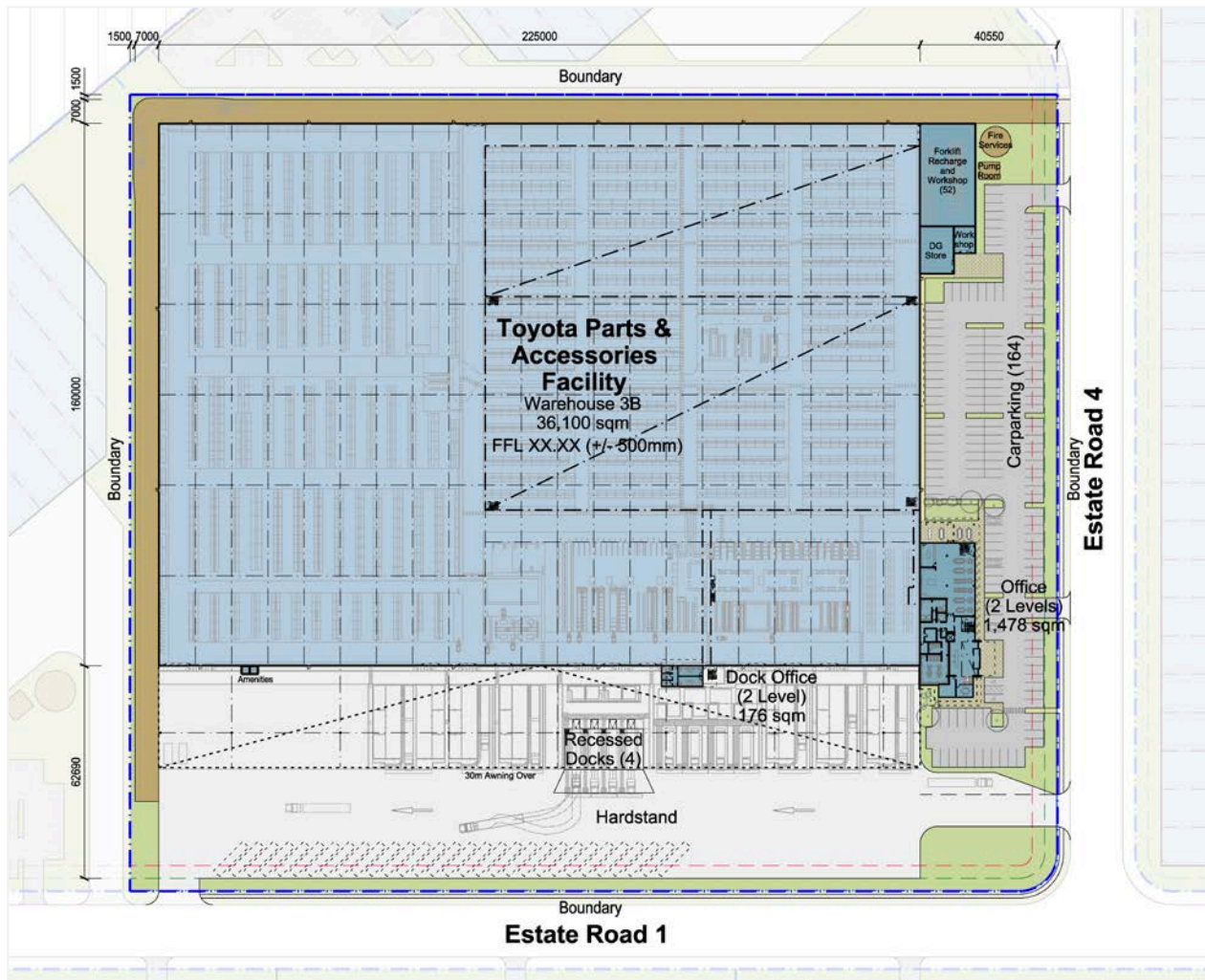
The proposal is for the construction, fit out and use of a warehouse and distribution facility within Precinct 3, Development Site 3B to be used for the storage and distribution of spare parts for motor vehicles. The facility would be operated by Toyota and would represent the primary facility for its NSW operations with the closure of its existing facility at Woollooware Bay.

A preliminary site plan is provided in Figure 4 and a summary of the proposed development is provided in Table 2.

Table 2 – Preliminary Development Details

OAKDALE SOUTH ESTATE – DEVELOPMENT SITE 3B	
Site	
Site Area	64,290m ²
Total Building Area	38,456m ²
Site Coverage (excl. awning)	60%
FSR	0.6:1
Building Specifications	
Total GFA	37,750m ²
Warehouse GFA	36,100m ²
Office GFA	1,650m ²
Maximum building height	15m
External Specifications	
Hardstand Area	14,650m ²
Car Parking	164 Spaces

Figure 4: Preliminary Site Plan – Development Site 3B



3.2 Warehouse Facility

The proposed warehouse and distribution facility would comprise the following:

- A warehouse building in the north-western corner of Precinct 3 providing 36,000m² GFA and incorporating:
 - A mezzanine level providing some 8,000m² GFA;
 - An office (over 2 levels) providing ancillary office space of 1,695m² GFA; and
 - A dock office (over 2 levels) of an additional 525m² GFA;
- An ancillary store attached to the eastern part of the warehouse building;
- Amenities attached the western part of the warehouse building;
- A total of 14 docks, 8 of which are recessed, located along the south-western part of the warehouse building;
- A 62m wide hardstand area to the southwest of the warehouse building;
- A 30m wide awning over the hardstand area;
- A total of 30 container parking spaces, 20 of which are located in the western corner of the precinct and 10 of which are located along the north-eastern part of the warehouse building;

- 164 car parking spaces located in the southern part of the precinct with two separate entry and exit points off Estate Road 04;
- A separate truck entry/exit point from Estate Road 04;
- An access road around the perimeter of the warehouse building for trucks to travel around the site in a clockwise direction around the warehouse building;
- On-lot stormwater, infrastructure and services;
- Landscaping works; and
- Signage.

3.3 Fit Out

The proposal includes the fit out of the warehouse facility to include standard racking and shelving, as well as office fit out of the ancillary office and dock office spaces and general amenity areas. The capital investment value (CIV) of the proposed fit out works is estimated to be in the order of \$17,000,000.00.

3.4 Operations

The proposed Toyota facility would store and distribute a range of car parts and accessories throughout the State, including chassis, doors and panels, windows and windscreens, seating, internal finishes, car engines and a variety of mechanical parts.

Parts would be brought to the site in bulk and distributed to Toyota dealerships throughout NSW. This would generally involve the movement of goods by truck at the following average rates:

- 14 semi-trailer movements per day;
- 12 van movements per day;
- 19 rigid vehicle movements per day; and
- 4 B-Double movements per day.

Deliveries would occur throughout the day with an expected vehicle turnover of approximately 0.5 vehicles per hour.

The facility would employ a total of 138 staff, working in two shifts being:

- Monday to Friday 06.30 to 15.00
- Monday to Friday 15.15 to 23.45.

Consent is sought for the operation of the warehouse facility 24 hours a day, seven days a week (including loading and unloading, warehouse and office operations and associated transportation and storage).

3.5 Signage

Signage proposed as part of the SSDA would comprise a combination of building identification signage, wayfinding signage and pylon signage. Signage would generally be in accordance with the OSE Concept Proposal Signage Master Plan with details provided as part of the SSDA package.

3.6 Construction Works and Management

The existing OSE Concept Proposal and Stage 1 SSDA incorporates bulk and detailed earthworks and the delivery of road, stormwater and utility infrastructure across the entire Estate. Therefore, to facilitate the development of Site 3B, only on lot works for refining levels on the site and installation of on-lot drainage and utility infrastructure is required.

Key elements of the proposed construction and management of works on the site for the delivery of the facility are summarised in Table 3.

Table 3 – Summary of Construction Works and Management

DESCRIPTION OF WORKS	DESIGN AND MANAGEMENT CONSIDERATIONS
<p><i>Detailed On-Lot Works</i></p> <ul style="list-style-type: none"> – On-lot earthworks to refine final levels; and – On-lot utility infrastructure and services connections. 	<ul style="list-style-type: none"> – Construction and environmental management to ensure that potential impacts are maintained at acceptable levels during the construction period. – Design of stormwater management system to comply with relevant Council requirements. – Essential services and utilities to be provided in accordance with requirements of the relevant utility provider and in consideration of existing infrastructure capacity. – Compliance with core development controls and urban design principles outlined in the OSE Concept Proposal SSDA. – Site configuration and building design to meet Toyota's operational requirements. – Consistency in the quality of warehousing product to reflect the branding and identity of the broader Oakdale Estate.
<p><i>Stormwater Infrastructure</i></p> <ul style="list-style-type: none"> - Construction of on-lot stormwater infrastructure. 	
<p><i>Environmental Management</i></p> <ul style="list-style-type: none"> – Installation and maintenance of erosion and sediment control measures, water quality management measures and land stabilisation works across the site. 	
<p><i>Construction of Building</i></p> <ul style="list-style-type: none"> – Construction of warehouse building; – Construction of site access, hardstand, car parking and loading areas; and – Landscaping of development site and installation of signage as required. 	
<p><i>Fit out of Building</i></p> <ul style="list-style-type: none"> – Installation of basic racking system within warehouse space; and – Basic fit out of office and dock office space including flooring, ceiling, lighting, services and amenities. 	
<p><i>Construction Hours</i></p> <ul style="list-style-type: none"> – Construction would be carried out during standard construction hours, being: <ul style="list-style-type: none"> - Monday to Friday – 7.00am to 6.00pm - Saturday – 8.00am-4.00pm - Sundays – No works. 	

4.0 Planning and Approval Framework

4.1 Approvals Process

The proposed development of Development Site 3B within Precinct 3 of the OSE forms part of Stage 2 of the OSE and is classified as SSD pursuant to Section 89C of the EP&A Act. The Minister for Planning is therefore 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 Development Site 3B of the OSE 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.

4.3 State Legislation

The proposed development of Development Site 3B of the OSE 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 proposed development of Precinct 3B of the OSE is provided in Table 4.

Table 4 - Relevant State Legislation

LEGISLATION	RELEVANT REQUIREMENTS	APPLICATION TO OAKDALE WEST
NSW Environmental Planning and Assessment Act 1979	<ul style="list-style-type: none"> – The EP&A Act establishes the framework for the assessment and approval of development and activities in NSW. – 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. – The Act establishes three kinds of development: <ul style="list-style-type: none"> - <i>Development which can be undertaken without consent.</i> - <i>Development which requires consent.</i> - <i>Development which is prohibited.</i> – Division 4.1 establishes the requirements for SSD. – 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. 	<ul style="list-style-type: none"> – The proposed development of Development Site 3B of the OSE is SSD which requires a SSDA to be made to the Minister for Planning, accompanied by an EIS.

LEGISLATION	RELEVANT REQUIREMENTS	APPLICATION TO OAKDALE WEST
NSW Threatened Species Conservation Act 1995 (<i>TSC Act</i>)	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> An assessment of threatened species has been undertaken as part of the OSE Concept Plan SSDA. As part of the OSE Concept Proposal, a biobanking arrangement will be entered into to preserve significant vegetation on the site. It is noted however, that there would likely be a need to remove some vegetation prior to the finalisation of the biobanking agreement. The agreement of NSW P&E may therefore be required to allow for the vegetation to be cleared under the issued approval. The proposed development of site 3B would not result in the clearing of land outside of the OSE Concept Proposal and would abide by the commitments and obligations of the biobanking agreement.
NSW Native Vegetation Act 1997 (<i>NV Act</i>)	<ul style="list-style-type: none"> The NV Act applies to State protected land and native vegetation that is identified by the Minister for Planning. 	<ul style="list-style-type: none"> Pursuant to section 89J of the EP&A Act, SSD is exempt from the need for an authorisation under section 12 of the NV Act to clear native vegetation. The OSE Concept Plan SSDA includes removing some vegetation from the overall estate and estate-wide bulk earthworks. This clearing is subject to a separate approvals process via the OSE SSDA currently under consideration by NSW P&E.
NSW National Parks and Wildlife Act 1974 (<i>NPW Act</i>)	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Pursuant to Section 89J of the EP&A Act, SSD is exempt from the need for a section 90 permit the removal of items of Aboriginal heritage. An archaeological assessment was undertaken as part of the EIS for the OSE Concept Plan SSDA to identify and minimise potential heritage impacts in relation to the proposed development. The findings of this will be referenced in the EIS for proposed development of Site 3B and the design of the proposal will respond to the relevant findings and requirements of that study and any relevant conditions of approval for the OSE Concept Proposal.
NSW Heritage Act 1977 (<i>Heritage Act</i>)	<ul style="list-style-type: none"> The Heritage Act protects heritage items, sites and relics in NSW older than 50 years regardless of cultural heritage significance. 	<ul style="list-style-type: none"> Pursuant to section 89J of the EP&A Act, SSD is exempt from the application of Division 8 of Part 6 of the Heritage Act.

LEGISLATION	RELEVANT REQUIREMENTS	APPLICATION TO OAKDALE WEST
NSW Roads Act 1973 (Roads Act)	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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.
NSW Water Management Act 2000	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> Under s89J of the EP&A Act approvals under s89, 90 or 91 of the Water Management Act 2000 are not required.
NSW Rural Fires Act 1997 (Rural Fires Act)	<ul style="list-style-type: none"> 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. Section 100B requires a bush fire authority to be issued prior to undertaking certain types of development on bushfire prone land. 	<ul style="list-style-type: none"> Pursuant to section 89J of the EP&A Act, SSD is exempt from the need for a bushfire safety authority under Section 100B of the Rural Fires Act.
NSW Protection of the Environment Operations Act 1997 (POEO Act)	<ul style="list-style-type: none"> 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. 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). 	<ul style="list-style-type: none"> Assessments carried as part of the EIS for the proposal would determine the need for an EPL. The general provisions of the POEO Act in relation to the control of pollution of the environment will apply throughout the development. Appropriate construction and operational management measures would be detailed in a CEMP and OEMP for the site.

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 proposed development of Site 3B of the OSE 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 Precinct 3B of the OSE 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.'

Clause 12 of the SRD SEPP relates to staged development applications and states that:

'If:

- (a) Development is specified in Schedule 1 or 2 to this policy by reference to a minimum capital investment value, other minimum size or other aspect of the development, and
- (b) Development the subject of a staged development application under Part 4 of the Act is development so specified,

Any part of the development that is the subject of a separate development application is development specified in the relevant schedule (whether or not that part of the development exceeds the minimum value or size or other aspect specified in the schedule for such development.'

The works for Precinct 3B (Stage 2) of the SSDA for the OSE (incorporating infrastructure and building works) would have a value of approximately \$59.6 million. Further, the proposal comprises part of a staged SSD for the entire OSE. 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.

4.4.2 WSEA SEPP

The WSEA SEPP is the principle EPI applying to the OSE and establishes the zoning and core development controls for the site. The relevant provisions of the WSEA SEPP are discussed in relation to the proposed development of Site 3B of the OSE in Table 5.

Table 5 – Provisions of the WSEA SEPP

CLAUSE	PROVISION	RESPONSE
Cl. 3 - Aims	Clause 3 aims to protect and enhance the WSEA for employment purposes.	– The proposed warehouse development for Development Site 3B of the OSE will generate and industrial and employment use, which is consistent with the overarching aim of the WSEA SEPP.
Cl. 10 – Land Use Zoning	Precinct 3B of the OSE is zoned IN1 – General Industry pursuant to this clause.	– The proposed development is permissible in the IN1 zone and generally aligned with the zone objectives.
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. 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 proposed development 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.	– The building height of the proposed development is within the maximum building height adopted for the OSE under the Concept Proposal and has been established in consideration of the site context, topography and visual impact. Details would be provided in the SSDA/EIS for the proposal.
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 proposed development for site 3B would be provided in the SSDA/EIS for the proposal.
Cl. 23 – Development Adjoining	Clause 23 requires that the consent authority consider certain matters in relation to development proposals within	– The proposed development for Site 3B of the OSE considers the potential for impact upon surrounding lands in accordance with Clause

CLAUSE	PROVISION	RESPONSE
Residential Land	250 metres of land zoned primarily for residential purposes.	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	<p>Clause 24 requires the consent authority to consider the following matters in relation to subdivision:</p> <ul style="list-style-type: none"> – the implications of the fragmentation of large lots of land, – whether the subdivision will affect the supply of land for employment purposes, – whether the subdivision will preclude other lots of land to which this Policy applies from having reasonable access to roads and services. 	<ul style="list-style-type: none"> – The proposed development does not include subdivision.
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.	<ul style="list-style-type: none"> - All necessary public utility infrastructure and services would be provided to the site 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.	<ul style="list-style-type: none"> - Details of the integration of the proposed development 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.	<ul style="list-style-type: none"> - Oakdale Voluntary Planning Agreement and Certificate of Satisfaction of Development Contributions Obligations were provided in the EIS for the OSE Concept Plan SSDA. These will be referred to as relevant in the EIS for proposed development of Site 3B.
Cl. 31 – Design Principles	<p>In relation to development proposals, clause 31 requires that the consent authority consider whether:</p> <ul style="list-style-type: none"> – the development is of a high quality design, and – a variety of materials and external finishes for the external facades are incorporated, and – high quality landscaping is provided, and – the scale and character of the development is compatible with other employment-generating development in the precinct concerned. 	<ul style="list-style-type: none"> - The proposed development will reflect the key development principles which apply under the Oakdale South Concept Proposal and Stage 1 SSDA. This includes bulk and scale, accessibility and permeability, landscaping and public domain, materials and finishes and integration with the surrounding land use character and context. These principles and design responses would be detailed in the SSDA/EIS for the proposed development of Site 3B.

* 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 OSE SSDA.

4.4.3 Other SEPPs

Other SEPPs of relevance to the proposed development of Precinct 3B of the OSE are discussed in Table 6.

Table 6 – SEPPs Relevant to the Proposed Development of Precinct 3B of the OSE

SEPP	PURPOSE/REQUIREMENTS	APPLICATION TO OSE
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 20,000m² or more of gross floor area (GFA).</p> <p>The proposed development would create some 36,000m² of warehousing GFA and 2,220m² 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>Detailed investigation of contamination on the site was carried out as part of the OSE Concept Proposal and Stage 1 SSDA. Required remediation works would be carried out on the Estate in line with any relevant findings and/or conditions.</p> <p>These Estate-wide works would ensure that Development Site 3B is suitable for its proposed use.</p> <p>Any other specific issues of relevance to contamination and its management would be considered and documented in the SSDA/EIS for the proposed development of Site 3B.</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 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>The proposed development of Site 3B of the OSE includes a warehouse and distribution centre.</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 SSDA/EIS for the proposed development.</p>

SEPP	PURPOSE/REQUIREMENTS	APPLICATION TO OSE
	Any application to carry out potentially hazardous development must be supported by a preliminary hazard analysis (PHA).	

4.4.4 Local Planning Framework

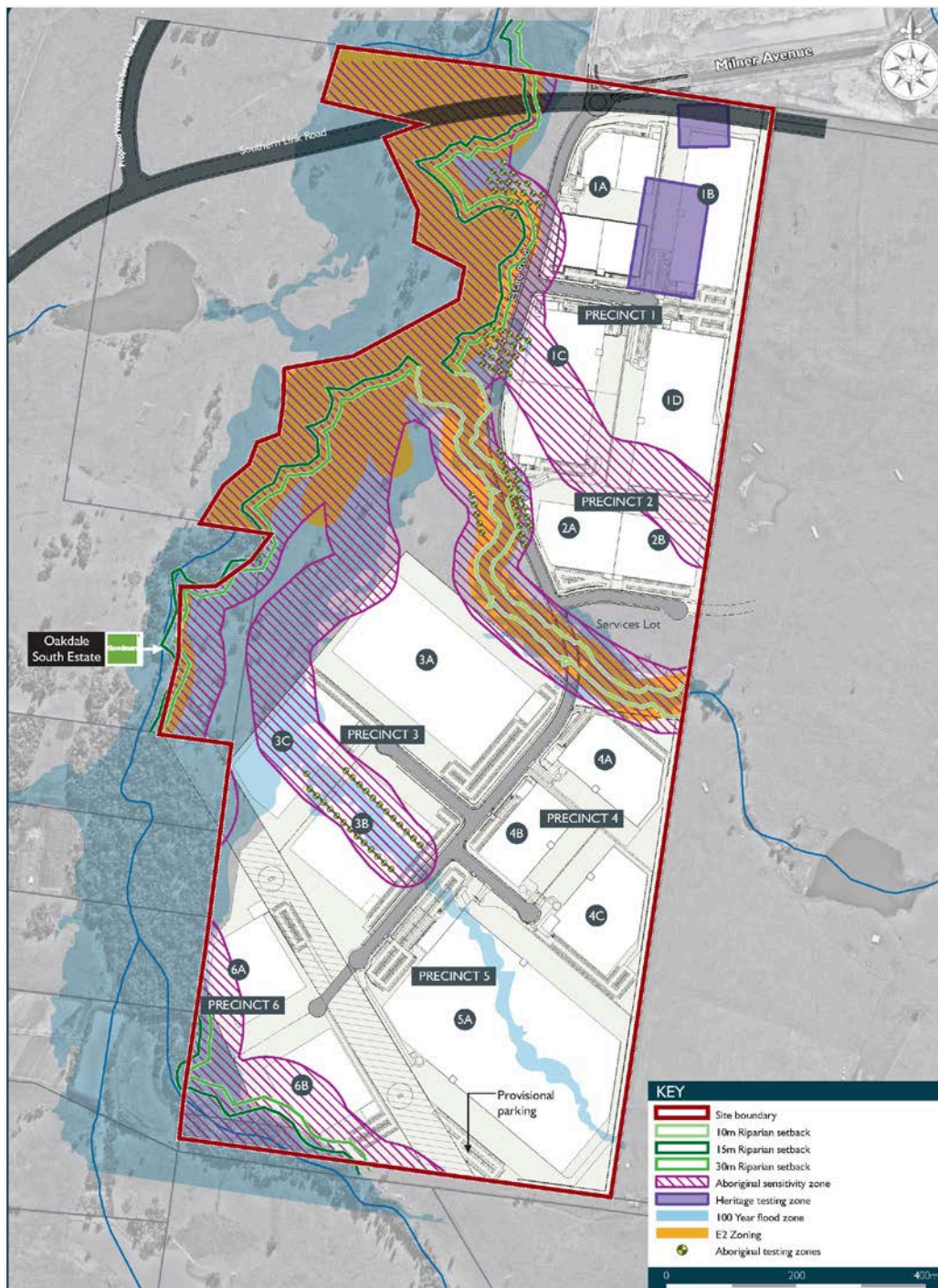
There are no local environmental planning instruments applicable to the OSE. Pursuant to Clause 11 of the SRD SEPP, DCPs do not apply to SSD and do not therefore require consideration in the assessment of the proposed development of Development Site 3B of the OSE.

5.0 Key Issues

5.1 Site Constraints

Detailed consideration of site constraints and issues was undertaken across the entire OSE as part of the EIS for the Concept Proposal and Stage 1 DA. Many of the issues noted have been addressed through the design of the Concept Proposal and/or management measures identified as part of the existing SSDA. Figure 5 illustrates the key constraints identified on the site for consideration.

Figure 5: Site Constraints



5.2 Flora and Fauna

A detailed analysis of ecological issues and biodiversity values of the OSE was provided in the Biodiversity Assessment Report (BAR) prepared for the OSE Concept Plan SSDA.

As detailed in the OSE Concept Plan SSDA (currently under assessment), the OSE is largely cleared with vegetation dominated by exotic grassland. However, remnant native vegetation does exist along the riparian lands associated with Ropes Creek and its tributaries. Development Site 3B currently contains low diversity exotic grassland. The OSE Concept Plan SSDA includes removing some vegetation from the overall precinct and estate-wide bulk earthworks. The development of Site 3B would not require the clearing of additional vegetation beyond that assessed under the Concept Proposal and Stage 1 SSDA. Therefore, the proposal would have no additional impact on flora or fauna.

5.3 Transport, Access and Traffic

Significant work has been undertaken to date in relation to the existing and proposed road network within the WSEA and its ability to accommodate the traffic likely to be generated under a complete development scenario. Traffic and transport studies undertaken to inform the rezoning of WSEA lands concluded that the proposed WSEA road network as defined under the WSEA SEPP (including proposed new and upgraded infrastructure) was capable of supporting industrial development of the land based upon certain assumptions about the intensity of that development. These early studies conclusively demonstrate that, subject to the recommended upgrades, the general scope of development contemplated under the WSEA SEPP is supportable from a traffic and transport perspective.

Access and connections to the OSE were considered as part of the OSE Concept Plan SSDA. A detailed analysis of traffic and transport issues at a strategic and local level was provided and the traffic generation and potential impacts on safety and/or capacity of the surrounding road network have been considered as part of the OSE Concept Proposal and Stage 1 SSDA.

The proposed development of Development Site 3B of the OSE will be accessed via Estate Road 01, which connects to the external road network. The traffic movements associated with the proposed Toyota facility are well within the assumptions made for the purposes of traffic modelling across the OSE and it can therefore be concluded that the proposal would remain within the capacity of the internal estate road network and the external road network surrounding the site.

A traffic impact statement would be prepared in respect of the proposed Toyota facility to consider the potential traffic and parking impacts in detail to ensure that the facility and surrounding road access is designed appropriately.

5.4 Waterways and Riparian Land

A detailed analysis of the riparian lands and waterways on the site was provided in the Riparian Lands and Waterways Report prepared for the OSE Concept Plan SSDA.

Three waterways/drainage lines run through the OSE, including Ropes Creek and two unnamed tributaries. Ropes Creek flows north, eventually reaching South/Wianamatta Creek, located 13 km north of the OSE.

The waterways on the OSE have been classified in accordance with NOW guidelines. Ropes Creek is classified as a third order stream, whilst the two unnamed waterways/drainage lines are classified as first-order streams.

Development Site 3B is located to the south of a first order watercourse. Appropriate buffers were proposed under the Concept Proposal and Stage 1 SSDA and these would be a key consideration for the final design of the proposed development. The response to nearby riparian lands would be consistent with that adopted under the Concept Proposal and Stage 1 SSDA, including the requirements of the Vegetation Management Plan prepared for the site. Further assessment of potential impacts on riparian lands and waterways would be undertaken as part of the EIS and would consider:

- potential indirect impacts on the watercourse such as changes to site hydrology and possible water quality impacts;
- opportunities to respect the natural drainage systems on the site; and
- design responses to the interfaces between development and riparian lands.

5.5 Heritage and Archaeology

A detailed analysis of the indigenous and non-indigenous archaeological and heritage potential of the OSE was provided as part of the OSE Concept Proposal and Stage 1 SSDA. The key findings of this study are summarised below.

Indigenous Heritage

Preliminary investigations and site analysis indicated potential for intact indigenous cultural material to be located within surface and subsurface contexts along land within the OSE bordering Ropes Creek and its tributaries. Other parts of the OSE have been assessed as having a low archaeological potential as a result of ground disturbance associated with past land clearance. As part of the OSE Concept Proposal and Stage 1 SSDA, an Aboriginal archaeological sensitivity map was developed for the site, based on proximity to Ropes Creek and tributaries to guide test excavations (refer to Figure 5). Surface survey and test excavations within these areas of archaeological sensitivity revealed a number of Aboriginal sites consisting of isolated artefacts and/or low density artefact scatters. The presence of these sites does not necessarily preclude future development and appropriate management measures would be implemented as recommended under the assessment including salvage processes to ensure that potential impacts are effectively managed.

As depicted in Figure 5, parts of the northern and western boundaries of Site 3B are located within the mapped areas of archaeological sensitivity. Management of these areas will be required as part of the design and management of proposed development and construction. The design of the proposal would be informed by further indigenous heritage assessment and advice to ensure appropriate management of these areas of the site.

Non-Indigenous Heritage

A single non-indigenous archaeological site was identified on the OSE, known as Lochwood. The site comprises the remains of an early rural property and potential exists for archaeology to remain in this area. Development Site 3B is not located in proximity to this non-indigenous archaeological site and would not result in adverse impacts on this item of heritage.

5.6 Other Issues and Considerations

Other issues of relevance to the proposed development of Site 3B of the OSE are outlined in Table 7 including an overview of further studies or investigations required as part of the SSDA/EIS process.

Table 7 – Other Issues for Consideration

ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
Stormwater	<ul style="list-style-type: none">– Stormwater infrastructure to be connected to Estate wide infrastructure delivered under the existing Concept Proposal and Stage 1 SSDA.	<ul style="list-style-type: none">– Stormwater management system to be designed to meet the requirements of Penrith Council's Engineering Works and WSUD guidelines and relevant NOW guidelines.

ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
Services	<ul style="list-style-type: none"> – Utility infrastructure and services would be provided to the site in line with the requirements of the relevant provider. – The Concept Proposal and Stage 1 SSDA addresses servicing of the OSE in detail. Works required for the proposal would be limited to on-lot connections to Estate infrastructure, generally within road reserves. 	<ul style="list-style-type: none"> – As part of the proposed development of Site 3B of the OSE, essential services and utilities would be provided in accordance with requirements of the relevant utility provider and in consideration of existing infrastructure capacity. – Connection to essential services would be provided through the extension of utility infrastructure into the Estate as part of the Stage 1 SSDA works.
Geology and Soils	<ul style="list-style-type: none"> – Cumberland Plain Soil Landscape (DECCW 2008). – Subsurface conditions comprise sandy clay topsoil overlying clay soils, grading to shale and/or siltstone bedrock. – No Acid Sulphate Soils. – Topsoil has slight to strong acidity, but low salinity. – Underlying geology of the site is alluvial plain with high clay content on shaly soils. – Bedrock may include layers of low strength (hard capping) overlying extremely low strength with soil-like properties. 	<ul style="list-style-type: none"> – The OSE Concept Proposal SSDA included Geotechnical and Soils Assessments. – No notable geotechnical impacts for OSE or Site 3B of the OSE. – The proposed development of Site 3B of the OSE would have no impact on acid sulphate soils. – The proposed development of Site 3B of the OSE would include the installation and maintenance of appropriate erosion and sediment control measures.
Hydrology and Flooding	<ul style="list-style-type: none"> – Located within the Hawkesbury-Nepean Catchment. – Ropes Creek flows through the OSE from south to north, and the majority of the OSE slopes towards this watercourse. – Ropes Creek flows north into South/Wianamatta Creek approximately 13 km north of the OSE. – Majority of the OSE drains towards the north. – The OSE is subject to flooding and variably affected by the 1:100 year flood event. – Parts of the northern boundary of Site 3B of the OSE is affected by the 1:100 year flood event. 	<ul style="list-style-type: none"> – The OSE Concept Proposal and Stage 1 SSDA included a Flood Impact Assessment. – Detailed flood modelling was undertaken to inform the civil design and Concept Proposal process. – The proposed development of Site 3B of the OSE would be in accordance with the civil design approved under the Concept Proposal and Stage 1 SSDA.

ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
Water Quality	<ul style="list-style-type: none"> No notable water quality issues under existing conditions. Potential impacts on water quality during construction due to erosion and sedimentation such as increased water turbidity, decreased levels of dissolved oxygen, altered salinity and pH levels, decreased waterway capacity and reduction in aquatic habitat diversity. Potential impacts on water quality during operations as a result of spills or discharges to the stormwater system. 	<ul style="list-style-type: none"> The potential for these impacts to occur is well understood and readily managed through standard construction and operational mitigation measures. The proposed development of Site 3B of the OSE would adopt appropriate erosion and sediment controls.
Groundwater	<ul style="list-style-type: none"> Groundwater under aquifer conditions likely present within bedrock at an approximate depth of 20m. Shallow, perched (and possibly seasonal) groundwater occurs at the soil-bedrock interface and in proximity to Ropes Creek at approximately 6m. Water inflow observed adjacent to Ropes Creek at 2.7m. Water quality is generally 'fresh'. Based on local topography, shallow groundwater flow is expected to follow site topography. 	<ul style="list-style-type: none"> The OSE Concept Proposal and Stage 1 SSDA includes estate-wide bulk earthworks. Earthworks required for the development of Site 3B would therefore be limited to minor on-lot works to facilitate necessary site levels. The proposed development is therefore unlikely to create adverse impacts on groundwater conditions.
Easements	<ul style="list-style-type: none"> An 60m easement for overhead electricity infrastructure traverses the southern part of OSE in a north-westerly direction. 	<ul style="list-style-type: none"> Development Site 3B is located approximately to the north of the easement for overhead electricity infrastructure. The proposed development observes relevant setbacks and Transgrid requirements and would not have an impact on this easement.
Bushfire	<ul style="list-style-type: none"> Kemps Creek riparian corridor (including Ropes Creek) contains Category 1 Bushfire Prone Vegetation. 	<ul style="list-style-type: none"> The OSE Concept Plan SSDA included a Bushfire Assessment Report. Measures to minimise bushfire risk have been incorporated in the OSE Concept Proposal which establishes the framework for development of Site 3B.
Waste	<ul style="list-style-type: none"> The proposed development of Site 3B of the OSE would generate a number of waste streams during construction and operation. 	<ul style="list-style-type: none"> An assessment of waste during construction and operation would be undertaken as part of the SSDA/EIS for the proposed development of Site 3B of the OSE. A waste management plan would be prepared for the construction and operation phases of the proposed development.

ISSUE	KEY CONSIDERATIONS	PRELIMINARY FINDINGS/RESPONSE
Air Quality	<ul style="list-style-type: none"> Construction works can result in the generation of fugitive dust emissions. Ambient dust emissions from wheel-generated dust, truck loading and unloading, and wind erosion areas would be the primary focus of dust emissions during construction works at the site. 	<ul style="list-style-type: none"> Potential air quality impacts during construction would require assessment and management to ensure that impacts on surrounding land uses is maintained at acceptable levels.
Noise	<ul style="list-style-type: none"> Existing ambient noise environment is typical of a rural environment, with the natural environment dominating the background noise. The noise environment of the area will change over time as the OSE and surrounding lands are developed. The nearest residential receptors to Site 3B are some distance away to the east, on the other side of Precincts 4 and 5 of the Estate. 	<ul style="list-style-type: none"> 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. Based upon the findings of noise assessments undertaken for the Concept Proposal and Stage 1 SSDA, noise emissions from Site 3B are not expected to be a significant issue.
Landscaping	<ul style="list-style-type: none"> Development Site 3B is surrounded by other industrial sites within the OSE, an easement for power and Estate Roads. The site does not include sensitive interfaces which would require particular landscape treatment. The frontage of the site to Estate Road 01 would be landscaped in accordance with the Landscape Concept Plan and controls adopted for the Estate. 	<ul style="list-style-type: none"> Landscaping for the proposed development of the OSE would respond to the key interfaces of the site including the public domain to the south and environmentally sensitive lands such as riparian corridors to the north and west. The landscape plan prepared for the proposal would be consistent with the landscape concept plan for the OSE and the controls and principles adopted under the OSE Concept Proposal.
Visual Impact	<ul style="list-style-type: none"> The proposed development of Site 3B in the OSE would result in a change to the character of the landscape and the built form to the OSE. The visual impacts of the broader OSE development were considered in detail as part of the concept Proposal and Stage 1 SSDA. Site 3B is located some distance from residential properties which are located further east, beyond Precincts 4 and 5 of the OSE. Development of Site 3B is therefore unlikely to have a significant impact. 	<ul style="list-style-type: none"> The proposed development of Site 3B of the OSE would be in accordance with the findings and recommendations of the visual assessment for the Concept Proposal and specific controls as relevant with regard to building siting and design. The potential visual impacts of the proposal would be considered in the EIS submitted with the SSDA.

5.7 Consultation

Extensive consultation has been undertaken with agencies and stakeholders in relation to the broader development of the OSE. Discussions have been held with agencies such as:

- NSW P&E;
- Penrith City Council;
- NSW Roads and Maritime Services; and
- NSW Office of Water.

In addition, consultation has been undertaken with nearby landowners including the owners of land to the east – Jacfin, and landowners further east in the Horsley Park area.

Whilst specific consultation has not yet commenced in relation to the proposed Toyota development, a program of consultation would be carried out during the preparation of the EIS.

6.0 Conclusion

This report documents the proposed development of Site 3B of the OSE which forms part of Stage 2 of the broader OSE.

The proposed development of Site 3B 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 proposed development of Site 3B within Precinct 3 of the OSE.

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 for consideration in the design and assessment of the proposed development of Precinct 3B of the OSE SSDA are:

- Waterways and riparian Land;
- Heritage and archaeology;
- Noise;
- Visual impacts;
- Site layout and design;
- Interfaces to adjoining sensitive lands; and
- Ecologically sustainable development.

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.