

30 November 2012

Ms Sarah Waterworth
Planner, Metropolitan and Regional Projects North
NSW Department of Planning & Infrastructure
23-33 Bridge Street
SYDNEY NSW 2000

Dear Sarah,

Oakdale Industrial Estate - Proposed Modification to MP08_0065 (MOD2) and MP08_0066 (MOD5)

Further to your request, I provide clarification on the following matters in respect to the above application:

VMP Impact

I understand that Mark Blanche from Aecom has been in contact with you and Greg Brady from NoW regarding the implications for the Riparian Zone in respect to the NoW "*Guidelines for Riparian Corridors on Waterfront Land*" (July 2012). An addendum is currently being prepared to the VMP (as approved and lodged in support of this application) to reflect the July 2012 NoW Guidelines, however in the interim the following is providing regarding the application of those Guidelines to the proposal.

- The former NoW guidelines provided for a 20m core riparian zone and a 10m vegetated buffer to either side of the watercourse. The VMP was prepared and approved on this basis.
- The new NoW guidelines provide in this situation for a 20m 'riparian vegetated zone' only to either side of the watercourse.
- The western wall of the remodelled basin now overlaps substantially with the 10m vegetated buffer zone (as per former NoW guidelines), but does not impact upon the 20m riparian vegetated zone that would be required under the new NoW guidelines. The overlap is approx. 0.2ha in area.
- Following a discussion between yourself and Mark Blanche from Aecom, the main area of concern was whether or not an offset of an additional area of riparian restoration should be added to the existing proposed riparian corridor, as would be required by new NoW guidelines, equal to the loss caused by the basin incursion. It was agreed that a call to Greg Brady was required to obtain NoW's view.
- Greg Brady noted that this was the first time this type of situation had come to his notice (a modification under the new guidelines to a VMP approved under the old guidelines), and that given the new guidelines he 'did not think' NoW would require an offset, as long as the riparian corridor as proposed was not overly compromised. It was agreed that if the currently proposed riparian planting that was to be planted within the incursion area, was instead planted to the walls of the basin where the incursion occurs, this should suffice. It was also discussed that the basin itself is to be planted to species consistent with those proposed for the riparian corridor, which will also provide supportive habitat for the corridor. Written confirmation of this discussion was then forwarded to Greg Brady.

SYDNEY

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OAKDALE ESTATE MP06_0065 MP08_0066 MOD INFORMATION

CLARIFICATION_NOV2012

- I relayed the above to Sarah Waterhouse, who was content with this outcome, and asked for written confirmation.
- The basin planting design drawings are currently being reviewed to confirm compatibility with the riparian corridor proposal, and that AECOM will prepare an addendum to the VMP that encompasses the above. Once lodged with DP&I this should be forwarded to Greg Brady at NoW for their review.

Road Alignment

AT&L has provided a plan (attached) showing the extent of the proposed road realignment (shown in black) from the approved road realignment (shown in red).

Filling

Project Approval MP08_0066 consented to Bulk Earthworks levels across the eastern portion of the Oakdale Estate. To achieve these approved pad levels, importation of approximately 300,000m³ of fill was required. The majority of this fill has been imported to the site, however, as a result of correspondence between DPI and Goodman, work has been stopped as it was determined that whilst the levels were approved, the resultant truck movements and air and noise quality impacts generated from the importation were not assessed (and thereby importation itself was not approved) as part of that consent.

This current application seeks to further amend the Bulk Earthworks levels approved by MP08_0066. The purpose of the application is to regularise the previous assessment of the earthworks so that the environmental assessment of the additional filling that is required is provided and to also make some modifications to the earthworks levels associated with Lot 1C.

The amended levels will result in the requirement for importation of

- an additional 109,400m³ of fill *over and above* that previously approved for Lot 1C.
- an additional 13,300 of fill for the road extension and biodiversity basin works.

The modified levels will result in a requirement for 122,700m² of fill.

The impact assessment accounts for the above, plus

- the additional 20,700m³ fill not yet imported to Lot 1C.

which equates to an impact assessment for a total of 143,400.

These quantities are detailed in section 4.1 of the Civil Design Report prepared by AT&L at Appendix B of the application package.

Intersection Performance

No formal request has been made to RMS regarding the revision of traffic light timing at the intersection of Wallgrove Road and M7 (as raised in the Traffic Report). It is suggested that this be considered by DP&I and a formal response be sought from RMS regarding this possibility.

Stamped Plan Set

We confirm that AT&L Drawing C005 (Bulk Earthworks Plan) is to form part of the stamped plan package.

Lot 1C size increase

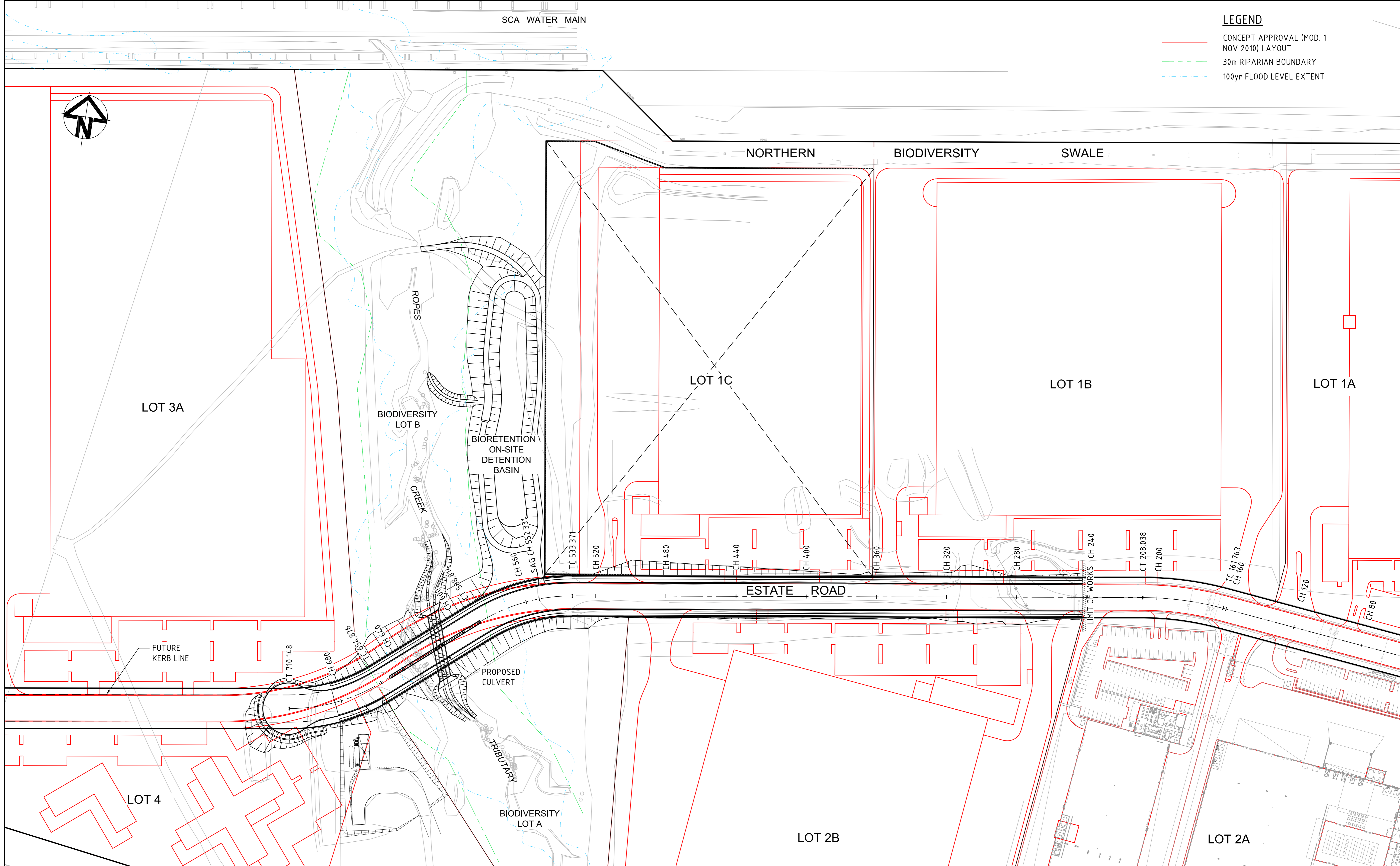
Lot 1C is proposed to be increased in size to provide flexibility for future tenancy requirements.

I trust that this sufficiently addresses your questions. Please contact me on 8233 9969 should you require further information.

Yours sincerely,



A handwritten signature in black ink, appearing to read 'J Parker', with a stylized flourish at the end.

Jacqueline Parker
Senior Consultant



LEGEND

- CONCEPT APPROVAL (MOD. 1 NOV 2010) LAYOUT
- 30m RIPARIAN BOUNDARY
- 100yr FLOOD LEVEL EXTENT

P1 ISSUED FOR INFORMATION		23-11-12	Bar Scales 0 20 40 60 80 100m 1: 1000		THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L		Client 		Scales 1: 1000 Grid MGA Height Datum AHD		Drawn MM Designed MM Checked AMcL Approved		Project OAKDALE CENTRAL STAGE 2 ESTATE ROAD EXTENSION Title GENERAL ARRANGMENT PLAN		Civil Engineers and Project Managers  Suite 702, 6A Glen Street Milsons Point NSW 2061 ABN 96 130 882 405 Tel: 02 8920 2466 Fax: 02 9922 5102 www.atl.net.au info@atl.net.au	
Issue Description		Date													Status FOR INFORMATION NOT TO BE USED FOR CONSTRUCTION Drawing No. SKC117 Project No. 12-79 Issue P1	