

“Oakdale” Project Description Report

- ***“Oakdale CENTRAL” Concept Plan (CP#1)***
(CENTRAL precinct masterplan - Lot 2 DP 120673)
- ***Estate Works + DHL Project Application (PA#1)***
(Estate Works + 3 DHL buildings - Oakdale CENTRAL - Lot 2 DP 120673)
- ***“Oakdale” Concept Plan (CP#2)***
(Oakdale Estate)

Proposed Distribution Park of; warehouses, distribution centres and freight logistics facilities

located in the **Lands South of Sydney Water Pipeline (DOP Site 8)** – Western Sydney Employment Hub, Horsley Park

30 January 2008

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Glossary

Employment HUB refers to the 2,050 hectare area of the Western Sydney Employment Hub, between the M7Motorway, Eastern Creek and Mamre Road, Erskine Park

DOP Site 8 refers to the 656 hectares of Lands South of Sydney Water Pipeline nominated in the Metropolitan Strategy “Key Sites in Western Sydney Employment Hub”

Link Road refers to the proposed “Western Sydney Employment Hub – Erskine Park Link Road Network” subject of the RTA’s Major Project Application (MP 06_0166) Aug 06 / May 07

DHL Asia Pacific Hubs is defined by DHL to refer to a facility where express shipments arrive from several locations, are re-sorted, and re-distributed to the network. Other DHL Asia Pacific Hubs are in; Bangkok, Hong Kong, Seoul, Singapore & Tokyo.

1 INTRODUCTION

Goodman International Limited (Goodman) is proposing to develop a substantial portion of the Western Sydney Employment Hub, identified in the NSW Government's Metropolitan Strategy as a key centre of employment growth over the next 25 years (Figure 1).

The 421 hectare "Oakdale" Estate is 64% in land area of the Lands South of Sydney Water Pipeline (*DOP Site 8*) located in Kemps Creek and Horsley Park (Figure 2).

Goodman proposes the progressive development of "Oakdale" as a regional distribution park of; warehouses, distribution centres and freight logistics facilities. The logistics company DHL has committed to an initial 54,000 m² in 3 buildings, of a total proposed 150,000 m² *DHL Oakdale Logistics Hub*. The total "Oakdale" Distribution Park will result in approximately 1,300,000 m² floor area of warehouses, distribution centres and freight logistics facilities being developed, creating 5,000 jobs on completion.

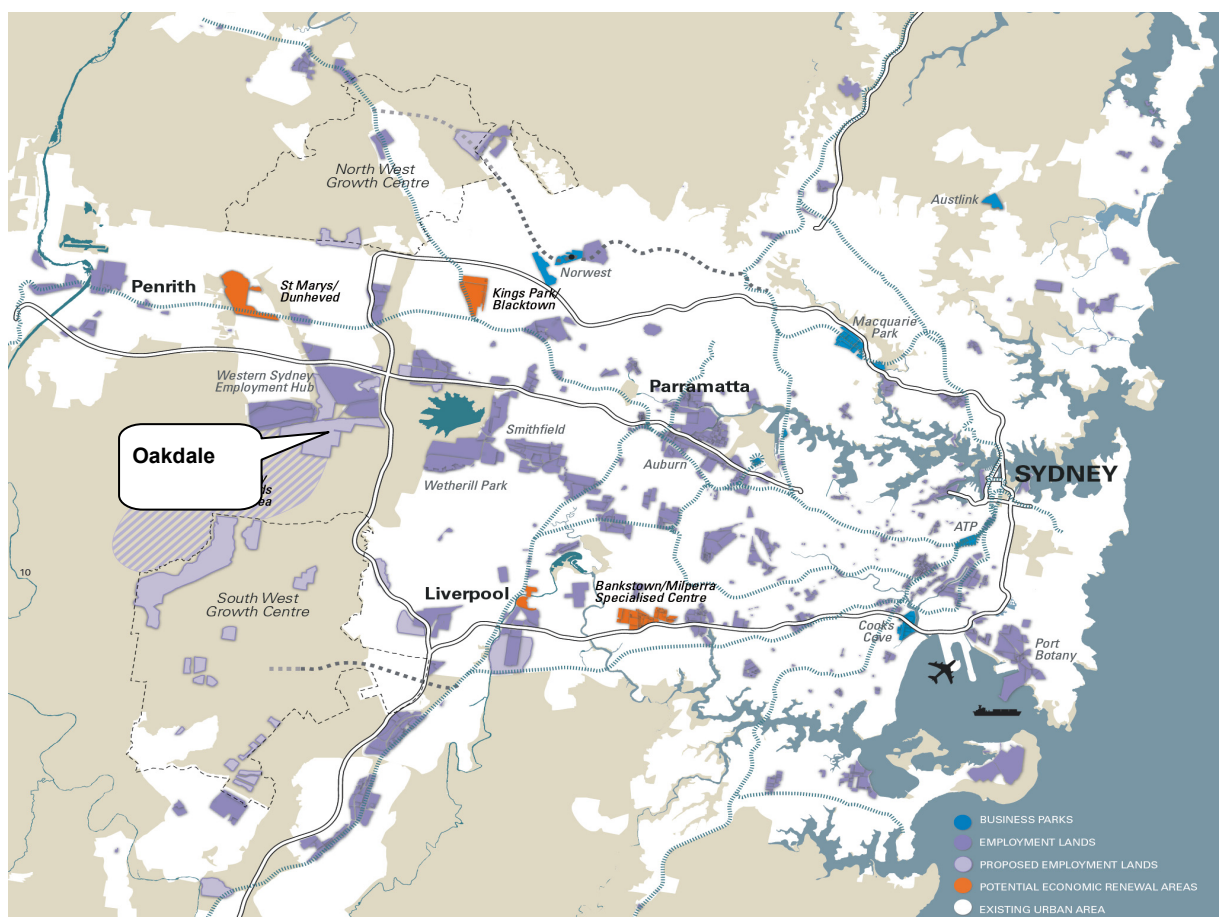


Figure 1: Regional Context – Metropolitan Strategy (Employment Lands)

Recognising the necessity of regional road access to "Oakdale" to enable development to occur, Goodman has facilitated a method for the Government to allow the phased completion of the *Link Road*, which has been proposed by the Government to provide regional road access to the Employment Lands. Accordingly, segments of the *Link Road* are proposed in "Oakdale" consistent with the RTA's Network.

To provide for the progressive development of "Oakdale", Goodman submits an initial Concept Plan for the first development precinct ("Oakdale CENTRAL" Concept Plan (CP#1)) and a Project Application for the DHL facility (*Estate Works + DHL Project Application* (PA#1)) where both the initial applications are supported by a proposed Concept Plan application ("Oakdale" Concept Plan (CP#2)). The "Oakdale" Concept Plan (CP#2) is coordinated by a Structure Plan for the whole of *DOP Site 8*. The applications are in accordance with Division 3 of Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), and are prepared to ensure *DOP Site 8* is developed to achieve the strategic planning goals of the Metropolitan Strategy.

This Project Description Report has been prepared by Goodman to assist the Minister for Planning and the Department of Planning's, initial consideration of the proposed "Oakdale CENTRAL" Concept Plan (CP#1) & *Estate Works + DHL Project Application* (PA#1), and the proposed "Oakdale" Concept Plan (CP#2) applications, under Part 3A of the EP&A Act.

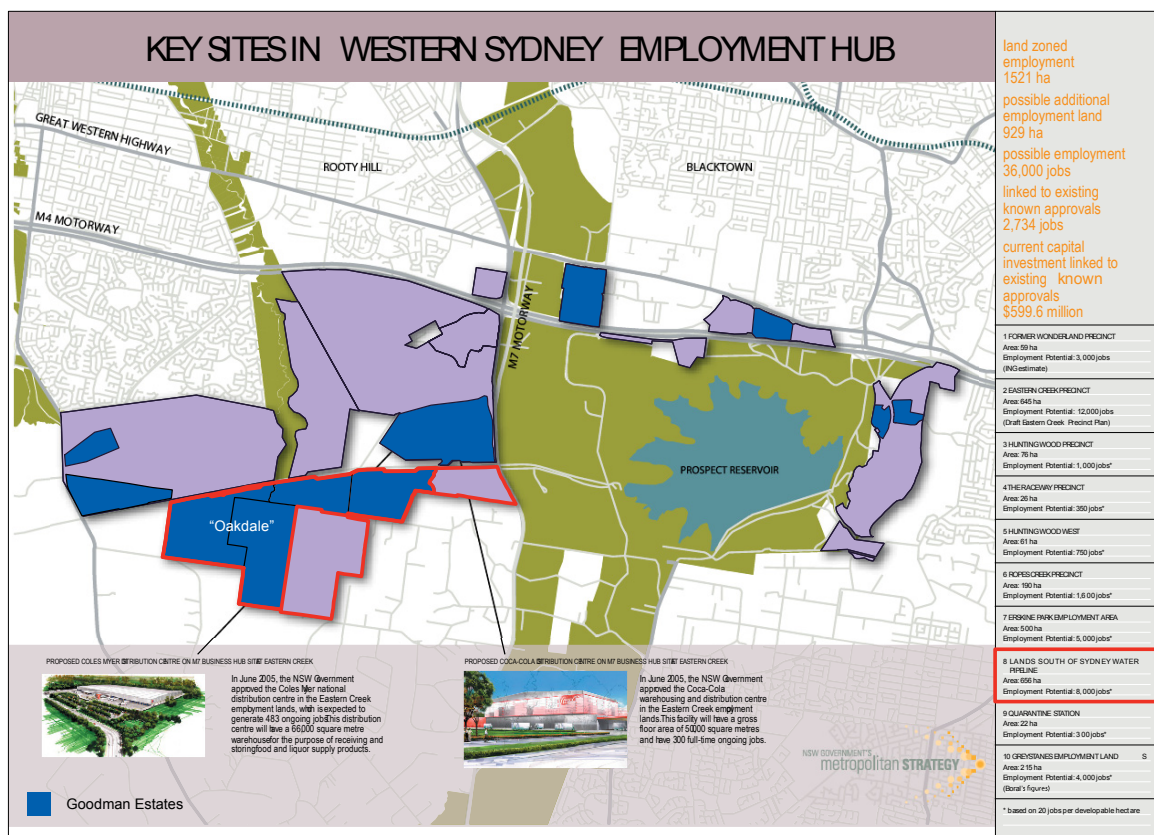


Figure 2: Key Sites in Western Sydney Employment Hub

2 The Site

The "Oakdale" Estate of 421 hectares is land in Horsley Park, Western Sydney.

The total estate is comprised of the following properties (Figure 3):

- Lot 1 DP 120673 (127 hectares);
- Lot 2 DP 120673 (62 hectares);
- Lot 82 DP 752041 (141 hectares);
- Lot 87 DP 752041 (3 hectares); and
- Lot 1 DP 843901 (88 hectares)

The site is located within the Penrith and Fairfield local government areas.

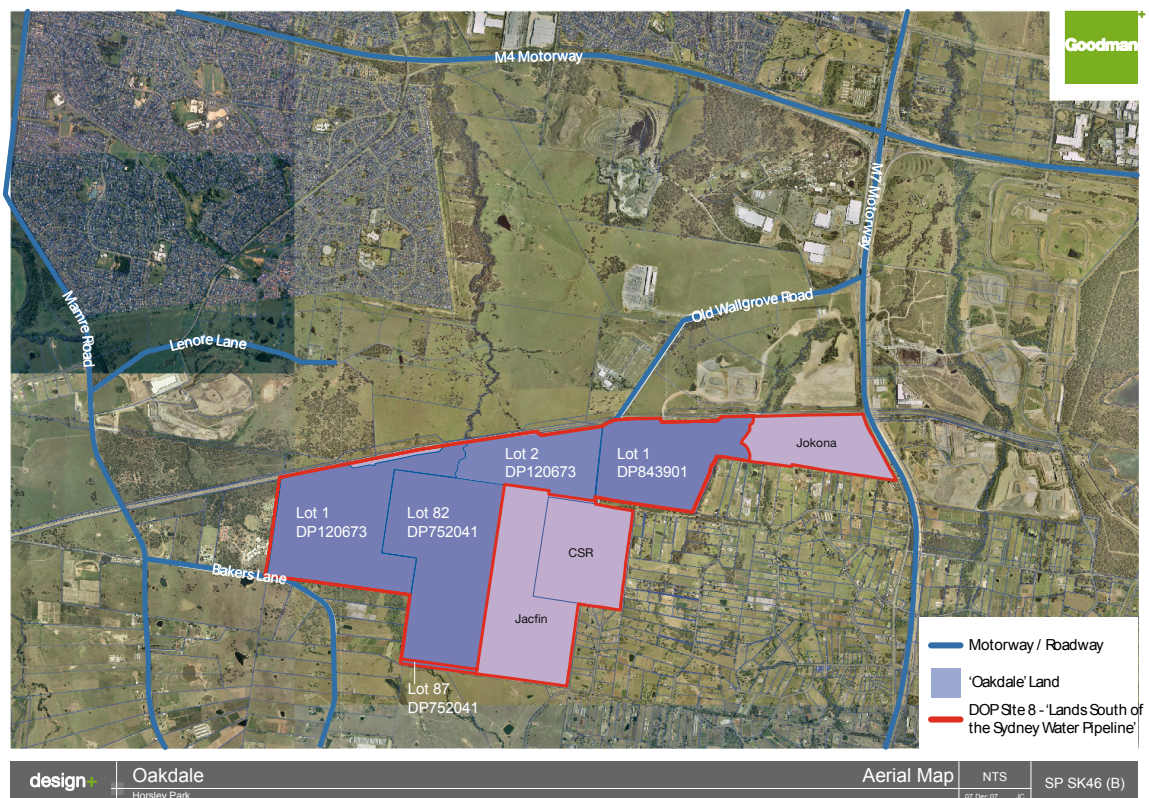


Figure 3: Oakdale – Aerial Map

The land is owned by Brickworks Limited (parent company of The Austral Brick Company Pty Ltd, "Austral Bricks"). Goodman and Brickworks Limited have entered into a joint venture to develop "Oakdale".

The majority of the site is cleared rural land, currently used for low intensity cattle grazing. The property, Lot 1 DP 843901 accommodates an operating Austral Bricks quarry and brick-making plant, which is included in the proposed *Oakdale Concept Plan* for land use planning purposes (designated as "EAST" precinct - refer Section 3), however this property will continue operating in accordance with existing approvals for the foreseeable future.

The majority of the site is reasonably flat, making it conducive to the development of large scale warehouse and distribution facilities which require large level pads for building construction. Ropes Creek is a major feature of the site, bisecting the land in a north-south direction.

The estate is accessed via Old Wallgrove Road to the east, and Bakers Lane to the west (Figure 3). Old Wallgrove Road provides direct access to the M7 Motorway, while Bakers Lane provides access to Mamre Road, which provides direct access to the M4 Motorway.

3 Scope of Applications

The "Oakdale" Estate is designated in precincts based on the geography of the land to manage the design and construction staging of the proposed development, namely precincts; "EAST", "CENTRAL", "SOUTH" and "WEST".

The scope of the proposed applications, are indicated on Figure 4.

- the **"Oakdale CENTRAL" Concept Plan (CP#1)**
 (CENTRAL precinct masterplan - Lot 2 DP 120673)
 refer Section 4
- the **Estate Works + DHL Project Application (PA#1)**
 (Estate Works + 3 DHL buildings in Oakdale CENTRAL – Lot 2 DP 120673)
 refer Section 5
- the **"Oakdale" Concept Plan (CP#2)**
 (Oakdale Estate)
 and the supporting Structure Plan for the whole of *DOP Site 8*
 refer Section 6

The precincts and the scope of applications, are indicated on Figure 4.

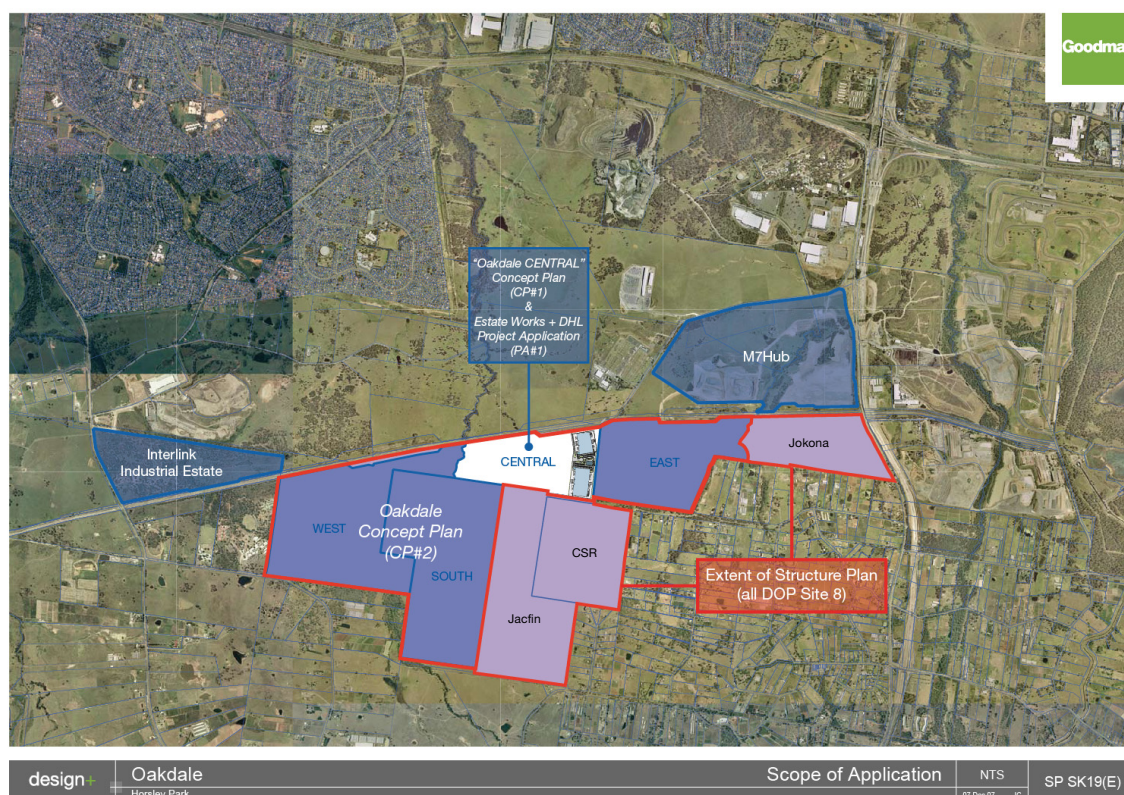


Figure 4: Scope of Applications – "Oakdale CENTRAL" Concept Plan (CP#1) & Estate Works + DHL Project Application (PA#1) & "Oakdale" Concept Plan (CP#2)

4 “Oakdale CENTRAL” Concept Plan (CP#1)

(CENTRAL precinct masterplan – Lot 2 DP 120673)

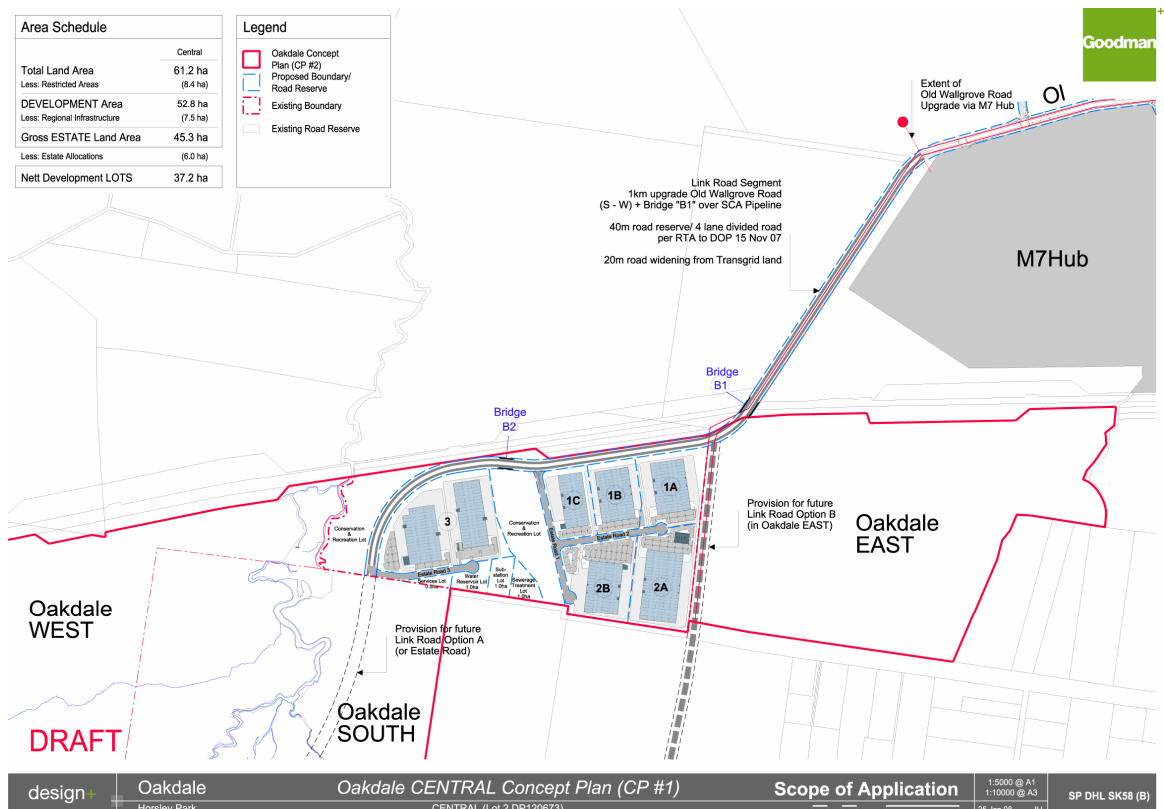


Figure 5:- “Oakdale CENTRAL” Concept Plan (CP#1) - Scope of Application

This application is a masterplan for Oakdale CENTRAL as the initial precinct of the Oakdale estate development and provides for the use of the land for storage and distribution centres and a range of other industrial uses. The masterplan allows flexibility to accommodate both large scale industrial warehouses and / or smaller scale industrial units to respond to the requirements of future end-users of employment generating facilities on the estate.

The *Oakdale CENTRAL Concept Plan* application will address all environmental issues of the CENTRAL precinct land and includes the following components of development.

Scope of the Application;

1. **A regional distribution park** of; warehouses, distribution centres and freight logistics facilities, including;
 - 61 hectares Total Land Area
 - 8 hectares allocated as Restricted Areas for Riparian / Flood Conservation Zones
 - 8 hectares allocated for Regional Infrastructure of; roads (*Link Road*), sewer, water & electricity
 - 6 hectares allocated for Estate Infrastructure of; access roads, sewer, water, stormwater drainage & electricity

- 39 hectares of Nett Development Lots available to accommodate in the order of 150,000 sqm floor area End-User facilities of warehouses, distribution centres, ancillary offices and staff amenities

Capital Investment Value :

\$44 million land development, including

- \$17 million Regional Infrastructure
- \$27 million Estate Infrastructure + Estate Works

\$150 million progressive construction works for the warehouse & distribution facilities

Development would occur progressively in stages and be subject of separate Project Applications for each stage &/or End-User company

Employment : 1,200 Operational jobs on completion (per DHL proposal in Section 5)

2. **2.4 km of the *Link Road* Network**, namely;

- **1.0 km segment Old Wallgrove Road (S-W) upgrade & bridge "B1" over SCA Pipeline**

Requires the provision of 20m road widening from Transgrid land.

The upgrade of the 1.0km section of OWR, including the crossing over the SCA Pipeline is designed to the RTA's standards for the proposed *Link Road* ie. 40m road reserve / 4 lane divided road cross-section approved for the OWR upgrade fronting M7Hub (RTA letter to DOP dated 15 Nov 07).

- **1.4 km *Link Road* extension land** will be provided by a subdivided lot
The final location of the *Link Road* traversing Oakdale will be subject to the determination of the "*Oakdale*" *Concept Plan* (CP#2) proposed in Section 6, with reference to the Exhibition of the RTA's Major Project Application (MP 06_0166) for the *Link Road*. To provide flexibility in selecting the final location, a 40m wide road reserve (5.5 hectares of land), is provided on the north side and continuing to the south-west of Oakdale CENTRAL, which allows for the preferred *Link Road* Option A of the "*Oakdale*" *Concept Plan* (CP#2).
(Note, the alternate Option B location included in the "*Oakdale*" *Concept Plan* application does not require land to be provided by Oakdale CENTRAL, as Option B can be accommodated in Oakdale EAST precinct)

Refer *Commitments* below.

NOTE : For this first Concept Plan application, the proposed *Link Road* segments total 2.4 km or 40%, of the 6.1 km Southern east-west route.

Allow for provision of the following Regional Infrastructure to be implemented in the *Estate Works* + *DHL Project Application* (PA#1) in Section 5

3. Sewer system
4. Water supply
5. Electricity supply

Allow for provision of the following to be implemented in the *Estate Works + DHL Project Application* (PA#1) in Section 5

6. Estate Services
7. Estate Works
 - Earthworks
 - Estate Roads
 - Landscaping, Estate Furniture and Signage
8. Rainwater Harvesting infrastructure
9. Ropes Creek tributary
10. Subdivision

Commitments for Regional Infrastructure

The required land and works, will be proposed as a *Commitment* with an Offer to execute a VPA (Voluntary Planning Agreement) with the Government that provides for an equitable reimbursement by the Government to Goodman from the contributions of other landowners / developers that benefit from the Regional Infrastructure installed by Goodman.

Goodman would proceed with the Regional Infrastructure included in the "*Oakdale CENTRAL*" *Concept Plan* (CP#1) "on account" within the *Commitment* framework of the proposed "*Oakdale*" *Concept Plan* (CP#2) Regional Infrastructure.

5 Estate Works + DHL Project Application (PA#1)

(Estate Works + 3 DHL buildings in Oakdale CENTRAL – Lot 2 DP 120673)

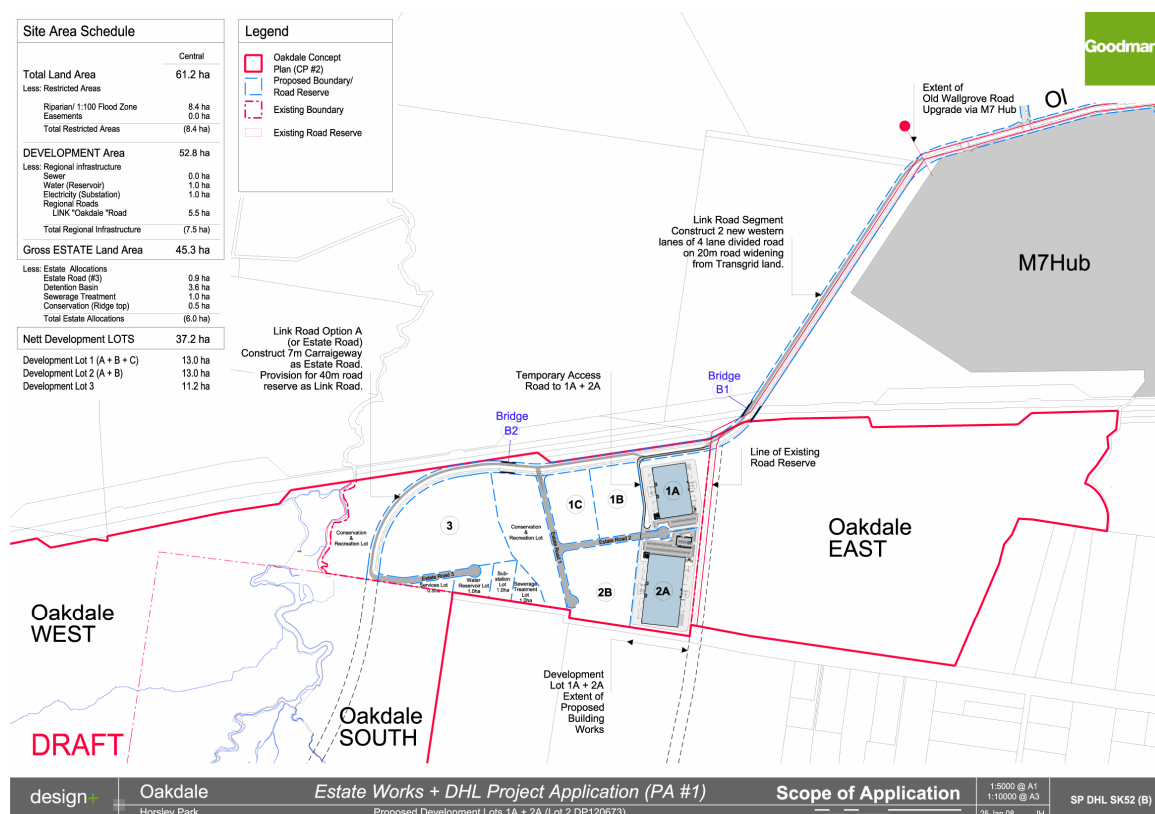


Figure 6: Estate Works + DHL Project Application (PA#1) – Scope of Application

Based on the framework established by the masterplan for Oakdale CENTRAL in the "Oakdale CENTRAL" Concept Plan (CP#1) Section 4 above, this application proposes to proceed with the staged implementation and construction the following components of development.

Scope of the Application;

1. 3 buildings for DHL, namely;

- Building 1 – 20,000m² Warehouse (+ 600m² Offices)
- Building 2 – 30,000m² Warehouse (+ 600m² Offices)
- Building 8 – 4,000m² Offices

completed in order, by staged construction to the end of 2008

Site Area : 12.800 hectares – proposed Development Lots 1A & 2A

Proposed Use : Warehousing and distribution, with ancillary offices

Capital Investment Value : \$51.0 million

Employment : 620 Operational jobs on completion

These 3 buildings are the initial facilities of the proposed 150,000m2 **DHL Oakdale Logistics Hub** to be completed on the remainder of Oakdale CENTRAL over the next 2 – 3 years, to a total cost of in the order of \$150 million and to create 1,195 operational jobs on completion.

2. **2.4 km of the *Link Road Network***, namely;

▪ **1.0 km segment Old Wallgrove Road (S-W) upgrade & bridge "B1" over SCA Pipeline**

Requires the provision of 20m road widening from Transgrid land.

The upgrade to be undertaken will complete the 2 western lanes of the future proposed divided 4 lane *Link Road*, designed and constructed to allow the construction of the additional 2 eastern lanes in the future while maintaining traffic flow.

If the 20m road widening is not made available by Transgrid to allow completion of the 2 new western lanes prior to commencement of operations of any buildings in Oakdale CENTRAL, temporary works will be undertaken to upgrade the existing OWR carriageway to the satisfaction of the RTA.

- **1.4 km *Link Road* extension land** will be provided by a subdivided lot
Within the subdivided lot for *Link Road* Option A, construct a 7.0m carriageway as an Estate Road if Option A is not selected as the location for the *Link Road*.

Refer *Commitments* below

NOTE : For this first Project Application, the proposed *Link Road* segments total 2.4 km or 40%, of the 6.1 km Southern east-west route.

3. **Sewer system to service *DOP Site 8***

A self-contained sewerage treatment system, to be designed / installed in consultation with, and to the requirements of, Sydney Water.

Refer *Commitments* below

4. **Water Reservoir to service *DOP Site 8*** will be provided by a subdivided lot

A land area of 1.0 hectare is provided to be dedicated to Sydney Water who require title to be transferred prior to Sydney Water entering a commitment for the supply of the Water Reservoir

Refer *Commitments* below

5. **Electricity Substation to service *DOP Site 8*** will be provided by a subdivided lot

A land area of 1.0 hectare is provided to be dedicated to Integral Energy who require title to be transferred prior to Integral Energy entering a commitment for the supply of the Substation equipment and installation.

Refer *Commitments* below

-
6. Estate Services provision by;
 - Sewer ; self-contained on site sewerage treatment works and recycling system
 - Water : potable water supply by connection and augmentation to existing network. Usage minimised by up to 70% by recycling and rainwater harvesting
 - Stormwater Drainage : constructed in accordance with Water Sensitive Urban Design principles and to Council's requirements
 - Telecommunications, Electricity & Gas : connection and augmentation to existing network as required
 7. Estate Works including ;
 - Earthworks ; detailed earthworks across the site
 - Estate Roads ; construction of the access roads to Council and RTA standards
 - Landscaping, Estate Furniture and Signage ; in accordance with the Design Guidelines proposed in the *Oakdale Concept Plan* application
 8. Provision for connection to a future Rainwater Harvesting infrastructure
 9. Ropes Creek tributary protection and revegetation
Environmental conservation in accordance with a Vegetation Management Plan (VMP)
 10. Subdivision of the existing property (Lot 2 DP 120673) to provide subdivided lots for the above components, including development lots, services lots and road lots.

Commitments for Regional Infrastructure

The required land and works, will be proposed as a *Commitment* with an Offer to execute a VPA (Voluntary Planning Agreement) with the Government that provides for an equitable reimbursement by the Government to Goodman from the contributions of other landowners / developers that benefit from the Regional Infrastructure installed by Goodman.

Goodman would proceed with the Regional Infrastructure included in the *Estate Works + DHL Project Application* (PA#1) "on account" within the *Commitment* framework of the proposed "Oakdale" Concept Plan (CP#2) Regional Infrastructure.

6 Oakdale Concept Plan (CP#2) (Oakdale Estate)

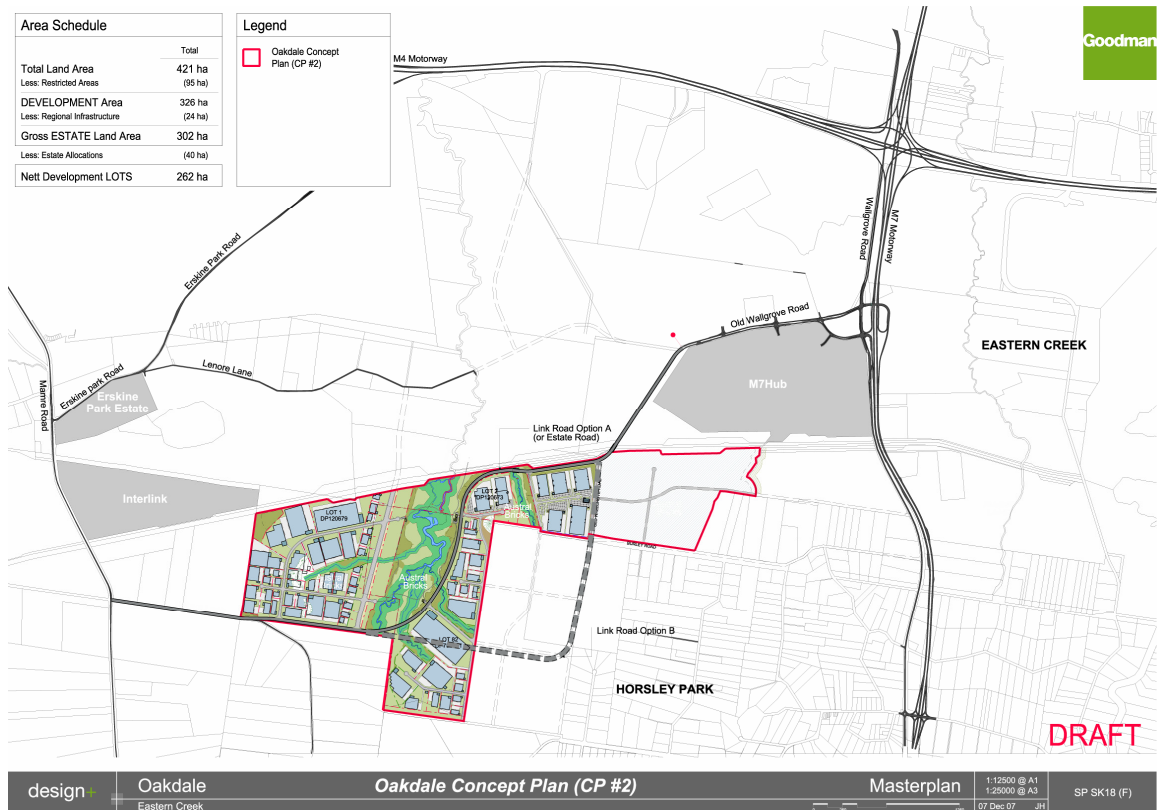


Figure 7: Oakdale Concept Plan (CP#2) – Masterplan

This application is a masterplan for the whole Oakdale estate and will incorporate the "Oakdale CENTRAL" Concept Plan (CP#1) application in Section 4, and extends to consider a Structure Plan for the whole of DOP Site 8 to ensure this "Oakdale" Concept Plan (CP#2) makes provision for development by the other land owners within DOP Site 8. As with the Oakdale CENTRAL masterplan, this masterplan provides for the use of the land for storage and distribution centres and a range of other industrial uses. The masterplan allows flexibility to accommodate both large scale industrial warehouses and / or smaller scale industrial units to respond to the requirements of future end-users of employment generating facilities on the estate.

The *Oakdale Concept Plan* application will address all environmental issues of the Oakdale estate land and includes the following components of development.

Scope of the Application;

1. **A regional distribution park** of; warehouses, distribution centres and freight logistics facilities, including;

- 421 hectares Total Land Area
- 95 hectares allocated as Restricted Areas for Riparian / Flood Conservation Zones & existing Electricity Easements
- 24 hectares allocated for Regional Infrastructure of; roads (*Link Road*), sewer, water & electricity
- 40 hectares allocated for Estate Infrastructure of; access roads, sewer, water, stormwater drainage & electricity
- 262 hectares of Nett Development Lots available to accommodate in the order of 1.300 million sqm floor area End-User facilities of warehouses, distribution centres, ancillary offices and staff amenities

Capital Investment Value :

\$320 million land development, including

- \$155 million Regional Infrastructure
- \$165 million Estate Infrastructure + Estate Works

\$1.3 billion progressive construction works for the warehouse & distribution facilities
Development would occur progressively in stages and be subject of separate Project Applications for each stage &/or End-User company

Employment : 5,000* Operational jobs on completion (* based on 64% Metropolitan Strategy estimate for DOP Site 8)

Structure of Application;

- *Oakdale Concept Plan* application for the 421 hectare Oakdale land area
- *DOP Site 8 Structure Plan* for the 656 hectares

2. **7.4 km of the *Link Road* Network**, including the proposed segments in the *Estate Works* + *DHL Project Application* (PA#1), namely;

- 100% of the 6.1 km Southern east-west route (including the 1.0 km segment of Old Wallgrove Road (S-W) in PA#1
- a 1.3 km segment (south of the SCA Pipeline) of the North-South connection

Make available the Land by subdividing a Road Lot in each progressive Project Application and complete construction of the Works to the RTA's standards for the proposed *Link Road* ie. the 40m road reserve cross-section approved for the OWR upgrade fronting M7Hub (RTA letter to DOP dated 15 Nov 07).

The Concept Plan indicates 2 options for the location of the *Link Road* segment traversing Oakdale, as indicated on Figure 7, namely;

- Option A (preferred) – wholly within Oakdale land located immediately below the SCA Pipeline and on the East side of Ropes Creek, and crossing the creek to meet Bakers Lane (proposed to be upgraded)
- Option B – passing South through CSR and Jacfin land and then West crossing Ropes Creek to meet Bakers Lane

Selection of the final location will be subject to the determination of the Concept Plan with reference to the Exhibition of the RTA's Major Project Application (MP 06_0166) for the *Link Road*. The "*Oakdale CENTRAL*" Concept Plan (CP#1) and *Estate Works + DHL Project Application* (PA#1) provided flexibility to select either option by providing the land required for both options (Figure 8).

Refer *Commitments* below

NOTE : The total proposed *Link Road* segments provide 100% of the 6.1 km Southern east-west route and 56% of the 2.3 km N-S Connection to the Northern route (Lenore Lane).

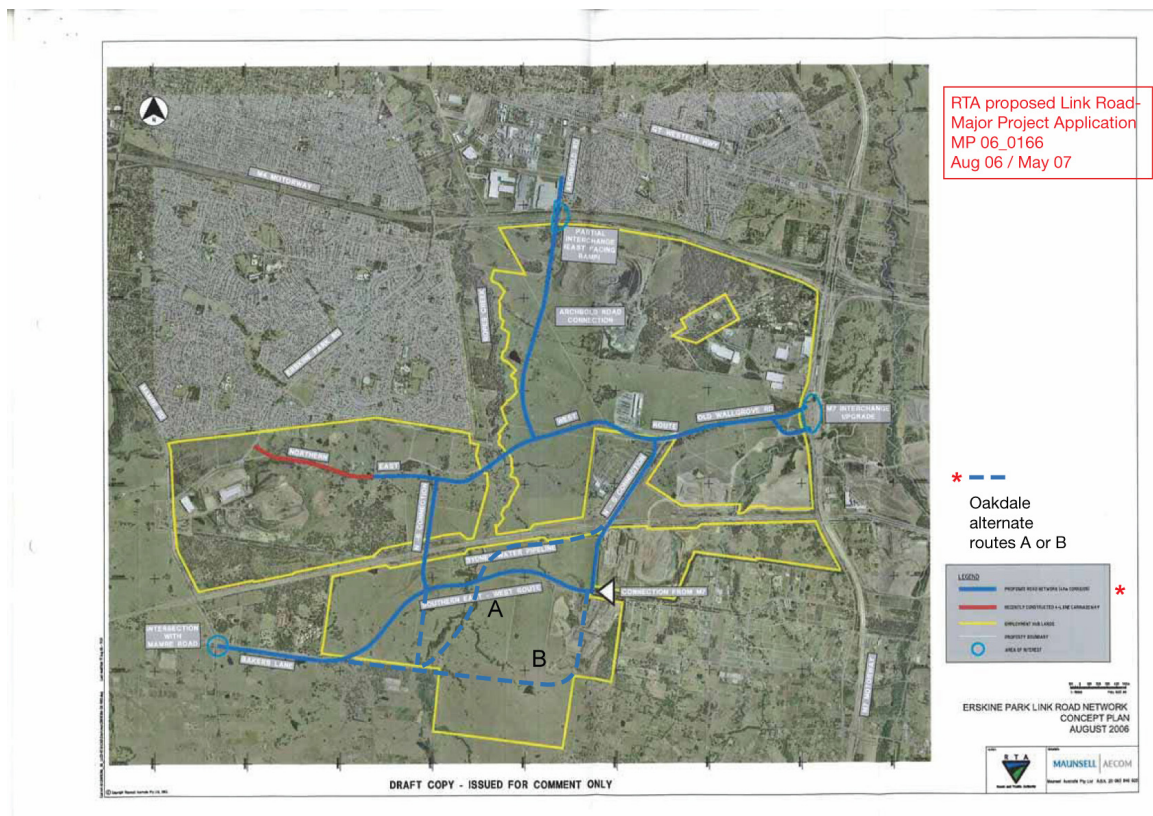


Figure 8: RTA Major Project Application (MP 06_0166) – *Link Road* Network

3. **Sewer system to service DOP Site 8**

A self-contained sewerage treatment system, to be designed / installed in consultation with, and to the requirements of, Sydney Water.

The design and approvals will be made available to other land owners within DOP Site 8 so those land owners / developers can elect to install independent self-contained sewerage treatment systems for their developments.

Refer *Commitments* below

4. **Water supply to service DOP Site 8**

Including the 1.0 hectare Reservoir lot proposed in PA#1

Refer *Commitments* below

5. **Electricity supply to service DOP Site 8** will be provided by a subdivided lot

Including the 1.0 hectare Substation lot proposed in PA#1

Refer *Commitments* below

6. Estate Services provision by;
 - Sewer ; self-contained on site sewerage treatment works and recycling system
 - Water : potable water supply by connection and augmentation to existing network. Usage minimised by up to 70% by recycling and rainwater harvesting
 - Stormwater Drainage : constructed in accordance with Water Sensitive Urban Design principles and to Council's requirements
 - Telecommunications, Electricity & Gas : connection and augmentation to existing network as required
7. Estate Works including ;
 - Earthworks ; bulk earthworks across the site
 - Estate Roads ; construction of the access roads to Council and RTA standards
 - Landscaping, Estate Furniture and Signage ; in accordance with the Design Guidelines proposed in the *Oakdale Concept Plan* application
8. Provision for connection to a future Rainwater Harvesting infrastructure
9. Ropes Creek protection and revegetation
Environmental conservation in accordance with a Vegetation Management Plan (VMP)
10. Subdivision of the existing property to provide subdivided lots for the above components, including development lots, services lots and road lots.

Commitments for Regional Infrastructure

The required land and works, will be proposed as a *Commitment framework* with an Offer to execute a VPA (Voluntary Planning Agreement) with the Government that provides for an equitable reimbursement by the Government to Goodman from the contributions of other landowners / developers that benefit from the Regional Infrastructure installed by Goodman.

7 Statutory Context

7.1 Major Project

The development the subject of the proposed "*Oakdale CENTRAL*" *Concept Plan* (CP#1) & *Estate Works + DHL Project Application* (PA#1), and the proposed "*Oakdale*" *Concept Plan* (CP#2) applications is classified as a major project under Part 3A of the *Environmental Planning and Assessment Act 1979* (EP&A Act), as the applications involve development for the purpose of storage or distribution centres with a capital investment value of more than \$30 million, and therefore triggers the criteria in Clause 12 (Group 4) of Schedule 1 of *State Environmental Planning Policy – Major Projects 2005* ("Major Projects SEPP").

Section 75M of the EP&A Act allows the Minister for Planning to authorise a proponent to apply for approval of a concept plan for a major project.

The Minister is the approval authority for the applications.

7.2 Permissibility

Although the land the subject of the proposed applications is identified as employment land under the Metropolitan Strategy, the subject land is currently zoned:

- Rural 1(a) on Lot 1 DP 120673 and Lots 82 and 87 DP752041 under the *Penrith Local Environmental Plan No.201 (Rural Lands)*;
- Non Urban-Residential 1(a) on Lot 2 DP120673 under the *Fairfield Local Environmental Plan 1994*; and
- Non Urban-Extractive Industry 1(b) on Lot 1 DP843901 under the *Fairfield Local Environmental Plan 1994*.

Clause 8O of the EP&A Regulation would allow the Minister to approve the development in circumstances where the Minister authorises or requires the submission of concept plan.

7.3 Environmental Planning Instruments

The following environmental planning instruments are of some relevance to the proposed applications;

- *SEPP No.33 – Hazardous and Offensive Development;*
- *SEPP No.55 – Remediation of Land;*
- *SEPP No.64 – Advertising and Signage;*
- *Draft SEPP No.66 – Integration of Land Use and Transport;*
- *SEPP (Major Projects) 2005;*
- *SEPP (Infrastructure) 2007;*
- *Sydney Regional Environmental Plan (SREP) No. 9 – Extractive Industry;*
- *SREP No 20 – Hawkesbury-Nepean River;*
- *Penrith Local Environmental Plan (LEP) No.201 (Rural Lands); and*
- *Fairfield LEP 1994.*

Apart from the obviously inconsistency with current zoning under the LEPs, the proposed "Oakdale" Distribution Park and the development thereof is considered to be broadly consistent with the aims, objectives and provisions of the applicable instruments.

8 Environmental Issues

Goodman has completed extensive environmental assessment of the land subject to the proposed applications.

A brief summary of the findings of this environmental assessment is provided in the following table.

There are no environmental issues that would prohibit the proposed development of the "Oakdale" Distribution Park to be the subject of the proposed *Oakdale Concept Plan* application. Environmental reports focused on the initial DHL site will be submitted with the proposed *Estate Works + DHL Project Application* (PA#1).

Environmental Assessment Summary

Issue	Analysis / Comment
Soil and Water:	<p>Geology and Soils</p> <ul style="list-style-type: none">Assessment indicates no major geological or hydrogeological constraints to development of the site, although the site does have the potential for saline soils (see below); <p>Site Contamination</p> <ul style="list-style-type: none">Site contamination assessment indicates that the site generally has a low risk of contamination. Some areas for additional investigation have been identified. These investigations would occur in line with applicable project applications; <p>Salinity</p> <ul style="list-style-type: none">Some areas of the site have the potential for high salinity, particularly areas close to Ropes Creek and its tributaries. These areas would be further investigated, and management strategies developed, in conjunction with applicable project applications; <p>Acid Sulfate Soils</p> <ul style="list-style-type: none">The site has a negligible risk of containing acid sulphate soils, given its elevation and location. <p>Riparian Areas / Waterbodies</p> <ul style="list-style-type: none">Ropes Creek (a Category 1 stream) bisects the land in a north-south direction. The site also accommodates a number of minor streams, including four category 2 tributaries of Ropes Creek, and six category 3 streams. The site also contains a number of on-line and off-line farm dams;The proposed concept plan would avoid employment-related development of the Category 1 and 2 streams, and their associated riparian areas. Category 3 streams would be incorporated into the project's Water Sensitive Urban Design Strategy. Farm dams would be removed and natural stream flows reinstated;The proposed concept plan includes a strategy to rehabilitate, revegetate and conserve key riparian areas; <p>Flooding</p> <ul style="list-style-type: none">Areas of Ropes Creek and its tributaries are subject to flooding (see Figure 5);The proposed concept plan would avoid employment-related development of the flood affected area. This area is proposed to be used for environmental conservation and recreational land use.

Issue	Analysis / Comment
Noise:	<ul style="list-style-type: none"> Sensitive receivers in the surrounding area include: <ul style="list-style-type: none"> rural-residential land-users to the south and east; and schools and a retirement village to the west. Noise impact assessment indicates that the development of the proposed concept plan is able to be undertaken in a manner that would not result in a significant noise impact to surrounding land-users (ie. would comply with applicable noise criteria), subject to implementation of noise mitigation measures in individual developments; A noise model is proposed to be developed for the concept plan, which would assess individual projects and the need for mitigation.
Air Quality:	<ul style="list-style-type: none"> Existing air quality in the locality is generally good; Given the nature of the proposed concept plan development (ie. light industry/ warehousing and distribution), the proposal is not expected to generate significant air emissions; Dust emissions during construction works would be managed through the adoption of standard best practice dust management measures.
Flora and Fauna:	<ul style="list-style-type: none"> Ecological assessment indicates that the site currently comprises approximately 31 hectares of vegetation, with the balance comprising pasture. The vegetation identified includes: <ul style="list-style-type: none"> 2.5 hectares of Cumberland Plain Woodland; 22 hectares of Swamp Oak Forest; 1 hectare of degraded woodland; and 5 hectares of wetland vegetation/farms dams/exotic sedge. The Cumberland Plain Woodland and Swamp Oak Forest communities are endangered ecological communities under the <i>Threatened Species Conservation Act 1995</i>. Analysis indicates that the development of the proposed concept plan would clear 9.3 hectares of vegetation, including 0.6 hectares of Cumberland Plain Woodland and 1.2 hectares of Swamp Oak Forest; The proposed concept plan includes an offset and revegetation strategy that would revegetate Cumberland Plain Woodland and Swamp Oak Forest.
Aboriginal Heritage:	<ul style="list-style-type: none"> Archaeological assessment indicates that the land is unlikely to have been subject to intensive Aboriginal visitation and use in the past that would have resulted in creation of substantial archaeological deposits. 16 Aboriginal sites/objects have been identified on the land, including 10 isolated finds/artefacts, and 6 open campsites (containing between 2 to 6 artefacts each); The proposed concept plan includes a strategy for management of the identified Aboriginal sites/objects and for additional investigation of certain areas that have the potential to contain archaeological deposits.
Historical Heritage:	<ul style="list-style-type: none"> Heritage assessment has identified 2 items of some heritage significance on the land, including the site of the former outbuildings associated with the 'Lockwood' estate in the eastern area (moderate significance), and the ruins of a slab hut associated with the 'Razeville' estate and Lenore Soldier settlement in the western area (high significance). The sites are not listed on the State Heritage Register; The proposed concept plan includes a strategy for further assessment and management of these sites.

Issue	Analysis / Comment
Traffic and Transport:	<ul style="list-style-type: none"> • Traffic assessment indicates that: <ul style="list-style-type: none"> - the existing road network can support the development of Lot 2 DP 120673 (ie. the Central Precinct) without any significant regional road upgrades; - the existing road network, plus the upgrade of Old Wallgrove Road to four lanes (ie. the proposed link road), would accommodate a significant portion of the development of the concept plan; - at some stage (with timing dependent on development of the whole of the Western Sydney Employment Hub), further regional road upgrades, such as additional upgrade of the southern link road, upgrade of the M7 interchange, and/or the addition of another interchange with the M7 would be required. (Nb. The RTA is currently assessing the required road network for the Western Sydney Employment Hub under a separate concept plan application (MP 06_0166)); • The proposed concept plan would include a strategy for the encouragement of alternative transport modes (including public transport, cycling and pedestrian facilities).
Other Infrastructure and Services:	<ul style="list-style-type: none"> • A comprehensive Infrastructure Concept Plan has been prepared to identify and assess infrastructure provision to the land. The key strategies for infrastructure provision are identified in Table 1 above, and include: <ul style="list-style-type: none"> - Potable Water: Proposed recycling of sewer and harvesting of roof stormwater. These measures would reduce reticulated water demand by 70%. The balance would be provided from the reticulated water supply; - Sewer: A fully self-contained system is proposed, with no reliance on the reticulated sewerage system. Treated sewer would be reused on site for non-potable used, with any excess irrigated in accordance with DECC guidelines; - Electricity: Available to be serviced from existing supplies, subject to installation of a sub-station on the site; - Gas: Available to be serviced from existing reticulated supplies in the area; - Communications: Available to be serviced from existing reticulated supplies in the area.
Visual Amenity:	<ul style="list-style-type: none"> • Estate and building design will address the need to minimise visual impact; • To create a world-class warehouse and distribution park built on foundations of design excellence, Goodman has run a design 'competition' (by invitation) with prominent urban designers/architects. Based on this competition, Goodman has engaged Mackenzie Pronk to guide the design of the masterplan and built form of the Oakdale Concept Plan; • In addition, a Landscape Concept plan has been prepared for the concept plan.
Hazards:	<ul style="list-style-type: none"> • The proposal is not expected to involve any significant hazards (such as significant dangerous goods storage).

9 CONCLUSION

Goodman trusts that the information contained in this Project Description Report provides the Department of Planning sufficient information to enable its initial consideration of the proposed "*Oakdale CENTRAL*" *Concept Plan* (CP#1) & *Estate Works + DHL Project Application* (PA#1), and the proposed "*Oakdale*" *Concept Plan* (CP#2) applications under Part 3A of the EP&A Act.

APPENDIX – A4 drawings

Figure 4: Scope of Applications – *"Oakdale CENTRAL" Concept Plan (CP#1) & Estate Works + DHL Project Application (PA#1) & Oakdale Concept Plan (CP#2)*

Figure 5: *"Oakdale CENTRAL" Concept Plan (CP#1) – Scope of Application*

Figure 6: *Estate Works + DHL Project Application (PA#1) – Scope of Application*

Figure 7: *"Oakdale" Concept Plan (CP#2) – Masterplan*

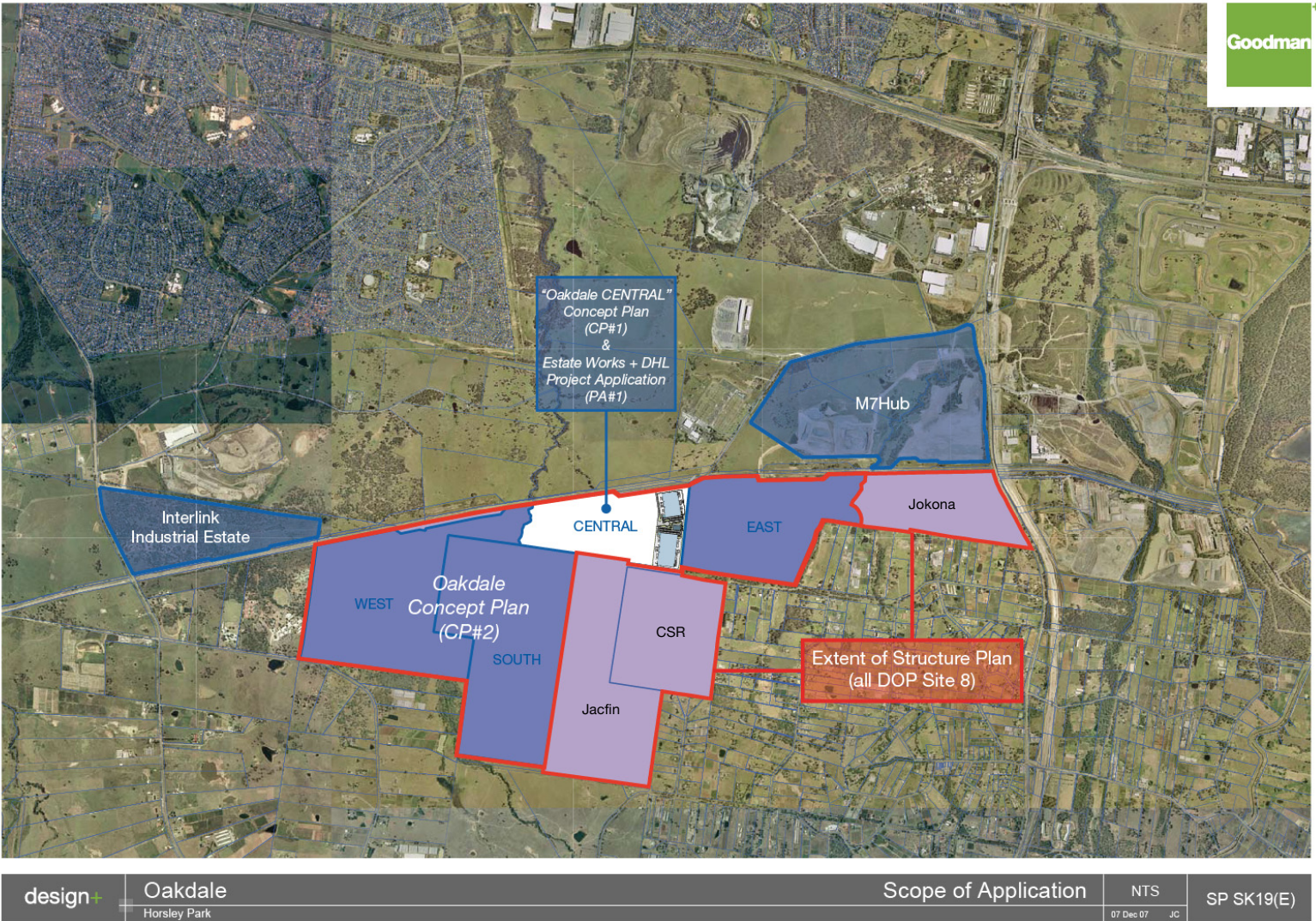


Figure 4

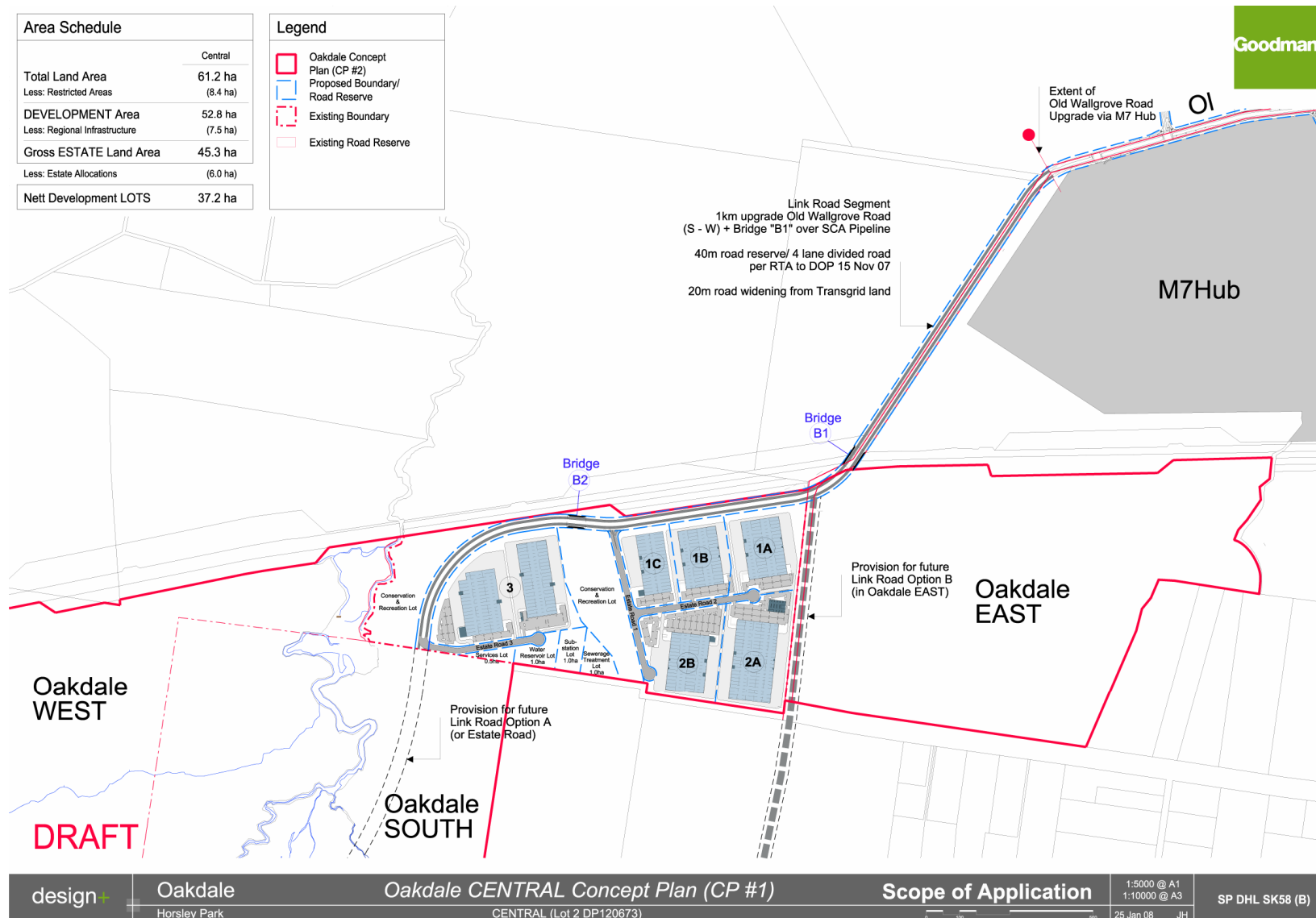


Figure 5

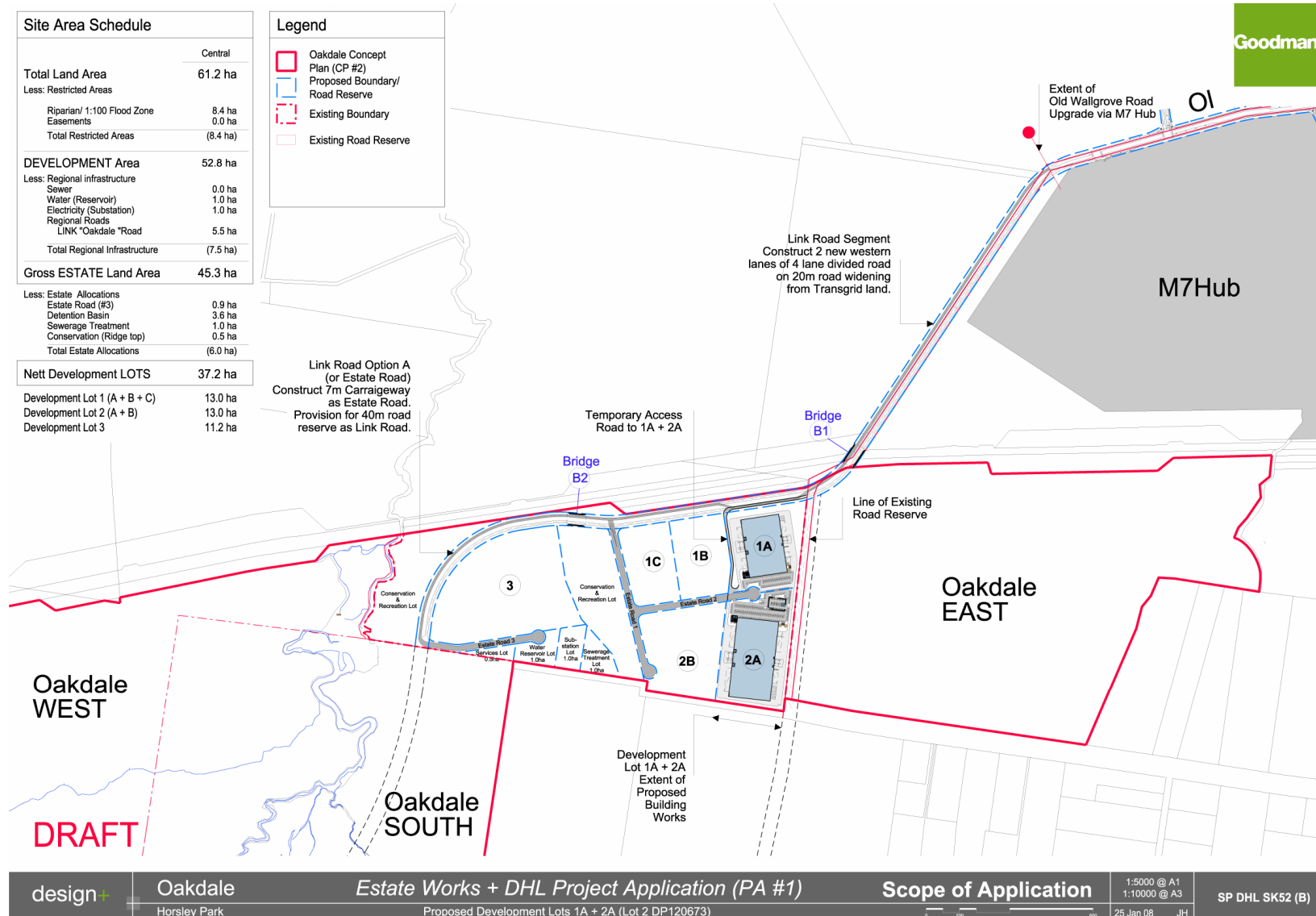


Figure 6

