

Concept Plan Approval

Section 75O and 75P of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning:

- approve the Concept Plan referred to in Schedule 1, subject to the modifications in Schedule 2;
- determine the environmental assessment requirements for subsequent project or development applications associated with the Concept Plan; and
- determine that any development or an activity associated with the approved Concept Plan with a capital investment of less than \$30 million that employs less than 100 people, be subject to Part 4 or Part 5 of the *Environmental Planning and Assessment Act 1979*, whichever is applicable, unless the development is, in the opinion of the Minister, development of a kind that is described in Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*.



The Hon Kristina Keneally MP
Minister for Planning

Sydney

2 Jan

2009

SCHEDULE 1

Application No:	08_0065
Proponent:	Goodman International Limited
Approval Authority:	Minister for Planning
Land:	Lot 2 DP 120673 (see Appendix 1)
Concept Plan:	Establishment of Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure

SCHEDULE 2

DEFINITIONS

Chandos Parkway	Proposed road network to be located to the south of the site, as depicted in Appendix 1
Concept Plan	Concept plan for the proposed Oakdale Central, a regional distribution park of warehouses, distribution centres, freight logistics facilities, and associated infrastructure, depicted generally in Appendix 1, and described in: the environmental assessment in support of the concept plan application for the proposal, prepared by Goodman International Limited, and dated May 2008.
Council	Fairfield City Council
Day	period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
DHL Logistics Hub	Construction and operation of a DHL Logistics Hub and associated infrastructure as detailed in Major Project Application 08_0066
Director-General	Director-General of the Department (or delegate)
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	period from 6pm to 10pm.
Minister	Minister for Planning
Night	period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays
SCA	Sydney Catchment Authority
Proponent	Goodman International Limited, or its successors in title
Site	Land to which the concept plan application applies (see schedule 1)
Statement of Commitments	See Appendix 2

GENERAL TERMS OF APPROVAL

1. Concept plan approval is granted for:
 - (a) subdivision of the site;
 - (b) bulk earthworks across the site;
 - (c) development of a regional distribution park of warehouses, distribution centres and freight logistic facilities, consisting of:
 - 40 hectares for employment generating uses;
 - 8.0 hectares for regional road reserves;
 - 1.0 hectares for services;
 - 4.6 hectares for environmental conservation; and
 - 7.4 hectares for recreational open space;
 - (d) upgrade of Old Wallgrove Road and the Old Wallgrove Road/ Wallgrove Road intersection to service the site;
 - (e) provision of a range of associated infrastructure to provide essential services to the site; and
 - (f) provision of a range of ancillary developments/facilities to service the site including child care facilities, neighbourhood shops, and recreational facilities.

Note: The general scope of this approval is depicted in the:

- *concept master plan (see Appendix 1); and*
- *plan of subdivision of Lot 2 DP 120673, as detailed in drawing OAK PA1 12(A)*

MODIFICATIONS TO THE CONCEPT PLAN

2. Within 3 months of the concept plan approval, the Proponent shall:
 - (a) revise all drawings and plans lodged with the concept plan to accommodate the proposed Chandos Parkway and demonstrate that the revised drawings and plans are compliant with the Oakdale Central Concept Plan Controls;
 - (b) submit a staging plan for the provision of all infrastructure for the project and likely timeframes, including for the provision of a sewage treatment facility;
 - (c) revise the Oakdale Central Concept Plan Controls to include targets and objectives for minimising energy consumption, maximising energy efficiency and reducing greenhouse gas emissions;
 - (d) revise the conceptual Landscape Management Plan for the Oakdale Central Precinct to detail the integration of
 - subsequent development/project applications with the DHL Logistics Hub project; and

- riparian vegetation, stormwater management, public open space and recreation facilities and pedestrian and cycleways; and
- (e) provide a Transport Management Accessibility Plan for Oakdale Central incorporating the DHL Logistics Hub project.

LIMITS ON APPROVAL

- This approval does not allow any components of the project to be carried out without further approval or consent being obtained.
- Estate Road 4 shall be a temporary access road until the regional road network associated with the Western Sydney Employment Lands Investigation Area has been finalised.

Note: The Director-General may require Estate Road 4 to be closed and an alternative access to the site to be provided.

- The Proponent shall ensure the sewage treatment facility is designed in a manner that allows the system to be connected to Sydney Water's sewerage system.

NOISE LIMITS

- The proponent shall ensure that the noise generated by the project does not exceed the noise impact assessment criteria in Table 1.

Table 1: Project Noise Limits (dB(A))

Location	Day		Evening		Night		
	L _{Aeq}	L _{Aeq} (15 min)	L _{Aeq}	L _{Aeq} (15 min)	L _{Aeq}	L _{Aeq} (15 min)	L _{Aeq} (1 min)
A	55	39	45	39	40	39	49
B, C, D and E	50	39	45	39	40	39	49

Notes:

- Noise emission limits apply under meteorological conditions of wind speeds up to 3 m/s at 10 metres above ground level or temperature inversions conditions of 3 °C/100m and wind speed up to 2 m/s at 10 metres above the ground. To determine compliance with this condition, noise from the development must be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary.
- However, where it can be demonstrated that direct measurement of noise from the development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
- The noise limits do not apply if the Proponent has an agreement with the relevant owner of lands within these locations to generate higher noise levels and the Proponent has advised the Department in writing of the terms of this agreement.

Table 2: Location of Sensitive Receiver

Location	Address
A	North – Erskine Park Residents
B	West – Emmaus College and Retirement Village, Bakers Lane, Kemps Creek
C	South – 20 Bakers Road, Kemp Creek
D	South-East – 27 Greenway Place, Horsley Park
E	East – Burley Road Residents, Horsley Park

CONSISTENCY OF FUTURE DEVELOPMENT

- The Proponent shall ensure that all development on site is carried out generally in accordance with the:
 - concept plan (see condition 1 above);
 - statement of commitments; and
 - conditions of this approval.
- If there is any inconsistency between the above, then the most recent plan/document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.

PROJECT APPLICATION REQUIREMENTS

Industrial Buildings (except buildings 1A and 2A)

9. The Proponent shall ensure that in seeking approval for the implementation of the various industrial buildings, the application includes:
- (a) a detailed description of the layout and design of the proposed development;
 - (b) an assessment demonstrating that this layout and design is generally consistent with the modified Oakdale Central Concept Plan Controls;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) building design including:
 - consideration of the height, bulk and scale of the proposed buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures;
 - (e) a detailed infrastructure plan for the provision of the following:
 - water supply, sewer, gas, electricity, telecommunications services;
 - fire-fighting services, including the location and design of fire access roads;
 - external lighting;
 - stormwater management, including the provision of any regional rainwater harvesting infrastructure;
 - parking and access, including bicycle facilities;
 - (f) details of a program to monitor stormwater controls and stormwater quantity and quality, including flows and amounts of pollutants discharging to local waters;
 - (g) a detailed landscape plan using predominantly endemic species and details of the areas to be landscaped, including the location and species for all plantings.
 - (h) a description of the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
 - (i) a noise assessment of the proposed development in accordance with the NSW *Industrial Noise Policy* including:
 - demonstration that the operational noise generated by the proposed development and any other development on the project site would not exceed the noise criteria detailed in Table 1; and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECC's *Environmental Criteria for Road Traffic Noise*;
 - (j) an assessment of soil and groundwater salinity;
 - (k) a flood assessment;
 - (l) a greenhouse gas assessment;
 - (m) a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network;
 - details of any road upgrades; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;
 - (n) an air quality assessment of the proposed development;
 - (o) a hazard assessment in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994); and
 - (p) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal groups; and
 - waste management plan.

Water Supply/Harvesting Infrastructure

10. The Proponent shall ensure that in seeking approval for the implementation of the water supply/harvesting infrastructure, the application includes:
- (a) details of consultation with relevant government agencies including Council, SCA, NSW Department of Health and Sydney Water;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) details of water and energy requirements for the site including water supply source, sustainability of its usage, and opportunities to incorporate water and energy efficiency measures;
 - (e) details on the water treatment proposed for all drinking water produced by the water treatment plant and demonstrate compliance with the National Health and Medical Research Council's *Drinking Water Guidelines 2004* and subsequent guidelines;
 - (f) an assessment of the potential impacts of the infrastructure, including:
 - potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the water treatment plant. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development (SEPP 33)* and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken;
 - an assessment of wastes generated during construction and operation and methods for recycling, treatment, storage and disposal of the waste;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - an assessment of soil and groundwater salinity;
 - a flood assessment;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
 - (g) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction guidelines*. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal groups; and
 - a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Sewerage System

11. The Proponent shall ensure that in seeking approval for the implementation of the sewerage system, the application includes:
- (a) details of consultation with relevant government agencies including Council, NSW Health and Sydney Water;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure, including:
 - detailed technical specifications;
 - operation of the wastewater treatment works (treatment processes, disinfection methods, effluent quantity and quality, overflow performance, etc);
 - wet weather storage requirements;
 - chemical use and storage;
 - effluent storage and management (location, capacity, overflows, etc);
 - biosolids treatment and management processes, including storage, transport and recycling or disposal; and
 - opportunities to incorporate water and energy efficiency measures;
 - (c) details of the timing for the provision of a sewage treatment facility and for when the facility would connect to Sydney Water's sewerage system;
 - (d) satisfactory arrangements for local and regional infrastructure;

- (e) where re-use is proposed, details regarding the beneficial re-use of treated effluent in accordance with DECC's *Environmental Guidelines: Use of Effluent by Irrigation*, relevant National Water Quality Management Strategy guidelines and other relevant guidelines;
- (f) where discharge of treated effluent is proposed, demonstration that DECC will issue a licence under the *Protection of the Environment Operations Act 1997*;
- (g) an assessment of the potential impacts of the infrastructure, including:
 - an assessment of the potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the wastewater treatment works. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken; ;
 - an assessment of odour and other emissions (including greenhouse gas emissions) and the management of these emissions;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - an assessment of soil and groundwater salinity;
 - a flood assessment;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
- (h) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups; and
 - a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Ancillary Developments/Facilities

12. The Proponent shall ensure that in seeking approval for the implementation of any ancillary development/facilities, such as child care facilities and neighbourhood shops, the application includes:
 - (a) a detailed description of the layout and design of the proposed development;
 - (b) an assessment justifying the suitability of the site and proposed use, having regard to any conflicts with the surrounding industrial area, such as conflicts associated with traffic, noise and air quality;
 - (c) satisfactory arrangements for local and regional infrastructure;
 - (d) an assessment demonstrating that this layout and design is generally consistent with the site development and urban design requirements for the modified Oakdale Central Concept Plan Controls and if there are any inconsistencies, then justification for these inconsistencies;
 - (e) building design including:
 - consideration of the height, bulk and scale of the proposed buildings;
 - an assessment of compliance with the Building Code of Australia;
 - water and energy requirements and opportunities for incorporating efficiency measures;
 - details of the provision of infrastructure and utilities to the site, including the location and design of fire access roads;
 - (f) a detailed landscape plan using predominantly endemic species only and details of the areas to be landscaped, including the location and species for all plantings;
 - (g) a description of the measures that would be implemented to:
 - monitor and maintain the infrastructure and landscaping on site over time;
 - minimise energy and water use on site;
 - avoid, minimise, reuse and recycle waste;
 - (h) a noise assessment of the proposed development in accordance with the NSW *Industrial Noise Policy* including:
 - demonstration that the operational noise generated by the proposed development and any other development on site would not exceed the noise criteria detailed in Table 1; and
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed the noise criteria in the DECC's *Environmental Criteria for Road Traffic Noise*;

- (i) a traffic assessment of the proposed development prepared in accordance with the RTA's Guide to Traffic Generating Developments including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network; and
 - a sustainable travel plan including measures to increase non car travel, such as cycling and public transport;
- (j) an assessment of soil and groundwater salinity;
- (k) a flood assessment;
- (l) an air quality assessment of the proposed development; and
- (m) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups; and
 - waste management plan.

LIABILITY TO LAPSE

13. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this concept plan within 5 years of the date of this approval.

APPENDIX 1
INDICATIVE LAYOUT OF THE CONCEPT PLAN

APPENDIX 2
STATEMENT OF COMMITMENTS

9 STATEMENT OF COMMITMENTS

9.1 CENTRAL Concept Plan

A Overview and Definitions

Goodman will carry out the *CENTRAL Concept Plan* and all related projects/developments in accordance with the following commitments.

The following defines some of the terms and abbreviations used in the Statement of Commitments:

Approval	The Minister's approval to the <i>CENTRAL Concept Plan</i> (Project Application No.08_0065)
Approval Authority	Unless specified otherwise, 'approval authority' includes an approval authority under Part 3A of the EP&A Act, consent authority under Part 4 of the Act, or determining authority under Part 5 of the Act (or delegate).
Concept Plan	<i>CENTRAL Concept Plan</i> , dated May 2008, as described in the EA
Council	Fairfield City Council
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DWE	Department of Water and Energy
EA	<i>Environmental Assessment: CENTRAL Concept Plan and Estate Works + DHL Project</i> , dated May 2008
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
Goodman	Goodman International Limited, or its successors in title
Minister	Minister for Planning
Oakdale CENTRAL project	The development as described in the Concept Plan
Project application	Unless specified otherwise, 'project application' includes a major project application under Part 3A of the EP&A Act or development application under Part 4 of the Act
SCA	Sydney Catchment Authority
Site	Land to which the project application applies
Statement of commitments	Goodman's commitments made in the EA (ie. these commitments)

B Administrative Commitments

Commitment to Minimise Harm to the Environment

- B.1 Goodman will implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the *Oakdale CENTRAL* project.

Terms of Approval

- B.2 Goodman will carry out the *Oakdale CENTRAL* project generally in accordance with the:
- (a) Concept Plan;
 - (b) EA;
 - (c) Drawing, CP1.02(A) *CENTRAL Concept Plan* (CP#1) – Scope of Application
 - (d) statement of commitments; and

(e) conditions of the approval.

B.3 If there is any inconsistency between the above, the conditions of the approval shall prevail to the extent of the inconsistency.

B.4 Goodman will comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:

- (a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
- (b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Development Contributions

B.5 Goodman will enter into an agreement/s with the NSW Government and/or Council as part of applicable project applications, in accordance with Division 6 of Part 4 of the EP&A Act, to provide the development contributions for the *Oakdale CENTRAL* project as outlined in Section 6.5 of the EA.

C Specific Environmental Commitments

C.1 Soil and Water

Erosion and Sedimentation

C.1.1 Goodman will prepare Erosion and Sediment Control Plans / Soil and Water Management Plans to accompany each project application involving ground disturbance (apart from minor works), to the satisfaction of the approval authority. The plans will:

- (a) be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
- (b) identify activities that could cause soil erosion and generate sediment;
- (c) describe measures to minimise soil erosion and the potential for the transport of sediment to downstream waters;
- (d) describe the location, function, and capacity of erosion and sediment control structures; and
- (e) describe what measures would be implemented to maintain the structures over time,

Salinity Management

C.1.2 Goodman will prepare Salinity Assessment and Management Plans as part of detailed geotechnical investigations for the development of the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The plans will:

- (a) be prepared prior to the commencement of construction of any project involving ground disturbance (apart from minor works);
- (b) be prepared in accordance with applicable guidelines, including the *Western Sydney Salinity Code of Practice* (2003) and *Site Investigations for Urban Salinity* (2002);
- (c) assess salinity risk on the site, based on soil and (where applicable) groundwater testing and investigation;

- (d) where applicable, describe the measures that would be implemented to minimise and manage salinity risk; and
- (e) describe the measures that would be implemented to monitor salinity risk during construction and operation of the project/development.

Rainwater Harvesting

- C.1.3 Goodman will participate in the Regional Rainwater Harvesting Scheme as described in the Concept Plan, for all buildings within the *Oakdale CENTRAL* site (apart from very small buildings where no significant water saving benefit is realised), to the satisfaction of the approval authority.

Prior to the commencement of operations for applicable projects/development, Goodman will demonstrate that it has provided the necessary infrastructure to enable roof stormwater to be collected, stored and separately discharged, to the satisfaction of the approval authority.

Notes:

- *The relevant infrastructure would be provided on a progressive basis, in accordance with confirmation of the Regional Rainwater Harvesting Scheme's feasibility by the relevant infrastructure provider, and the status of the scheme;*
- *Goodman will utilise collected roofwater for on-site non-potable uses (including toilet flushing, air-conditioning and irrigation), with the balance exported to the Regional Rainwater Harvesting Scheme.*

Water Sensitive Urban Design

- C.1.4 Goodman will prepare Stormwater Management Strategies to accompany each project application involving development of new stormwater infrastructure, to the satisfaction of the approval authority. The strategies will:
- (a) be consistent with the Oakdale ESTATE Water Sensitive Urban Design Strategy, unless otherwise agreed by the approval authority; and
 - (b) demonstrate that the proposed stormwater scheme would comply with the performance criteria (stormwater quantity and quality) in the Oakdale ESTATE Water Sensitive Urban Design Strategy.

- C.1.5 Goodman will prepare detailed Stormwater Management Plans for projects involving development of new stormwater infrastructure, to the satisfaction of the approval authority. The plans will:
- (a) be prepared in consultation with the applicable Council/s, and be submitted to the approval authority for approval prior to the commencement of construction of applicable projects;
 - (b) be consistent with the Oakdale ESTATE Water Sensitive Urban Design Strategy, unless otherwise agreed by the approval authority;
 - (c) include detailed plans showing the proposed stormwater management scheme for the site, including any rainwater harvesting infrastructure;
 - (d) fully detail measures to incorporate the Category 3 streams into the stormwater scheme, in accordance with DWE's *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline* (Draft Version 1: January 2007);
 - (e) demonstrate that the proposed stormwater scheme would comply with the performance criteria in the Oakdale ESTATE Water Sensitive Urban Design Strategy; and
 - (f) describe how the efficiency and effectiveness of the proposed scheme would be monitored and maintained over time.

Sewage Recycling and Management

- C.1.6 Goodman will recycle all sewage generated on the site for use in toilet flushing, air-conditioning and irrigation, unless otherwise approved by the approval authority.
- C.1.7 Goodman will prepare Sewage Management Strategies to accompany each project application involving development of new estate sewerage infrastructure, to the satisfaction of the approval authority. The strategies will:
- (a) be consistent with the Oakdale ESTATE Sewer Servicing Strategy;
 - (b) describe the proposed sewage management scheme for the project, including;
 - estimated sewage generation rates;
 - sewage treatment type;
 - effluent criteria; and
 - recycled water disposal/irrigation.
- C.1.8 Goodman will prepare Recycled Water Irrigation Management Plans for projects involving development of new estate sewerage infrastructure, to the satisfaction of the approval authority. The plans will:
- (a) be prepared in consultation with the DECC and Council, and be submitted to the approval authority for approval prior to the commencement of operation of applicable projects;
 - (b) be consistent with the DECC's *Environmental Guidelines: Use of Effluent by Irrigation* and other applicable guidelines; and
 - (c) fully describe:
 - the effluent irrigation site selection process;
 - site access arrangements
 - effluent transport and storage arrangements;
 - maximum loading rates;
 - the irrigation system, its management and operation of its control system;
 - soil erosion control;
 - stormwater control arrangements; and
 - monitoring, reporting and control systems.

Flooding

- C.1.10 Goodman will undertake flood assessments for any development (apart from minor works) within the 1 in 100 year flood level (as shown on Figure 2.8), to the satisfaction of the approval authority. The assessments will accompany any project application that involves development within the flood affected area.
- C.1.11 Goodman will prepare a Flood Evacuation Strategy for any employment-related development (apart from minor works) within the probable maximum flood level, to the satisfaction of the approval authority. The strategy will be prepared prior to operation of the relevant development.

C.2 Noise

- C.2.1 Goodman will develop a noise model to manage noise emissions from the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. This model will:

- (a) be prepared by a suitably qualified expert in consultation with DECC;
- (b) be submitted to the Director-General for approval within 3 months of Concept Plan approval;
- (c) be based on the criteria identified in Tables C.1 to C.3 below.

Table C.1: Construction Noise Criteria, $L_{Aeq,15min}$ dB(A)

Receiver	Construction Duration – (Day time)		
	Up to 4 weeks	4 to 26 weeks	> 26 weeks
All receivers	54	44	39

Table C.2: Operational Noise Criteria, dB(A)

Receiver	Time Period	Intrusiveness Criteria	Amenity Criteria	Sleep Disturbance Criteria
		$L_{Aeq,15min}$	$L_{Aeq, period}$	$L_{A1, 1min}$
A Erskine Park residences	Day	39	55	-
	Evening	39	45	-
	Night	39	40	49
B Emmaus College and retirement village	Day	39	50	-
C Bakers Lane residences	Evening	39	45	-
D & E Horsley Park residences	Night	39	40	49

Table C.3: Traffic Noise Criteria

Road	Criteria	
	Day/Evening $L_{Aeq,1hr}$	Night $L_{Aeq,1 hr}$
Link Road	60	55

C.2.2 Goodman will prepare Noise Impact Assessments to accompany each project application involving significant construction, operational and/or traffic noise generation. The assessments will:

- (a) be prepared in accordance with applicable guidelines, including the *NSW Industrial Noise Policy*, *Environmental Noise Control Manual* and *Environmental Criteria for Road Traffic Noise*;
- (b) consider the proposed project in relation to the Oakdale noise model and the noise criteria listed above; and
- (c) where relevant, consider measures to minimise, mitigate, and manage noise emissions from the project.

C.3 Air Quality

C.3.1 Goodman will carry out all reasonable and feasible measures to minimise dust generated by the *Oakdale CENTRAL* project, particularly during construction and bulk earthworks.

C.4 Flora and Fauna

Offset and Enhancement Strategy

C.4.1 Goodman will establish and conserve the vegetation identified in Table C.4 below, in the riparian areas of Ropes Creek (and Ropes Creek tributary), to offset the vegetation clearing required by the *Oakdale CENTRAL* project and to improve local and regional ecological habitat function.

Table C.4: Offset and Enhancement Strategy

Vegetation Community	Existing Area (ha)	Area to be Cleared (ha)	Minimum Area to be Revegetated (ha)	Offset Ratio¹	Total Net Area² (ha)
Swamp Oak Forest	1.15	0.19	2.50	13:1	3.46
Degraded Woodland ³	0.35	0.35	0	-	0
Exotic Sedge	1.50	1.50	0	-	0
Wetland Vegetation / Farm Dams	0.81	0.81	0.81	1:1	0.81
Total	3.81	2.85	3.31	-	4.27

Notes:

1 Area Revegetated : Area Cleared

2 Existing Area + Area to be Revegetated - Area to be Cleared

3 Offset included as part of the Swamp Oak Forest offset

Vegetation Management Plan

C.4.2 Goodman will prepare and implement a Vegetation Management Plan for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The plan will:

- (a) be prepared by suitably qualified expert/s in consultation with DECC, DWE and Council;
- (b) be submitted to the Director-General for approval within 6 months of Concept Plan approval;
- (c) be prepared in accordance with the DWE guidelines *How to Prepare a Vegetation Management Plan – DRAFT Version 6: January 2007*;
- (d) establish performance and completion criteria for the offset and enhancement strategy;
- (e) include detailed plans:
 - identifying the vegetation to be retained/removed and areas to be rehabilitated;
 - indicating the measures to be implemented to:
 - o revegetate the areas to be rehabilitated, including plant material, densities and species mix (consisting of native trees, shrubs and groundcover species local to the area); and
 - o prevent damage to riparian zones.

C.5 Heritage

Aboriginal Heritage Management Plan

C.5.1 Goodman will prepare and implement an Aboriginal Heritage Management Plan for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The plan will:

- (a) be prepared in consultation with DECC and the Aboriginal communities;
- (b) be submitted to the Director-General for approval prior to the disturbance of any Aboriginal object or site;
- (c) include a:
 - program for intensive surface survey of the identified low-moderate archaeological sensitivity areas (as shaded on Figure 2.11 of the EA);
 - detailed salvage program and management plan for all Aboriginal sites within the project disturbance area;

- detailed description of the measures that would be implemented to protect Aboriginal sites outside the project disturbance area;
- description of the measures that would be implemented if any new Aboriginal objects or skeletal remains are discovered during the project; and
- protocol for the ongoing consultation and involvement of the Aboriginal communities in the conservation and management of Aboriginal cultural heritage on the site.

C.6 Transport

Regional and Internal Road Network

- C.6.1 Goodman will ensure that the regional and internal road network and parking associated with the *Oakdale CENTRAL* project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.

C.7 Visual Amenity

Landscaping

- C.7.1 Goodman will prepare Landscape Plans to accompany each project application (apart from minor works), to the satisfaction of the approval authority. The Landscape Plans will be prepared in a manner that is consistent with the *Oakdale CENTRAL* Urban Design and Landscape Report, and the Draft *Oakdale ESTATE* Landscape Masterplan.

Signage Strategy

- C.7.2 Goodman will prepare a Signage Strategy for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. The strategy will be prepared in consultation with Council, and be submitted to the Director-General for approval within 3 months of the date of Concept Plan approval.

C.8 Bushfire Management

- C.8.1 Goodman will develop the *Oakdale CENTRAL* project to provide defensible spaces, access provisions, water supplies for fire-fighting operations and construction standards in accordance with the *Oakdale ESTATE* Bushfire Assessment and the aims, objectives and provisions of *Planning for Bushfire Protection 2006*.

C.9 Energy and Greenhouse Gases

- C.9.1 Goodman will consider measures to reduce energy and resource use in each project application (apart from minor works).

C.10 Environmental Management Strategy

- C.10.1 Goodman will prepare and implement an Environmental Management Strategy for the *Oakdale CENTRAL* project, to the satisfaction of the Director-General. This strategy will:
- (a) be submitted to the Director-General for approval within 3 months of the date of Concept Plan approval;
 - (b) describe in broad terms the proposed environmental management strategy for the *Oakdale CENTRAL* project;
 - (c) identify the person who would be responsible for overseeing the environmental management of the *Oakdale CENTRAL* project, and provide contact details for this person;
 - (d) describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.
 - (e) include construction noise and dust management plans.

Goodman will update this strategy to the satisfaction of the Director-General every 3 years, or as directed by the Director-General.