

Modification of Development Consent

Section 4.55(1A) of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces, I approve the modification of the development consent referred to in Schedule 1, subject to the conditions in Schedule 2.



Chris Ritchie
Director
Industry Assessments

Sydney 26 MARCH

2020

SCHEDULE 1

Application Number:	SSD 7348
Applicant:	Goodman Property Services (Aust) Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP 663937, Lot 2 DP 1215268, Lot 6 DP 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389 2 Aldington Road, Kemps Creek NSW 2178
Development:	A Concept Proposal including: <ul style="list-style-type: none">• concept layout of 22 warehouse buildings inclusive of dock offices and ancillary offices providing 476,000 square metres of gross lettable area, built over five development stages;• concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and• development controls A Stage 1 Development including: <ul style="list-style-type: none">• bulk earthworks across all five stages including retaining walls and noise walls;• lead in services including but not limited to drainage, power, sewer, water and telecommunications;• service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;• construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;

- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

Date of Original Consent: 13 September 2019

Modification: SSD 7348 MOD 1 - Modifications to the concept plan and Stage 1 development, including changes to building pad level of Precinct 2, bio-retention basins and biodiversity offset strategy.

SCHEDULE 2

This consent is modified as follows:

In Definitions:

1. Delete the definition for Development, and replace with:

Development The development described in the EIS and RtS, including construction and operation of 22 warehouse buildings, offices and associated infrastructure, as modified by the conditions of this consent, as shown on the plans in **Appendix 1**, **Appendix 2** and **Appendix 3** and as modified by SSD 7348 MOD 1.

2. Insert the following definition in alphabetical order:

SSD 7348 MOD 1 The section 4.55(1A) modification application prepared by Goodman Property Services (Aust) Pty Ltd titled 'Section 4.55(1A) Modification Application (SSD 7348 MOD 1) Oakdale West Estate – Amendments to Concept Plan and Stage 1 development', dated 16 December 2019.

In Schedule B:

3. Delete condition B5 and replace with the following:

B5. The Applicant shall carry out the Concept Proposal in accordance with:

- (a) the EIS and RtS;
- (b) the plans in **Appendix 1** and **Appendix 2**;
- (c) SSD 7348 MOD 1; and
- (d) the Applicant's Management and Mitigation Measures in **Appendix 7**.

In Schedule D:

4. Delete Condition D2 and replace with the following:

D2. Stage 1 of the Development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with all written directions of the Planning Secretary;
- (c) in accordance with the EIS and RTS;
- (d) in accordance with the plans in **Appendix 2** and **Appendix 3**;
- (e) in accordance with SSD 7348 MOD 1; and
- (f) in accordance with the Applicant's Management and Mitigation Measures in **Appendix 7**.

5. Delete Condition D35(c)(ii) and replace with the following:

D35. Prior to the commencement of construction of Stage 1, the Applicant must prepare a Landscape Management Plan (LMP), to the satisfaction of the Planning Secretary. The plan must form part of the CEMP in accordance with Condition D119 and the OEMP in accordance with Condition D130 and must:

- (c) include visual impact mitigation measures for construction including but not limited to:
 - (ii) the contractor shall employ the use of a dust suppressing polymer agent with a green tint to reduce the visual impact of the exposed building pads and to assist in reducing the dust generated on site.

6. Insert 'Terrestrial and Aquatic' in Condition D88 and delete Condition D88(c) and replace with the following:

D88. The Applicant must prepare a Terrestrial and Aquatic Flora and Fauna Management Plan (FFMP) for Stage 1, to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition D119 and must:

- (c) include procedures for clearing, marking and protecting the areas of vegetation to be retained on the Site, including the mature vegetation in the north-western corner and the Riparian Corridor adjacent to Ropes Creek in accordance with the Vegetation Management Plan (VMP) prepared under Condition D91;

7. Delete '172' and '4.41' in Condition D90 and insert 173 and 4.38 as follows:

D90. Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must retire 173 ecosystem credits to offset the removal of 4.38 hectares of native vegetation on the Site.

8. Delete Condition D91 and Condition D92.

9. Insert new Condition D91 and heading as follows:

Vegetation Management Plan

D91. Within 12 months of the date of the approval of MOD 1, or as otherwise agreed with the Planning Secretary, the Applicant must prepare and implement a VMP for the restoration and rehabilitation of 4.2 ha of Riparian Corridor adjacent to Ropes Creek to meet the objectives of the *Water Management Act 2000*.

In the Appendices

10. In Appendix 1, delete the schedule of approved drawings and replace with the following schedule:

Architectural Plans prepared by SBA Architects		
Drawing	Title	Date
OAK MP 02 (AWD)	SSDA Estate Masterplan	24 February 2020
OAK MP 03 (X)	Western North South Link Road	21 Sept 2018
OAK MP 07 (U)	Indicative Ultimate Lot Layout	21 Sept 2018
OAK MP 13 (S)	Fire Protection Plan	21 Sept 2018
OAK MP 14 (Y)	Biodiversity Management Plan	21 Sept 2018

Landscape Plans prepared by Site Image Architects			
Drawing	Title	Issue	Date
LC-002	Landscape Concept Master Plan	H	19.06.2019
LC-003	Landscape Concept Master Plan	H	19.06.2019
LC-004	Vegetation Typologies	H	19.06.2019
LC-005	Vegetation Typologies	H	19.06.2019
LC-006	Vegetation Typologies – Indicative Species List and Reference Table	H	19.06.2019
LC-007	Typical Landscape Site Section	H	19.06.2019
LC-008	Street Tree Master Plan	G	11.10.2018
LC-009	Streetscape Typical Detail	H	19.06.2019
LC-010	Signage Landscape Treatment	H	19.06.2019
LC-011	Boundary Landscape Treatment Key Plan	G	11.10.2018
LC-012	Western Boundary Treatment Plan	G	11.10.2018
LC-013	Western Boundary Treatment Section A & B	H	19.06.2019
LC-014	Western Boundary Treatment Section C & D	H	19.06.2019
LC-015	Western Boundary Treatment Sections E & F	H	19.06.2019
LC-016	Southern Boundary Treatment Section G, H & I	H	19.06.2019
LC-017	Southern Boundary Treatment Sections J & K	H	19.06.2019

Civil Plans prepared by AT&L			
Drawing	Title	Issue	Date
15-272-C0000	Cover Sheet	A5	24-07-19
15-272-C0001	General Arrangement Master Plan	A8	19-02-20
15-272-C0002	Existing Site Plan	A6	24-07-19
15-272-C0003	Precinct Plan	A5	24-07-19
15-272-C0006	Cut/Fill Plan	A6	20-03-20
15-272-C0007	Stormwater Drainage Catchment Plan (Pre-Developed)	A5	24-07-19
15-272-C0008	Stormwater Drainage Catchment Plan (Developed)	A5	24-07-19
15-272-C0009	Erosion and Sediment Control Master Plan	A4	24-07-19
15-272-C0010	Typical Sections Sheet 1	A7	20-03-20
15-272-C0011	Typical Sections Sheet 2	A5	24-07-19
15-272-C0012	Typical Sections Sheet 3	A7	20-03-20
15-272-C0013	Typical Sections Sheet 4	A4	24-07-19

11. In Appendix 2, delete the schedule of approved drawings and replace with the following schedule:

Architectural Plans prepared by SBA Architects		
Drawing	Title	Date
OAK MP 04 (Z)	SSDA Stage 1 Development – Precinct 1	21 Sept 2018
OAK MP 05 (Z)	Precinct 1 Plan	21 Sept 2018
OAK MP 12 (12)	Signage Precinct 1 Plan	21 Sept 2018

Architectural Plans prepared by SBA Architects		
Building 1A plans prepared by SBA Architects		
OAK 1A DA 10 (H)	Site Plan/Floor Plan	04 May 2018
OAK 1A DA 11 (C)	Roof Plan	03 April 2017
OAK 1A DA 12 (C)	Office Plan – Ground Floor	06 Sept 2016
OAK 1A DA 13 (c)	Office Plan – First Floor	06 Sept 2016
OAK 1A DA 14 (C)	Elevations Office	06 Sept 2016
OAK 1A DA 15 (C)	Elevations 1A	03 April 2017
OAK 1A DA 16 (D)	Sections	4 May 2018
Building 1B plans prepared by SBA Architects		
OAK 1B DA 20 (F)	Site Plan/Floor Plan	17 April 2018
OAK 1B DA 21 (C)	Roof Plan	06 Sept 2016
OAK 1B DA 22 (B)	Office Plan	06 Sept 2016
OAK 1B DA 24 (B)	Elevations Office	06 Sept 2016
OAK 1B DA 25(B)	Elevations 1B	06 Sept 2016
OAK 1B DA 26 (B)	Sections	06 Sept 2016
Building 1C plans prepared by SBA Architects		
OAK 1C DA 30 (H)	Site Plan/Floor Plan	17 April 2018
OAK 1C DA 31 (C)	Roof Plan	03 April 2017
OAK 1C DA 32 (B)	Office Plan – Ground Floor	06 Sept 2016
OAK 1C DA 33 (B)	Office Plan – First Floor	06 Sept 2016
OAK 1C DA 34 (B)	Elevations Office	06 Sept 2016
OAK 1C DA 35 (C)	Elevations Sheet 1	03 April 2017
OAK 1C DA 36 (C)	Elevations Sheet 2	03 Sept 2017
OAK 1C DA 37 (C)	Sections	03 April 2017

Landscape Plans prepared by Site Image Landscape Architects			
Drawing	Title	Issue	Date
ELW-101	-	G	11.10.2018
ELW-102	-	G	11.10.2018
ELW-103	-	G	11.10.2018
ELW-104	-	G	11.10.2018
ELW-105	-	G	11.10.2018
ELW-106	-	G	11.10.2018
ELW-107	-	G	11.10.2018
ELW-108	-	G	11.10.2018
ELW-109	-	G	11.10.2018
ELW-110	-	G	11.10.2018
ELW-111	-	G	11.10.2018
ELW-112	-	G	11.10.2018
ELW-113	-	G	11.10.2018
ELW-114	-	G	11.10.2018
WNSLR-101	-	G	11.10.2018
WNSLR-102	-	G	11.10.2018
ELW-502	Plant Schedule	G	11.10.2018
OLW-001	Precinct 1 Landscape Plan	G	11.10.2018
OLW-501	Planting Palette	G	11-10-2018

Civil Plans prepared by AT&L			
Drawing	Title	Issue	Date
15-272-C0004	Stage 1 SSD Approval Extents Sheet 1 of 2	A7	24-07-19
15-272-C0005	Stage 1 SSD Approval Extents Sheet 2 of 2	A6	24-07-19

Civil Plans prepared by AT&L			
15-272-C0020	Western North-South Link Road General Arrangement Plan	A5	24-07-19
15-272-C0021	Western North-South Link Road Stormwater Drainage Catchment Plan (Pre-Developed)	A5	24-07-19
15-272-C0022	Western North-South Link Road Stormwater Drainage Catchment Plan (Developed)	A5	19-07-19
15-272-C0023	Western North-South Link Road Proposed Land Acquisition Plan	A8	24-07-19
15-272-C1000	Cover Sheet	A6	24-07-19
15-272-C1001	Drawing List	A6	24-07-19
15-272-C1002	General Notes	A6	24-07-19
15-272-C1003	Precinct General Arrangement Plan	A8	24-07-19
15-272-C1004	Typical Site Sections Sheet 1 of 6	A8	20-03-20
15-272-C1005	Typical Site Sections Sheet 2 of 6	A6	24-07-19
15-272-C1006	Typical Site Sections Sheet 3 of 6	A8	20-03-20
15-272-C1007	Typical Site Sections Sheet 4 of 6	A5	24-07-19
15-272-C1008	Typical Site Sections Sheet 5 of 6	A6	20-03-20
15-272-C1009	Typical Site Sections Sheet 6 of 6	A7	20-03-20
15-272-C1010	Typical Road Sections	A5	24-07-19
15-272-C1011	Contour Plan	A6	20-03-20
15-272-C1014	Bulk Earthworks Cut/Fill Plan	A7	20-03-20
15-272-C1015	Earthworks and Stormwater Drainage Plan Sheet 1 of 20	A5	24-07-19
15-272-C1016	Earthworks and Stormwater Drainage Plan Sheet 2 of 20	A5	24-07-19
15-272-C1017	Earthworks and Stormwater Drainage Plan Sheet 3 of 20	A5	24-07-19
15-272-C1018	Earthworks and Stormwater Drainage Plan Sheet 4 of 20	A5	24-07-19
15-272-C1019	Earthworks and Stormwater Drainage Plan Sheet 5 of 20	A5	24-07-19
15-272-C1020	Earthworks and Stormwater Drainage Plan Sheet 6 of 20	A5	24-07-19
15-272-C1021	Earthworks and Stormwater Drainage Plan Sheet 7 of 20	A5	24-07-19
15-272-C1022	Earthworks and Stormwater Drainage Plan Sheet 8 of 20	A5	24-07-19
15-272-C1023	Earthworks and Stormwater Drainage Plan Sheet 9 of 20	A5	24-07-19
15-272-C1024	Earthworks and Stormwater Drainage Plan Sheet 10 of 20	A5	24-07-19
15-272-C1025	Earthworks and Stormwater Drainage Plan Sheet 11 of 20	A5	24-07-19
15-272-C1026	Earthworks and Stormwater Drainage Plan Sheet 12 of 20	A5	24-07-19
15-272-C1027	Earthworks and Stormwater Drainage Plan Sheet 13 of 20	A5	24-07-19
15-272-C1028	Earthworks and Stormwater Drainage Plan Sheet 14 of 20	A5	24-07-19
15-272-C1029	Earthworks and Stormwater Drainage Plan Sheet 15 of 20	A6	24-07-19

Civil Plans prepared by AT&L			
15-272-C1030	Earthworks and Stormwater Drainage Plan Sheet 16 of 20	A5	24-07-19
15-272-C1031	Earthworks and Stormwater Drainage Plan Sheet 17 of 20	A5	24-07-19
15-272-C1032	Earthworks and Stormwater Drainage Plan Sheet 18 of 20	A5	24-07-19
15-272-C1033	Earthworks and Stormwater Drainage Plan Sheet 19 of 20	A5	24-07-19
15-272-C1034	Earthworks and Stormwater Drainage Plan Sheet 20 of 20	A5	24-07-19
15-272-C1040	Roadworks and Stormwater Drainage Plan Sheet 1 of 10	A5	24-07-19
15-272-C1041	Roadworks and Stormwater Drainage Plan Sheet 2 of 10	A5	24-07-19
15-272-C1042	Roadworks and Stormwater Drainage Plan Sheet 3 of 10	A5	24-07-19
15-272-C1043	Roadworks and Stormwater Drainage Plan Sheet 4 of 10	A5	24-07-19
15-272-C1044	Roadworks and Stormwater Drainage Plan Sheet 5 of 10	A5	24-07-19
15-272-C1045	Roadworks and Stormwater Drainage Plan Sheet 6 of 10	A5	24-07-19
15-272-C1046	Roadworks and Stormwater Drainage Plan Sheet 7 of 10	A5	24-07-19
15-272-C1047	Roadworks and Stormwater Drainage Plan Sheet 8 of 10	A5	24-07-19
15-272-C1048	Roadworks and Stormwater Drainage Plan Sheet 9 of 10	A4	24-07-19
15-272-C1049	Roadworks and Stormwater Drainage Plan Sheet 10 of 10	A4	24-07-19
15-272-C1050	Road and Longitudinal Sections Sheet 1 of 5	A5	24-07-19
15-272-C1051	Road and Longitudinal Sections Sheet 2 of 5	A5	24-07-19
15-272-C1052	Road and Longitudinal Sections Sheet 3 of 5	A5	24-07-19
15-272-C1053	Road and Longitudinal Sections Sheet 4 of 5	A5	24-07-19
15-272-C1054	Road and Longitudinal Sections Sheet 5 of 5	A5	24-07-19
15-272-C1058	Western Boundary Layout and Sections	A5	20-03-20
15-272-C1059	Southern Boundary Layout and Sections	A4	24-07-19
15-272-C1062	Bio-Retention Basin 2 and 3 Detail Plan Sheet 1 of 2	A5	24-07-19
15-272-C1063	Bio-Retention Basin 2 and 3 Detail Plan Sheet 2 of 2	A4	24-07-19
15-272-C1064	Bio-Retention Basin 4 Detail Plan Sheet 1 of 2	A3	24-07-19
15-272-C1065	Bio-Retention Basin 4 Detail Plan Sheet 2 of 2	A5	24-07-19
15-272-C1066	Bio-Retention Basin 5 Detail Plan	A5	24-07-19
15-272-C1068	Stormwater Drainage Catchment Plan (Pre-developed)	A4	24-07-19
15-272-C1069	Stormwater Drainage Catchment Plan (Post-developed)	A4	24-07-19
15-272-C1070	Retaining Wall General Arrangement Plan	A6	24-07-19
15-272-C1071	Retaining Wall Profiles Sheet 1 of 7	A5	24-07-19
15-272-C1072	Retaining Wall Profiles Sheet 2 of 7	A5	24-07-19
15-272-C1073	Retaining Wall Profiles Sheet 3 of 7	A5	24-07-19
15-272-C1074	Retaining Wall Profiles Sheet 4 of 7	A5	24-07-19
15-272-C1075	Retaining Wall Profiles Sheet 5 of 7	A6	20-03-20

Civil Plans prepared by AT&L			
15-272-C1076	Retaining Wall Profiles Sheet 6 of 7	A5	24-07-19
15-272-C1077	Retaining Wall Profiles Sheet 7 of 7	A3	21-09-18
12-272-C1080	Stage 1 Services and Utilities Coordination Plan Sheet 1 of 6	A5	24-07-19
12-272-C1081	Stage 1 Services and Utilities Coordination Plan Sheet 2 of 6	A5	24-07-19
12-272-C1082	Stage 1 Services and Utilities Coordination Plan Sheet 3 of 6	A5	24-07-19
12-272-C1083	Stage 1 Services and Utilities Coordination Plan Sheet 4 of 6	A5	24-07-19
12-272-C1084	Stage 1 Services and Utilities Coordination Plan Sheet 5 of 6	A5	24-07-19
12-272-C1085	Stage 1 Services and Utilities Coordination Plan Sheet 6 of 6	A5	24-07-19
12-272-C1086	Existing Transgrid Overhead Electrical Cables Plan	A5	24-07-19
12-272-C1087	Existing Transgrid Overhead Electrical Cables and Longitudinal Sections	A5	24-07-19
12-272-C1088	Existing Transgrid Overhead Electrical Cables Typical Sections Sheet 1 of 2	A5	24-07-19
12-272-C1089	Existing Transgrid Overhead Electrical Cables Typical Sections Sheet 2 of 2	A5	24-07-19
12-272-C1090	Erosion and Sediment Control Plan Sheet 1 of 7	A5	24-07-19
12-272-C1091	Erosion and Sediment Control Plan Sheet 2 of 7	A5	24-07-19
12-272-C1092	Erosion and Sediment Control Plan Sheet 3 of 7	A5	24-07-19
12-272-C1093	Erosion and Sediment Control Plan Sheet 4 of 7	A5	24-07-19
12-272-C1094	Erosion and Sediment Control Plan Sheet 5 of 7	A5	24-07-19
12-272-C1095	Erosion and Sediment Control Plan Sheet 6 of 7	A5	24-07-19
12-272-C1096	Erosion and Sediment Control Plan Sheet 7 of 7	A5	24-07-19
12-272-C1097	Erosion and Sediment Control Details	A4	24-07-19
15-272-C2003	General Arrangement Plan	A3	21-09-18
15-272-C2010	Siteworks and Stormwater Drainage Plan Sheet 1 of 15	A3	21-09-18
15-272-C2011	Siteworks and Stormwater Drainage Plan Sheet 2 of 15	A3	21-09-18
15-272-C2012	Siteworks and Stormwater Drainage Plan Sheet 3 of 15	A3	21-09-18
15-272-C2013	Siteworks and Stormwater Drainage Plan Sheet 4 of 15	A3	21-09-18
15-272-C2014	Siteworks and Stormwater Drainage Plan Sheet 5 of 15	A3	21-09-18
15-272-C2015	Siteworks and Stormwater Drainage Plan Sheet 6 of 15	A3	21-09-18
15-272-C2016	Siteworks and Stormwater Drainage Plan Sheet 7 of 15	A3	21-09-18
15-272-C2017	Siteworks and Stormwater Drainage Plan Sheet 8 of 15	A3	21-09-18
15-272-C2018	Siteworks and Stormwater Drainage Plan Sheet 9 of 15	A3	21-09-18
15-272-C2019	Siteworks and Stormwater Drainage Plan Sheet 10 of 15	A3	21-09-18
15-272-C2020	Siteworks and Stormwater Drainage Plan Sheet 11 of 15	A3	21-09-18

Civil Plans prepared by AT&L			
15-272-C2021	Siteworks and Stormwater Drainage Plan Sheet 12 of 15	A3	21-09-18
15-272-C2022	Siteworks and Stormwater Drainage Plan Sheet 13 of 15	A3	21-09-18
15-272-C2023	Siteworks and Stormwater Drainage Plan Sheet 14 of 15	A3	21-09-18
15-272-C2024	Siteworks and Stormwater Drainage Plan Sheet 15 of 15	A3	21-09-18
15-272-C2030	Pavement Plan	A3	21-09-18
15-272-C3003	General Arrangement Plan	A3	21-09-18
15-272-C3010	Typical Road Sections	A3	21-09-18
15-272-C3020	Roadworks Plan and Longitudinal Section Sheet 1 of 5	A3	21-09-18
15-272-C3021	Roadworks Plan and Longitudinal Section Sheet 2 of 5	A3	21-09-18
15-272-C3022	Roadworks Plan and Longitudinal Section Sheet 3 of 5	A3	21-09-18
15-272-C3023	Roadworks Plan and Longitudinal Section Sheet 4 of 5	A3	21-09-18
15-272-C3024	Roadworks Plan and Longitudinal Section Sheet 5 of 5	A3	21-09-18
15-272-C3030	Road Longitudinal Sections	A3	21-09-18
15-272-C3040	Bridge Elevation and Typical Section	A4	04-10-18
15-272-C3050	Stormwater Drainage Plan Sheet 1 of 5	A3	21-09-18
15-272-C3051	Stormwater Drainage Plan Sheet 2 of 5	A3	21-09-18
15-272-C3052	Stormwater Drainage Plan Sheet 3 of 5	A3	21-09-18
15-272-C3053	Stormwater Drainage Plan Sheet 4 of 5	A3	21-09-18
15-272-C3054	Stormwater Drainage Plan Sheet 5 of 5	A3	21-09-18
15-272-C3058	Stormwater Drainage Catchment Plan (Post-Developed)	A2	21-09-18
15-272-C3060	Bio-Retention Basin NO. 1 Detail Plan	A3	21-09-18
15-272-C3070	Pavement Plan Sheet 1 of 5	A3	21-09-18
15-272-C3071	Pavement Plan Sheet 2 of 5	A3	21-09-18
15-272-C3072	Pavement Plan Sheet 3 of 5	A3	21-09-18
15-272-C3073	Pavement Plan Sheet 4 of 5	A3	21-09-18
15-272-C3074	Pavement Plan Sheet 5 of 5	A2	21-09-18
15-272-C3080	Retaining Wall Plan and Elevation	A1	21-09-18
15-272-C3081	Retaining Wall Sections Sheet 1 of 4	A1	21-09-18
15-272-C3082	Retaining Wall Sections Sheet 2 of 4	A1	21-09-18
15-272-C3083	Retaining Wall Sections Sheet 3 of 4	A1	21-09-18
15-272-C3084	Retaining Wall Sections Sheet 4 of 4	A1	21-09-18

12. In Appendix 7, delete Table 8 and replace with the following table:

Table 8: Applicant's Mitigation Measures

Issue	SSDA Component	Mitigation and Management
Construction Management		
General Construction Management	Stage 1 Development	<ul style="list-style-type: none"> • A CEMP to be prepared for the OWE Stage 1 Development capturing standard and specific management and mitigation measures as described in the SSDA, EIS and supporting technical documents.
Operational Management		
General Operational Management	Concept Proposal Stage 1 Precinct Development	<ul style="list-style-type: none"> • An OEMP to be prepared for the OWE capturing standard and specific operational management and mitigation measures as described in the SSDA, EIS and supporting technical documents.
Transport		
Construction Traffic	Stage 1 Development	<ul style="list-style-type: none"> • Preparation of a CTMP to form part of the CEMP addressing issues such as: <ul style="list-style-type: none"> – Truck haul routes, delivery schedules and curfews; – Protocols for the management of construction traffic moving onto and off the site.
Urban Design and Visual		
Site Layout and Design	Concept Proposal	<ul style="list-style-type: none"> • Future development of the OWE to proceed in accordance with the approved Development Concept Proposal and DCP.
Development Controls	Concept Proposal	<ul style="list-style-type: none"> • Design and development controls to be established for the OWE in the form of a DCP to guide future development on the site.
Visual Impact	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> • Design and development controls to be established for the OWE in the form of a DCP to guide future development on the site. • Landscaping of key interfaces including the western boundary to minimise visual impact.
Soils and Water		
Water Usage	Stage 1 Development	<ul style="list-style-type: none"> • Rainwater tanks to be provided for each development site with size determined in accordance with Penrith Council DCP requirements. • Irrigation and toilet flushing for development to be plumbed to rainwater tanks. • Consideration to be given to other possible rainwater reuse opportunities such as for truck washing. • Measures and considerations for the minimisation of water use during construction and operation to be incorporated into CEMP and OEMP as relevant.

Issue	SSDA Component	Mitigation and Management
Soils	Stage 1 Development	<ul style="list-style-type: none"> • Mitigation measures inherent to the civil design of the proposal. • Sedimentation and erosion control measures are proposed as detailed in the Civil Design and Infrastructure Package and Traffic and Transport Impact Assessment.
Salinity	Stage 1 Development	<ul style="list-style-type: none"> • A Salinity Management Plan has been prepared for the proposed development. • Management measures described in the Salinity Management Plan to be adopted in the CEMP and OEMP as relevant.
Contamination	Stage 1 Development	<ul style="list-style-type: none"> • Identified areas of potential contamination to be subject to further investigation prior to the development of affected land.
Earthworks	Stage 1 Development	<ul style="list-style-type: none"> • Civil design achieves appropriate site levels with minimal impact upon hydrology. • Import of fill to be managed in accordance with CEMP. • Erosion and sediment controls included in the SSDA package.
Mineral Resources	Concept Proposal	<ul style="list-style-type: none"> • No mitigation required provided that mining activities under the existing mining lease applying to land to the east of the site (ref. ML1636) would not be constrained by the OWE development.
Surface Water	Stage 1 Development	<ul style="list-style-type: none"> • Stormwater issues addressed through design measures incorporated into proposed development. • Stormwater management system designed to meet the requirements of Penrith Council's Engineering Works and WSUD guidelines and relevant NOW guidelines. • Detailed on-lot stormwater for future stages of the OWE to be designed and assessed under future applications.
Groundwater	Stage 1 Development	<ul style="list-style-type: none"> • Methods and management of any required dewatering required during construction works to be detailed in the CEMP.

Issue	SSDA Component	Mitigation and Management
Flooding	Stage 1 Development	<ul style="list-style-type: none"> • OSD designed to ensure that development does not increase stormwater peak flows in downstream areas for events up to and including 1:100-year ARI. • OSD designed to mitigate post-development flows to pre-development flows for peak ARI events. • Finished floor levels to have minimum 500mm freeboard to 100-year overland flows. • Flood impacts on TransGrid easement would be mitigated through minor compensatory earthworks on the floodplain to convey locally diverted flows. These works are detailed in the civil drawings included in the SSDA package.
Water Quality	Stage 1 Development	<ul style="list-style-type: none"> • Erosion and sediment controls as detailed in SSDA package to be implemented through CEMP. • Stormwater to be treated to compliant levels prior to discharge. • Gross Pollutant Trap (GPT) to be installed within each development site on the final downstream stormwater pit prior to discharge. • WSUD measures adopted to achieve target reductions for the OWE: <ul style="list-style-type: none"> □ 85% Total Suspended Solids □ 60% Total Phosphorus □ 45% Total Nitrogen □ 90% Gross Pollutants
Infrastructure		
Capacity and Upgrades	Concept Proposal	<ul style="list-style-type: none"> • Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 4.0 of the EIS, dated 1 November 2017; and Section 4.0 of MOD1 EIS, dated 9 December 2019.
Delivery and Staging	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> • Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 4.0 of the EIS, dated 1 November 2017; and Section 4.0 of MOD1 EIS, dated 9 December 2019. • Staging of development of the OWE would be aligned with infrastructure and services delivery.
TransGrid Easement	Concept Proposal/Stage 1 Development	<ul style="list-style-type: none"> • Further consultation would be undertaken with TransGrid in relation to potential impacts and required mitigation.
Other Environmental Issues		

Issue	SSDA Component	Mitigation and Management
Flora and Fauna	Concept Proposal Stage Development	<ul style="list-style-type: none"> • Implementation of the Biodiversity Offset Strategy for the site. • Preparation of a Flora and Fauna Management Plan for the site to inform the CEMP and OEMP as relevant to manage potential impacts to biodiversity during construction and operation. • Retained areas of native vegetation, including the Ropes Creek riparian corridor, will be rehabilitated and/or restored and conserved in perpetuity under a Biodiversity Stewardship Agreement to be entered into with the Biodiversity Conservation Trust. • Other areas of the site including road batters, embankments and bio-retention basins will be planted with native plant species and turf species as specified in the Landscape Planting Schedule. • Ongoing maintenance and management of these areas in accordance with the provisions of both the Biodiversity Management Action Plan and Landscape Management Plan.
Waterways and Riparian Lands		<ul style="list-style-type: none"> • Restoration and ongoing management of Ropes riparian corridor to be in accordance with the Biodiversity Management Action Plan

**End of modification
(SSD 7348 MOD 1)**