

The background of the page features a series of abstract, flowing green lines that originate from the left side and sweep upwards and to the right, creating a sense of movement and organic growth. These lines vary in thickness and shade, with some being a vibrant lime green and others a muted sage green.

# Oakdale West Estate Precinct 3C & Precinct 5

## Biodiversity Impact Assessment

prepared for

Goodman Property Services (Aust) Pty Ltd

écologique | environmental consulting

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## Revision Schedule

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# 1. Introduction

## 1.1. Background

This Biodiversity Impact Statement has been prepared by écologique on behalf of Goodman Property Services (Aust.) Pty Ltd for a Development Application (DA) to be submitted to Penrith City Council (Council).

The proposed development is located in the following Precincts at Oakdale West Estate:

- Precinct 3C is located at 18 Emporium Avenue within DP 126310 (and currently within Lot 108 of DP 126310)
- Precinct 5 (Lot 5A) is located at 1 Tundra Close currently within DP 126310 (and currently within Lot 111 of DP 126310)

The Oakdale West Estate (the Estate) is subject to State Significant Development consent no. SSD 7348, approved on 13 September 2019.

Most biodiversity related SSD 7348 consent conditions were specific to both pre-construction and the construction (i.e., bulk earthworks) for the SSD 7348 Concept Plan and Stage 1 development phase. The key consent conditions, which have been completed compliantly relate to the following:

- Retirement of 172 ecosystem credits, under the NSW Biodiversity Offsetting Scheme, to offset the removal of native vegetation on the Estate; and
- Preparation and implementation of a Flora and Fauna Management Plan (FFMP) as a subplan to the SSD 7348 Construction Environmental Management Plan (CEMP).

Figure 1-1 shows the proposed development extent (subject site) in the context of land already cleared and under development under the approved SSD 7348.

## 1.2. The proposal

Key details of the developments are outlined as follows.

### Precinct 3C

- Warehouse 3C1:
  - Warehouse spanning 4,270 sqm
  - Two level office 400 sqm office
  - 4 x on grade doors with 20m awning
  - 2 x recessed docks with 3m awning • 36m hardstand for truck manoeuvring
  - Separate car and truck entry / exit
- Warehouse 3C2:
  - Warehouse spanning 15,000 sqm
  - Two level office 1,000 sqm office
  - 7 x on grade doors with 20m awning
  - 4 x recessed docks with 3m awning
  - 40m hardstand for truck manoeuvring
  - Separate car and truck entry / exit

To facilitate the above development, minor modifications are required to the eastern retaining wall on the site.

## Precinct 5

A revised Concept Plan has been lodged with the Department of Planning and Environment (the Department), known as Modification 10 (MOD 10), which includes a revised building layout design to accommodate.

- Precinct 5-Warehouse 5A:
  - Warehouse spanning 25,915 sqm
  - Two level office 1,000 sqm
  - 2 x 100sqm dock offices
  - 2 x 70 sqm gate houses
  - 16 x on grade doors with 20m awning
  - 12 x recessed docks with 3m awning
  - 45m hardstand for truck manoeuvring to the north and south
  - Separate car and truck entry / exit
- Precinct 5 - Warehouse 5B:
  - Warehouse spanning 4,810 sqm
  - Two level office 400 sqm
  - 3 x on grade doors with 20m awning
  - 2 x recessed docks with 3m awning
  - 54m hardstand for truck manoeuvring
  - Separate car and truck entry / exit

As part of the development, retaining walls will need to be installed around Building 5B and to the northeast and northwest corner of Building 5A.



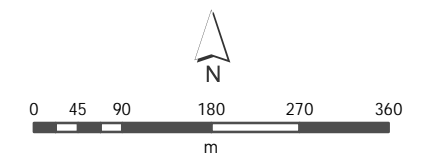


## Oakdale West Estate Precincts 3C and 5

Figure 1.1  
Site Context

### Legend

- Oakdale West boundary
- Precincts
- Approved vegetation clearing
- Decommissioned dams





## 2. Consent conditions

Implementation of the Oakdale West FFMP (écologique, 2020) ensured that the following key biodiversity condition requirements were completed compliantly:

- Clearing of native vegetation 4.38 hectares of native vegetation and potential fauna habitat as a component of the site's bulk earthworks;
- Decommissioning of four farm dams, including the capture and relocation of native aquatic fauna;
- Installation of snake deterrent fencing along the western boundary of Oakdale West and snake habitat within the north-western biodiversity management area (BMA); and
- Relocation of large woody debris to the north-western and eastern BMA areas.

Table 2-1 summarises the history of all relevant SSD 7348 consent conditions and the status of each condition, as they relate to biodiversity matters. In addition to the relevant SSD 7348 consent conditions listed in Table 2-1.

Table 2-1. Summary of relevant biodiversity consent conditions

SSD 7348 consent condition		Status
<b>D88.</b>	The Applicant must prepare a Flora and Fauna Management Plan (FFMP) for Stage 1, to the satisfaction of the Planning Secretary.	Completed compliantly
<b>D89.</b>	Bulk earthworks are not to commence until the FFMP is approved by the Planning Secretary and the most recent approved version of the FFMP is to be implemented for the duration of bulk earthworks and construction.	Completed compliantly
<b>D90.</b>	Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must retire 172 ecosystem credits to offset the removal of 4.41 hectares of native vegetation on the Site.	Amended in MOD 1
<b>D90.</b>	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.	Completed compliantly
<b>D91</b>	The Applicant shall establish a Biodiversity Offset Area on the Site, consistent with the area described in the RTS, in accordance with a Biodiversity Stewardship Agreement with the Biodiversity Conservation Trust.	Deleted in MOD 1
<b>D92</b>	The Applicant must maintain the Biodiversity Offset Area on the Site in accordance with a Biodiversity Management Action Plan approved by the Biodiversity Conservation Trust (BCT).	Deleted in MOD 1
<b>MOD 1</b>	SSD 7348 Conditions D91 and D92 deleted and new Condition D91 inserted as follows:  <b>D91.</b> 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 <i>Water Management Act 2000</i> .	Amended in MOD 6
<b>MOD 6</b>	Approval granted to amend the VMP extent as follows:	Completed compliantly

SSD 7348 consent condition		Status
	<ul style="list-style-type: none"> <li>Remove locations adjacent to the future SLR (due to future disturbance from its construction)</li> <li>Increase the extent from 4.2 to 4.45 ha</li> <li>Provide a wider riparian zone, which connects to isolated patches of retained vegetation</li> </ul>	
<b>SSD 7348</b>	<p><b>D93.</b> Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must:</p> <p>Offset 0.42ha of vegetation lost in the Erksine Park Biodiversity Corridor as a result of the WNSLR by carrying out planting within the area shown in the green edging on Figure 9 (Appendix 6 of consent conditions). Plant the areas shown in the green edging on Figure 9 (Appendix 6 of consent conditions) with species similar to those identified for zone 4a, on the south-eastern side of Ropes Creek, in the Biodiversity Management Plan Erksine Park Employment Area (HLA-Envirosciences, 2 May 2006).</p>	Amended in MOD 5
<b>MOD 5</b>	MOD 5 sought to amend the area within which offsetting is take place due to this area no longer being available for this purpose. In consultation with the Planning Ministerial Corporation a new location has been agreed on and a VMP prepared and submitted with MOD 5 that details the amended location and methods in which the now obsolete Condition D93 will be fulfilled. Conditions D94 and D95 remain unchanged.	Completed compliantly
<b>D94</b>	The Applicant shall monitor and maintain the planting for a period of six months to ensure a minimum 85% planting survival rate.	
<b>D95</b>	The Applicant must notify the Planning Ministerial Corporation at least one month before the completion of planting to enable the Planning Ministerial Corporation to arrange ongoing maintenance.	
<b>D96</b>	Prior to construction of Stage 1, the Applicant must implement snake management measures to limit, to the extent practicable, movement of snakes from the Site into the adjacent school and retirement village on the western boundary of the Site. The measures (provision of alternative snake habitat on Site, fencing along the western boundary and installation of snake deterrents) shall be detailed in the CEMP.	Completed compliantly
<b>MOD 7</b>	Minor change to building layouts across Precinct 3 and 4, namely Lot 3B, 3C, and 4E, which results in minor amendments to the estate infrastructure including bulk earthworks in both precincts, the removal of an Estate Road in Precinct 4, and inclusion of additional retaining walls in Precinct 3 & 4	Not applicable - no change to biodiversity conditions
<b>MOD 8</b>	Modifications to approved plans for Warehouses 1A, 1B and 1C	Not applicable - no change to biodiversity conditions
<b>MOD 9</b>	Changes associated with the Modifications to the Concept Plan including the layout of Precinct 2A and the building height of Building 2C to facilitate the Oakdale West Estate Stage 3 Development.	
<b>MOD 10</b>	A revised concept plan approval has been lodged with the Department, which includes the revised building layout design to accommodate the proposed Precinct 3C and Precinct 5 Development.	



## 3. Biodiversity Impact Assessment

### 3.1. Biodiversity values

The majority of native vegetation that has been retained is located within Biodiversity Management Areas (BMAs), with smaller areas located in easements and outside of developable Estate areas (Figure 3-1).

An assessment of potential impacts as relevant to the BC Act, including additional impacts prescribed under the BC Regulation, is provided in Attachment A.

The context of Precincts 3C and 5 with regards the Estate' biodiversity values are discussed below.

### 3.2. Precinct 3C

Precinct 3C is located next to an artificially created screening mound, which has been landscaped and is not part of a BMA (see Figure 3-2).

### 3.3. Precinct 5

Precinct 5 is located immediately adjacent to the eastern BMA, which extends from south to north along the Ropes Creek riparian corridor to the east of Precinct 5 (see Figure 3-3).

Precinct 5 is separated from the BMA by a perimeter access road and in part a bioretention basin (to the east of Warehouse 5BA). The bioretention basin is also separated from the BMA by a maintenance perimeter road (see Figure 3-3).

Beyond both perimeter roads embankments will be established with native grass species to the toe of the recently constructed embankment batter, after which the retained natural landform is currently being restored under the Oakdale West Vegetation Management Plan (VMP).

The BMA and VMP areas are delineated within signage and erosion control silt fencing also in place to protect the VMP area until the embankments are stabilised through landscaping.

### 3.4. Conclusion

The information in this report is provided as evidence that the proposed DA will not impact on, nor require any further assessment, of biodiversity values.

In summary:

- All vegetation and habitat removal has been completed, with no further vegetation or habitat removal required from any of the Precincts in the Estate.
- The majority of native vegetation that has been retained is located within BMA areas or outside of developable estate areas.
- Retained areas of native vegetation are demarcated and protected from any potential impacts that may result from ongoing stages of development in the Estate, included that proposed.
- Site-specific FFMPs are provided as CEMP subplans for all development (stage or lot or building specific) within the Estate. Thereby providing an additional layer of protection for the ongoing management of biodiversity values in the Estate.








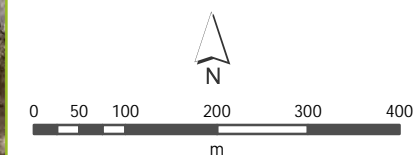


## Oakdale West Estate Precincts 3C and 5

Figure 3.1  
Existing Vegetation

### Legend

-  Oakdale West boundary
-  Precincts
-  BMA areas
-  Native vegetation retained
-  Landscape screen



Coordinate System: MGA Zone 56 (GDA 2020) | Image sources: Nearmap May 2022





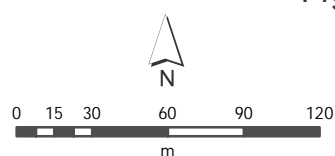
Coordinate System: MGA Zone 56 (GDA 2020) / Image sources: Nearmap May 2022

## Oakdale West Estate Precincts 3C and 5

Figure 3.2. Precinct 3C site context

### Legend

- Oakdale West boundary
- Precinct 3C
- BMA areas
- Landscape screen
- Native vegetation retained



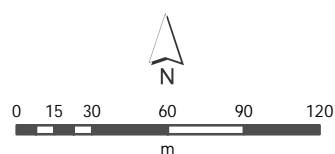




Coordinate System: MGA Zone 56 (GDA 2020) / Image sources: Nearmap May 2022

#### Legend

- Oakdale West boundary
- Precinct 5
- BMA areas
- Native vegetation retained
- Regeneration
- Revegetation
- Revegetation - kangaroo habitat



## Oakdale West Estate Precincts 3C and 5

Figure 3.3. Precinct 5 site context

## Attachment A. Impacts Summary Table





## Biodiversity Impacts Summary Table

Biodiversity value	Meaning	Explain and document potential impacts including additional impacts prescribed under the BC Regulation
Vegetation abundance - 1.4(b) BC Regulation	Occurrence and abundance of vegetation at a particular site	All vegetation has been cleared compliantly with SSD7348 consent conditions within the Estate's Precincts. Retained native vegetation within the Estate is conserved within Biodiversity Management Areas (BMAs) along the east and west boundaries of the Estate (approx. 17.7 ha).
Vegetation integrity 1.5(2)(a) BC Act	Degree to which the composition, structure, and function of vegetation at a particular site and the surrounding landscape has been altered from a near-natural state	<p>Retained native vegetation within the Estate and surrounding landscape has been historically degraded by the impacts of agriculture and development.</p> <p>Approximately 4.4 ha of the western BMA is being improved through the implementation of the Oakdale West Vegetation Management Plan (VMP). The remaining 13.3 ha is protected and subject to passive regeneration and weed control under the Applicant's general biosecurity duty in accordance with the Biosecurity Act.</p> <p>Vegetation immediately adjacent to Precinct 3C comprises native vegetation landscaping over an artificially constructed and elevated screening mound.</p>
Habitat suitability 1.5(2)(b) BC Act	Degree to which the habitat needs of threatened species are present at a particular site	<p>Potential impacts on habitat for threatened species were assessed within the SSD7348 BDAR. No threatened species were found present within the Estate prior to commencement of its development. Clearing of native vegetation within the development areas of the Estate have been offset compliantly under the BC Act (refer Table 3) and a controlled action approval under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (EPBC Act). The following ecological communities are present within the BMAs of the Estate:</p> <ul style="list-style-type: none"> <li> <p>PCT 835: Cumberland riverflat forest</p> <p>Listed EPBC Act, CE: River-flat eucalypt forest on coastal floodplains of southern New South Wales and eastern Victoria (Equivalent)</p> <p>Listed BC Act, E: River-Flat Eucalypt Forest on Coastal Floodplains of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions (Equivalent)</p> </li> <li> <p>PCT 849: Cumberland shale plains woodland</p> <p>Listed EPBC Act, CE: Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest (Equivalent)</p> <p>Listed BC Act, CE: Cumberland Plain Woodland in the Sydney Basin Bioregion (Equivalent)</p> </li> </ul>

## Biodiversity Impacts Summary Table

Biodiversity value	Meaning	Explain and document potential impacts including additional impacts prescribed under the BC Regulation
		<ul style="list-style-type: none"> <li>• PCT 850: Cumberland shale hills woodland Listed EPBC Act, CE: Cumberland Plain Shale Woodlands and Shale-Gravel Transition Forest (Equivalent) Listed BC Act, CE: Cumberland Plain Woodland in the Sydney Basin Bioregion (Equivalent)</li> <li>• PCT 1800: Cumberland Swamp Oak riparian forest Listed EPBC Act, E: Coastal Swamp Oak (<i>Casuarina glauca</i>) Forest of South-east Queensland and New South Wales (Part) Listed BC Act, E: Swamp Oak Floodplain Forest of the New South Wales North Coast, Sydney Basin and South East Corner Bioregions (Equivalent);</li> </ul> <p>The Estate does not contain any geological features of significance, rocks, or non-native vegetation (prescribed under clause 6.1(1)(a) of the BC Regulation). Previous human made structures present within the Estate Precincts were demolished, excluding electricity transmission infrastructure. All existing human-made structures have been recently built and do not provide habitat for any threatened species.</p> <p>Each Precinct and individual Lot developments are subject to compliance with both Construction and Operational Environmental Management Plans (CEMP and OEMP respectively). Each CEMP and OEMP is supported by a Flora and Fauna Management Plan (FFMP), which ensures that any resident fauna within the Estate is considered. The FFMPs include, but are not limited to the following:</p> <ul style="list-style-type: none"> <li>• Induction processes that ensure all employees and contractors are informed of the potential to encounter wildlife within the Estate (e.g., a resident kangaroo population, aquatic fauna that may attempt to migrate back to areas where dams have been decommissioned, and reptile species); and</li> <li>• Procedures and stop work protocols should native fauna be encountered.</li> </ul>

## Biodiversity Impacts Summary Table

Biodiversity value	Meaning	Explain and document potential impacts including additional impacts prescribed under the BC Regulation
Threatened species abundance 1.4(a) BC Regulation	Occurrence and abundance of threatened species or threatened ecological communities, or their habitat, at a particular site	Potential impacts on habitat for threatened species were assessed within the SSD7348 BDAR. No threatened species were found present within the Estate prior to commencement of its development, which has since completed all clearing of native vegetation and potential fauna habitat.
Habitat connectivity 1.4(c) BC Regulation	Degree to which a particular site connects different areas of habitat of threatened species to facilitate the movement of those species across their range	<p>Habitat connectivity is provided through the BMAs within the Estate.</p> <p>The eastern BMA is continuous with Ropes Creek, which provides a substantial wildlife corridor and provides continuity with the Erskine Park Biodiversity Corridor. Implementation of the Estate's VMP has significantly increased the width of the vegetated riparian corridor and is improving habitat through weed control, planting of fully structured vegetation areas and passive regeneration.</p> <p>The western BMA is also continuous with the Erskine Park Biodiversity Corridor.</p> <p>Figure 2 illustrates available habitat connectivity including Oakdale West's BMA areas, riparian corridors in Oakdale Central and South Estates and the Erskine Park Biodiversity Corridor.</p> <p>A fauna tunnel was also installed within the embankment of the bridge over the Warragamba Pipelines, which provides habitat connectivity within the Erskine Park Biodiversity Corridor to the north of the Estate.</p> <p>The proposed development within Precinct 3C and Precinct 5 do not impact on these areas.</p>
Threatened species movement 1.4(d) BC Regulation	Degree to which a particular site contributes to the movement of threatened species to maintain their lifecycle	<p>Potential impacts on habitat for threatened species were assessed within the SSD7348 BDAR. No threatened species were found present within the Estate prior to commencement of its development.</p> <p>Regardless the habitat connectivity has been considered (refer above).</p>
Flight path integrity 1.4(e) BC Regulation	Degree to which the flight paths of protected animals over a particular	<p>Not applicable</p> <p>The Estate's development does not impact on flight path integrity.</p>

## Biodiversity Impacts Summary Table

Biodiversity value	Meaning	Explain and document potential impacts including additional impacts prescribed under the BC Regulation
	site are free from interference	
Water sustainability 1.4(f) BC Regulation	Degree to which water quality, water bodies and hydrological processes sustain threatened species and threatened ecological communities at a particular site	<p>Construction and operation of the Estate is being undertaken in compliance with a Council-approved stormwater management system, which includes erosion and sediment control devices; piped stormwater drains; on-site bio-retention basins; and outlets discharging to Ropes Creek and a tributary of South Creek. The Department was satisfied that any indirect impacts on biodiversity, as a result of erosion and sedimentation, would not be significant.</p> <p>The stormwater management system has been designed to meet Council requirements to ensure post-development flows do not exceed pre-development flows downstream, and therefore not impact on hydrological processes that may sustain threatened species and threatened ecological communities.</p> <p>The proposed development within Precinct 3C and Precinct 5 do not result in any amendments to the existing approved stormwater management system.</p>



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