



18 May 2020

Chris Ritchie
Director - Industry Assessments
NSW Department of Planning
12 Darcy Street
Parramatta NSW 2150

Dear Chris,

RE: OAKDALE WEST INDUSTRIAL ESTATE (“OAKDALE WEST”) – SSD 7348 – STAGING PLAN (UPDATED)

We refer to the Department of Planning & Environment (“DP&E”) assessment and approval of the Oakdale West SSD 7348 application. The development consent for the SSD requests at Condition B15, B16 & B17 (see Tables 1,2,3 below) submission of a Staging Plan where the development is proposed to be staged.

Pursuant to Conditions B15, B16 and B17, Goodman Property Services (Aust) Pty Ltd (GPS) hereby request approval for the staging of SSD 7348 development. This plan sets out the proposed staging for the estate wide infrastructure, Western North South Link Road (WNSLR), and warehouse construction for Precincts 1-5, such that it can occur on a progressive basis. The staging of development will allow the Secretary to review and approve relevant document on a staged basis, as applies to each relevant stage.

1 Conditions of Consent - Staging

The following conditions of SSD 7348 permit construction to be undertaken on a staged basis:

Condition B15:

Table 1 - Condition B15

Condition B15	Response
<i>Prior to the commencement of construction of any Stage of the Development, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</i>	
<i>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</i>	<i>Relevant stakeholders including Penrith Council, surrounding neighbours (Emmaus College and Village, Edmund David, owner of 00 Aldington Rd, Kemps Creek) RMS, OEH, Endeavour Energy,</i>

Condition B15	Response
	<i>Transgrid, Water NSW, and TfNSW have been consulted on the staging plan (Appendix A).</i>
<i>(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts on adjacent sensitive receivers;</i>	<i>Table 4 below provides staging and timing of proposed works. Impacts to adjacent sensitive receivers, and how these may be mitigated, are discussed in "Mitigation Measures" below at Section 3.</i>
<i>(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;</i>	<i>See Table 4, which provides likely sequence of subsequent DAs and anticipated timing. It should be noted that this timing is subject to variation. Where such variation occurs, an updated programme will be submitted to DPE for approval.</i>
<i>(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and</i>	<i>Stage 1 Infrastructure works will include landscape planting along the western boundary with sensitive users. This will be included in the first stage of works, anticipated to comments in July 2019. This landscaping will help mitigate impacts on adjacent users.</i>
<i>(e) include conceptual design for the provision of services, utilities and infrastructure to the Site.</i>	<i>Refer to civil package approved under SSD7348, which provides conceptual services, utilities and infrastructure design.</i>

Condition B16:

Table 2 - Condition B16

Condition B16	Response
<i>The Applicant must:</i>	
<i>(a) not commence construction of any Stage of the Development until the Staging Plan required by Condition B15 is approved by the Planning Secretary;</i>	<i>(a) This staging plan must be approved prior to any CC.</i>
<i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i>	<i>Noted. The most recent version of the staging plan approved by the Secretary will be implemented.</i>

Condition B17:

Table 3 – Condition B17

Condition B17	Response
<i>(a) The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must</i>	<i>Noted.</i>

Condition B17**Response**

comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval

2 SSD7348 - Staging Plan

The Estate is expected to be developed / serviced as follows:

Table 4 – Staging Plan

Stage	Description	Planning Status	Anticipated / Actual Construction Commencement
1	Stage 1 Infrastructure Works (see Section 4.1 below)	MOD 1, SSD 7348 – Determined: 26 March 2020 (original consent approved 13 Sep 2019)	Commenced in December 2019
1	Precinct 1 Building Works (see Section 4.2 below)	MOD 2, SSD 7348 – Determined: 21 April 2020	Building 1A - January 2021 (following completion of the WNSLR) Building 1B1, 1B2, & 1C – January 2022
2	Stage 2 Infrastructure Works	MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020	April 2020
2	Building 2B Works	MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020	June 2020
3	Residual Precinct 2 Building Works	DA to be submitted	Building 2A - January 2021 (following completion of the WNSLR) Building 2C, 2D, & 2E – June 2022
3	Precinct 3 Building Works	DA to be submitted	January 2022 – July 2022
4	Stage 4 Infrastructure Works & Precinct 4 Building Works	DA to be submitted	July 2024 – July 2027
5	Stage 5 Infrastructure Works & Precinct 5 Building Works	DA to be submitted	July 2027

See below Precinct plan demonstrating the above stages of work.



Figure 1 - OWE Precinct Plan

3 Mitigation Measures

The Estate is proposed to be constructed progressively over an Eight (8) year period to minimise the amount of environmental impact. In addition, the following mitigation measures will be incorporated:

- A 40m landscape bund will be constructed to the west of the site to act as a barrier to the schools and aged care facilities.
- A noise blanket is currently in place between the development and Emmaus College / retirement village which will remain in place to reduce noise impacts until the permanent noise wall is finished.
- Further information regarding the concept proposal for the estate including the implementation of landscaping, screening, and provisioning of services is outlined within the reports submitted as part of the SSD 7348.

4 SSD 7348 – Stage 1 Development

The Stage 1 works, approved under SSD 7348, are as follows:

4.1 Estate Infrastructure and Western North South Link Road

SSD 7348 (MOD 3) grants consent for the following estate-wide infrastructure works;

- 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;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 3 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 3 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; and
- works within Lot 9 DP1157476 including reconfiguration of car park, relocation of car park access on Lockwood Road, infrastructure, landscaping and all works associated with the WNSLR.

The infrastructure works mentioned above commenced in December 2019 and will be ongoing for the foreseeable future.

4.2 Precinct 1 Building Works

The on-lot warehouse construction for Precinct 1 is proposed to be undertaken in two (2) stages as follows:

Stage	Description	Anticipated Construction Commencement
1	Building 1A	January 2021
2	Building 1B & 1C	January 2022

See below site plan for Precinct 1.

Together with the consultation requirements for the proposed staging of SSD 7348, where relevant, the strategies, plans or programs would be prepared to address each of the stages and would be submitted to the DPIE for approval. Approvals of the documentation would only be sought relative to the proposed works contained within each stage.

Each abovementioned relevant strategy, plan or program, would clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined would be demonstrated.

Would you please confirm approval of the above so that we may progress this major project. If you have any questions, please contact the undersigned.

Regards

A handwritten signature in black ink, appearing to be 'Guy Smith', with a stylized 'A' above the 'y'.

Guy Smith

Planning Manager

Appendix A – Staging Plan Consultation

From: [Stephanie Partridge](#)
To: [Guy Smith](#)
Subject: FW: Email Confirmation of Staging Plan Receipt - SSD 7348 Mod 2 - Updated Staging Plan - Oakdale West Estate
Date: Tuesday, 19 May 2020 8:44:46 AM
Attachments: [image007.png](#)
[image008.png](#)
[image009.png](#)
[image001.png](#)
[image003.png](#)
[SSD7348 MOD2 - Staging Plan - 15.05.20.pdf](#)

From: Gavin Cherry <Gavin.Cherry@penrith.city>
Sent: Tuesday, 19 May 2020 8:41 AM
To: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Cc: David Drozd <David.Drozd@penrith.city>; Stephen Masters <stephen.masters@penrith.city>
Subject: Email Confirmation of Staging Plan Receipt - SSD 7348 Mod 2 - Updated Staging Plan - Oakdale West Estate

Morning Stephanie,
I can confirm that Penrith City Council has received a copy of the attached staging plan.
This plan has been sent to Council's Traffic Engineering and Development Engineering sections for their information.
Regards
Gavin

Gavin Cherry
Development Assessment Coordinator

E Gavin.Cherry@penrith.city
T +612 4732 8125 | F +612 4732 7958 | M _
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL



Follow us

From: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Sent: Monday, 18 May 2020 9:08 PM
To: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Cc: Alasdair Cameron <Alasdair.Cameron@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Guy Smith <guy.smith@goodman.com>
Subject: Oakdale West - Updated Staging Plan

EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.

Hi All

Hope you are well.

We have completed a significant amount of consultation with you all over the last couple of years and particularly the last 6 months regarding the upcoming construction works at our Oakdale West Estate.

I am sure you are almost sick of hearing from us....

However, we are required under our development consent conditions to provide you with the attached staging plan that summarises the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the consent.

Should you have any questions, please don't hesitate to contact me.

Kind regards

Stephanie



+Stephanie Partridge
Development Manager

Direct: [+61 2 9230 7169](tel:+61292307169)
Mobile: [+61 410 470 138](tel:+61410470138)
Fax: [+61 2 9230 7444](tel:+61292307444)
Stephanie.Partridge@goodman.com
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Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621

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From: [Lee Farrell](#)
To: [Stephanie Partridge](#)
Cc: [Alasdair Cameron](#); [Kym Dracopoulos](#); [Guy Smith](#); [Mark Ozinga](#); [Malqv Coman](#)
Subject: RE: Oakdale West - Updated Staging Plan - TfNSW Approved
Date: Monday, 25 May 2020 7:09:33 AM
Attachments: [image003.tif](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image002.jpg](#)

Hi Stephanie,

Transport for NSW (TfNSW) acknowledges the receipt of the staging plan for SSD 7348, Oakdale West Industrial Estate. Pursuant to Condition 15B, prior to the commencement of construction of any Stage of the Development, the Applicant shall prepare a Staging Plan for the Development. TfNSW has reviewed the staging plan provided on 18 May 2020 and is content the requirements of the condition have been satisfied. TfNSW has no further comments with regards to Condition 15B or the subject staging plan.

Please feel free to contact me if you wish to discuss further.

Many thanks
Lee

Lee Farrell
Corridor Coordinator
Land Use Planning & Development
Customer Strategy & Technology
Transport for NSW

M 0407 668 767 | P 02 8922 0877
Level 26, 477 Pitt Street, Sydney NSW 2000

SENSITIVE: NSW GOVERNMENT



Use public transport... plan your trip at transportnsw.info
Get on board with Opal at opal.com.au

From: Stephanie Partridge [mailto:Stephanie.Partridge@goodman.com]
Sent: Monday, 18 May 2020 9:08 PM
To: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Cc: Alasdair Cameron <Alasdair.Cameron@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Guy Smith <Guy.Smith@goodman.com>
Subject: Oakdale West - Updated Staging Plan

Hi All

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If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the consent.

Should you have any questions, please don't hesitate to contact me.

Kind regards
Stephanie



Stephanie Partridge
Development Manager

Direct: [+61 2 9230 7169](tel:+61292307169)

Mobile: [+61 410 470 138](tel:+61410470138)

Fax: [+61 2 9230 7444](tel:+61292307444)

Stephanie.Partridge@goodman.com

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From: [Justine Clarke](#)
To: [Stephanie Partridge](#)
Cc: [Alasdair Cameron](#); [Alison Kniha](#); [Kym Dracopoulos](#); [Guy Smith](#)
Subject: RE: Oakdale West - Updated Staging Plan
Date: Tuesday, 19 May 2020 8:27:50 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning Stephanie,

I can confirm that WaterNSW have received and note the updated staging plan.

If you have any questions please call or email.

Regards Justine

Justine Clarke
Catchment and Asset Protection Adviser

Please note: I am currently working remotely. I can be reached via email or 0457 535 955



Level 14, 169 Macquarie Street
PO Box 398
Parramatta NSW 2150
T: 02 9865 2402
M: 0457 535 955
justine.clarke@waternsw.com.au
www.waternsw.com.au

From: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Sent: Monday, 18 May 2020 9:08 PM
To: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Cc: Alasdair Cameron <Alasdair.Cameron@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Guy Smith <Guy.Smith@goodman.com>
Subject: Oakdale West - Updated Staging Plan

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Should you have any questions, please don't hesitate to contact me.

Kind regards
Stephanie

Stephanie Partridge
Development Manager

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Mobile: [+61 410 470 138](tel:+61410470138)
Fax: [+61 2 9230 7444](tel:+61292307444)



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From: [Michael Platt](#)
To: [Kym Dracopoulos](#)
Cc: [Stephanie Partridge](#); [Guy Smith](#)
Subject: RE: 2020-023 Modification to Oakdale West (SSD-7348-MOD-1) but comments relate to Mod 3
Date: Thursday, 28 May 2020 6:56:53 AM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Kym,

TRANSGRID REFERENCE NUMBER : 2020-023

PROPOSAL: Modification to Oakdale West (SSD-7348-MOD-1)

TRANSGRID: Sydney North – Kemps Creek, Feeder 14, Structure Span 104-108 + Sydney West – Liverpool, Feeder 30, Structure Span 6 – 10 + Dapto - Sydney West 330kV Easement (60.96m Wide) – presently no HVTL infrastructure.

Based on your comments below : It does not change the scope of works only the sequencing of works being undertaken on the site .

TransGrid accept sequencing change

Regards

Michael

From: Kym Dracopoulos [mailto:Kym.Dracopoulos@goodman.com]
Sent: Monday, 25 May 2020 12:03 PM
To: Michael Platt <Michael.Platt@transgrid.com.au>
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Guy Smith <Guy.Smith@goodman.com>
Subject: RE: 2020-023 Modification to Oakdale West (SSD-7348-MOD-1) but comments relate to Mod 3

Hi Michael,
With respect to your previous approvals for Mod 2 , which we thank you and your team for, we have been asked by DPIE to submit the attached amended Staging Plan for your approval also.

It does not change the scope of works only the sequencing of works being undertaken on the site .

Could you please provide your acceptance by email as soon as possible ?

Regards,
Kym



+Kym Dracopoulos
Manager, Technical Services

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Mobile: +61 411 511 431
Fax: +61 2 9230 7444
Kym.Dracopoulos@goodman.com
info-au@goodman.com
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From: Michael Platt <Michael.Platt@transgrid.com.au>
Sent: Wednesday, 22 April 2020 1:20 PM
To: Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Bruce Zhang <Bruce.Zhang@planning.nsw.gov.au>
Cc: 'Alex Lohrisch' <Alex.L@atl.net.au>; Stephanie Partridge <Stephanie.Partridge@goodman.com>

Subject: RE: 2020-023 Modification to Oakdale West (SSD-7348-MOD-1) but comments relate to Mod 3

Hi There

TRANSGRID REFERENCE NUMBER : 2020-023

PROPOSAL: Modification to Oakdale West (SSD-7348-MOD-1)

TRANSGRID: Sydney North – Kemps Creek, Feeder 14, Structure Span 104-108 + Sydney West – Liverpool, Feeder 30, Structure Span 6 – 10 + Dapto - Sydney West 330kV Easement (60.96m Wide) – presently no HVTL infrastructure.

Just a quick note to advise that latest TransGrid response is still being reviewed but expect response shortly. Just getting review double checked

Regards

Michael

Michael Platt

Development Assessment and Control Officer | Network Planning and Operations

TransGrid | 200 Old Wallgrove Road, Wallgrove, NSW, 2766

T: (02) 9620 0161 **M:** 0427 529 997

E: Michael.Platt@transgrid.com.au **W:** www.transgrid.com.au

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From: [Stephanie Partridge](#)
To: [Guy Smith](#)
Subject: FW: Oakdale West - Updated Staging Plan
Date: Wednesday, 20 May 2020 12:39:48 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[CHL_Brandmark_HB_72dpi_e5b948c1-b705-4c5b-a368-6d3bfff28f54.png](#)

Guy – see below.

We have now received all but from TrfNSW which I have just followed up.

Can you pls compile and get ready to submit to DPIE

From: Rosemary Chapman <rochapman@chcs.com.au>
Sent: Wednesday, 20 May 2020 12:09 PM
To: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Subject: RE: Oakdale West - Updated Staging Plan

Thanks Stephanie,

Sorry I missed this email.

Kind regards
Rosemary



Rosemary Chapman | Village Manager | Emmaus Village
I M. 0491 052 978 | catholichealthcare.com.au

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From: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Sent: Monday, 18 May 2020 9:08 PM
To: Stephanie Partridge <Stephanie.Partridge@goodman.com>
Cc: Alasdair Cameron <Alasdair.Cameron@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Guy Smith
<Guy.Smith@goodman.com>
Subject: Oakdale West - Updated Staging Plan

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the key dates for construction of each stage and approved building at the site.

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consent.

Should you have any questions, please don't hesitate to contact me.

Kind regards
Stephanie



Stephanie Partridge
Development Manager

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From: [Edmond David](#)
To: [Kym Dracopoulos](#)
Cc: [Guy Smith](#); [Stephanie Partridge](#)
Subject: RE: Oakdale West Estate - Updated Staging Plan
Date: Thursday, 21 May 2020 10:01:04 AM
Attachments: [image001.gif](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Kym

Confirming receipt of this email and also yesterday's email re site entry upgrade. I will add some comments regarding site entry once I clear a few urgent tasks.

Thanks for the information

Regards
Edmond

From: Kym Dracopoulos <Kym.Dracopoulos@goodman.com>
Sent: Thursday, 21 May 2020 8:53 AM
To: Edmond David <edmond.david@motorolasolutions.com>
Cc: Guy Smith <Guy.Smith@goodman.com>; Stephanie Partridge <Stephanie.Partridge@goodman.com>
Subject: Oakdale West Estate - Updated Staging Plan


Hi Edmond,
Hope you are well and received my email yesterday re the works at the upgrade of site entry off Bakers Lane ?

Also, while we have completed a significant amount of consultation with you all over the last couple of years and particularly the last 6 months regarding the upcoming construction works at our Oakdale West Estate, we are required under our development consent conditions to provide you with the attached staging plan that summarises the key dates for construction of each stage and approved building at the site.

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Should you have any questions, please don't hesitate to contact me.

Best regards
Kym

 **Kym Dracopoulos**
Manager, Technical Services

Direct: +61 2 9230 7453
Mobile: +61 411 511 431
Fax: +61 2 9230 7444
Kym.Dracopoulos@goodman.com
info-au@goodman.com
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From: [JPerica & Co](#)
To: [Kym Dracopoulos](#)
Cc: [Guy Smith](#); [Stephanie Partridge](#)
Subject: Re: Oakdale West Estate - Updated Staging Plan
Date: Thursday, 21 May 2020 10:32:47 AM

Hi Kym

All well thanks.
Hopefully same your side of road.
Email is noted.

Regards
Jack

Sent from my iPhone

On 21 May 2020, at 8:56 am, Kym Dracopoulos <Kym.Dracopoulos@goodman.com> wrote:

Hi Jack,
Hope you are keeping well in these difficult times?

As an update, while we have completed a significant amount of consultation with you over the last couple of years and particularly the last 6 months regarding the upcoming construction works at our Oakdale West Estate, we are required under our development consent conditions to provide you with the attached staging plan that summarises the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the consent.

Should you have any questions, please don't hesitate to contact me.

Best regards
Kym

[Kym Dracopoulos](#)
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<SSD7348 MOD2 - Staging Plan - 15.05.20.pdf>