



20 January 2021

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 20 Aldington Rd, Kemps Creek) RMS, OEH, Endeavour Energy,</i>



	<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 includes landscape planting along the western boundary with sensitive users. This will be included in the first stage of works, anticipated to commence in July 2019. This landscaping will help mitigate impacts on adjacent users.</i>  <i>The Stage 1 infrastructure works are advanced, with bulk earthworks across Precincts 1 – 3 completed, Noise walls have been installed, and landscape bund to the west completed.</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

<b>Condition B16</b>	<b>Response</b>
<i>The Applicant must:</i>	<i>This staging plan must be approved prior to any CC.</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>(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

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



## 2 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)	<b>Commenced in December 2019</b>  The WNSLR has been completed and certified by Penrith City Council (as certifier), with the first portion of the road dedicated to Council (Lenore Drive to Lockwood Road).
1	Precinct 1 Building Works (see Section 4.2 below)	MOD 2, SSD 7348 – Determined: 21 April 2020	<b>Building 1A - January 2021 (following completion of the WNSLR)</b>  <b>Building 1B1, 1B2, &amp; 1C – March / April 2021</b>
2	Stage 2 Infrastructure Works	MOD 3, SSD 7348 & SSD 10397  Determined: 9 April 2020	<b>April 2020</b>
2	Building 2B Works	MOD 3, SSD 7348 & SSD 10397  Determined: 9 April 2020	<b>June 2020</b>
3	Residual Precinct 2 Building Works	MOD 6, SSD 7348 & SSD 9794683	<b>Building 2A - Q3 2021</b>  <b>Building 2C &amp; 2D – Q4 2021</b>
3	Precinct 3 Building Works & Stage 3 Infrastructure Works	MOD 6, SSD 7348 & DA20/0843 (Building 3A local council DA)  DA to be submitted	<b>Building 3A – Q2 2021</b>  <b>Buildings 3B, 3C &amp; Stage 3 Infrastructure Works – Q3/Q4 2021</b>



		for residual buildings and for modification to SSD 7348, if required.	
4	Stage 4 Infrastructure Works & Precinct 4 Building Works	DA to be submitted	<b>February 2022 – July 2025</b>
5	Stage 5 Infrastructure Works & Precinct 5 Building Works	DA to be submitted	<b>July 2025</b>

See below Precinct plan demonstrating the above stages of work.

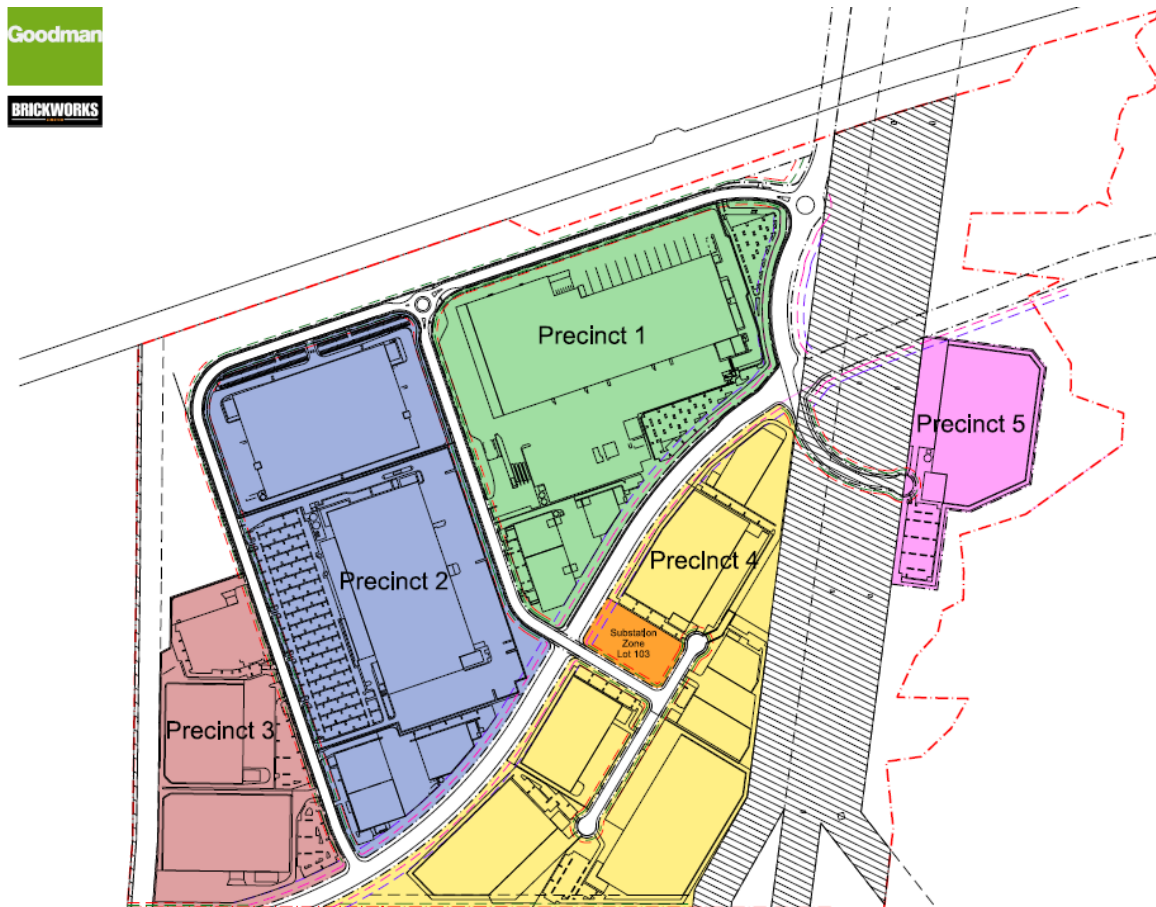


Figure 1 - Oakdale West Precinct Plan

### 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.
- Noise Walls to the western boundary are installed.
- On-site mitigation measures have been installed to the sensitive receiver to the south.
- 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

4.1 The Stage 1 works, approved under SSD 7348 (as modified), are as follows:

- 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 and 2, including drainage, power, sewer, water and telecommunications;
- Western North-South Link Road works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection; and associated subdivision, basins and drainage; 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;
- estate roads 1, 3 and 6 and eastern part of road 7;
- landscaping of Stage 1 including the 40m landscape bund to the western boundary;
- subdivision of Precinct 1 and 2 lots;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins;
- reduced building setback from the SLR from 20m to 17.15m.

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	March 2021

See below site plans for Precinct 1:



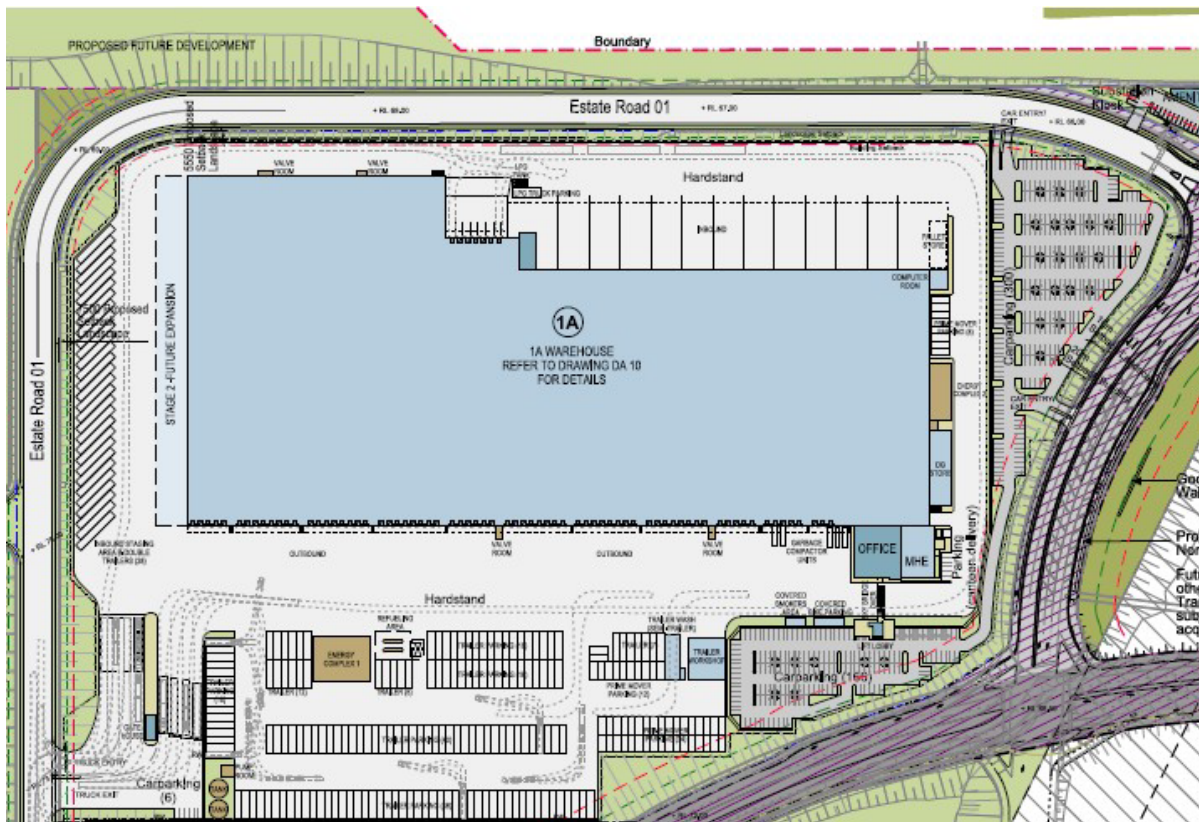


Figure 2 – Lot 1A

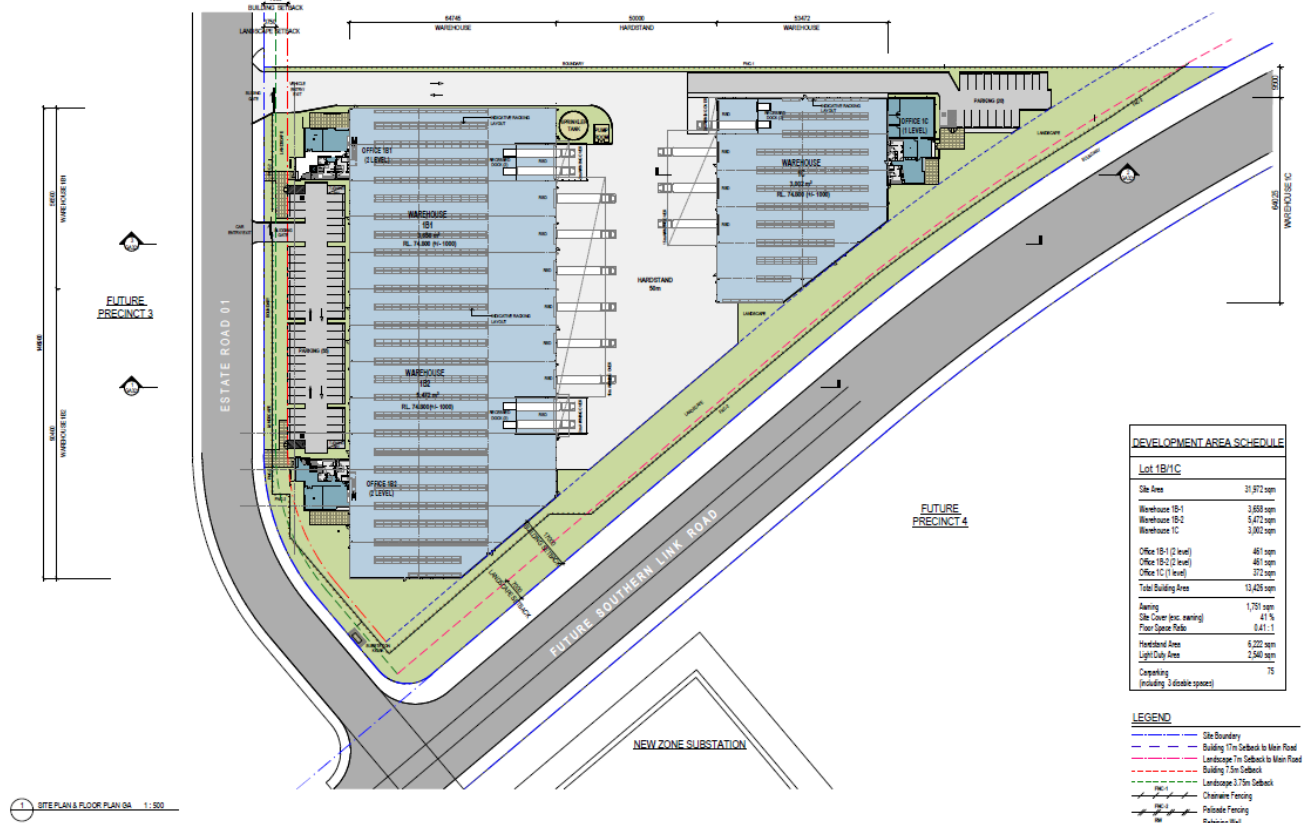


Figure 3 – Lot 1B & 1C



## 5 SSD 9794683 – Stage 3 Development (Warehouses 2A, 2C, 2D)

The on-lot warehouse construction for **Warehouses 2A** is anticipated to commence in Q3 2021.

The on-lot warehouse construction for **Warehouse 2C & 2D** are proposed to commence in Q4 2021.

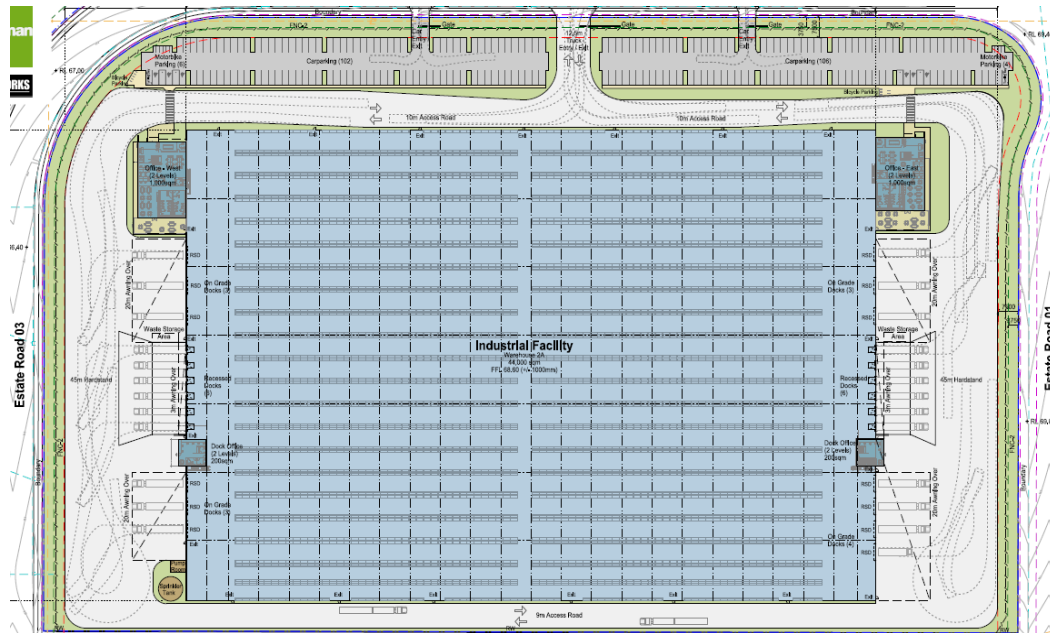


Figure 5 - Lot 2A

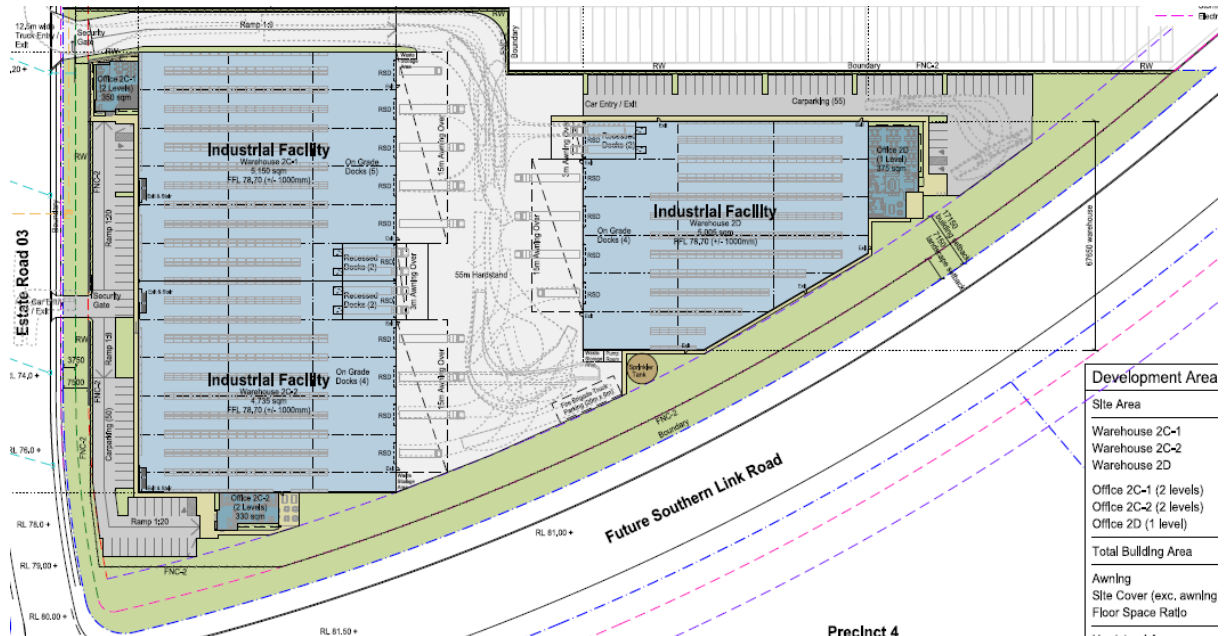


Figure 6 - Lot 2C & 2D



## 6 DA20/0843 – Warehouse 3A

The on-lot warehouse construction for **Warehouse 3A** is proposed to commence in Q3 2021.

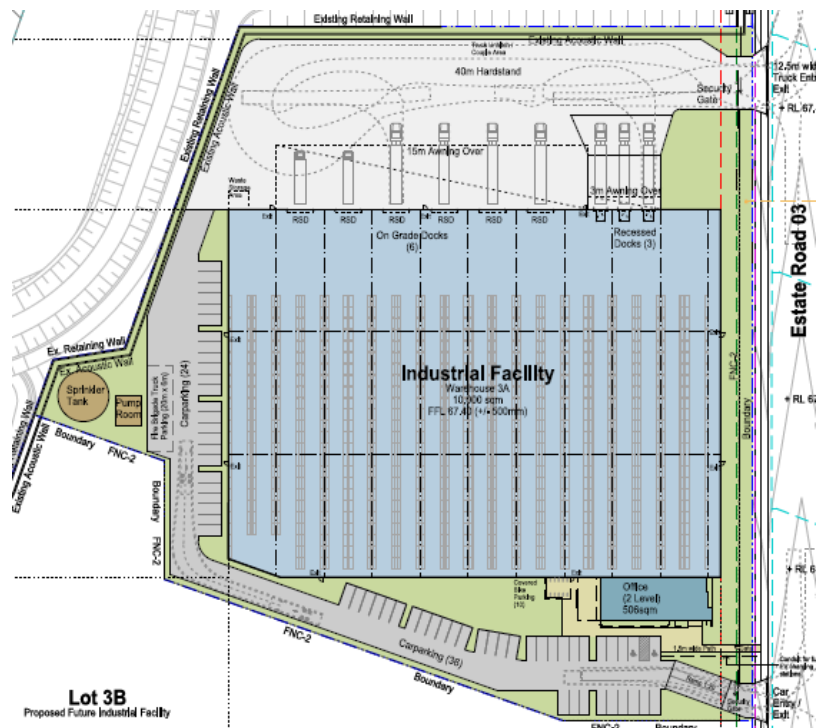


Figure 7 - Warehouse 3A

Together with the consultation requirements for the proposed staging of SSD 7348 (a community consultation is scheduled for 10 February 2021, where the upcoming development stages will be discussed), 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, describes 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.

Yours sincerely,

Guy Smith  
Planning Manager



## **Appendix A – Staging Plan Consultation**



Stephanie



+Stephanie Partridge  
Development Manager

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Fax: +61 2 9230 7444

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

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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

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Get on board with Opal at [opal.com.au](https://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

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

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**From:** Justine Clarke  
**To:** Stephanie Partridge  
**Cc:** Alasdair Cameron; Alison Kriha; 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](#)

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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*



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[www.waternsw.com.au](http://www.waternsw.com.au)

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**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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**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](#)

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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](mailto:Kym.Dracopoulos@goodman.com)]  
**Sent:** Monday, 25 May 2020 12:03 PM  
**To:** Michael Platt <[Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au)>  
**Cc:** Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto:Stephanie.Partridge@goodman.com)>; Guy Smith <[Guy.Smith@goodman.com](mailto: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](mailto:Kym.Dracopoulos@goodman.com)  
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---

**From:** Michael Platt <[Michael.Platt@transgrid.com.au](mailto:Michael.Platt@transgrid.com.au)>  
**Sent:** Wednesday, 22 April 2020 1:20 PM  
**To:** Kym Dracopoulos <[Kym.Dracopoulos@goodman.com](mailto:Kym.Dracopoulos@goodman.com)>; Bruce Zhang <[Bruce.Zhang@planning.nsw.gov.au](mailto:Bruce.Zhang@planning.nsw.gov.au)>  
**Cc:** 'Alex Lohrisch' <[Alex.L@atl.net.au](mailto:Alex.L@atl.net.au)>; Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto: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)**

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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](mailto:Michael.Platt@transgrid.com.au) **W:** [www.transgrid.com.au](http://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](#)  
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[image003.png](#)  
[image004.png](#)  
[CHL\\_Brandmark\\_HB\\_72dpi\\_e5b948c1-b705-4c5b-a368-6d3bfff28f54.png](#)

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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

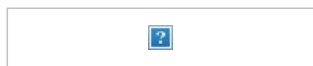
---

**From:** Rosemary Chapman <[rochapman@chcs.com.au](mailto:rochapman@chcs.com.au)>  
**Sent:** Wednesday, 20 May 2020 12:09 PM  
**To:** Stephanie Partridge <[Stephanie.Partridge@goodman.com](mailto: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  
| M. 0491 052 978 | [catholichealthcare.com.au](http://catholichealthcare.com.au)

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Kind regards  
Stephanie



**Stephanie Partridge**  
Development Manager

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Goodman Limited ABN 69 000 123 071

Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621

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

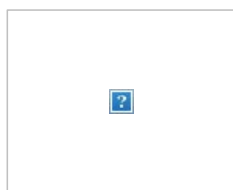
Hi Edmond,  
Hope you are well and received my email yesterday re the works at the upgrade of site entry off Bakers Lane ?

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.

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**  
Manager, Technical Services  
  
Direct: [+61 2 9230 7453](tel:+61292307453)  
Mobile: [+61 411 511 431](tel:+61411511431)  
Fax: [+61 2 9230 7444](tel:+61292307444)  
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*applicable laws, please contact us at our Security Operations Center at 1-800-674-4357.*



**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](mailto:Kym.Dracopoulos@goodman.com)> wrote:

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

As and 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](#)  
Manager, Technical Services

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[Kym.Dracopoulos@goodman.com](mailto:Kym.Dracopoulos@goodman.com)  
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<SSD7348 MOD2 - Staging Plan - 15.05.20.pdf>



## AGENCY CONSULTATION MEETING – FEBRUARY 2021

**MINUTES**      10.02.2021      8:30AM      Microsoft Teams Virtual Meeting

<b>ATTENDEES</b>	Maria Divis (DPIE), Alfarid Hussain (DPIE), Pahee Rathan (TfNSW), Alison Kniha (WaterNSW), Justine Clarke (WaterNSW), Clay Aldridge (Sydney Water), Alasdair Cameron (Goodman), Kym Dracopoulos (Goodman), Luke Riley (Goodman), Lachlan O'Reilly (Goodman), Carl Vincent (ErSed), Alex Lohrisch (AT&L), Kate McKinnon (SLR Consulting)
<b>APOLOGIES</b>	Stephanie Partridge (Goodman)
<b>MINUTES TAKER</b>	Kate McKinnon

ITEM	DISCUSSION
Welcome and Introductions	<b>Kate McKinnon</b> - Welcome and outline of the meeting agenda
Consultation – Stage 1B & 1C CEMP	<p><b>Luke Ridley</b> – Condition D120 of SSD7348 requires Goodman to consult with TfNSW, Council and Water NSW prior to finalising the CEMP (Stage 1B &amp; 1C).            Provided summary of Project specifics and CEMP. CEMP to be distributed to consulting parties for comment.</p> <p><b>Alfarid Hussain</b> – Does this relate to Stage 1?</p> <p><b>Luke Ridley</b> - This relates to Stages 1B and 1C</p> <p><b>Kate McKinnon</b> - Comments sought, no further questions or comments raised</p>
Consultation – Staging Plan	<p><b>Alasdair Cameron</b> – Condition B15 of SSD7348 requires Goodman to consult with relevant stakeholders on the staging plan for estate works and development.            Provided summary of stages commenced, underway and completed to date and summary of future stages, including summary of approval requirements and estimated commencement dates</p> <p><b>Maria Divis</b> – Which stages of the project (both commenced and future) are DPIE responsible for?</p> <p><b>Kym Dracopoulos</b> – The planning status outlined in the staging plan outlines where approval has been obtained under SSD or DA. Future approvals will be sought either from DPIE or Council dependant on the scale of the proposed development.</p> <p><b>Kate McKinnon</b> - Comments sought, no further questions or comments raised</p>
OWE and WNSLR – Progress and Upcoming Works	<p><b>Alasdair Cameron</b> – Provided outline of works complete and underway and projected works for both the internal Oakdale West Estate and the West North South Link Road.            Noted in particular the opening of Compass Drive to all construction traffic commencing 12 February 2021 and the simultaneous closure of access to Bakers Lane.</p>
Lot 2B and Lot 1A – Progress and Upcoming Works	<b>Luke Ridley</b> - Provided outline of works complete and underway and projected works on Lot 2B and Lot 1A.
Environmental Performance	<b>Carl Vincent</b> – Outlined inspections, audits, incidents and complaints relating to SSD7348 and SSD10397
Safety	<b>Alasdair Cameron</b> – Minor incidents only, including minor plant on plant incident, contractor back strain and contractor leg bruise



ITEM	DISCUSSION
Consultation and Community Interactions	<b>Kate McKinnon</b> – Advised correspondence had been exchanged with Western Neighbours regarding removal of noise wall fencing, 2 residents of Aldington Road regarding road conditions, damage to private vehicle, water pressure and truck speeds and correspondence with Bakers Lane and Aldington Road stakeholders notifying of scheduled road repair works.
Stakeholder Feedback and Questions	No questions or comments raised
<b>Meeting Closed 9:00am</b>	



# Agency Consultation Meeting

Oakdale West Estate  
February 2021

global **environmental** and **advisory** solutions





# Overview



Welcome and Introductions



Consultation Requirements



Project Update – OWE



Project Update – WNSLR



Project Update – Project Waratah



Environmental Performance



Safety Update



Consultation and Community Interactions



Stakeholder Feedback & Questions



# Welcome and Introductions

Project Team:

Organisation	Goodman	AT&L	SLR Consulting	Ersed
Role	Proponent	Project Manager & Contract Superintendent	Stakeholder Engagement	Environmental Representative
Key Contacts	Stephanie Partridge	Alex Lohrisch	Dan Thompson	Carl Vincent
	Kym Dracopoulos	Dane Segail	Kate McKinnon	
	Alasdair Cameron			
	Lachlan O'Reilly			
	Luke Ridley			

Stakeholder Representatives



# Consultation Requirements - CEMP



Condition D120 of SSD7348 requires Goodman to consult with TfNSW, Council and Water NSW prior to finalising the CEMP (Stage 1B & 1C).

- Project will be completed by Prime Constructions.
- Project is forecasted to commence in March '21 & finish in September '21.
- Prime Constructions have engaged a CPESC to prepare the Stormwater Management Plan.
- Traffic will enter site via the WNSLR (Compass Drive).
- The Air Quality & Noise monitors will be maintained on site.
- Construction hours will be standard as per the current conditions of consent.
- CEMP will be available to review on the Project Website.





# Consultation Requirements – Staging Plan

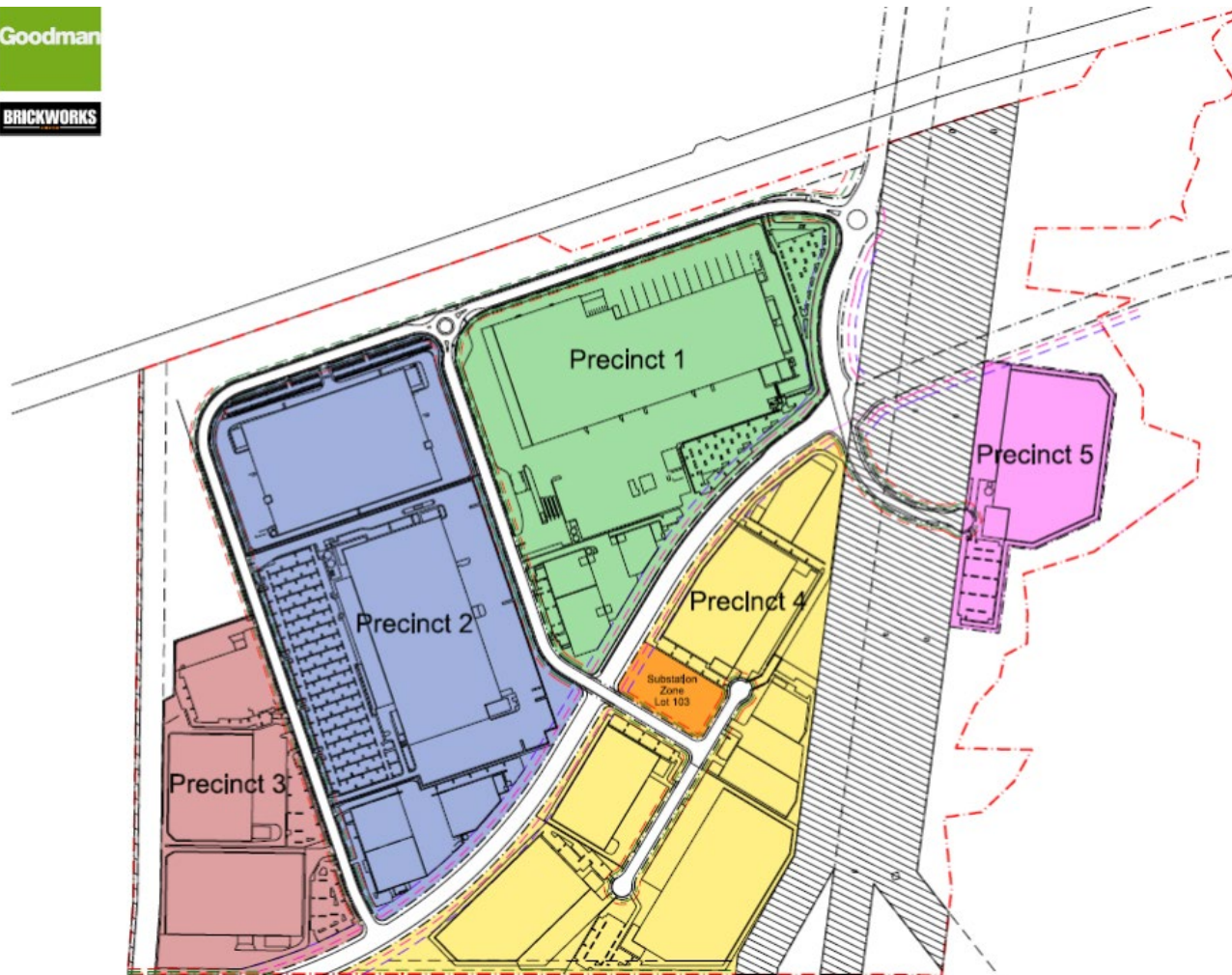


Condition B15 of SSD7348 requires Goodman to consult with relevant stakeholders on the staging plan for estate works and development.

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)	<b>Commenced in December 2019</b>  The WNSLR has been completed and certified by Penrith City Council (as certifier), with the first portion of the road dedicated to Council (Lenore Drive to Lockwood Road).

1	Precinct 1 Building Works (see Section 4.2 below)	MOD 2, SSD 7348 – Determined: 21 April 2020	<b>Building 1A - January 2021 (following completion of the WNSLR)</b>  <b>Building 1B1, 1B2, &amp; 1C – March / April 2021</b>
2	Stage 2 Infrastructure Works	MOD 3, SSD 7348 & SSD 10397  Determined: 9 April 2020	<b>April 2020</b>
2	Building 2B Works	MOD 3, SSD 7348 & SSD 10397  Determined: 9 April 2020	<b>June 2020</b>
3	Residual Precinct 2 Building Works	MOD 6, SSD 7348 & SSD 9794683	<b>Building 2A - Q3 2021</b>  <b>Building 2C &amp; 2D – Q4 2021</b>
3	Precinct 3 Building Works & Stage 3 Infrastructure Works	MOD 6, SSD 7348 & DA20/0843 (Building 3A local council DA)  DA to be submitted	<b>Building 3A – Q2 2021</b>  <b>Buildings 3B, 3C &amp; Stage 3 Infrastructure Works – Q3/Q4 2021</b>
		for residual buildings and for modification to SSD 7348, if required.	
4	Stage 4 Infrastructure Works & Precinct 4 Building Works	DA to be submitted	<b>February 2022 – July 2025</b>
5	Stage 5 Infrastructure Works & Precinct 5 Building Works	DA to be submitted	<b>July 2025</b>







# Progress To Date & Upcoming Works - OWE

- The internal road works are nearing completion over the next couple of months.
- The final asphalt surfacing works are on schedule to commence mid February,
- Utility infrastructure is in its final stages delivering essential services to the site.
- There will be no further ingress or egress to the site from Bakers Lane after Friday 12 February.





# Progress To Date – Compass Drive

- Compass Drive and the bridge into the site has now been completed.
- From Friday 12 February all Oakdale West Estate construction traffic will be via Compass Drive.
- The road south of Lockwood Road will not be open for public access until dedication and while construction traffic are utilising the routes.





# Progress To Date & Upcoming Works – Lot 2B

## Progress to Date

- Cladding Installation
- Internal slabs installation
- Roofing installation
- Structural steel installation
- Services installation
- External slab installation

## Upcoming Works

- Cladding Installation
- Internal slabs installation
- Roofing installation
- Structural steel installation
- Services installation
- External slab installation





# Progress To Date & Upcoming Works – Lot 1A

## Progress to Date

- Stormwater Installation
- Bulk earthworks
- Site establishment
- Erosion & Sediment Control Installation

## Upcoming Works

- Piling works
- External Slab Preparation
- Fire Tunnel Earthworks
- Site Establishment





## ER INSPECTIONS AND AUDITS: SSD7348

ER INSPECTIONS	
2019 TOTAL	3
2020 QTR1 (JAN-MARCH)	16
2020 QTR 2 (APRIL-JUNE)	10
2020 QTR 3 (JULY-SEPT)	9
2020 QTR 4 (OCT-DEC)	7
2021 – QTR 5 PART (JAN)	3
<b>TOTAL TO DATE</b>	<b>48</b>



## ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
DEC 20	
<ul style="list-style-type: none"><li>• OWE (INFRASTRUCTURE)</li></ul>	<ul style="list-style-type: none"><li>• FIP</li><li>• CAQMP</li></ul>
<ul style="list-style-type: none"><li>• LOT 2B</li></ul>	<ul style="list-style-type: none"><li>• CEMP – INDUCTIONS AND TRAINING</li><li>• CTMP</li><li>• WMP</li></ul>



## ENVIRONMENTAL PERFORMANCE: SSD7348

NON COMPLIANCES,

NON COMPLIANCE

NIL

QUARTER 4 - NIL



## EC INSPECTIONS AND AUDITS- SSD10397

### INSPECTIONS AUDITS THIS PERIOD

JULY 20	3
AUGUST 20	0
SEPTEMBER 20	1
OCTOBER 20	1
NOVEMBER 20	1
DECEMBER 20	1
JANUARY 21	0
FEBRUARY 21	1
TOTAL	8



## ENVIRONMENTAL PERFORMANCE- SSD10397

### INCIDENTS AND COMPLAINTS AS DETAILED IN THE MONTHLY REPORTS

#### INCIDENTS

30 OCT 20	<p>AN INCIDENT OCCURRED ON SITE ON 30/10/20. THIS INCIDENT DID NOT RESULT IN MATERIAL ENVIRONMENTAL HARM.</p> <p>AN INITIAL INCIDENT NOTIFICATION WAS MADE TO THE DPIE 2 NOV 20 IN ACCORDANCE WITH CONDITION C10 FOR SSD10397.</p> <p>A SECOND DETAILED REPORT WAS ISSUED IN ACCORDANCE WITH THE REQUIREMENTS OF SSD10397.</p>
-----------	--

#### NON COMPLIANCES

B13. THE APPLICANT MUST ENSURE:

(B) CONSTRUCTION TRAFFIC DOES NOT USE BAKERS LANE DURING THE HOURS OF 8 AM – 9.30 AM AND 2.30 PM – 4 PM, MONDAY TO FRIDAY WHEN SCHOOLS ARE IN USE, TO AVOID CONFLICT WITH PEAK SCHOOL TRAFFIC ON BAKERS LANE;

14 OCT 20	<p>A TRUCK ENTERED BAKERS LANE DURING THE 8AM TO 9:30AM PERIOD IN BREACH OF CONDITION B13 (B).</p>
	<p>THE NON-COMPLIANCE WAS IDENTIFIED BY THE QANSTRUCT GATE CONTROLLER.</p> <p>THE NON-COMPLIANCE WAS REPORTED IN ACCORDANCE WITH C11 &amp; C12.</p>



# Safety

Minor incidents only





# Consultation and Community Interactions

- Correspondence with Neighbours regarding the removal of noise wall fencing and associated works and temporary storage.
- Correspondence with Resident – Aldington Road re road conditions, water pressure and truck speeds.
- Correspondence with Resident – Aldington Road re damage to private vehicle tyre.
- Correspondence with Bakers Lane and Aldington Road stakeholders re scheduled road repair works.



# Communications and Consultation Channels

Sources of information and complaints/enquiries via:

- Website: [oakdaleopportunities.com](http://oakdaleopportunities.com)
- Email: [community.oakdalewest@goodman.com](mailto:community.oakdalewest@goodman.com)
- Phone: **1300 002 887**
- Post: Level 17, 60 Castlereagh Street, Sydney, NSW 2000
- Community Meetings: Subject to scheduling
- Enquiry Form: <https://au.goodman.com/Oakdale-West-Industrial-Estate>

Project information will be provided via a combination of:

- Email
- Phone Call
- SMS
- Letter
- Newspaper
- Community Meetings



# Stakeholder Feedback & Questions