



31 May 2021

Chris Ritchie
Director - Industry Assessments
Department of Planning, Industry & Environment
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, Industry & Environment ("DPIE") 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.

Appendix A – Staging Plan Consultation

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>Condition B15</i>	<i>Response</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 (landscape bund). This has been completed.</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

<i>Condition B16</i>	<i>Response</i>
<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
(a) <i>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 Planning Secretary given as part of the Staging Plan approval.</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)	Commenced in December 2019 The WNSLR (now Compass Drive) has been completed and dedicated to Penrith City Council.
2	Precinct 1 Building Works (see Section 4.2 below)	MOD 2, SSD 7348 – Determined: 21 April 2020	Building 1A - January 2021 Building 1A commenced in January 2021. Building 1B1, 1B2, & 1C – June 2021
3	Stage 2 & 3 Infrastructure Works	MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020	April 2020 Commenced and close to completion.
4	Building 2B Works	MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020	June 2020 Building 2B is in the advanced stages of construction.
5	Residual Precinct 2 Building Works	MOD 6, SSD 7348 & SSD 9794683	Building 2A - Q3 2021 Building 2C & 2D – 2022

6	Building 3A Works	MOD 6, SSD 7348 & DA20/0843 (Building 3A local council DA)	Building 3A - July 2021
7	Building 3B & 4E Works and residual Estate Infrastructure Works	MOD 7 to SSD 7348 to be lodged in June 2021 as well as local council Building DA for Building 3B. Separate Building DA to be lodged for Building 4E. New State Significant Development Application.	Building 3B - October 2021 Building 4E – October 2021 Remaining Estate Infrastructure works to be finished by Q3 2021
8	Building 3C Works	Will be subject to new local council Development Application.	Building 3C - Q4 2021
9	Precinct 4 Building Works (excluding Building 4E)	Local council DA to be submitted	2022 - 2023
10	Precinct 5 Building Works	Local council DA to be submitted	2024

See below staging plan demonstrating the above stages of work.

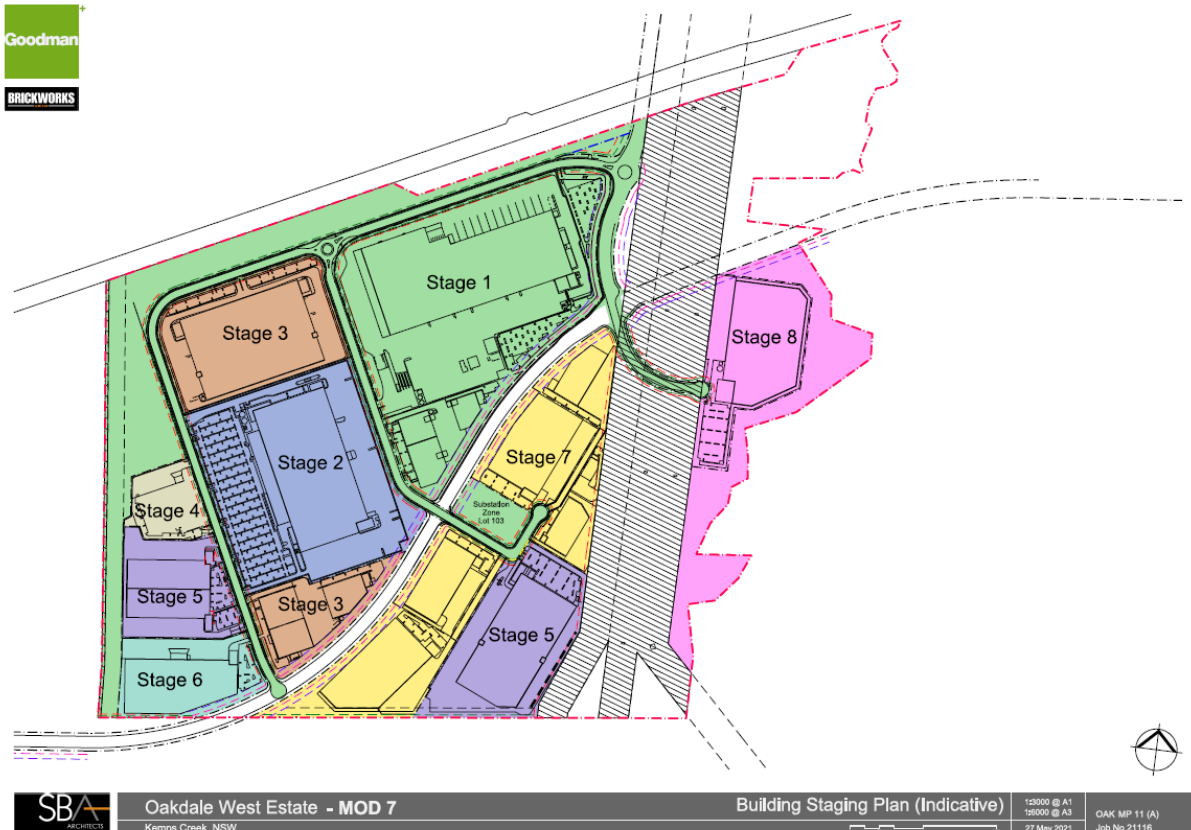


Figure 1 - Oakdale West Staging Plan

3 Mitigation Measures

The Estate is proposed to be constructed progressively on a staged process 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 (completed);
- A permanent noise wall is installed 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 the sensitive receivers to the south to reduce noise impacts;
- 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, 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, 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 through to Q3 2021.

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	July 2021

See below site plans for Precinct 1:

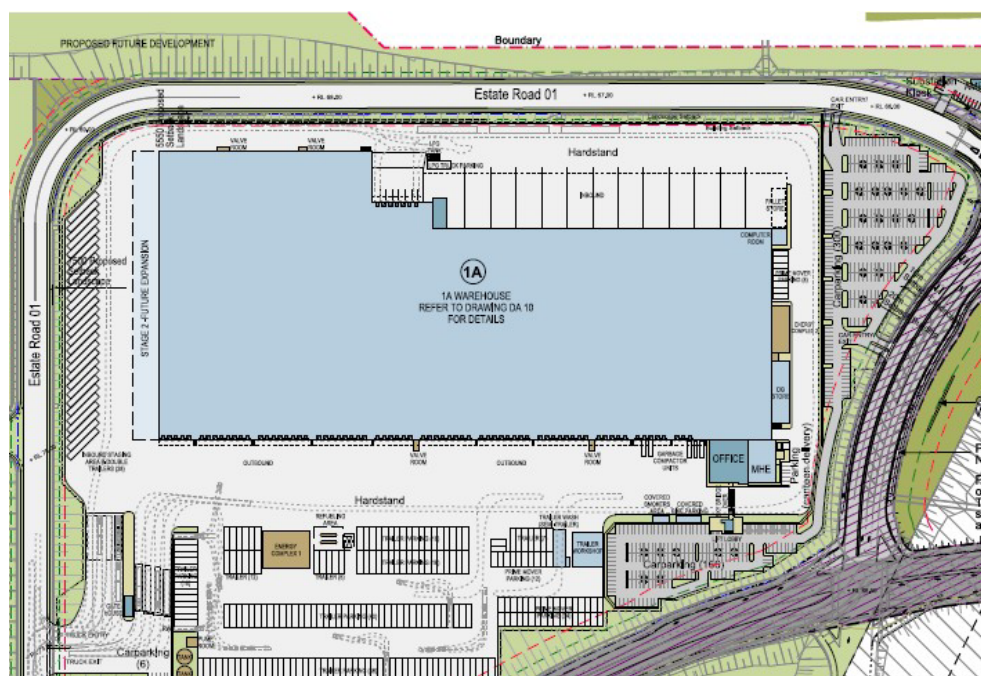


Figure 2 – Lot 1A

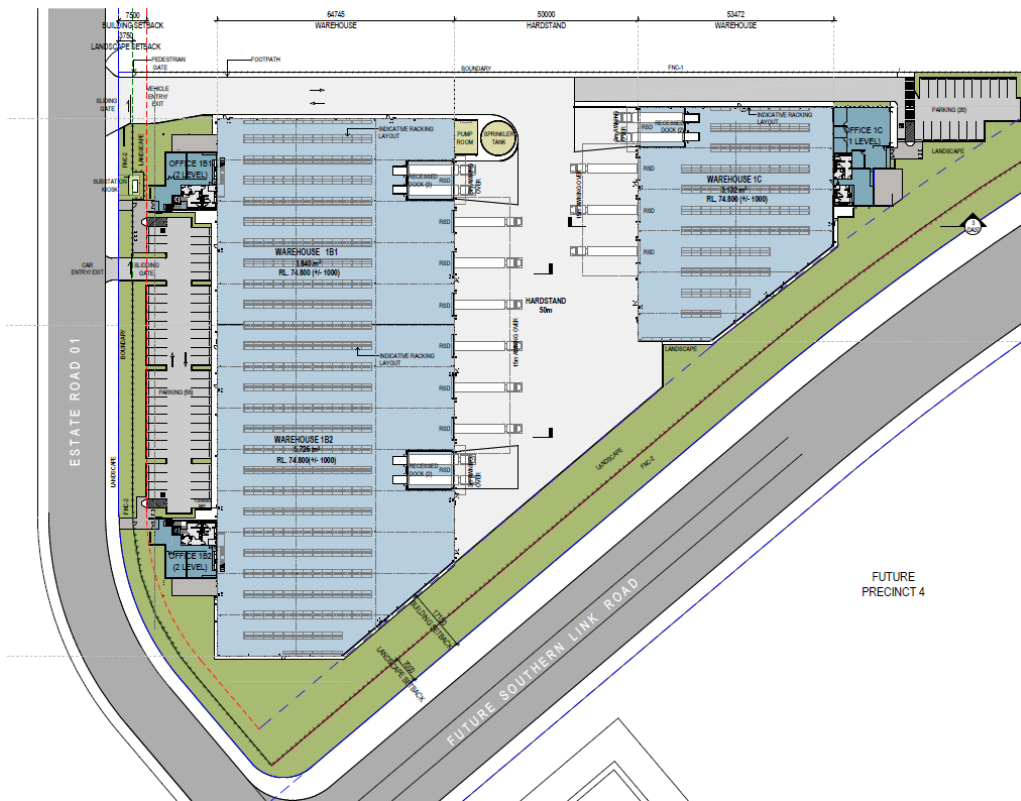


Figure 3 – Lot 1B & 1C

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 2022.

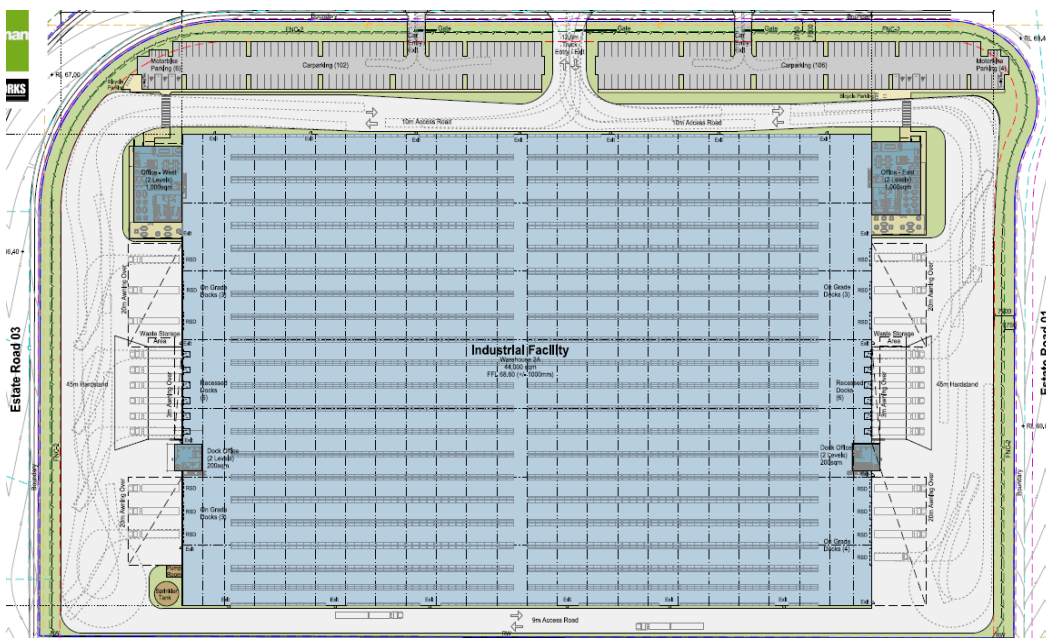


Figure 5 - Lot 2A

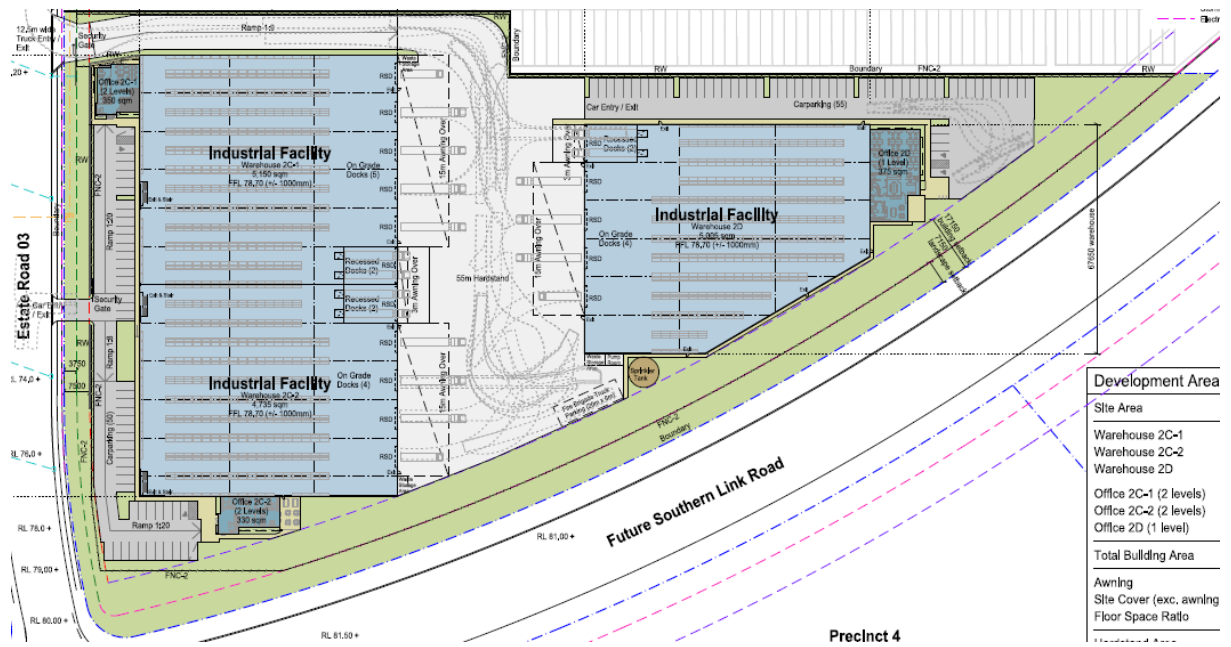


Figure 6 - Lot 2C & 2D

6 DA20/0843 – Warehouse 3A

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

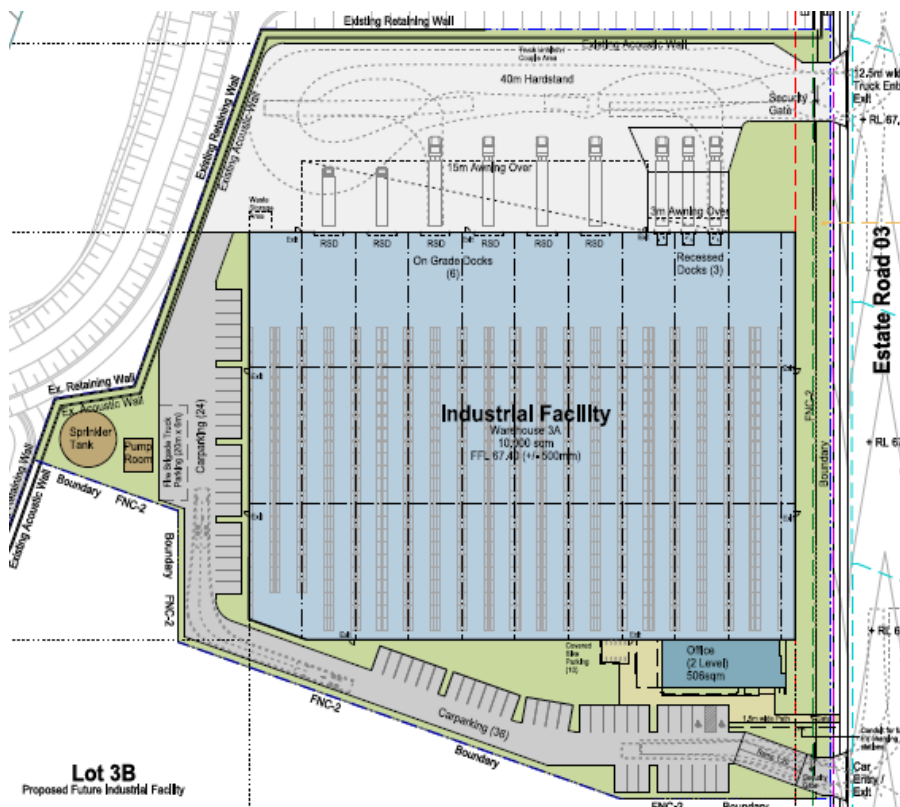


Figure 7 - Warehouse 3A

7 Warehouses 3B & 4E

DAs for Warehouses 3B & 4E are being lodged for assessment shortly. While construction commencement will depend on DA approval timeframes, it is hoped to commence in October 2021.

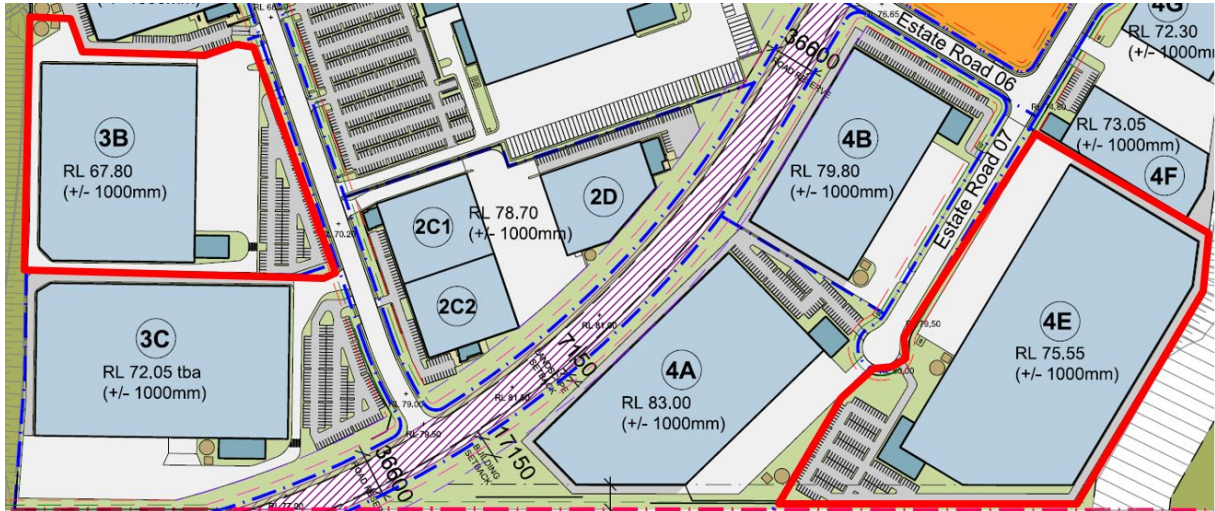


Figure 8 - Warehouses 3B & 4E

Together with the consultation requirements for the proposed staging of SSD 7348 numerous community consultation meetings have been scheduled, where the upcoming the development stages will be discussed.

The strategies, plans or programs are prepared to address each of the stages and proposed to 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

From: Mack Bowman
Sent: Friday, 4 June 2021 4:18 PM
To: 'Catherine Hey'
Cc: Guy Smith
Subject: RE: Oakdale West - Lot 3A Staging Consultation

Thanks Cathy, I appreciate the quick response.

Have a good weekend.

Mack.

From: Catherine Hey <chey@parra.catholic.edu.au>
Sent: Friday, 4 June 2021 4:13 PM
To: Mack Bowman <Mack.Bowman@goodman.com>
Subject: Re: Oakdale West - Lot 3A Staging Consultation

No comment to make.

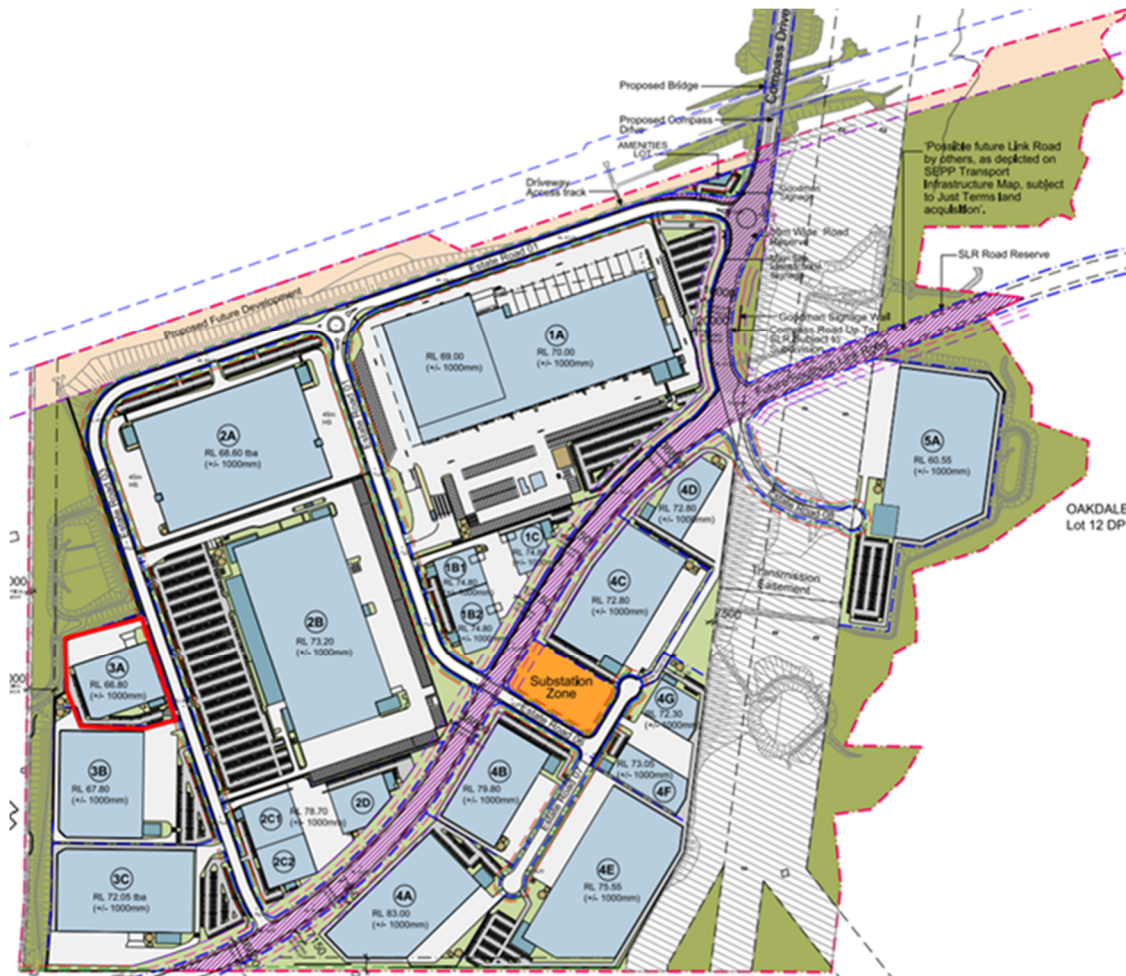
Cathy Hey
Principal
Trinity Primary School
Kemps Creek
88566200

On Fri, 4 Jun 2021 at 15:58, Mack Bowman <Mack.Bowman@goodman.com> wrote:

Dear Catherine,

I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We are shortly to start construction on our Lot 3A warehouse at OWE, shown in red below:



The OWE consent requires us to consult with you on the updated Staging Plan for OWE, which confirms the proposed delivery staging (timing) of the OWE development.

- <https://spaces.hightail.com/receive/fr8lUnlRoV>

We are required to obtain your feedback on this updated Staging Plan before we're able to lodge this document to the Department for review and approval.

As we're hoping to start construction as soon as possible, we'd be grateful if you could send us your comments as soon as possible. If you have nothing to add, a simple "No comment" response would satisfy the consultation requirement.

Please let me know if you have any questions and thanks for your help.

Regards

Mack.



+Mack Bowman
Project Administrator
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Fax: +61 2 9230 7267
Mack.Bowman@goodman.com
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Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621

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From: Justine Clarke <Justine.Clarke@waternsw.com.au>
Sent: Friday, 11 June 2021 8:23 AM
To: Mack Bowman
Cc: Adrian Tesoriero; Guy Smith; Stephanie Partridge; Alasdair Cameron; Luke Ridley
Subject: WaterNSW response - Oakdale West - Lot 3A CEMP & Staging Consultation

Dear Mac

Thank you for providing WaterNSW with the opportunity to comment on the Oakdale West Lot 3A CEMP & Staging Consultation as per SSD-7348.

WaterNSW acknowledge receipt of these documents and consultation on the staging plan.

WaterNSW has no specific comment to make on this CEMP, as it is not expected to impact on the Warragamba Pipelines corridor, if the controls within are adequately applied. This includes the conditions of consent within SSD-7348.

I trust this information enables you to meet your consultation requirements.

Regards Justine

Justine Clarke
Catchment and Asset Protection Adviser

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



Level 14, 169 Macquarie Street

PO Box 398

Parramatta NSW 2150

M: 0457 535 955

justine.clarke@waternsw.com.au

www.waternsw.com.au

From: Mack Bowman <Mack.Bowman@goodman.com>
Sent: Friday, 4 June 2021 3:24 PM
To: Justine Clarke <Justine.Clarke@waternsw.com.au>
Cc: Adrian Tesoriero <Adrian.Tesoriero@goodman.com>; Guy Smith <Guy.Smith@goodman.com>; Stephanie Partridge <Stephanie.Partridge@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Luke Ridley

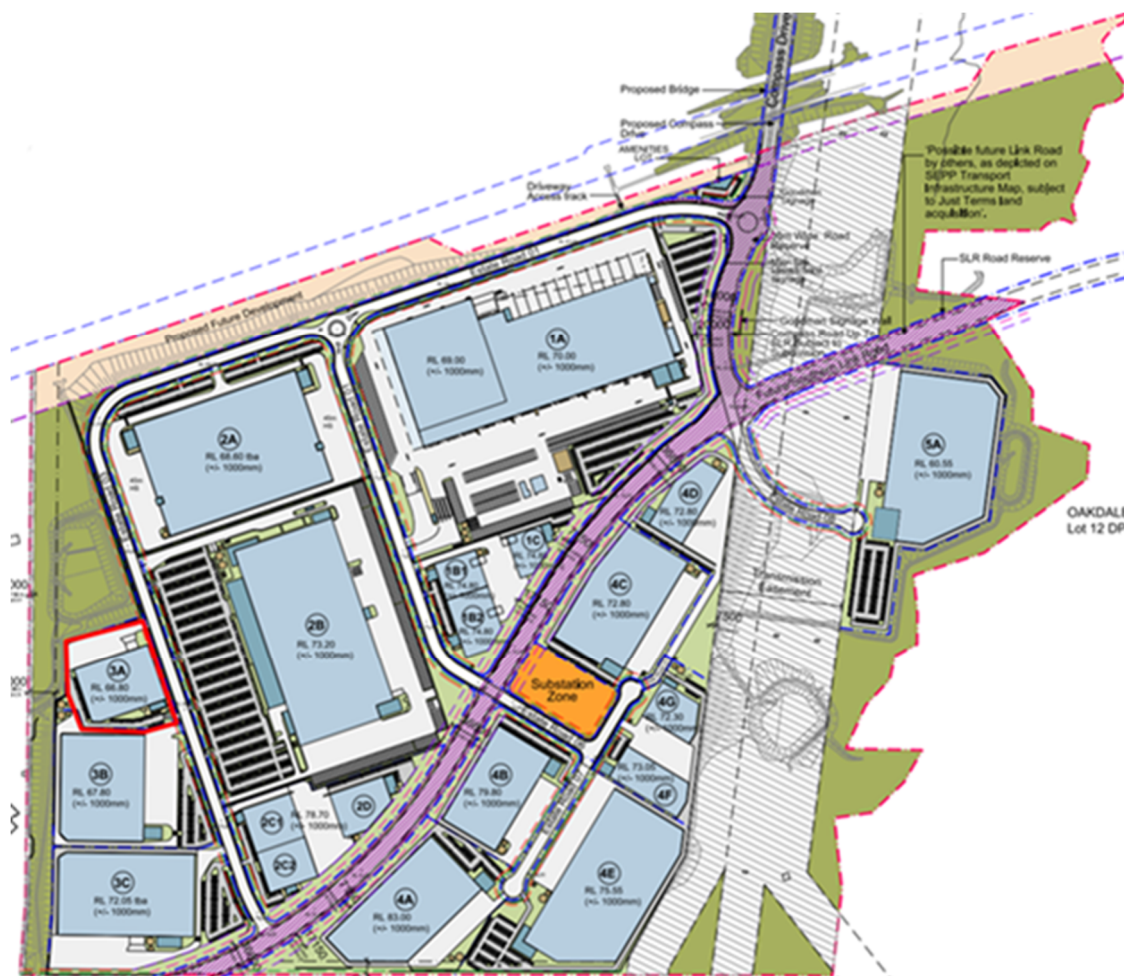
<Luke.Ridley@goodman.com>

Subject: ARK: Oakdale West - Lot 3A CEMP & Staging Consultation

Dear Justine,

I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We will be shortly commencing construction of our Lot 3A warehouse at OWE, shown in red below:



The SSD7348 consent requires us to consult with you on the following documents concerning the construction of Lot 3A:

- **Construction Environmental Management Plan (CEMP)** (this lists out proposed construction management of Lot 3A)
<https://spaces.hightail.com/receive/lkFbdcsVRn>
- **Updated OWE Staging Plan for OWE** (this document lists out proposed staging of the OWE development)
<https://spaces.hightail.com/receive/fr8IUnIRoV>

We are required to obtain your feedback on the above before we're able to lodge these documents to the Department for their review and approval.

The Department's approval of these documents is required before we are permitted to start construction on Lot 3A.

As we're hoping to start construction as soon as possible, we'd be grateful for your comments. If you have nothing to add, a simple "No comment" response would satisfy the consultation requirement and enable us to get these documents to the Department.

Your help is much appreciated. Please let me know if you have any questions.

Kind Regards,

Mack.



+ Mack Bowman
Project Administrator

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From: Kym Dracopoulos
Sent: Tuesday, 15 June 2021 2:43 PM
To: Mack Bowman
Cc: Stephanie Partridge; Guy Smith
Subject: FW: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

From: Edmond David <edmond.david@motorolasolutions.com>
Sent: Tuesday, 15 June 2021 2:11 PM
To: Kym Dracopoulos <Kym.Dracopoulos@goodman.com>
Subject: RE: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

Thanks for the clarity Kym

All good to go, just let us know when you're getting close to 4A & 4E

Regards
Edmond

From: Kym Dracopoulos <Kym.Dracopoulos@goodman.com>
Sent: Tuesday, 15 June 2021 1:05 PM
To: Edmond David <edmond.david@motorolasolutions.com>
Subject: RE: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

Thanks Edmond,
totally understand and appreciate you getting to this. EOFY is a particularly hectic time.

This Modification applies to the Staging Plan for the overall development and not actually the building on each lot.

The building plan for each building and in particular Lots 4A and 4E which you would be concerned about will be the subject of Lot specific DA's which you will be further consulted on and will give you a detailed look at the development.

When we have firm commitment for Lots 4A and 4E we will understand the final building shape and operating hours etc . We will share those with you as soon as they are available.

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: Edmond David <edmond.david@motorolasolutions.com>
Sent: Tuesday, 15 June 2021 12:40 PM
To: Kym Dracopoulos <Kym.Dracopoulos@goodman.com>
Subject: RE: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

Sorry Kym

I got inundated with work as we approach end of June cut-off. Obviously some of the stage 4 development is on our border and I wanted to know a realistic time frame for completion including the operating hours.

Regards
Edmond

From: Kym Dracopoulos [mailto:Kym.Dracopoulos@goodman.com]
Sent: Tuesday, 15 June 2021 12:19 PM
To: Edmond David
Subject: RE: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

Hi Edmond,
Was there anything in this that worried you ?
I'm happy to set up a quick Team call and talk you through it if that assists ?

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: Kym Dracopoulos

Sent: Thursday, 10 June 2021 7:41 PM

To: Edmond David <edmond.david@motorolasolutions.com>

Cc: Mack Bowman (Mack.Bowman@goodman.com) <Mack.Bowman@goodman.com>;

Stephanie Partridge (Stephanie.Partridge@goodman.com)

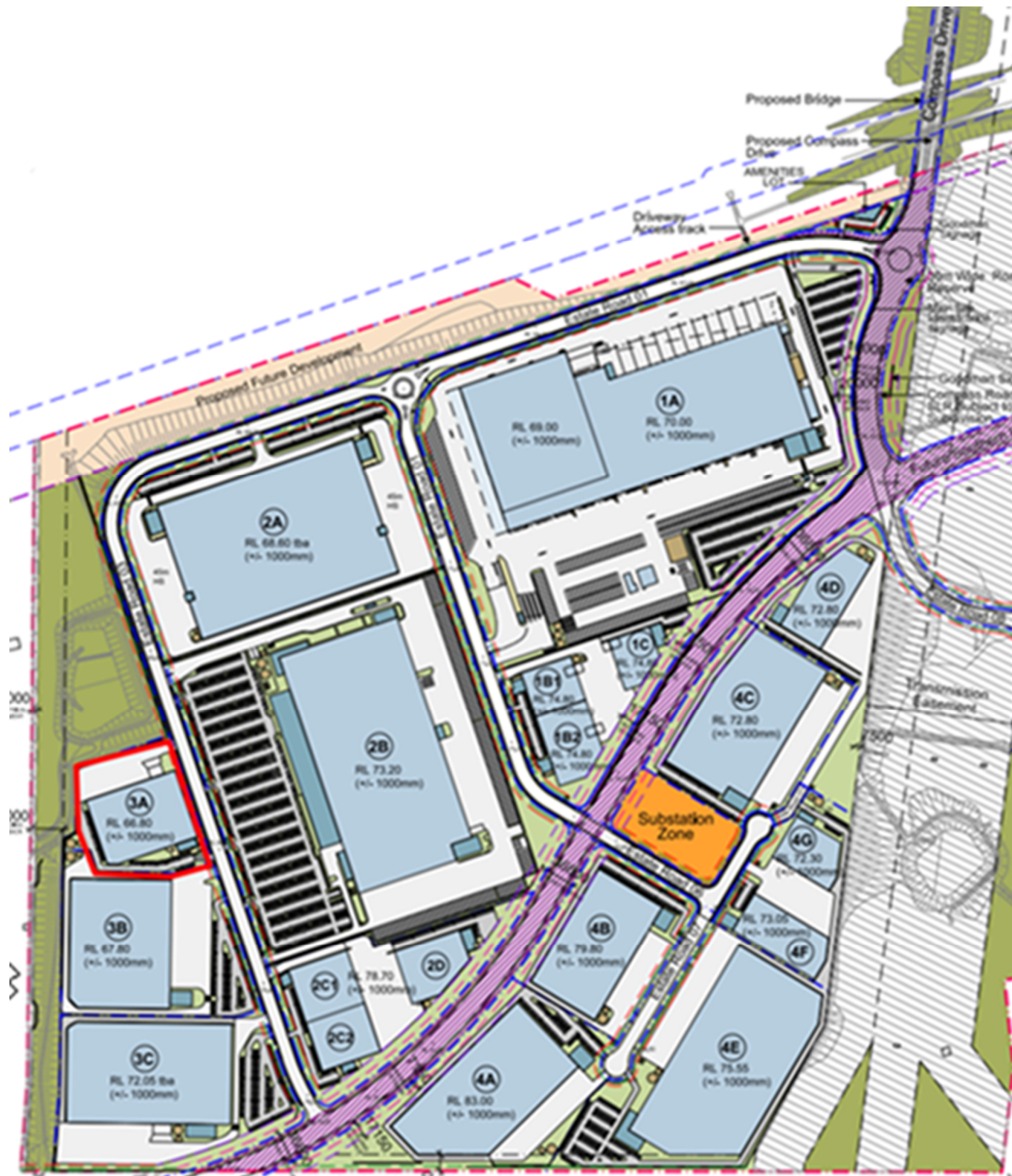
<Stephanie.Partridge@goodman.com>; Guy Smith <Guy.Smith@goodman.com>

Subject: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

Dear Edmond,

We are working on the next stage of the Oakdale West development, shown as Stage 4 on the attached Staging Plan and also identified as Lot 3A on the masterplan below. The boundary of that lot is red-lined for you.

This still relates to basically the same estate masterplan you're used to seeing with some minor building shape and lot shape changes.



The OWE consent requires us to consult with you on the updated Staging Plan for this estate, which confirms the proposed delivery sequence of staging (timing) of the OWE development.

- <https://spaces.hightail.com/receive/fr8IUuIRoV>

We are required to obtain your feedback on this updated Staging Plan before we're able to lodge this document to the Department for review and approval.

As we're hoping to start construction of the Warehouse on Lot 3A as soon as possible, we'd be grateful if you could send us your comments as soon as possible if you have any. If you have nothing to add, a simple "No comment" response would satisfy the consultation requirement.

Please let me know if you have any questions and thanks for your help. As before, we are happy to meet with you and talk you through in person or via a Teams call if you would like to do that.

Best regards,

Kym



+ Kym Dracopoulos
Manager, Technical Services

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From: JPerica & Co <jp-co@bigpond.com>
Sent: Friday, 11 June 2021 4:23 PM
To: Mack Bowman
Cc: Stephanie Partridge; Guy Smith
Subject: Re: Oakdale West Estate SSD7348 - Lot 3A Staging Consultation

Hi Mack

I have No Comment.

Regards

Jack

Sent from my iPhone

On 11 Jun 2021, at 12:55 pm, Mack Bowman
<Mack.Bowman@goodman.com> wrote:

Dear Jack,

I tried calling, we are working on the next stage of the Oakdale West development, shown as Stage 4 on the attached Staging Plan and also identified as Lot 3A on the masterplan below. The boundary of that lot is red-lined for you.

This still relates to basically the same estate masterplan you're used to seeing with some minor building shape and lot shape changes.

<image002.png>

The OWE consent requires us to consult with you on the updated Staging Plan for this estate, which confirms the proposed delivery sequence of staging (timing) of the OWE development.

- <https://spaces.hightail.com/receive/fr8IUnIRoV>

We are required to obtain your feedback on this updated Staging Plan before we're able to lodge this document to the Department for review and approval.

As we're hoping to start construction of the Warehouse on Lot 3A as soon as possible, we'd be grateful if you could send us your comments as soon as possible if you have any. If you have nothing to add, a simple "No comment" response would satisfy the consultation requirement.

Please let me know if you have any questions and thanks for your help. We are happy to meet with you and talk you through in person or via a Teams call if you would like to do that.

Best regards,

Mack.

Mack Bowman
Project Administrator

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<SSD 7348 Staging Plan - 01.06.21.pdf>

From: Cathie Graydon <cathie.graydon@mamre.nsw.edu.au>
Sent: Monday, 7 June 2021 8:28 AM
To: Mack Bowman
Cc: Adrian Tesoriero; Guy Smith; Stephanie Partridge; Alasdair Cameron; Luke Ridley
Subject: Re: Oakdale West - Lot 3A Staging Consultation

Dear Mack.

There are no issues for us regarding this update.

No comment.

Regards,

Cathie Graydon

Principal

Mamre Anglican School
45 Bakers Lane
Kemps Creek NSW 2178
PO Box 88 St Marys NSW 1790
Ph: 02 9834 1881

E: principal@mamre.nsw.edu.au

On Fri, Jun 4, 2021 at 4:00 PM Mack Bowman <Mack.Bowman@goodman.com> wrote:

Dear Cathie,

I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We are shortly to start construction on our Lot 3A warehouse at OWE, shown in red below:

Regards

Mack.



+ Mack Bowman
Project Administrator

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From: Lauren Van Etten <Lauren.VanEtten@penrith.city>
Sent: Wednesday, 16 June 2021 5:32 PM
To: Mack Bowman
Subject: Re: Oakdale West - Lot 3A CEMP & Staging Consultation

Hi Mack,

No comments on the staging plan from myself. Environment may comment on the mitigation measures although I assume those measures relate to a previous acoustic report?

Kind Regards,

Lauren Van Etten
Development Assessment Planner

E Lauren.VanEtten@penrith.city
T +612 4732 8222 | F +612 4732 7958 | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL



From: Mack Bowman <Mack.Bowman@goodman.com>
Sent: Wednesday, 16 June 2021 9:33 AM
To: Lauren Van Etten <Lauren.VanEtten@penrith.city>
Subject: RE: Oakdale West - Lot 3A CEMP & Staging Consultation

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Thanks Lauren.



+ Mack Bowman
Project Administrator

Direct: +61 2 9230 7267
Mobile: +61 402 701 216
Fax: +61 2 9230 7267
Mack.Bowman@goodman.com
info-au@goodman.com
www.goodman.com

The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
Australia



Goodman Limited ABN 69 000 123 071

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

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From: Lauren Van Etten <Lauren.VanEtten@penrith.city>
Sent: Wednesday, 16 June 2021 9:31 AM
To: Mack Bowman <Mack.Bowman@goodman.com>
Subject: Re: Oakdale West - Lot 3A CEMP & Staging Consultation

Hi Mac,

I'll chase it up and get back to you today.

Kind Regards,

Lauren Van Etten
Development Assessment Planner

E Lauren.VanEtten@penrith.city
T [+612 4732 8222](tel:+61247328222) | F +612 4732 7958 | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au

PENRITH
CITY COUNCIL



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From: Mack Bowman <Mack.Bowman@goodman.com>
Sent: Tuesday, 15 June 2021 3:52 PM
To: Lauren Van Etten <Lauren.VanEtten@penrith.city>; Jake Bentley <jake.bentley@penrith.city>
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Guy Smith <guy.smith@goodman.com>; Adrian Tesoriero <Adrian.Tesoriero@goodman.com>
Subject: RE: Oakdale West - Lot 3A CEMP & Staging Consultation

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

Hi Lauren & Jake,

As discussed this afternoon, can you please advise on the below.

Thanks,
Mack.



+ Mack Bowman
Project Administrator

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info-au@goodman.com
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From: Mack Bowman

Sent: Friday, 4 June 2021 2:59 PM

To: 'Lauren.VanEtten@penrith.city' <Lauren.VanEtten@penrith.city>

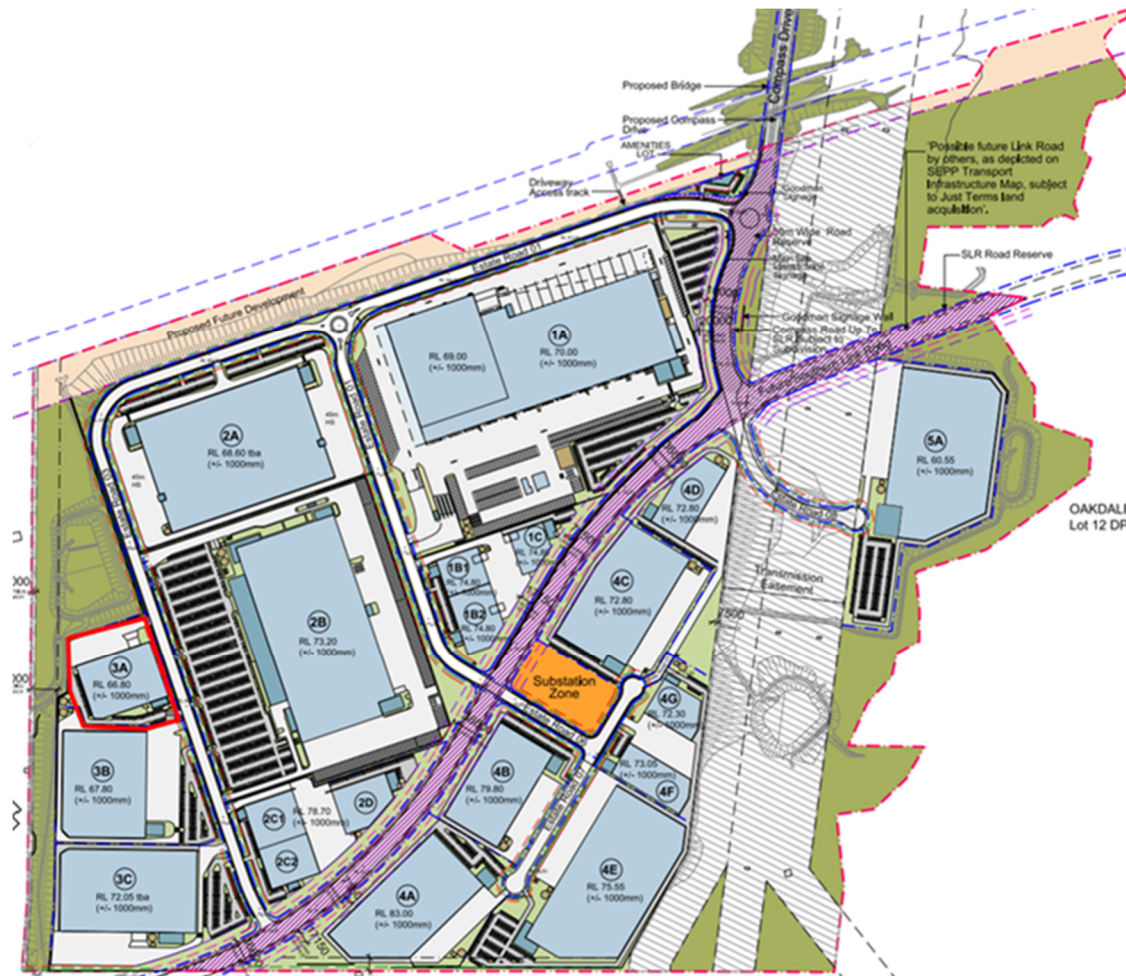
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Guy Smith
<Guy.Smith@goodman.com>; Adrian Tesoriero <Adrian.Tesoriero@goodman.com>

Subject: Oakdale West - Lot 3A CEMP & Staging Consultation

Dear Lauren,

I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We are going to be commencing construction of our Lot 3A warehouse at OWE, shown in red below:



The SSD7348 consent requires us to consult with you on the following documents concerning the Lot 3A construction:

- Construction Environmental Management Plan (CEMP) (this lists out proposed construction management of Lot 3A)
<https://spaces.hightail.com/receive/lkFbdcsVRn>
- Updated OWE Staging Plan for OWE (this document lists out proposed staging of the OWE development)
<https://spaces.hightail.com/receive/fr8IUUnIRoV>

We are required to obtain your feedback on the above before we're able to lodge these documents to the Department for review and approval.

The Department's approval of these documents are required before we can start construction as Lot 3A.

As we're hoping to start construction as soon as possible, we'd be grateful for your comments. If you have nothing to add, a simple "No comment" response would satisfy the consultation requirement and enable us to get these documents to the Department.

Your help is much appreciated. Please let me know if you have any questions.

Kind Regards,

Mack.

From: Rosemary Chapman <rochapman@chcs.com.au>
Sent: Thursday, 17 June 2021 9:40 AM
To: Mack Bowman
Cc: Adrian Tesoriero; Guy Smith; Stephanie Partridge; Alasdair Cameron; Luke Ridley; Kate McKinnon
Subject: RE: Oakdale West - Lot 3A Staging Consultation

My apologies Mack,

I thought I'd responded last week after our residents meeting. Anyway, at the meeting I passed around the updated drawings of the development. The residents were very interested in seeing how things are progressing and stated that they had no negative comments to make at this time.

Kind regards
Rosemary



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

=====
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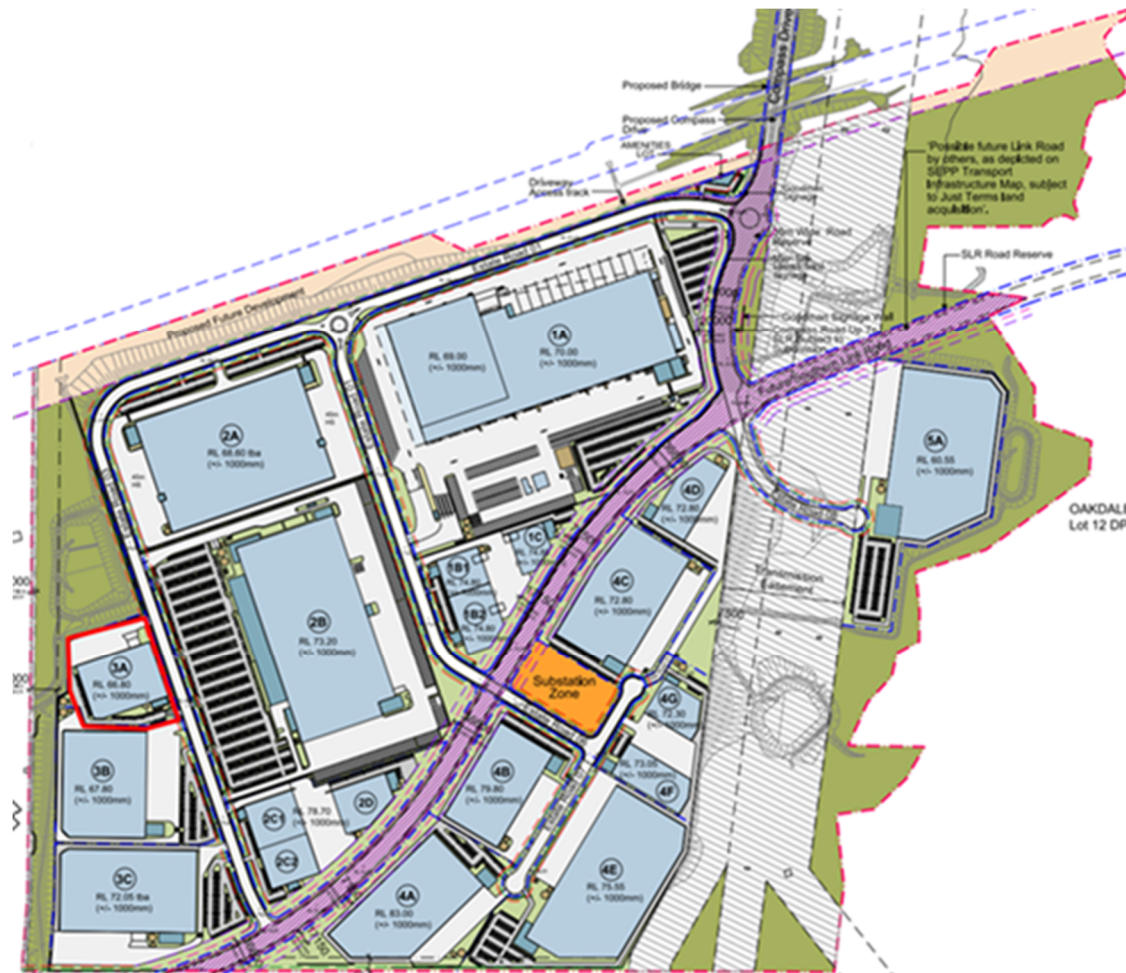
From: Mack Bowman <Mack.Bowman@goodman.com>
Sent: Wednesday, 16 June 2021 4:53 PM
To: Rosemary Chapman <rochapman@chcs.com.au>
Cc: Adrian Tesoriero <Adrian.Tesoriero@goodman.com>; Guy Smith <Guy.Smith@goodman.com>; Stephanie Partridge <Stephanie.Partridge@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Kate McKinnon <kmckinnon@slrconsulting.com>
Subject: Oakdale West - Lot 3A Staging Consultation

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Dear Rosemary,

Tried calling, I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We are shortly to start construction on our Lot 3A warehouse at OWE, shown in red below:



Mack.



+ Mack Bowman
Project Administrator

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info-au@goodman.com
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From: Timothy Cowdroy <Timothy.Cowdroy@transgrid.com.au>
Sent: Friday, 4 June 2021 4:10 PM
To: Mack Bowman
Cc: Easements&Development; Michael Platt; Adrian Tesoriero; Guy Smith; Stephanie Partridge; Alasdair Cameron; Luke Ridley
Subject: RE: Oakdale West - Lot 3A CEMP & Staging Consultation

Hi Mack,

Matter: TransGrid Reference Number: 2019-591

Thank you for your advice. Lot 3A is not situated near TransGrid's Transmission Line Easements, therefore we have no comments on this proposed development.

Should you have any queries, please feel free to contact me on 0408 192 165.

Kind regards
Tim

Timothy Cowdroy
Land Economist | Network Planning and Operations

TransGrid | 200 Old Wallgrove Road, Eastern Creek, NSW 2766
T: (02) 9620 0765 **M:** 0408 192 165
E: Timothy.Cowdroy@transgrid.com.au **W:** www.transgrid.com.au

From: Mack Bowman <Mack.Bowman@goodman.com>
Sent: Friday, 4 June 2021 3:09 PM
To: Timothy Cowdroy <Timothy.Cowdroy@transgrid.com.au>
Cc: Easements&Development <Easements&Development@transgrid.com.au>; Michael Platt <Michael.Platt@transgrid.com.au>; Adrian Tesoriero <Adrian.Tesoriero@goodman.com>; Guy Smith <Guy.Smith@goodman.com>; Stephanie Partridge <Stephanie.Partridge@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>
Subject: RE: Oakdale West - Lot 3A CEMP & Staging Consultation

Hi Tim,

In support of the previous email, please see the following **TransGrid Reference Number: 2019-591** which relates to the **LOT3A site**.

Regards,
Mack.



+ Mack Bowman
Project Administrator

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Fax: +61 2 9230 7267
Mack.Bowman@goodman.com
info-au@goodman.com
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From: Mack Bowman

Sent: Friday, 4 June 2021 3:05 PM

To: 'Timothy.Cowdroy@transgrid.com.au' <Timothy.Cowdroy@transgrid.com.au>

Cc: 'Easements&Development@transgrid.com.au'

<Easements&Development@transgrid.com.au>; 'Michael.Platt@transgrid.com.au'

<Michael.Platt@transgrid.com.au>; Adrian Tesoriero <Adrian.Tesoriero@goodman.com>;

Guy Smith <Guy.Smith@goodman.com>; Stephanie Partridge

<Stephanie.Partridge@goodman.com>; Alasdair Cameron

<Alasdair.Cameron@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>

Subject: Oakdale West - Lot 3A CEMP & Staging Consultation

Dear Tim,

I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We are going to be commencing construction of our Lot 3A warehouse at OWE, shown in red below:

Mack.

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From: Mack Bowman
Sent: Wednesday, 16 June 2021 4:33 PM
To: 'Pahee.RATHAN@transport.nsw.gov.au'
Cc: Adrian Tesoriero; Guy Smith; Stephanie Partridge; Alasdair Cameron; Luke Ridley; 'Laura.VAN.PUTTEN@transport.nsw.gov.au'
Subject: RE: Oakdale West - Lot 3A CEMP & Staging Consultation

Hi Pahee,

Just tried calling, as discussed yesterday can you please advise on the below consultation.

Thanks,
Mack.

From: Mack Bowman
Sent: Friday, 4 June 2021 3:17 PM
To: Pahee.RATHAN@transport.nsw.gov.au
Cc: Adrian Tesoriero <Adrian.Tesoriero@goodman.com>; Guy Smith <Guy.Smith@goodman.com>; Stephanie Partridge <Stephanie.Partridge@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Laura.VAN.PUTTEN@transport.nsw.gov.au
Subject: Oakdale West - Lot 3A CEMP & Staging Consultation

Dear Pahee,

I refer to our previous correspondence concerning our Oakdale West Estate (OWE) (SSD7348) development at Eastern Creek.

We are going to be commencing construction of our Lot 3A warehouse at OWE, shown in red below:

Mack.