

Our Ref: X10134.01
Your Ref: SSD13_6078
Contact: Laurie Rose AM



11 December 2013

Director General
Department of Planning & Infrastructure
GPO Box 39
SYDNEY NSW 2001

Attention: Director - General

Dear Sir / Madam

Oakdale Central Major Projects Application by Goodman

We act for Jacfin P/L who are owners of the land both north and south of the Oakdale Central proposal by Goodman. We thank you for the opportunity to review the proposal and provide this submission.

Jacfin supports the Oakdale Central proposal and has two concerns with the details provided.

We note that Fairfield Council is seeking a 1% levy under Section 94 to fund ongoing maintenance of the new roadworks to be provided. It is our understanding that Section 94 is not intended to fund maintenance. Also as this proposal is for employment based development with onsite controls for stormwater we believe the very significant rate income the project will generate will be more than adequate for road maintenance. We recommend that that you deny the Fairfield Council request.

The other item relates to the proposal to upgrade the section of Old Wallgrove Road from its junction with the EPLR south to the development site. The Goodman proposal is to upgrade that section of Old Wallgrove Road (OWR) "to form a sub-arterial road" (E.I.S.3.2.2). Also the design drawings in Appendix 7 indicate a somewhat narrow 4 lane divided carriageway road.

It is the understanding of Jacfin that the Department is committed to early construction of the Southern Regional Road (Archibald Road extension) through the Jacfin property and across the SCA pipelines to give access to the southern development lands including Oakdale Central. Jacfin have committed to dedicating the section of that Regional Road within their property and fund the first stage of its construction. Accordingly the OWR section while permanent is only needed to provide sole access to the Goodman Oakdale Central Project as an interim measure and there is no need for it to be a 4 lane divided carriageway road.

Clause 3.2.2 of the EIS also refers to 'agreement with the State Government on funding obligations'. This proposal is enhanced in Section 6.3 where it is suggested that Works in Kind for commitments in the VPA will be used to fund the OWR upgrade. Jacfin supports the WIK offsets only for those parts of the proposal which form permanent works for the Southern Regional Road. Specifically construction of the intersection of OWR with the Southern Link Road should be offset against VPA obligations. Funding of the proposed 4 lane upgrade of OWR by WIK will divert funds otherwise available to fund the Regional Road link.

Smart Consulting

It is disappointing that the designs depicted in Appendix 7 depict a temporary connection to OWR not the permanent intersection. Jacfin do not support the expenditure of WIK funds on temporary works and ask that in giving your approval to the project proposal you require the permanent intersection to be built and permit WIK offset for these works.

The Department is aware that Jacfin are in the design and approval process for its section of the Regional Road and that AECOM are working for the Department on the section across the pipeline. WIK funds from both Goodman and Jacfin can be valuably allocated to ensure this Regional Roadway is completed as soon as possible.

Jacfin believe this roadway is a priority and continue to participate with the Working Group to that end. WE would like the opportunity to meet with the Department to enhance this fundamentally supportive submission.

Yours sincerely

Brown Consulting (NSW) Pty Ltd

A handwritten signature in dark ink, appearing to read 'Laurie Rose', with a stylized flourish at the end.

Laurie Rose AM

Manager - Urban Strategy