SSD 7348 (MOD 5)

Response to SSD 7348 (MOD 5) RFI 8 October 2020

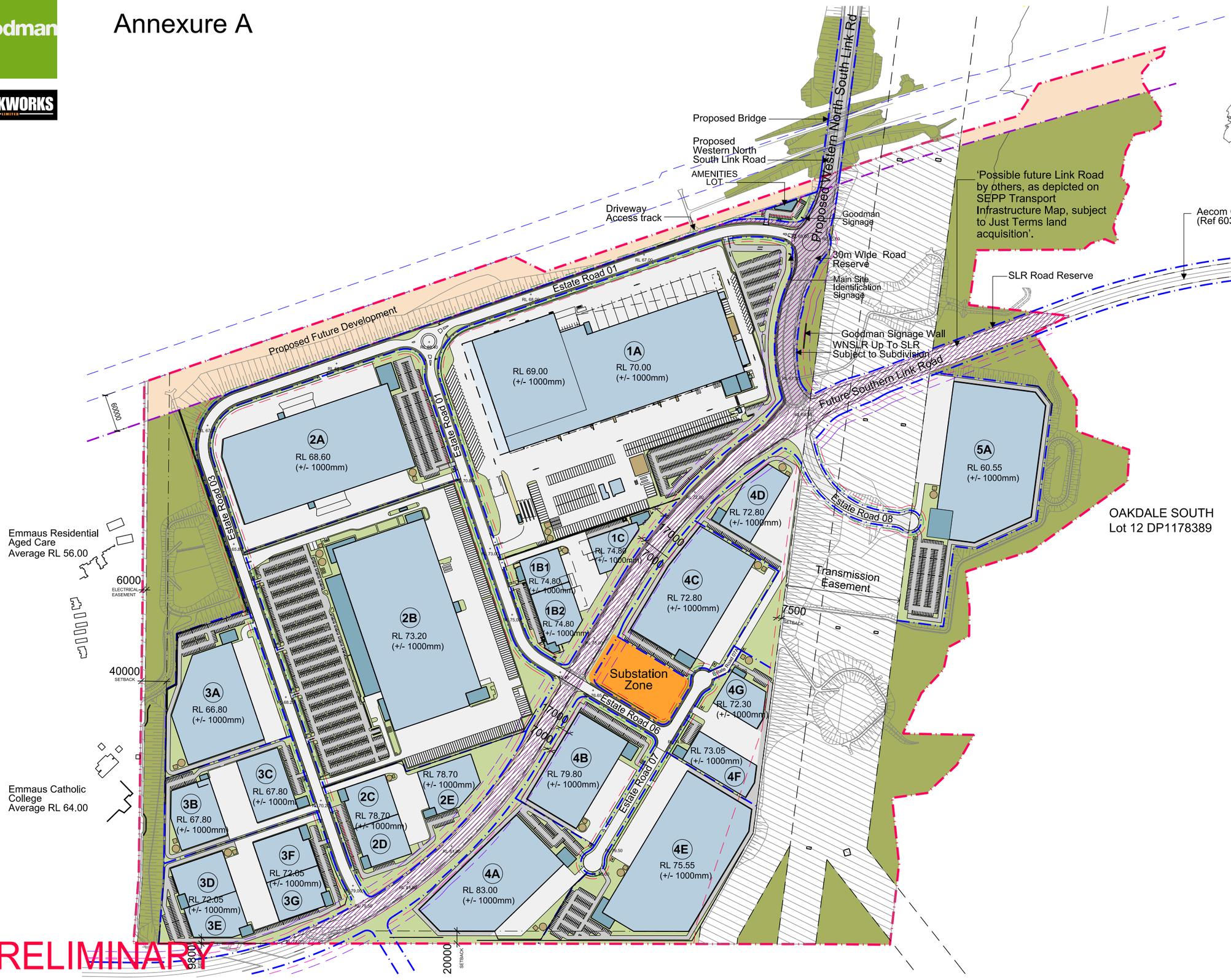
Comment	Goodman Response
Department of Planning, Industry, & Environment Comments	
After careful consideration, the Department is requesting you provide additional information, including an amended Oakdale West Estate Concept Plan (for the entire estate, not just Precinct 1) showing the revised landscape and building setbacks for all lots fronting the Southern Link Road (SLR) per the attached SLR Blue Option Overlay Plan.	▪ The updated Concept Plan submitted as part of MOD 5 included an increased road corridor of 36.6m along the entire length of the Southern Link Road alignment. Please refer to **Annexure A**.
Clarify implications on the layout of Lots 1, 1B and 1C if the proposed 7 m landscape and 17 m building setbacks are retained but measured from the red line shown on the attached SLR Blue Option Overlay Plan (i.e. if the land between purple and red lines forms part of the SLR and the actual road reserve boundary is the red line)	We note the following; - Goodman has concept plan approval for a 30.9m wide Southern Link Road corridor. This was approved under the initial SSD 7348 consent. Subdivisoon approval was also granted as part of this consent. - Despite already having concept plan approval for a 30.9m corridor. Goodman in good faith, agreed to the request of TrfNSW to increase the road corridor of the Southern Link Road to 36.6m. - This was on the basis that the additional land for the road corridor was to be taken from the building and landscape setbacks. - Reducing the setbacks by this amount does not impact the landscape outcome for the precinct and estate. - We highlight that the Southern Link Road corridor is still land

Comment	Goodman Response
	owned by Brickworks and Goodman and is subject to TrfNSW acquiring the land from Goodman to construct the Southern Link Road. - Increasing the road corridor of the Southern Link Road so that it is in line with the red lines on the plan provided, increases the corridor from 36.6m to 48.1m at the maxium point, an increase of 17.2m from the approved road corridor width. - The 17m building setback measured from the red line causes a significant impact on the developable land at the estate including developments that have already been approved. This impact was presented to DPIE on 6 October 2020. - Should Goodman be forced to measure the 17m building setback from the red line, or further widen the corridor beyond the 36.6m, Goodman will have no other choice but to withdraw it's acceptance of the 36.6m wide Southern Link Road corridor, and instead act on the existing concept plan approval.
Please respond to issues raised in the TfNSW letter dated 27 September 2020, including the concerns raised in relation to the location of buildings and structures (including utilities).	• See below responses.
TfNSW Comments (27 September 2020, RFI)	
TfNSW has reviewed the submitted documentation and as stated in our previous correspondence raises no objection to reduce the setback from 20 m to 17 m.	• Noted.
However, land required for Southern Link Road (SLR) does not align with the land identified in the proposed subdivision plan. The land requirement for the SLR would be a combination of purple and red line	• Given the comment below, and the fact that TrfNSW are yet to finalise the Southern Link Road design, Goodman propose to use the existing subdivision plan per **Annexure B.** Goodman has only

Comment	Goodman Response
boundaries shown on the attached plan. The proposed subdivision is generally along the purple line boundary.	agreed to the 6.6m corridor which is the purple line.
Transport for NSW (TfNSW) would raise no objection to the proposed subdivision (along the purple boundary) provided that there are no structures or buildings (including utilities) within the land identified by the purple line and red line.	• Subdivision plan to remain as proposed in **Annexure B** (purple line). • Goodman are agreeable to no structures, buildings, or utilities being within this corridor, however will not agree to an easement being registered on title. • Should TrfNSW request this formal restruction, we suggest they purchase the land from BGMG 11 Pty Ltd.

Annexure A

REFER TO DRAWING OAK MP03 FOR CONTINUATION



Legend

- Site Boundary
- Lot Boundary
- 3.75m Landscape Setback
- 7.50m Building Setback
- 7m Landscape Setback
- 17m Building Setback

Site Area Schedule

Total Site Area	**154.12 ha**
Less:	
Non Developable Land	21.08 ha
Easements	22.38 ha
Regional Roads	8.29 ha
Services Lot	1.23 ha
Estate Roads	7.71 ha
E2 Zone non developable	1.43 ha
	62.12 ha
Development Areas	
Precinct 1	21.72 ha
Precinct 2	26.77 ha
Precinct 3	11.14 ha
Precinct 4	21.29 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha
Total Developable	**92.00 ha**
Precint 1 GLA	89,440 sqm
Precint 2 GLA	259,886 sqm
Precint 3 GLA	57,819 sqm
Precint 4 GLA	113,693 sqm
Precint 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
Total GLA	**556,824 sqm**
Precint 1 GFA	125,772 sqm
Precint 2 GFA	266,186 sqm
Precint 3 GFA	57,819 sqm
Precint 4 GFA	113,693 sqm
Precint 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
Total GFA	**599,455 sqm**
Total Warehouse	529,101 sqm
Total Office	23,374 sqm
Others	4,349 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
Total GFA	**599,455 sqm**

PRELIMINARY

SBA ARCHITECTS

Oakdale West Estate MOD 5 — Southern Link Road Widening — Estate Masterplan

Horsley Park

1:3000 @ A1
1:6000 @ A3

06 Oct 2020

OAK SK 04 (B)
Job No 20172

Annexure B

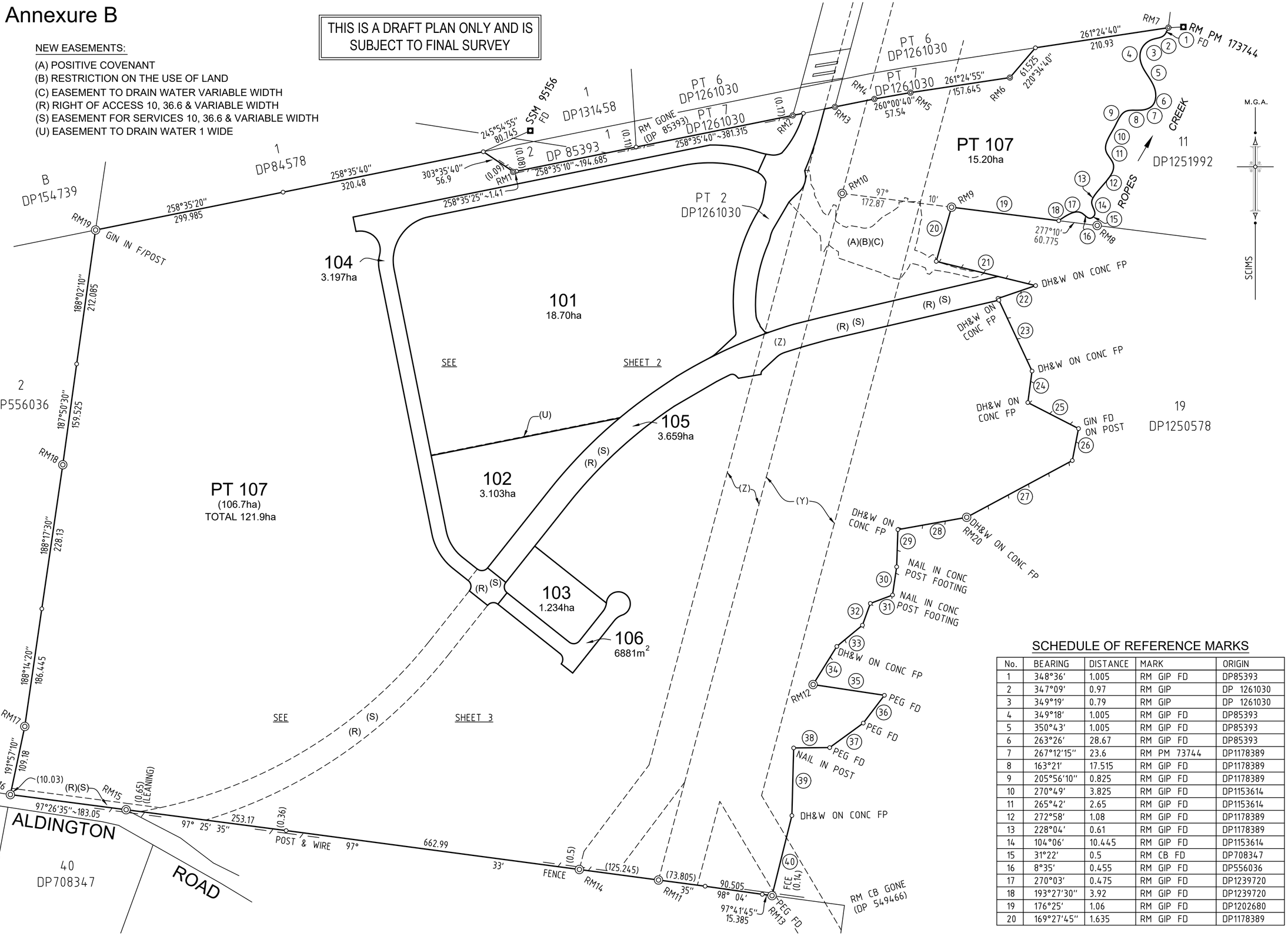
THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO FINAL SURVEY

NEW EASEMENTS:

(A) POSITIVE COVENANT
(B) RESTRICTION ON THE USE OF LAND
(C) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(R) RIGHT OF ACCESS 10, 36.6 & VARIABLE WIDTH
(S) EASEMENT FOR SERVICES 10, 36.6 & VARIABLE WIDTH
(U) EASEMENT TO DRAIN WATER 1 WIDE

SCHEDULE OF SHORT LINES

No.	BEARING	DISTANCE
1	31°15'20"	14.91
2	71°45'35"	18.405
3	46°50'05"	24.095
4	5°10'20"	15.22
5	335°16'30"	57.735
6	13°29'20"	19.585
7	63°58'10"	16.445
8	85°01'	28.06
9	35°02'35"	30
10	18°16'30"	40.98
11	328°53'55"	19.93
12	29°21'25"	58.485
13	20°27'05"	12.905
14	347°48'25"	19.845
15	53°28'30"	7.49
16	120°37'45"	16.185
17	80°56'45"	23.36
18	56°56'25"	15.38
19	97°09'55"	169.47
20	15°47'35"	88.275
21	283°41'10"	160.45
22	71°05'55"	62.225
23	334°55'40"	125.68
24	7°39'	49.815
25	297°09'15"	89.405
26	11°01'35"	51.05
27	61°45'40"	188.1
28	79°51'40"	109.565
29	1°53'30"	58.375
30	8°20'45"	44.725
31	69°21'20"	37.22
32	19°52'45"	36.31
33	50°23'35"	52.19
34	31°55'15"	70.4
35	278°34'50"	113.13
36	37°15'20"	54.71
37	53°55'20"	65.235
38	89°25'45"	56.5
39	1°30'10"	106.085
40	13°57'05"	129.3



SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK	ORIGIN
1	348°36'	1.005	RM GIP FD	DP85393
2	347°09'	0.97	RM GIP	DP 1261030
3	349°19'	0.79	RM GIP	DP 1261030
4	349°18'	1.005	RM GIP FD	DP85393
5	350°43'	1.005	RM GIP FD	DP85393
6	263°26'	28.67	RM GIP FD	DP85393
7	267°12'15"	23.6	RM PM 73744	DP1178389
8	163°21'	17.515	RM GIP FD	DP1178389
9	205°56'10"	0.825	RM GIP FD	DP1178389
10	270°49'	3.825	RM GIP FD	DP1153614
11	265°42'	2.65	RM GIP FD	DP1153614
12	272°58'	1.08	RM GIP FD	DP1178389
13	228°04'	0.61	RM GIP FD	DP1178389
14	104°06'	10.445	RM GIP FD	DP1153614
15	31°22'	0.5	RM CB FD	DP708347
16	8°35'	0.455	RM GIP FD	DP556036
17	270°03'	0.475	RM GIP FD	DP1239720
18	193°27'30"	3.92	RM GIP FD	DP1239720
19	176°25'	1.06	RM GIP FD	DP1202680
20	169°27'45"	1.635	RM GIP FD	DP1178389

EXISTING EASEMENTS:

(Y) EASEMENT FOR TRANSMISSION LINE 60.96 AND 121.92 WIDE (GOV GAZ 16-10-64 - J924492)

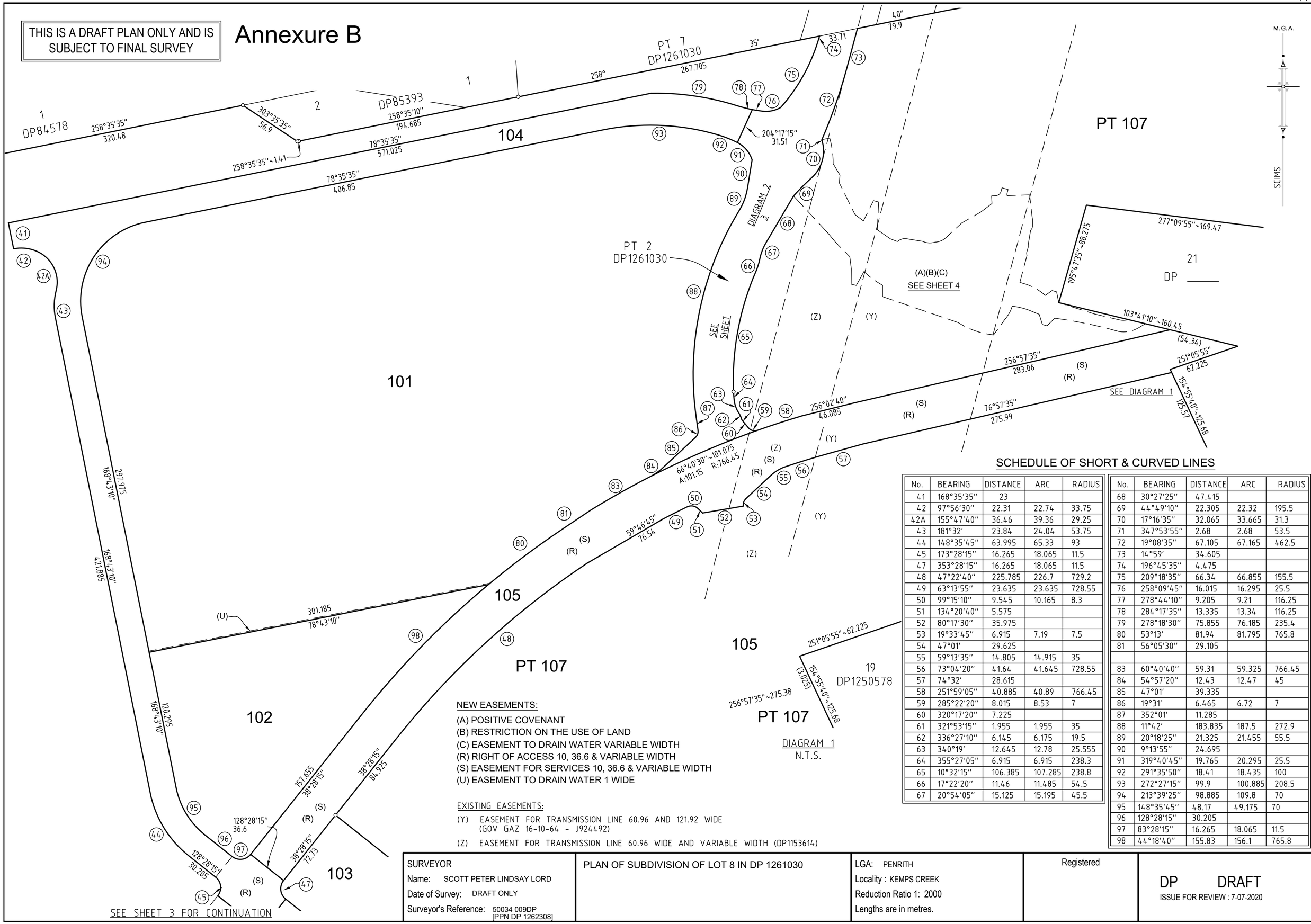
(Z) EASEMENT FOR TRANSMISSION LINE 60.96 WIDE AND VARIABLE WIDTH (DP1153614)

SURVEYOR Name: SCOTT PETER LINDSAY LORD Date of Survey: DRAFT ONLY Surveyor's Reference: 50034 009DP [PPN DP 1262308]	PLAN OF SUBDIVISION OF LOT 8 IN DP 1261030	LGA: PENRITH Locality : KEMPS CREEK Reduction Ratio 1: 4000 Lengths are in metres.	Registered

DP DRAFT
ISSUE FOR REVIEW : 7-07-2020

THIS IS A DRAFT PLAN ONLY AND IS SUBJECT TO FINAL SURVEY

Annexure B



NEW EASEMENTS:

(A) POSITIVE COVENANT
(B) RESTRICTION ON THE USE OF LAND
(C) EASEMENT TO DRAIN WATER VARIABLE WIDTH
(R) RIGHT OF ACCESS 10, 36.6 & VARIABLE WIDTH
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SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
41	168°35'35"	23		
42	97°56'30"	22.31	22.74	33.75
42A	155°47'40"	36.46	39.36	29.25
43	181°32'	23.84	24.04	53.75
44	148°35'45"	63.995	65.33	93
45	173°28'15"	16.265	18.065	11.5
47	353°28'15"	16.265	18.065	11.5
48	47°22'40"	225.785	226.7	729.2
49	63°13'55"	23.635	23.635	728.55
50	99°15'10"	9.545	10.165	8.3
51	134°20'40"	5.575		
52	80°17'30"	35.975		
53	19°33'45"	6.915	7.19	7.5
54	47°01'	29.625		
55	59°13'35"	14.805	14.915	35
56	73°04'20"	41.64	41.645	728.55
57	74°32'	28.615		
58	251°59'05"	40.885	40.89	766.45
59	285°22'20"	8.015	8.53	7
60	320°17'20"	7.225		
61	321°53'15"	1.955	1.955	35
62	336°27'10"	6.145	6.175	19.5
63	340°19'	12.645	12.78	25.555
64	355°27'05"	6.915	6.915	238.3
65	10°32'15"	106.385	107.285	238.8
66	17°22'20"	11.46	11.485	54.5
67	20°54'05"	15.125	15.195	45.5

No.	BEARING	DISTANCE	ARC	RADIUS
68	30°27'25"	47.415		
69	44°49'10"	22.305	22.32	195.5
70	17°16'35"	32.065	33.665	31.3
71	347°53'55"	2.68	2.68	53.5
72	19°08'35"	67.105	67.165	462.5
73	14°59'	34.605		
74	196°45'35"	4.475		
75	209°18'35"	66.34	66.855	155.5
76	258°09'45"	16.015	16.295	25.5
77	278°44'10"	9.205	9.21	116.25
78	284°17'35"	13.335	13.34	116.25
79	278°18'30"	75.855	76.185	235.4
80	53°13'	81.94	81.795	765.8
81	56°05'30"	29.105		
83	60°40'40"	59.31	59.325	766.45
84	54°57'20"	12.43	12.47	45
85	47°01'	39.335		
86	19°31'	6.465	6.72	7
87	352°01'	11.285		
88	11°42'	183.835	187.5	272.9
89	20°18'25"	21.325	21.455	55.5
90	9°13'55"	24.695		
91	319°40'45"	19.765	20.295	25.5
92	291°35'50"	18.41	18.435	100
93	272°27'15"	99.9	100.885	208.5
94	213°39'25"	98.885	109.8	70
95	148°35'45"	48.17	49.175	70
96	128°28'15"	30.205		
97	83°28'15"	16.265	18.065	11.5
98	44°18'40"	155.83	156.1	765.8

SURVEYOR Name: SCOTT PETER LINDSAY LORD Date of Survey: DRAFT ONLY Surveyor's Reference: 50034 009DP [PPN DP 1262308]	PLAN OF SUBDIVISION OF LOT 8 IN DP 1261030	LGA: PENRITH Locality : KEMPS CREEK Reduction Ratio 1: 2000 Lengths are in metres.	Registered DP DRAFT ISSUE FOR REVIEW : 7-07-2020

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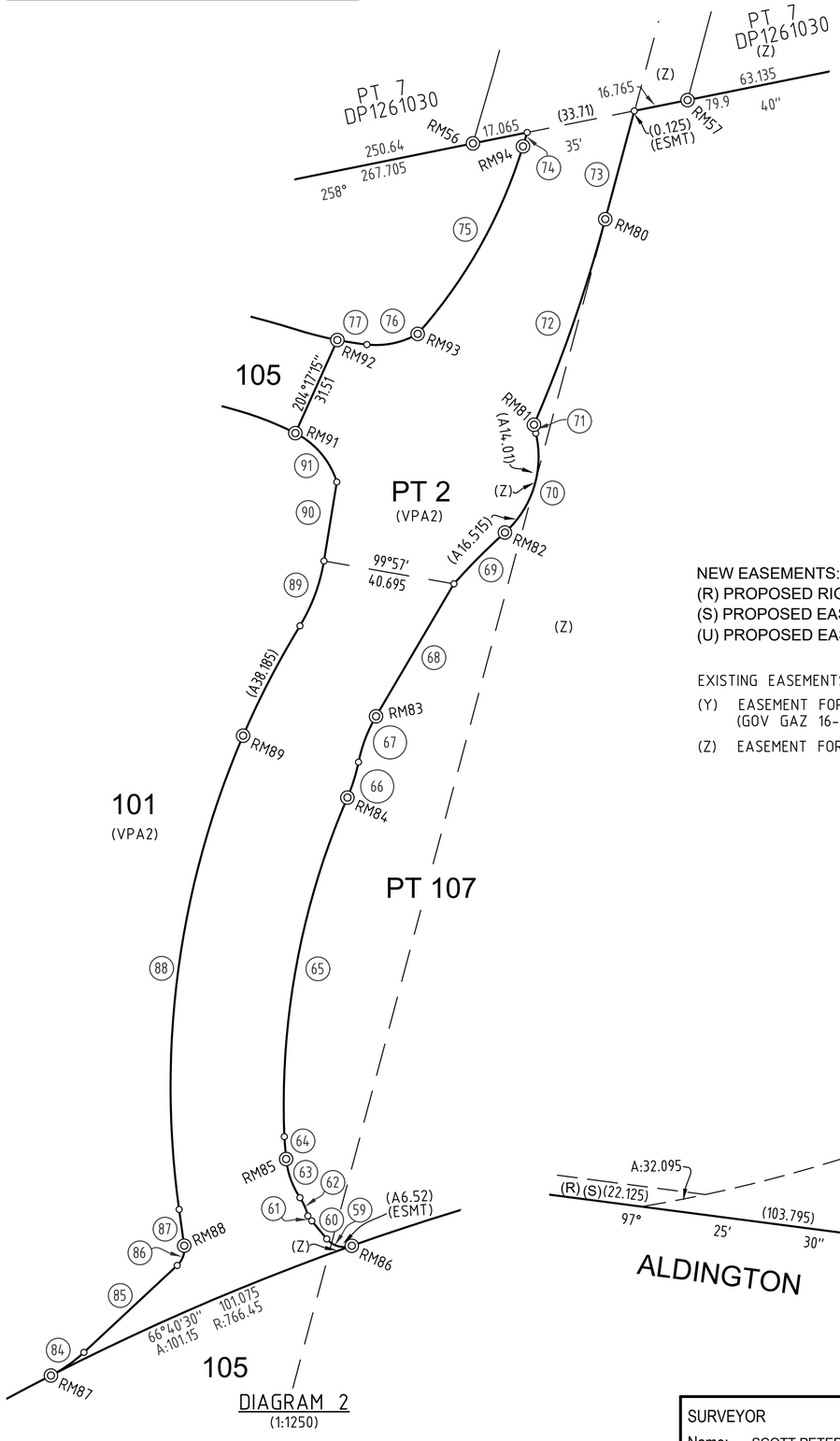
SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
59	285°22'20"	8.015	8.53	7
60	320°17'20"	7.225		
61	321°53'15"	1.955	1.955	35
62	336°27'10"	6.145	6.175	19.5
63	340°19'	12.645	12.78	25.555
64	355°27'05"	6.915	6.915	238.3
65	10°32'15"	106.385	107.285	238.8
66	17°22'20"	11.46	11.485	54.5
67	20°54'05"	15.125	15.195	45.5
68	30°27'25"	47.415		
69	44°49'10"	22.305	22.32	195.5
70	17°16'35"	32.065	33.665	31.3
71	347°53'55"	2.68	2.68	53.5
72	19°08'35"	67.105	67.165	462.5
73	14°59'	34.605		
74	196°45'35"	4.475	4.475	548.6
75	209°18'35"	66.34	66.855	155.5
76	258°09'45"	16.015	16.295	25.5
84	54°57'20"	12.43	12.47	45
85	47°01'	39.335		
86	19°31'	6.465	6.72	7
87	352°01'	11.285		
88	11°42'	183.835	187.5	272.9
89	20°18'25"	21.325	21.455	55.5
90	9°13'55"	24.695		
91	319°40'45"	19.765	20.295	25.5



NEW EASEMENTS:
(R) PROPOSED RIGHT OF ACCESS 10, 36.6 & VARIABLE WIDTH
(S) PROPOSED EASEMENT FOR SERVICES 10, 36.6 & VARIABLE WIDTH
(U) PROPOSED EASEMENT TO DRAIN WATER 1 WIDE

EXISTING EASEMENTS:
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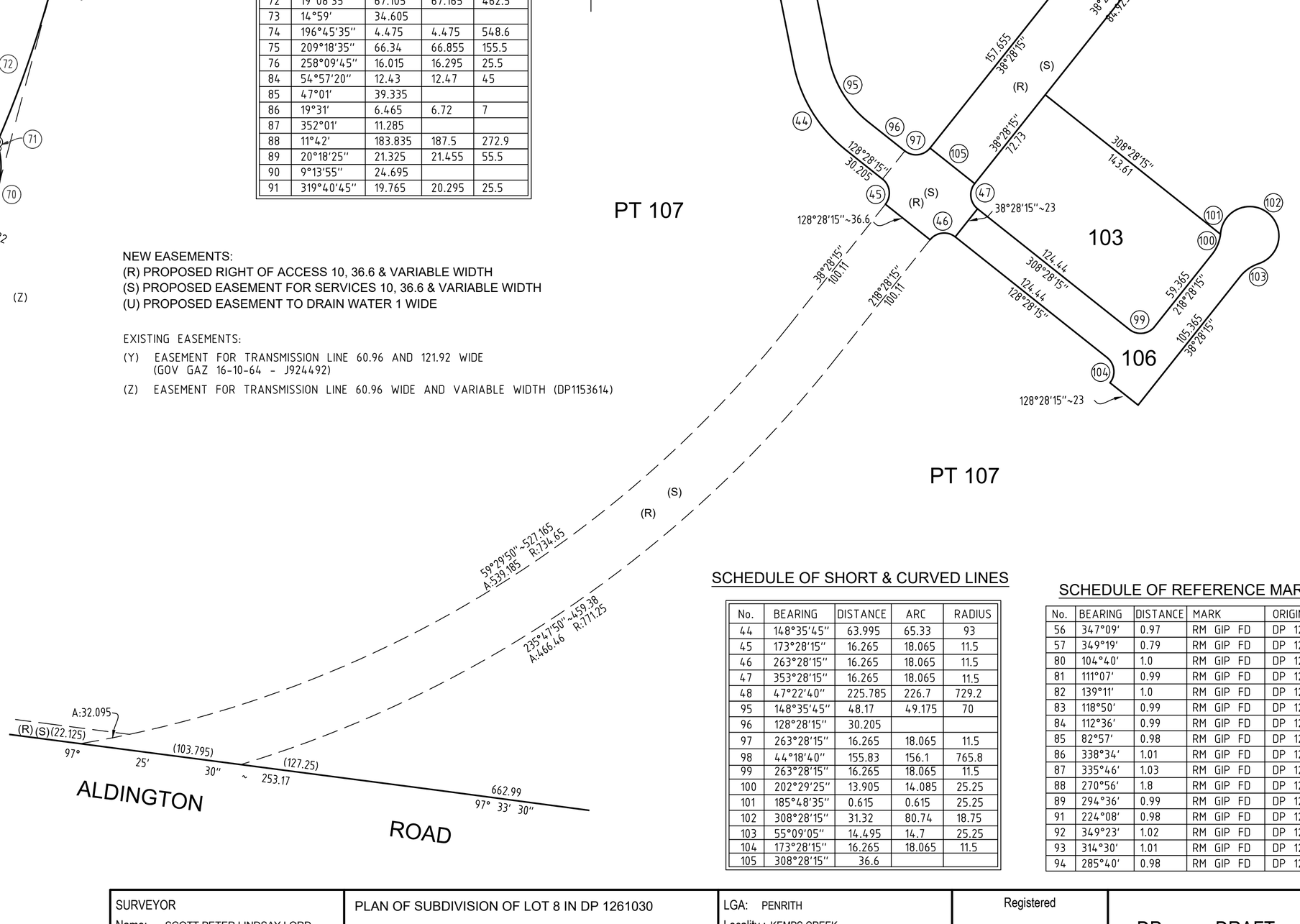
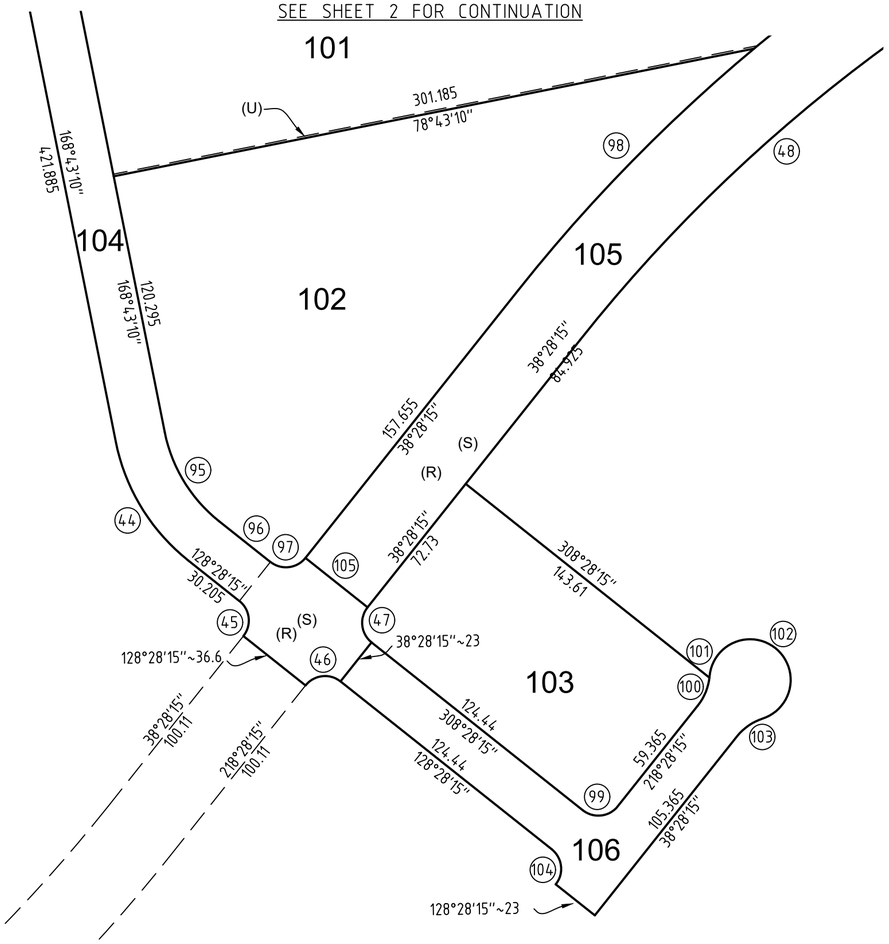
M.G.A.
SCIMS



SEE SHEET 2 FOR CONTINUATION



SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
44	148°35'45"	63.995	65.33	93
45	173°28'15"	16.265	18.065	11.5
46	263°28'15"	16.265	18.065	11.5
47	353°28'15"	16.265	18.065	11.5
48	47°22'40"	225.785	226.7	729.2
95	148°35'45"	48.17	49.175	70
96	128°28'15"	30.205		
97	263°28'15"	16.265	18.065	11.5
98	44°18'40"	155.83	156.1	765.8
99	263°28'15"	16.265	18.065	11.5
100	202°29'25"	13.905	14.085	25.25
101	185°48'35"	0.615	0.615	25.25
102	308°28'15"	31.32	80.74	18.75
103	55°09'05"	14.495	14.7	25.25
104	173°28'15"	16.265	18.065	11.5
105	308°28'15"	36.6		

SCHEDULE OF REFERENCE MARKS

No.	BEARING	DISTANCE	MARK	ORIGIN
56	347°09'	0.97	RM GIP FD	DP 1261030
57	349°19'	0.79	RM GIP FD	DP 1261030
80	104°40'	1.0	RM GIP FD	DP 1261030
81	111°07'	0.99	RM GIP FD	DP 1261030
82	139°11'	1.0	RM GIP FD	DP 1261030
83	118°50'	0.99	RM GIP FD	DP 1261030
84	112°36'	0.99	RM GIP FD	DP 1261030
85	82°57'	0.98	RM GIP FD	DP 1261030
86	338°34'	1.01	RM GIP FD	DP 1261030
87	335°46'	1.03	RM GIP FD	DP 1261030
88	270°56'	1.8	RM GIP FD	DP 1261030
89	294°36'	0.99	RM GIP FD	DP 1261030
91	224°08'	0.98	RM GIP FD	DP 1261030
92	349°23'	1.02	RM GIP FD	DP 1261030
93	314°30'	1.01	RM GIP FD	DP 1261030
94	285°40'	0.98	RM GIP FD	DP 1261030

SURVEYOR Name: SCOTT PETER LINDSAY LORD Date of Survey: DRAFT ONLY Surveyor's Reference: 50034 009DP [PPN DP 1262308]	PLAN OF SUBDIVISION OF LOT 8 IN DP 1261030	LGA: PENRITH Locality : KEMPS CREEK Reduction Ratio 1: 2000 Lengths are in metres.	Registered	DP DRAFT ISSUE FOR REVIEW : 7-07-2020

SEE SHEET 2 FOR CONTINUATION

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M.G.A.

SCIMS

NEW EASEMENTS:

(A) POSITIVE COVENANT
(B) RESTRICTION ON THE USE OF LAND
(C) EASEMENT TO DRAIN WATER VARIABLE WIDTH

PT 2
DP1261030

PT 107

(A)(B)(C)

19
DP1250578

105

SCHEDULE OF SHORT & CURVED LINES

No.	BEARING	DISTANCE	ARC	RADIUS
69	44°49'10"	22.305	22.32	195.5
70	17°16'35"	32.065	33.665	31.3
71	347°53'55"	2.68	2.68	53.5
72	19°08'35"	67.105	67.165	462.5

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