

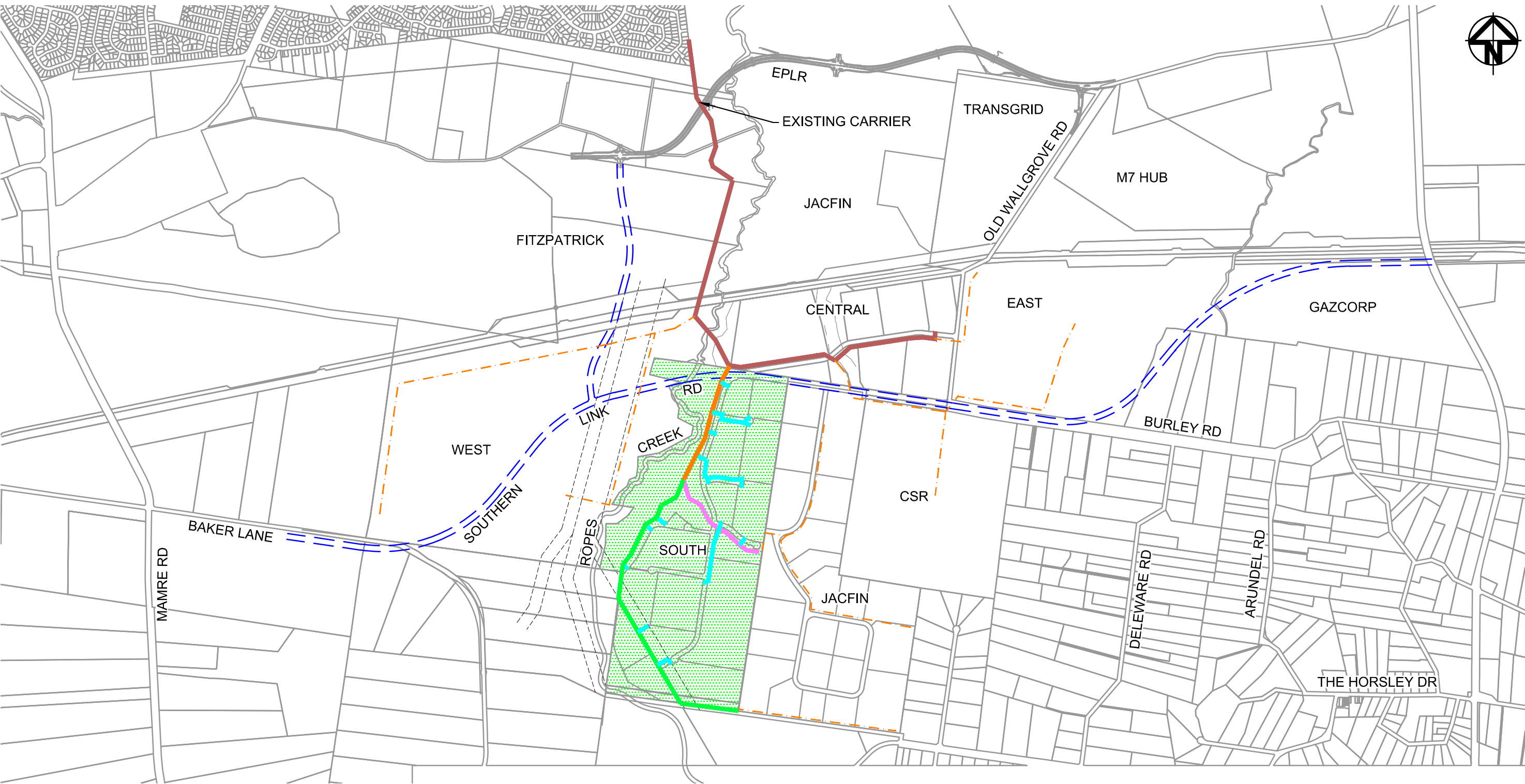
# Appendix F

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## Proposed Combined Utility Drawings

# OAKDALE SOUTH INDUSTRIAL DEVELOPMENT

SEWER STRATEGY  
CONCEPT SCHEME PLAN  
AUGUST 2015

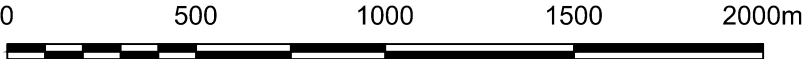


## PROPOSED SCHEME

Diameter (mm)

- Existing
- Proposed 450
- Proposed 375
- Proposed 300
- Proposed 225
- Future Connections

 OAKDALE SOUTH

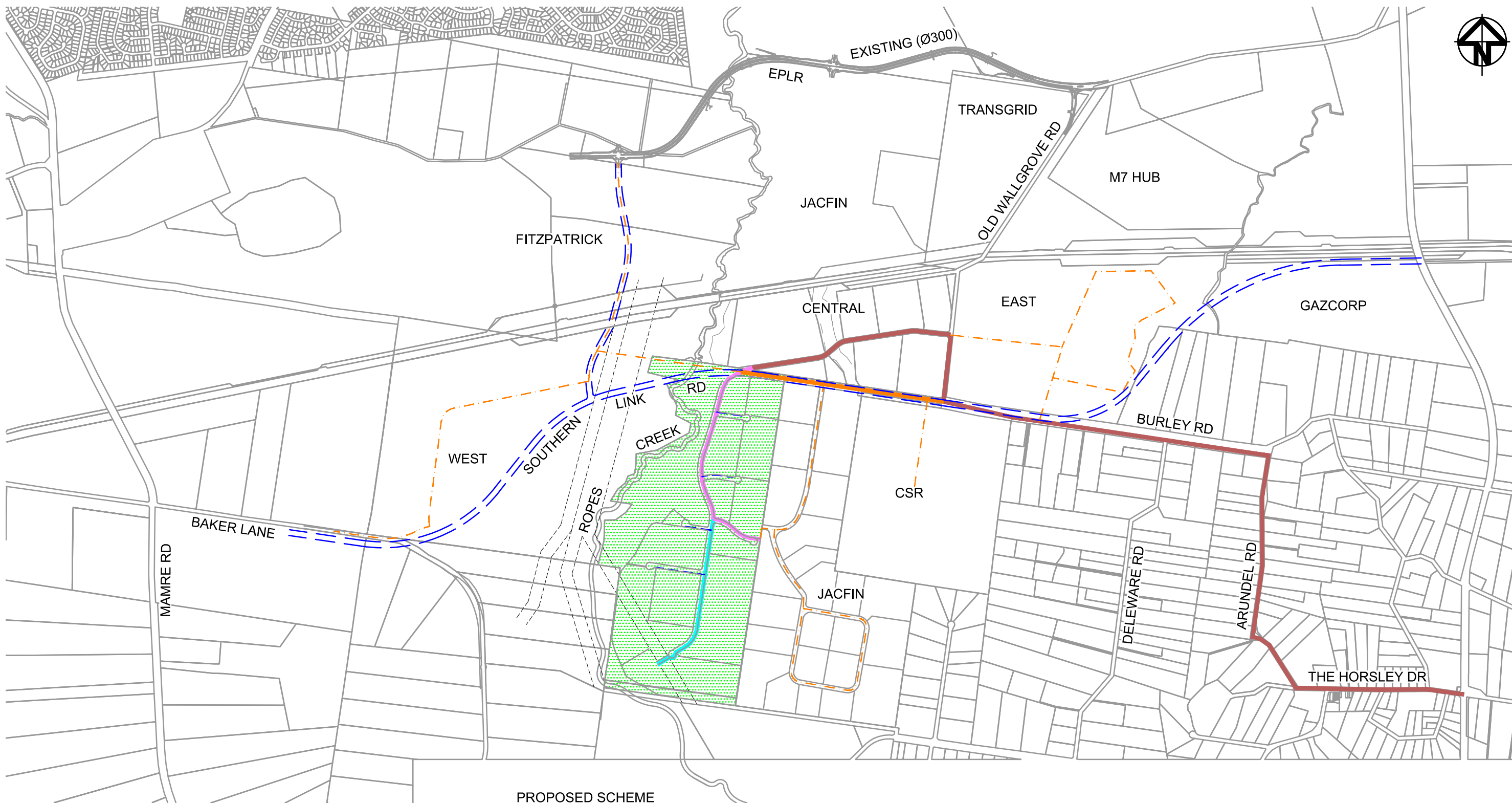


1 : 20000 @ A3

Status		A3
CONCEPT		
Drawing No.	Project No.	Issue
SKC149	14-193	P3

# OAKDALE SOUTH INDUSTRIAL DEVELOPMENT

POTABLE WATER STRATEGY  
CONCEPT SCHEME PLAN  
AUGUST 2015



## PROPOSED SCHEME

Diameter (mm)

- Existing
- Proposed 375
- Proposed 250
- Proposed 200
- Proposed 150
- Future Connections

OAKDALE SOUTH

0 500 1000 1500 2000m

1 : 20000 @ A3

Status

CONCEPT

A3

Drawing No.

SKC150

Project No.

14-193

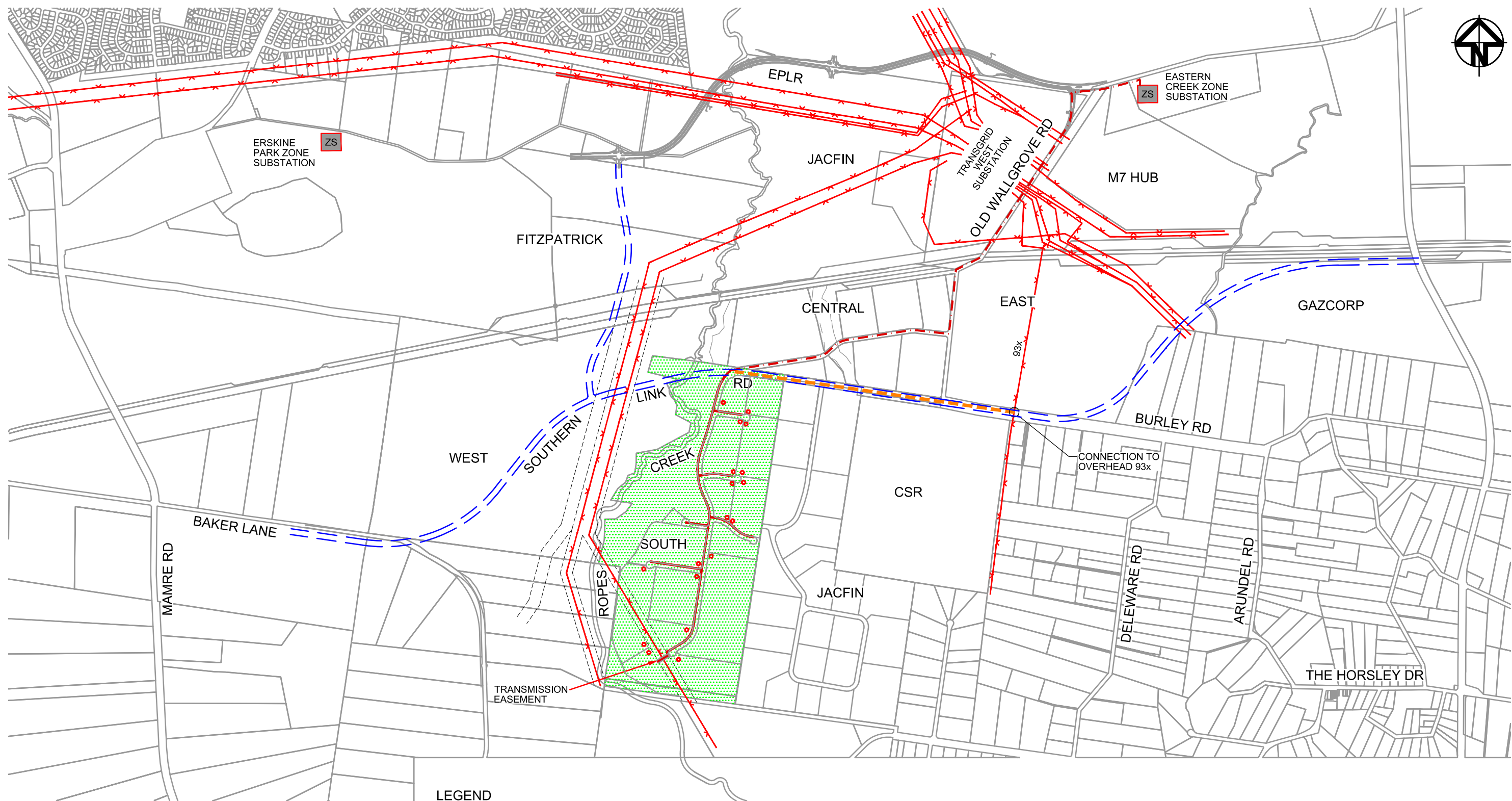
Issue

P3



# OAKDALE SOUTH INDUSTRIAL DEVELOPMENT

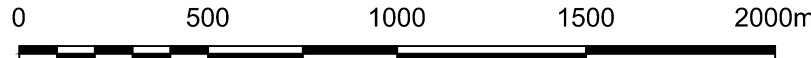
HIGH VOLTAGE  
CONCEPT SCHEME PLAN  
AUGUST 2015



## LEGEND

- Proposed Pad Mount Kiosk
- Proposed 132kV Feeder for Zone Substation
- Proposed 11kV Reticulation
- Proposed Stage 1 11kV feeds to Eastern Creek Zone Substation
- Existing Overhead Transmission Cables

OAKDALE SOUTH



1 : 20000 @ A3

Status

CONCEPT

A3

Drawing No.

SKC151

Project No.

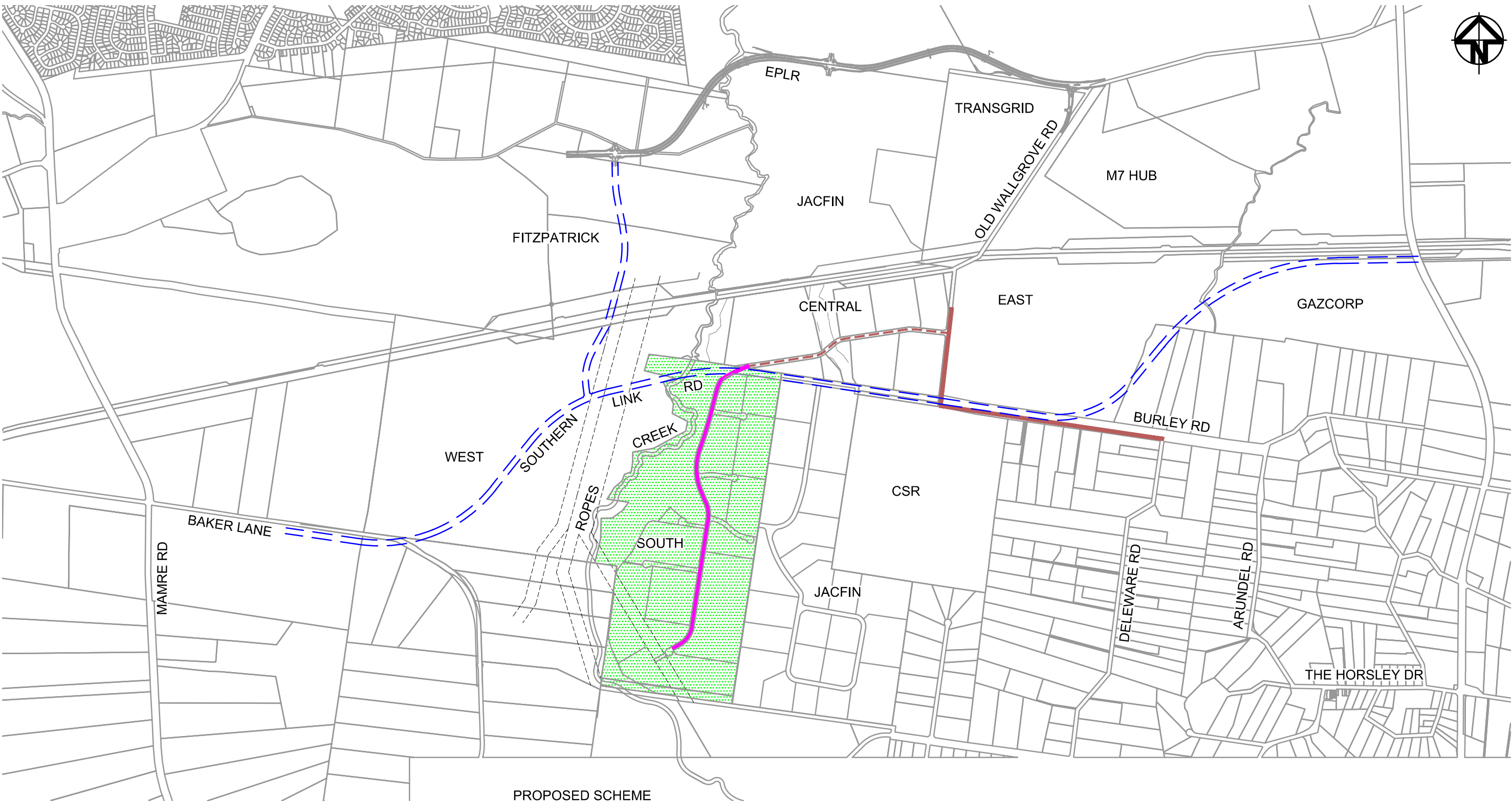
14-193

Issue

P3

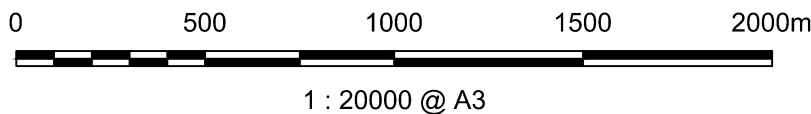
# OAKDALE SOUTH INDUSTRIAL DEVELOPMENT

PROPOSED GAS MAIN STRATEGY  
CONCEPT SCHEME PLAN  
AUGUST 2015



## PROPOSED SCHEME

- Existing HP Gas Main
- Existing Gas Duct Only
- Proposed Gas Duct Only
- OAKDALE SOUTH

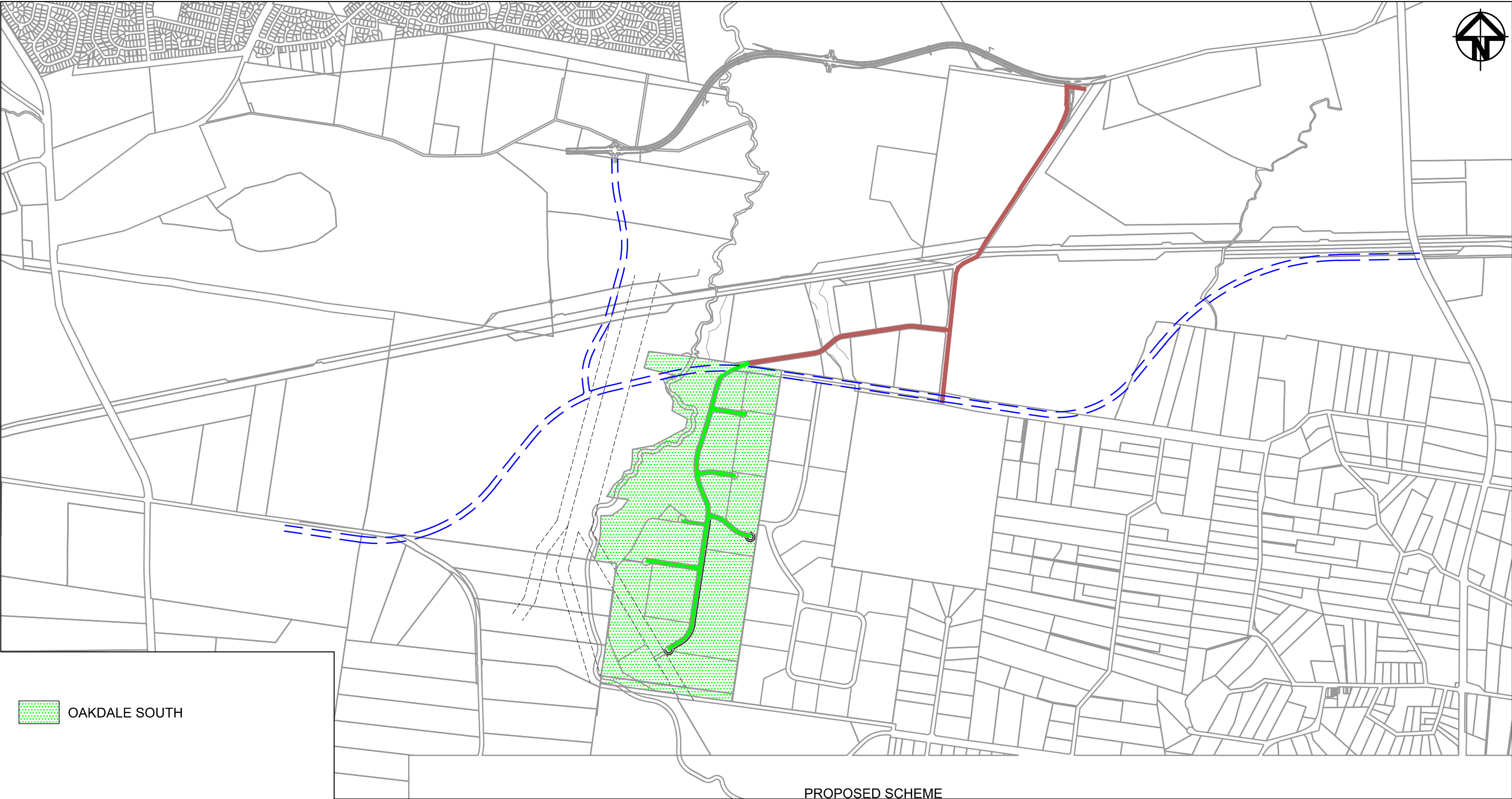


Status		A3
CONCEPT		
Drawing No.	Project No.	Issue
SKC152	14-193	P3





# OAKDALE SOUTH INDUSTRIAL DEVELOPMENT

TELECOMMUNICATIONS STRATEGY  
CONCEPT SCHEME PLAN  
AUGUST 2015



 OAKDALE SOUTH

## PROPOSED SCHEME

-  Existing Telecommunications
-  Proposed Telecommunications

0 500 1000 1500 2000m

1 : 20000 @ A3

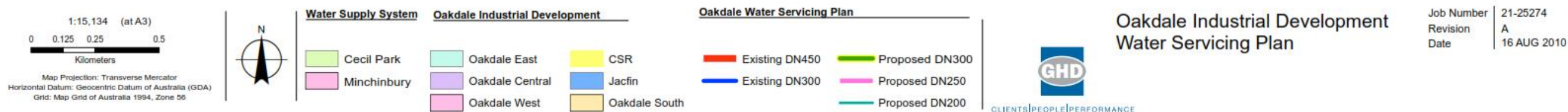
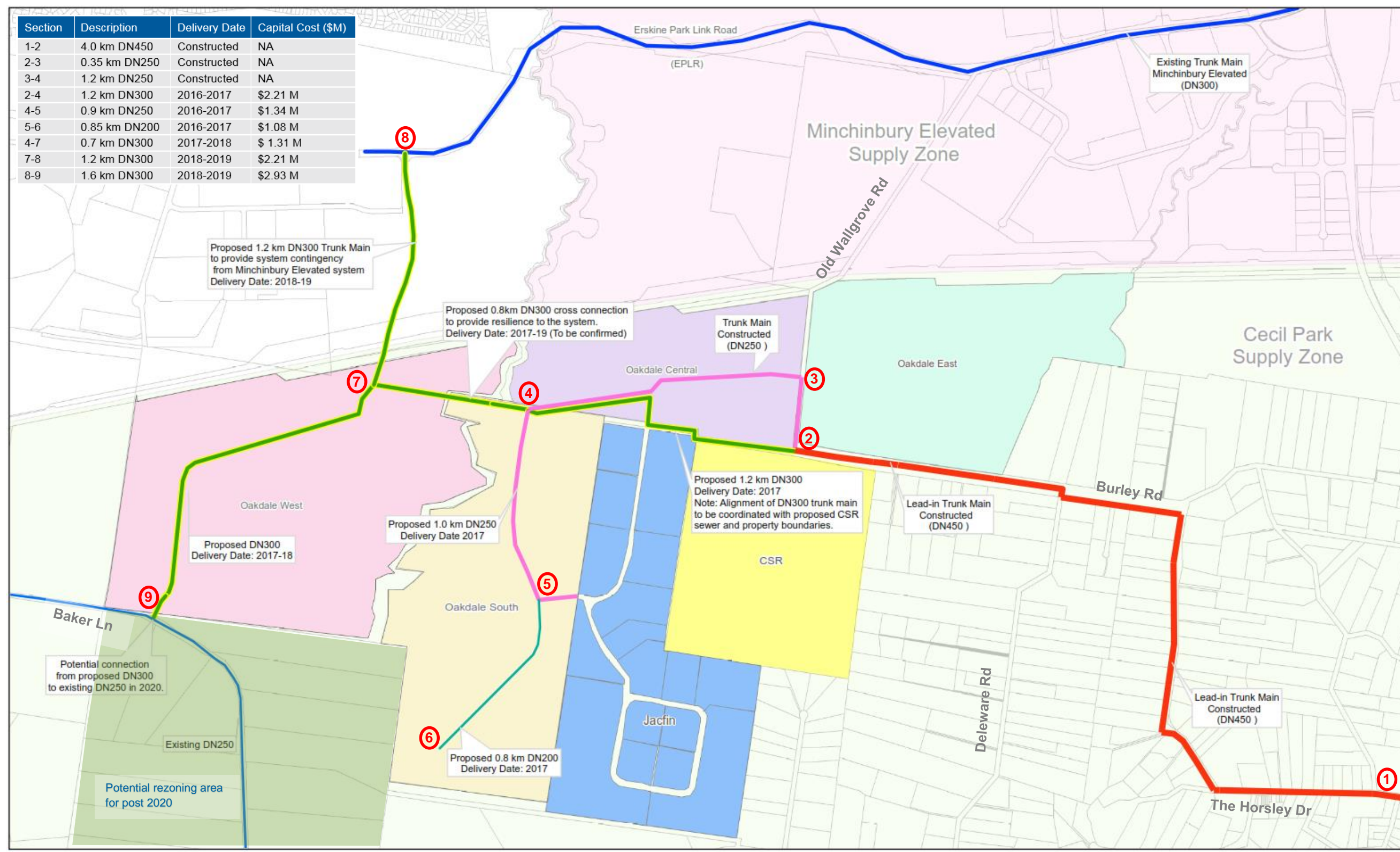
Status		A3
CONCEPT		
Drawing No.	Project No.	Issue
SKC153	14-193	P3

# Appendix G

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Extract from Sydney Water LASP

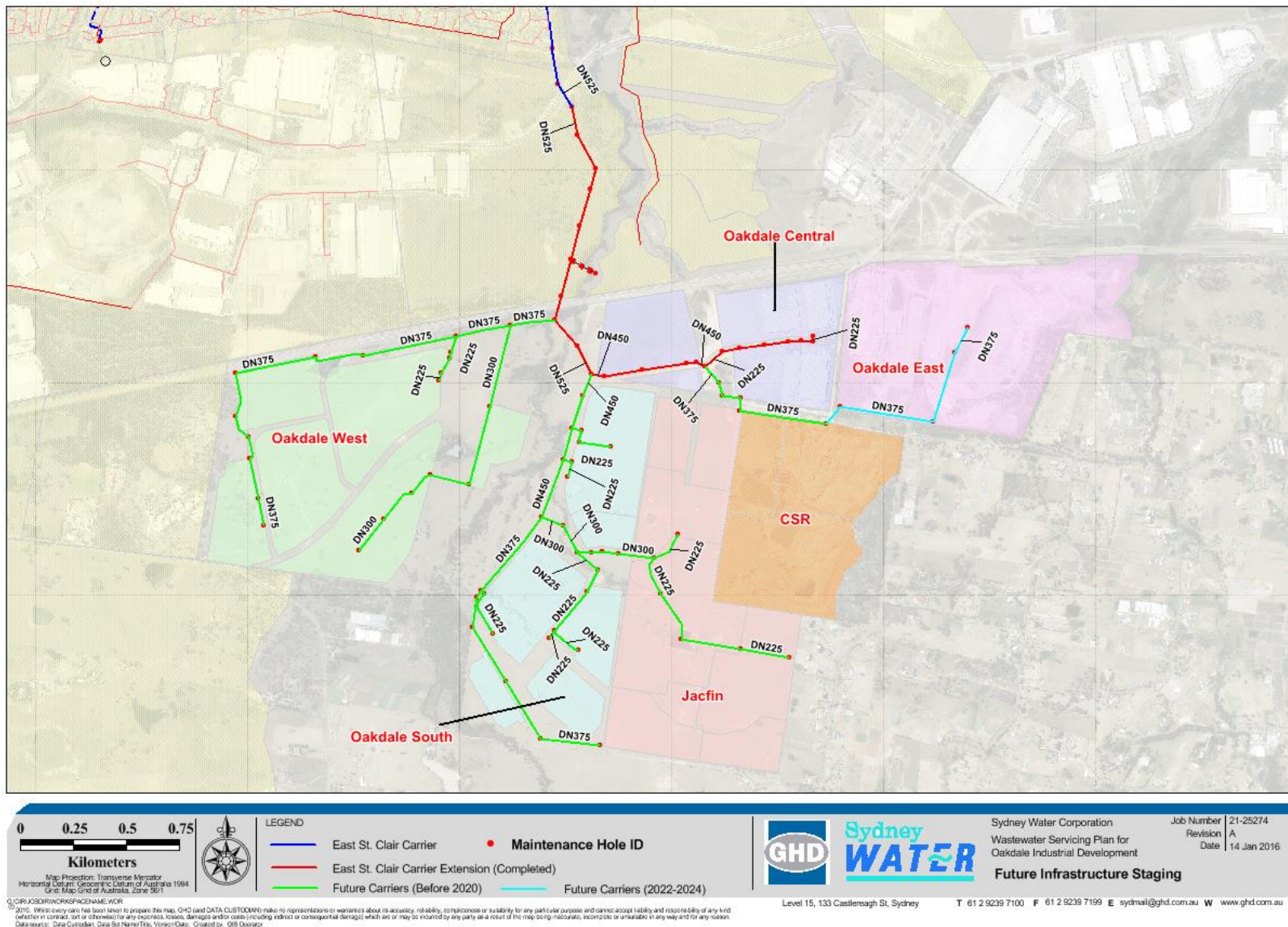




**Figure 2- Oakdale Industrial Water Servicing Plan**

This document is in draft form. The contents, including any opinions, conclusions or recommendations contained in, or which may be implied from, this draft document must not be relied upon. GHD reserves the right, at any time, without notice, to modify or retract any part or all of the draft document. To the maximum extent permitted by law, GHD disclaims any responsibility or liability arising from or in connection with this draft document.





**Figure 6 Future Infrastructure Staging**

# Appendix H

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Extract from Oakdale Concept Plan – Water Balance  
Options Report



Appendix D

## Water Demands- End Uses





#### **4. Preamble**

Water system demands are estimated based on planned water usage for the proposed development site using an end use model. The water demands are based on 'efficient' (generally a WELS rating of '3-stars') fixtures water usage and implementation of subsurface irrigation.

The analysis was undertaken considering that the development would be utilised for warehouse /office use.

#### **5. Water Usage Analysis**

##### **5.1 Water Usage Demand Overview**

The Water Supply Code of Australia 03-2002 v2.2 estimated water demands in light industrial and/or commercial developments to be 41 kL/hectare/day. In addition, Sydney Water Corporation conducted audits in a number of commercial buildings in Sydney and determined 'current best practice' water usage to equate to 22 kL/hectare of net lettable office space/day.

However, GHD experience in other projects such as the Eastern Creek Business Park, which have been developments of similar nature to that of the proposed Oakdale development site (i.e. predominantly light industrial in nature) have exhibited average water demands in the order of 2.3- 3 kL/ net hectare /day.

As such, GHD assume that adopting published data (by the Water Services Association of Australia and Sydney Water Cooperation) water demand values across the Oakdale development would significantly overestimate actual water demands, as published data and audits were undertaken in higher density developments and are applicable to generalised planning and design of trunk system infrastructure.

GHD have adopted an average water demand in the order of 2.3-3 kL/ net hectare/ day based on the assumption of adopting 27 EP /hectare from previous 'like' GHD project experience.

##### **5.2 Water Usage Demands**

GHD understand that the site will be developed by 'generic proposed warehouse facilities' which occupy on average 2 .04 net hectares each- of which 60 % of the total lot area is occupied by warehouse space and 5% of the total lot area is occupied by office space.

In addition to the warehouses land uses which will predominantly inhabit the site demanding water, a number of open space areas will occupy the site demanding water for irrigation.

GHD have identified the following water demanding end uses across the development:

- » toilet and urinal flushing, hand basin washing, showering;
- » kitchen (food preparation, washing), drinking;
- » Air conditioning cooling;
- » Internal Cleaning;
- » Leaking water devices.
- » Unaccounted for Water;
- » Truck/Car wash;
- » External cleaning; and
- » Watering (outdoor garden use);

The basis for selection of water demands volumes by end use have been discussed individually below:



### **2.2.1 Toilet and Urinal flushing**

Plumbing policies Australia-wide either require or encourage that for the installation of a new bathroom, a 6/3 L dual flush cistern or a proven authorized equivalent is installed. A 6/3L dual flush cistern corresponds to an average flush volume of 3.6 L<sup>1</sup>, which equates to a WELS water usage rating of '3-stars' (water usage of between 3.5-4 L).

In addition, AS/NZS 3500.1 *Plumbing and drainage*, Part 1 specifies that a flush of more than 2.5L per single urinal stall is not allowed, as such GHD will adopt a urinal which utilises approximately 2 L per flush which is equivalent to a '3-star' rating (i.e. water usage not more than 2L/flush).

The 2001 *Census of Population and Housing* (Australian Bureau of Statistics) indicated that 63% and 37% of full time employees are male and female respectively.

GHD has assumed that each ET will visit the toilet three times a day, comprising of 2 part flushes and 1 full flush. GHD assume that all males (assumed to be 37% of the working population) will use the urinal for partial flushes.

### **2.2.2 Hand Washing Basin**

SWC encourage the usage of a minimum '3-star' rating of tap, using between 7.5-9 L/min, in addition SWC distributes flow aerators for taps that equate to a flow of 9L/min. However, taps are available with flows down to 4.5 L/min (and potentially lower flows).

GHD will adopt an 'efficient' tap flow rate of 8.5 L/min- equivalent to a '3-star' water rating.

GHD will assume that the hand washing basin will be used by each equivalent tenement each time the toilet or urinal is visited. GHD assume that each use of the hand washing basin will be carried out for approximately 15 seconds.

### **2.2.3 Showering**

The most efficient shower head 'star' rating currently specified by WELS is a '3-star' water rating, equating to a water usage of between 7.5-9 L/min. WELS are currently undertaking 'comfort tests to ensure that flow rates less than 7.5L/min perform effectively and are acceptable to consumers'.

GHD has adopted a shower head which equates to a water usage of 8L/min- equivalent to a '3-star' water rating.

Sydney Water Corporation End Use analysis (SWC, 2006) indicates that within a residential setting, the average shower frequency is 0.8 showers per capita per day with an average duration of 7.3 minutes for each shower.

GHD has adopted a similar average shower duration for showers taken within the development (warehouse/office) setting, that is a duration of 8 minutes / shower. In addition, GHD have assumed that as 0.8 showers per capita per day take place within a residential environment, the remaining 20% of the population shower within the workplace (assuming that on average each person showers once a day). As such, GHD will assume that within the development, 20% of employees shower within the workplace each day, for a duration of 8 minutes with an average shower flow rate of 8L/min.

### **2.2.4 Kitchen – Food Preparation, Washing and Drinking**

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<sup>1</sup> The average water consumption for a dual flush toilet is calculated as the average of one full flush and four reduced flushes.



GHD have assumed that the taps installed within the kitchen will be similar to that installed within the bathroom basins, that is utilise 8.5L/minute (equivalent to a '3-star' water rating).

GHD assume that each equivalent tenement will demand 2L/day for food preparation or washing in the kitchen, in addition to 1L/day for drinking. As such, the total water demand adopted in the kitchen will be equivalent to 3L/day per equivalent tenement in the development.

## 2.2.5 Air Conditioning Cooling

Sydney Water's publication '*Save Water, Money and the Environment*' has stated that air conditioning consumes between 10-25% of a commercial buildings total water usage. However, traditionally warehouse or light industrial land uses demand lower extents of air conditioning which compared to commercial land uses.

It is assumed that only the office areas of each development will be air conditioned and as such only 10% of each generic lot area will demand water for air conditioning cooling. As such, GHD have adopted that only 10% of the developments total water usage will be demanded by air conditioning cooling end use.

In addition, Sydney Water's publication 'Water Conservation- Best Practice Guidelines for Cooling Towers in Commercial Buildings' have stated that water demand in cooling towers comprises of that shown in the table below. As such, GHD will assume that of the total portion of water demanded for air conditioning cooling, 88% of the water will be lost to evaporation- the remainder (12%) of which will travel to the sewer or be available for recycling (as appropriate). This hypothesis assumes that the air conditioning cooling systems installed in the development will manage the potential for 'bleed, drift, slash and overflow' to occur to equate these demands to negligible requirements (therefore, not considered).

**Table: Air Conditioning Water Usage Make Up (Sydney Water Corporation)**

Air Conditioning Process	Demand Per Process as a Portion of Total Air Conditioning Water Demand (%)	Description
Evaporation	88%	Part of the water cooling process.
Bleed	5%	To prevent build up of dissolved and suspended solids from evaporated portion of water. Generally the bleed valve transports the 'bleed' water to sewer
Drift and Splash	7%	<p>Drift- Water lost from the cooling process as liquids entrained in the exhaust air.</p> <p>Splash- Water accidentally emitted due to splashing (by strong wind, falling water etc).</p> <p>GHD assume that the water losses to drift and splash will be negligible within the developments air conditioning system due to adequate design.</p>





Overflow	<p>Overflow occurs when the water level within the air conditioning system basin rises above a predetermined design level. Traditionally, this 'overflow' water travels to sewer and can account for up to 40% of daily water demands. However, GHD have assumed that the air conditioning cooling systems will have adequately designed systems, and therefore 'overflow' has not been considered or accounted for with the water demands.</p>
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### 2.2.6 Internal Cleaning

It is assumed that each 'generic proposed warehouse facility' comprises of four bathrooms (2 male and 2 female bathrooms, each bathroom containing two toilets and two sinks). GHD additionally assume that each 'generic proposed warehouse facility' contains one kitchen area.

As such, it is assumed that cleaning of the bathroom and kitchen facilities takes place on a daily basis via:

- » Flushing each toilet each day (part flush) within each bathroom- equivalent to eight toilets (part flushes);
- » Mopping (assume this incorporates cleaning in the kitchen sink) – assume each of the four bathrooms and the one kitchen, that is five separate rooms gets cleaned each day with one bucket of water (for mopping) once a day. Assume that each bucket of water utilises 10 L of water.

Therefore, GHD have assumed that the total daily water usage for internal cleaning is 74 L/day within each 'generic proposed warehouse facility'.

### 2.2.7 Leaking Water Devices

The Department of Planning have estimated that the current average portion of water that is attributed to leaking devices or fittings is 0.7% of total water consumption within a residential water setting. While this data is representative of residential settings only, GHD have assumed that the development will water fittings will be efficient, installed corrected and maintained appropriately – and as a result water demand due to leaking devices will be minimal and therefore is considered to be negligible (and disregarded).

### 2.2.8 Unaccounted for Water

Unaccounted for water is the difference between potable water release from the storage reservoir and the water supplied to customers. The SWC annual report 2005 indicated that 10% of overall water demand (currently potable water demand) was unaccounted for water.

Similarly, GHD has adopted that 10% of total potable water demand is unaccounted for water demand in the Oakdale Development Site. In addition, GHD have assumed that a further 10% of overall recycled (black or grey) water will result in unaccounted for water being an additional pressurised system.

It should be noted that unaccounted for water is a water demand that does not enter the sewer, it is assumed to be "lost" to the groundwater table or other.

### 2.2.9 Truck and Car Wash

Car washing in Sydney is currently only permitted if conducted using a bucket, that is, the use of hoses for car washing is illegal using potable water. As such, it has been assumed for the purposes of this study and estimating water usage of cars/trucks- should potable water be required for vehicle washing, a bucket, and therefore minimal water will be utilised.



It is assumed that a hose will be used for vehicle washing purposes in the warehouse/office environment. In addition it is assumed that an alternative source to potable water will be used for vehicle washing (either recycled, rainwater or greywater) and as a result car washing would be permissible.

A truck washing quote was obtained from 'Wash N Go'. 'Wash N Go' run a mobile truck wash service which includes the supply of the initial 1000L of water in a tank, which they envisage being fit to wash approximately 6-7 'average sized delivery' trucks. 'Wash N Go' estimate a wash time of 10-15 minutes per truck. Based on the 'Wash N Go' quote, an 'average sized delivery truck' would require approximately 166 L per car wash.

It is assumed that an average tap flow rate of 8.5 L/min is adopted (see Bathroom tap assumptions) at the development and an average truck wash time of 15 minutes (from 'Wash N Go'). GHD have roughly calculated that a truck would require 128 L of water per wash.

As it has been estimated the volume of water required to wash each truck ranging between 128 and 166 L of water, the average truck wash water demand of 150 L / wash has been adopted.

It is assumed that on average two trucks get washed each day within each proposed warehouse facility lot. Therefore, it is assumed that 300 L/day is required for vehicle washing in each development lot.

In addition, it is assumed that the water utilised for truck washing is not recycled as black or greywater – however is captured by stormwater drains or other.

#### **2.2.10 External Cleaning**

It is assumed that two buckets of water will be utilised for external (mopping or otherwise) purposes externally. It is assumed that each bucket of water contains 10L (as per internal cleaning).

#### **2.2.11 Watering (Outdoor)**

It is assumed that watering will only be conducted via subsurface irrigation techniques across the development area.

In a study conducted by an unavailable source (2006), water usage data was collected from 2000 residential dwellings across five geographic/climatic zones across Sydney. The results of the research suggest that the residential watering requirements do not take into account the absolute value of rainfall received by the garden. Although, with a combination of increased education leading to behavioural changes and installation of fixed irrigation system (for instance subsurface irrigation) for the Cumberland Plain Zone can be lowered to an efficient water demand of 0.87 mm / m<sup>2</sup>/ day. As such, GHD have adopted a similar (0.87mm/day) irrigation requirement within the industrial development at Oakdale (despite this being a industrial development and not residential in nature).

# Appendix I

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## Endeavour Energy Letter



22 February 2016

Kym Dracopoulos  
Goodmans  
60 Castlereagh St  
SYDNEY NSW 2000

Dear Kym

### **OAKDALE INDUSTRIAL ESTATE SERVICING STRATEGY**

I refer to a recent meeting held between Goodman, Austral and Endeavour Energy representatives in relation to the above on 17 February 2016. Endeavour Energy notes that Oakdale West and Oakdale South precincts within the Oakdale Industrial Estate are State Significant Developments reference No. SSD 15\_7348 and 6917, respectively. We thank Goodman and Austral for the opportunity to comment on electricity servicing strategy at the early stages of planning.

Endeavour Energy has previously advised that ultimately the Oakdale Industrial Estate will require a zone substation. Endeavour Energy notes and appreciates your willingness to dedicate a suitable site for establishing a future zone substation.

Current analysis of the servicing strategy indicates the ideal location for a zone substation site to service Oakdale West, Oakdale South and Oakdale Central precincts is within the Oakdale West precinct. This is mainly due to the potential load requirements of Oakdale West Estate and accessibility to existing transmission infrastructure near Oakdale West.

On the understanding that Goodman and Austral provide a zone substation site within Oakdale West Estate, Endeavour Energy confirms the existing dedicated service lot within the Oakdale South Estate is no longer required.

We trust this advice has been of assistance to your investigations and plans. If you have any queries regarding the comments in this letter, please contact me directly on (02) 9853 5003.

Yours faithfully



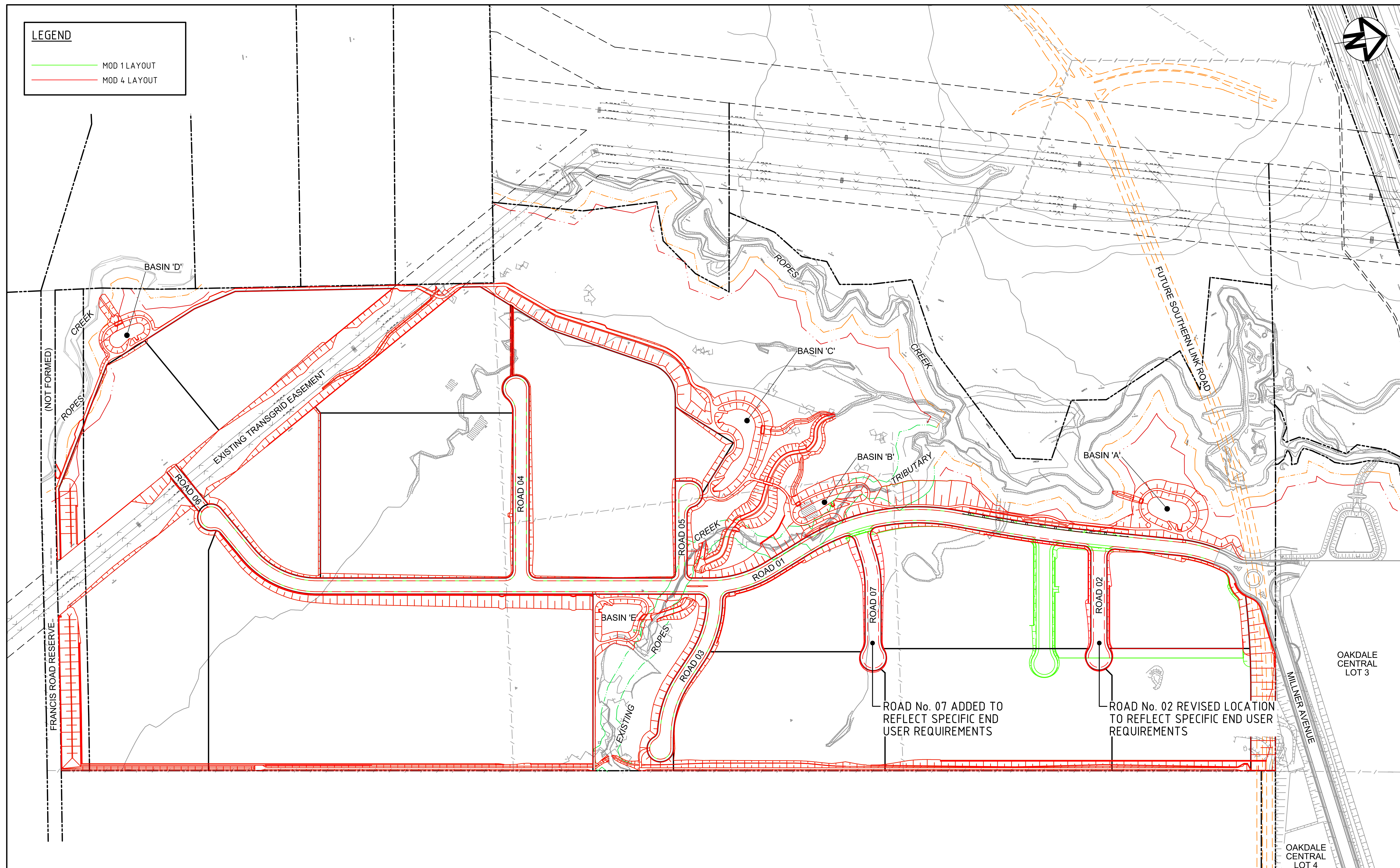
Jason Lu  
Capacity Planning Manager

# Appendix J

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## MOD 1 to MOD 4 Comparison Plan





			Bar Scales		Key Plan		Client		Scales		Drawn		JB		Project		Civil Engineers and Project Managers					
P8	ISSUE FOR INFORMATION		05-05-17						1 : 2500		Designed		JB		OAKDALE SOUTH ESTATE INDUSTRIAL DEVELOPMENT		Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au					
P7	ISSUE FOR INFORMATION		21-07-16						Grid		MGA		Checked							AMc		
P6	ISSUE FOR INFORMATION		30-06-16						Height		AHD		Approved									
P5	ISSUE FOR INFORMATION		17-06-16						THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&I.								MOD 1 TO MOD 4 COMPARISON SKETCH		Status FOR INFORMATION		A1	
P4	ISSUE FOR INFORMATION		30-05-16																			
P3	ISSUE FOR INFORMATION		17-05-16																			
P2	ISSUE FOR INFORMATION		28-04-16																			
P1	ISSUE FOR INFORMATION		29-03-16																			
Issue	Description		Date														Drawing No. SKC191		Project No. 14-193		Issue P8	



# Appendix K

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## TransGrid Consultation

**From:** Skye Shanahan  
**To:** [Russell Hogan](#)  
**Subject:** RE: Oakdale South TransGrid Approval  
**Date:** Friday, October 14, 2016 2:49:24 PM  
**Attachments:** [image002.png](#)  
[image003.png](#)  
[SKC226-S96 LAYOUT TRANSGRID EASEMENT PLAN SHEET 1\[P2\].pdf](#)  
[SKC227-S96 LAYOUT TRANSGRID EASEMENT PLAN SHEET 2\[P2\].pdf](#)  
[SKC228-S96 LAYOUT TRANSGRID EASEMENT SECTIONS\[P2\].pdf](#)  
[TG Easement Guidelines for Third Party Development \(V10\).pdf](#)

---

Hi Russell,

Thank you for sending through your revised plans for the 'battering'.

This email is not an approval, as TransGrid will only provide written determination to a Statutory Authority (for example with a Local Government Council and/or The Department Of Planning and Infrastructure). However, we can provide the following feedback from TransGrid's Field Service Department:

**Advice received from TransGrid's Field Services, Transmission Lines & Cables Officer:**

"As the battering falls away from towers, and not to towers, and access along easement is maintained, this should be acceptable."

1. All works are to be carried out in accordance with the *NSW WorkCover 'Work near Overhead Powerlines' Code of Practice 2006* (link attached below), and *TransGrid's Easement Guidelines for Third Party Development (V10) (Guidelines)* (as attached):  
<http://www.workcover.nsw.gov.au/health-and-safety/industry-safety/electrical-and-power/power-lines/publications/work-near-overhead-power-lines-code-of-practice-2006>
2. TransGrid requests formal notification of any amendment and/or alterations to the subject site which may impact our easement corridor and transmission line.

Should you have any further questions please contact the undersigned.

Kind regards,

**Skye Shanahan**

*Enquiry Services Coordinator* | Property & Environment Assets  
Asset Management

---

**TransGrid** | 200 Old Wallgrove Road, Wallgrove, NSW, 2766  
**T:** (02) 9620 0104 **M:** 0427 094 860  
**E:** [Skye.Shanahan@transgrid.com.au](mailto:Skye.Shanahan@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)



---

**From:** Russell Hogan [<mailto:Russell@atl.net.au>]  
**Sent:** Tuesday, 11 October 2016 5:21 PM  
**To:** Skye Shanahan; Anthony McLandsborough  
**Cc:** Timothy Cowdroy  
**Subject:** RE: Oakdale South TransGrid Approval

Hi Skye,

**RE: Oakdale South – TransGrid’s Easement Corridor**

In consideration of the below point 1, please see attached amended design documentation. We have ensured that no battering is to take place within 30m of the existing TransGrid transmission towers.

Could you please review the attached revised documentation surrounding the TransGrid easement and provide comments and/or acceptance as we are required to provide to the DP&E as a pre-commencement requirement.

**Regards,**

**Russell Hogan**  
Civil Project Manager



**Level 7, 153 Walker Street**  
**North Sydney NSW 2060**

P 02 9439 1777  
M 0424 441 231  
F 02 9923 1055  
[russell@atl.net.au](mailto:russell@atl.net.au)  
[www.atl.net.au](http://www.atl.net.au)

---

**From:** Skye Shanahan [<mailto:Skye.Shanahan@transgrid.com.au>]  
**Sent:** Monday, 10 October 2016 10:40 AM  
**To:** Anthony McLandsborough <[Anthony@atl.net.au](mailto:Anthony@atl.net.au)>  
**Cc:** Timothy Cowdroy <[Timothy.Cowdroy@transgrid.com.au](mailto:Timothy.Cowdroy@transgrid.com.au)>; Russell Hogan <[Russell@atl.net.au](mailto:Russell@atl.net.au)>  
**Subject:** Re: Oakdale South TransGrid Approval

Hi Anthony,

**Re: Oakdale South – Service Road and TransGrid’s Easement Corridor**

Thank you for consulting with TransGrid.

This email is not an approval, as TransGrid will only provide written determination to a Statutory Authority (for example with a Local Government Council and/or The Department Of Planning and Infrastructure). However, we can provide the following feedback from TransGrid's Engineers based on the plans submitted to us on the 19 August 2016:

**Advice from TransGrid's Transmission Lines and Cable Design Group, Transmission Line Design Officer:**

*"Please be advised with the below summary of finding for Oakdale south road enquiry:*

- 1. The 1:8 battering proposed is within the 30 metre (also 20 metre) zone of transmission towers number 11 and 12. Refer to Oakdale SK001. This battering or civil works according to easement Guidelines (V10) is under the 'possibly permissible' list. However, based on current requirements by our Asset Manager, a 30 metre clearance buffer zone is required. **Therefore, the developer needs to amend their designs for the battering.***
- 2. The proposed road clearance complies with road clearance requirements of AS7000 with additional 3m buffer. Actual clearance to proposed road is more than 11m.*
- 3. Proposed road runs in the easement but has no impacts on towers.*
- 4. No earthing and induction issues foreseen as services are away more than 30m and runs perpendicular except in span 10-11 which is diagonally but less than 50m run.*

*We have also attached pdf for the applicants reference. Please note the battering within our easement corridor has been highlighted in pink"*

1. All works are to be carried out in accordance with the NSW WorkCover 'Work near Overhead Powerlines' Code of Practice 2006 (link attached below), and TransGrid's Easement Guidelines for Third Party Development (V10) **(Guidelines)** (as attached):  
<http://www.workcover.nsw.gov.au/health-and-safety/industry-safety/electrical-and-power/power-lines/publications/work-near-overhead-power-lines-code-of-practice-2006>
2. TransGrid requests formal notification of any amendment and/or alterations to the subject site which may impact our easement corridor and transmission line.

Should you have any further questions please contact the undersigned.

Kind regards,

**Skye Shanahan**

*Enquiry Services Coordinator* | Property & Environment Assets  
Asset Management

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

**T:** (02) 9620 0104 **M:** 0427 094 860

**E:** [Skye.Shanahan@transgrid.com.au](mailto:Skye.Shanahan@transgrid.com.au) **W:** [www.transgrid.com.au](http://www.transgrid.com.au)

---

**From:** Anthony McLandsborough [<mailto:Anthony@atl.net.au>]

**Sent:** Friday, 19 August 2016 4:19 PM

**To:** Skye Shanahan

**Cc:** Timothy Cowdroy; 'Kym Dracopoulos'; Russell Hogan; 'Richard Seddon'; Oakdale South Estate; Gordon White

**Subject:** Oakdale South Transgrid Approval

Skye,

### **Oakdale South SSD 6917 – TransGrid Easement Drainage**

Thank you for meeting with Goodman/AT&L on 16<sup>th</sup> August regarding Oakdale South. In reference to the above development and as requested in the meeting, please find below link to:



Could you please review the attached documentation surrounding the TransGrid easement and provide comments and/or acceptance as we are required to provide to the DP&E as a pre-commencement requirement.

### **S96 proposal**

As discussed, the developer (Goodman) intends to submit a S96 application to the DP&E following final determination of the Oakdale South Estate.

Essentially the S96 application proposes to amend the internal road network layout as shown within the sketch SKC191[P8]. With reference to the TransGrid easement, the S96 proposal is consistent with the SSD proposal with the exception of a revised easement road crossing location which we believe is preferential to all parties. As shown on sketch drawing SKC191[P8], the proposed S96 TransGrid easement road crossing has been relocated further towards the south east of the easement to ensure maximum clearances between the proposed road and the overhead 132kV transmission cables.

Note, the Oakdale South Estate S96 proposal will be referred to TransGrid by the DP&E in due course, though we would like to continue our open consultation approach with TransGrid and would be grateful to receive any comments you may have prior to lodgement.

### **Construction Environmental Management Plan (CEMP)**

As a requirement of the draft conditions of consent, the CEMP is required to be prepared in consultation with TransGrid. This is the same approach as Old Wallgrove Road.

The CEMP will be issued to TransGrid for review/comment in the coming days.

### **Construction Traffic Management Plan (CTMP)**

As a requirement of the draft conditions of consent, the CTMP is required to be prepared in consultation with TransGrid. This is the same approach as Old Wallgrove Road.

The CTMP will be issued to TransGrid for review/comment in the coming days

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Title	Size
OSE 3D DESIGN <a href="#">DXF.zip</a>	9.4 MB
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SKC227-S96 LAYOUT TRANSGRID EASEMENT PLAN SHEET 2[P1].pdf	449.3 KB
SKC228-S96 LAYOUT TRANSGRID EASEMENT SECTIONS[P1].pdf	350 KB
SKC229-S96 LAYOUT TRANSGRID ACCESS ROAD LONGSECTION[P1].pdf	390.8 KB
SKC230-S96 LAYOUT TRANSGRID EASEMENT CL LONGSECTION[P1].pdf	394.5 KB
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**Regards**

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