

25 February 2020

Chris Ritchie
Director
Planning, Industry and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150

Dear Chris

OAKDALE WEST ESTATE – MOD 4 (SSD 7348) MODIFICATION REPORT

This letter responds to DPIE's query in the letter of 24.02.20 seeking clear description of any changes to the works approved under SSD-7348. This letter is therefore to be read in conjunction with MOD 4 Modification Report, dated 17 February 2020.

SSD 7348 was approved 13 September 2019 and envisioned the approval and construction of the full Western North South Link Road (WNSLR), to provide access to Oakdale West Estate (OWE).

SSD7348 approved the civil drawings of the WNSLR to include the following dimensions:

Table 1 - WNSLR dimensions

DESIGN ELEMENT	DESCRIPTION
Length	1 km
Road Reservation Width	30m
Road Configuration	2 x 8.0m wide carriageways, comprising: <ul style="list-style-type: none"> • 2 x 3.5m traffic lanes; • 2 x 4.5m traffic lanes adjacent kerb 4.5m wide verge on eastern and western sides
Lane Widths	4.5m kerbside lane 3.5m median side lane
Median	5.0m wide raised median
Footpaths	2.5m shared footpath on eastern side of road
Landscaping	Minimal landscaping within verges

Goodman Group

Goodman Limited | ABN 69 000 123 071
Goodman Funds Management Limited | ABN 48 067 796 641 | AFSL Number 223621
as responsible entity for Goodman Industrial Trust | ARSN 091213 839

Level 17, 60 Castlereagh Street, Sydney NSW 2000 | GPO Box 4703, Sydney NSW 2001 Australia
Tel +61 2 9230 7400 | Fax +61 2 9230 7444

Goodman Logistics (HK) Limited | Company No. 1700359 | ARBN 155 911 149 | a Hong Kong company with limited liability
Suite 901, Three Pacific Place, 1 Queen's Road East, Hong Kong | Tel +852 2249 3100 | Fax +852 2525 2070

info-au@goodman.com | www.goodman.com

The works approved in SSD 7348 for the WNSLR is included in the civil plans and civil report prepared by AT&L, and included at **Appendix A & B**, which included the section below between Lenore Drive and Lockwood Drive as follows:

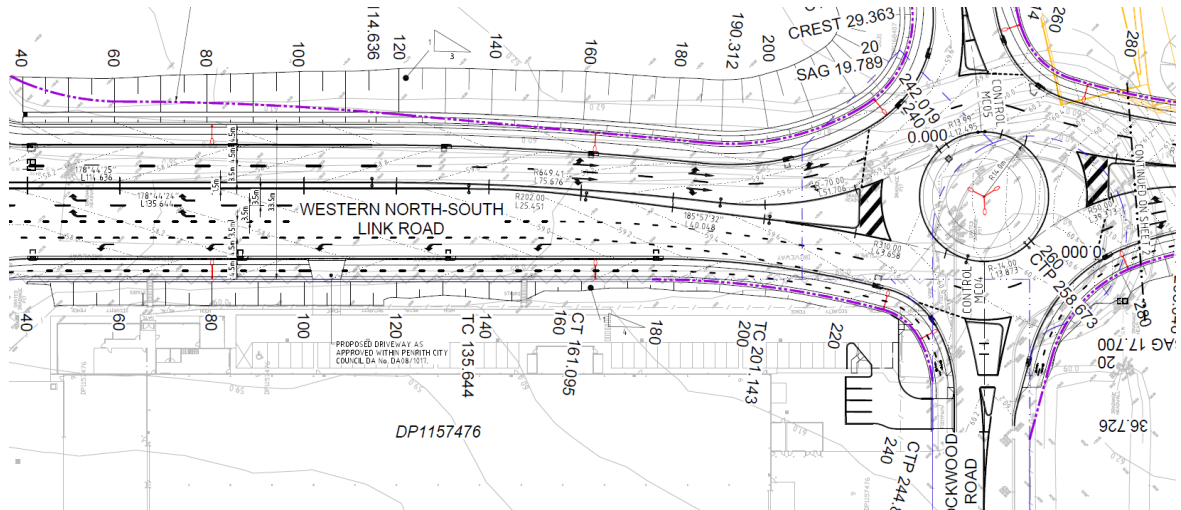


Figure 1 - Approved Civil plans for WNSLR in the vicinity of Lot 9 DP1157476

Following approval of SSD 7348 it became evident that Lot 9 DP1157476 (shown in red in Fig.2) was, as an oversight, not referenced in the SSD 7348 approval. This meant that the works within this lot, even though included in the civil plans which were assessed and approved by DPIE, were not legally approved by SSD 7348 as Landowners consent was not provided for Lot 9 DP1157476 (due to a change in ownership of the asset and design changes requested by RMS).

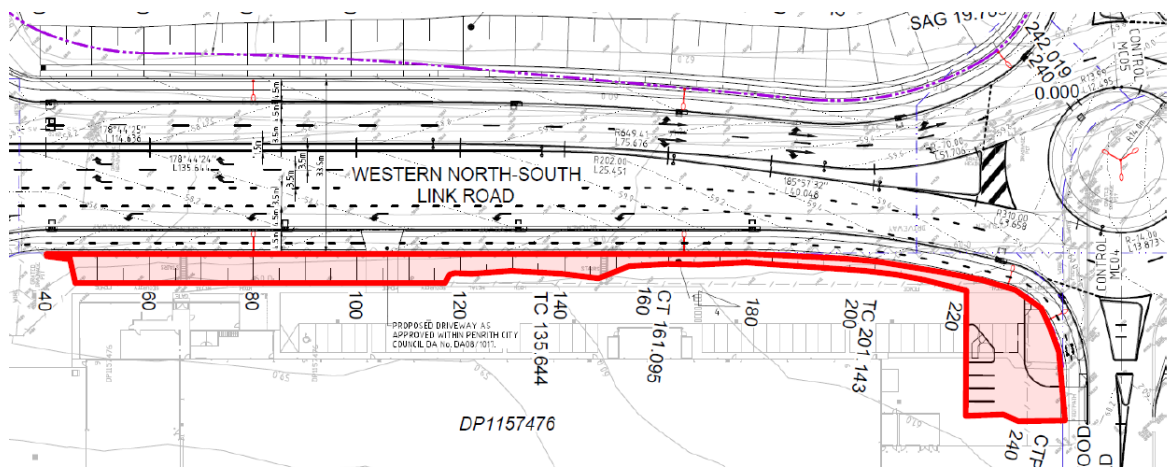


Figure 2 - Area of Lot 9 DP1157476, shown in red.

MOD 4 is therefore required to update SSD 7348 to include Lot 9 DP1157476 in the approval reference and ensure that all works within this lot are legally approved as originally envisioned by the SSD 7348 consent.

It is therefore noted that while MOD 4 seeks approval of works within Lot 9 DP1157476 to enable construction of the WNSLR, these works are substantially the same as the scope of works originally considered approved in SSD 7348.

A detailed description of the of the works required to be approved in Lot 9 DP DP1157476 include the following (as contemplated by the initial approval of SSD 7348):

- Stage 1 Works:
 - Scope of Works – Build New Driveway as per Drawing C5033:
 - Setup site temporary fencing and complete clearing and grubbing.
 - Demolition of existing footpaths, fence, kerb and gutter.
 - Excavate for concrete pavement and subgrade preparation.
 - Install Stormwater in new parking bay.
 - Install new concrete pavement as per Drawing C5063.
 - Install concrete kerbs, ramps and footpaths.
 - Re-installation of GPT sign.
 - Complete line marking.
 - Stage 1 Vehicle Access
 - Site fencing with access gates for construction vehicles.
 - GPT car park access to be maintained through existing driveway
- Stage 2 Works:
 - Scope of Works – Remove Old Driveway as per Drawing C5033:
 - Relocate existing security gate and GPT Sign
 - Demolition of redundant driveway, footpaths, fence, kerb and gutter.
 - Construct new pedestrian gate and reinstate fence in new location.
 - Excavation for footpaths and landscaping
 - Install new concrete kerbs and footpaths
 - Backfill and landscape driveway works area license as per Landscape Drawing SD 163-18-L.CD.101 and 301.
 - Stage 2 Vehicle Access
 - Site fencing with access gates for construction vehicles.
 - GPT car park access to be maintained through new driveway
- Stage 3 Works:
 - Scope of Works
 - Clearing and grubbing
 - Establishment of erosion and sediment control
 - Demolition of existing trees as per Drawing SD 163-18-L.CD.101
 - Minor earthworks to achieve bulk earthworks levels as per Drawing C5018

- Installation of stormwater to WNSLR in new road verge (183m² area) as per Drawing C5057
 - Install water main, NBN, streetlights, LV/HV electrical services in new road verge (183m² area) as per Drawing C5122.
 - Installation of subsoil drainage beneath kerb as per Drawing C5063
 - Subgrade preparation and construction of road pavements as per Drawing C5101
 - Minor power outage required for cut over to new electrical alignment. Date and Time to be confirmed with energy provider and affected residents 10 days prior to completing works.
 - Complete road pavement construction.
 - Complete footpath works and pram ramp.
 - Backfill and landscape in GPT garden and new road reserve as per Drawings SD 163-18-L.CD.101 and 301 including planting of advanced trees in 75L pot size and at least 2m overall height.
 - Install Signage and line marking.
- Stage 3 Vehicle Access
 - Site fencing with access gates for construction vehicles.
 - GPT access to be maintained through existing western driveway and newly constructed eastern driveway

These works are substantially the same to that of what was initially approved under SSD 7348. The changes between initial SSD 7348 and the proposed Mod 4 relate to the following;

- a reduction in landscaping removal and battering into Lot 9 DP1157476 as to reduce the impact to Lot 9 DP1157476 (refer to yellow highlight in extract below);
- minor notation changes to the approved plans;
- minor changes to the footpath and gate entry to the car park.

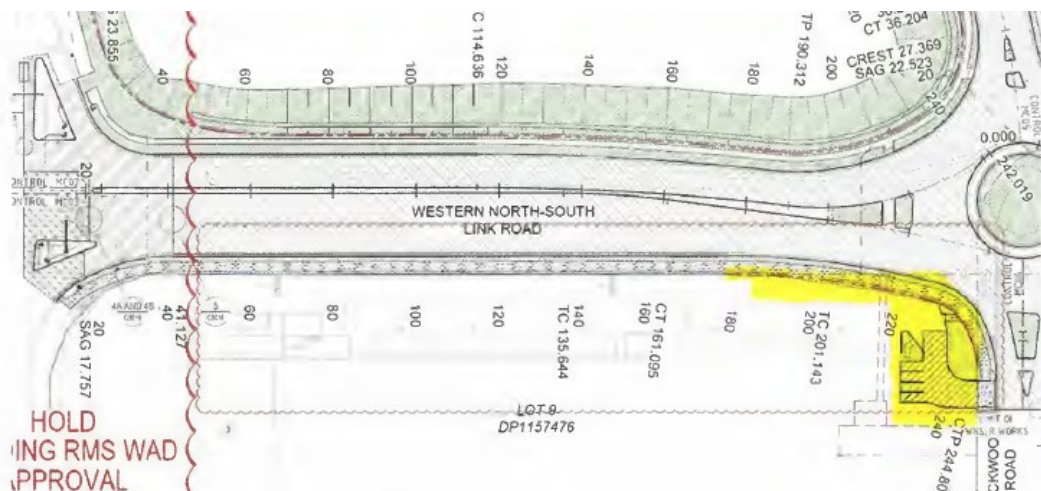


Figure 3 - Lot 9 DP1157476 works area



It is important to note that the design of the WNSLR as described above, including works within Lot 9 DP1157476, have been reviewed and approved by Penrith City Council, as the certifier of these works.

GPT Pty Ltd, the owner of Lot 9 DP1157476, have however requested that Goodman provide these plans as part of the MOD 4 package, for approval by DPIE.

For any further questions, please don't hesitate to contact the undersigned on (02) 9230 7225.

Yours sincerely

A handwritten signature in black ink, appearing to read "Guy Smith", with a stylized flourish at the end.

Guy Smith
Planning Manager