



11 June 2020

Chris Ritchie
Director - Industry Assessments
NSW Department of Planning
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 & Environment (“DP&E”) 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 1-6, 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.

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 00 Aldington Rd, Kemps Creek) RMS, OEH, Endeavour Energy,</i>

Condition B15	Response
	<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 will include landscape planting along the western boundary with sensitive users. This will be included in the first stage of works, anticipated to comments in July 2019. This landscaping will help mitigate impacts on adjacent users.</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

Condition B16	Response
<i>The Applicant must:</i>	<i>(a) This staging plan must be approved prior to any CC.</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>(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
<i>(a) The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must</i>	<i>Noted.</i>

Condition B17**Response**

comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval

2 SSD7348 - 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
1	Precinct 1 Building Works (see Section 4.2 below)	MOD 2, SSD 7348 – Determined: 21 April 2020	Building 1A - January 2021 (following completion of the WNSLR) Building 1B1, 1B2, & 1C – January 2022
2	Stage 2 Infrastructure Works	MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020	April 2020
2	Building 2B Works	MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020	June 2020
3	Residual Precinct 2 Building Works	DA to be submitted	Building 2A - January 2021 (following completion of the WNSLR) Building 2C, 2D, & 2E – June 2022
3	Precinct 3 Building Works	DA to be submitted	January 2022 – July 2022
4	Stage 4 Infrastructure Works & Precinct 4 Building Works	DA to be submitted	July 2024 – July 2027
5	Stage 5 Infrastructure Works & Precinct 5 Building Works	DA to be submitted	July 2027

See below Precinct plan demonstrating the above stages of work.



Figure 1 - OWE Precinct Plan

3 Mitigation Measures

The Estate is proposed to be constructed progressively over an Eight (8) year period to minimise the amount of environmental impact. In addition, the following mitigation measures will be incorporated:

- Prior to commencement of the Precinct 1 Building Works and Stage 1 Infrastructure Works (excluding the WNSLR), 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.
- A noise blanket is currently in place between the development and Emmaus College / retirement village which will remain in place to reduce noise impacts until the permanent noise wall is finished.
- 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

The Stage 1 works, approved under SSD 7348, are as follows:

4.1 Estate Infrastructure and Western North South Link Road

SSD 7348 (MOD 3) grants consent for the following estate-wide infrastructure works;

- 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, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 2 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.

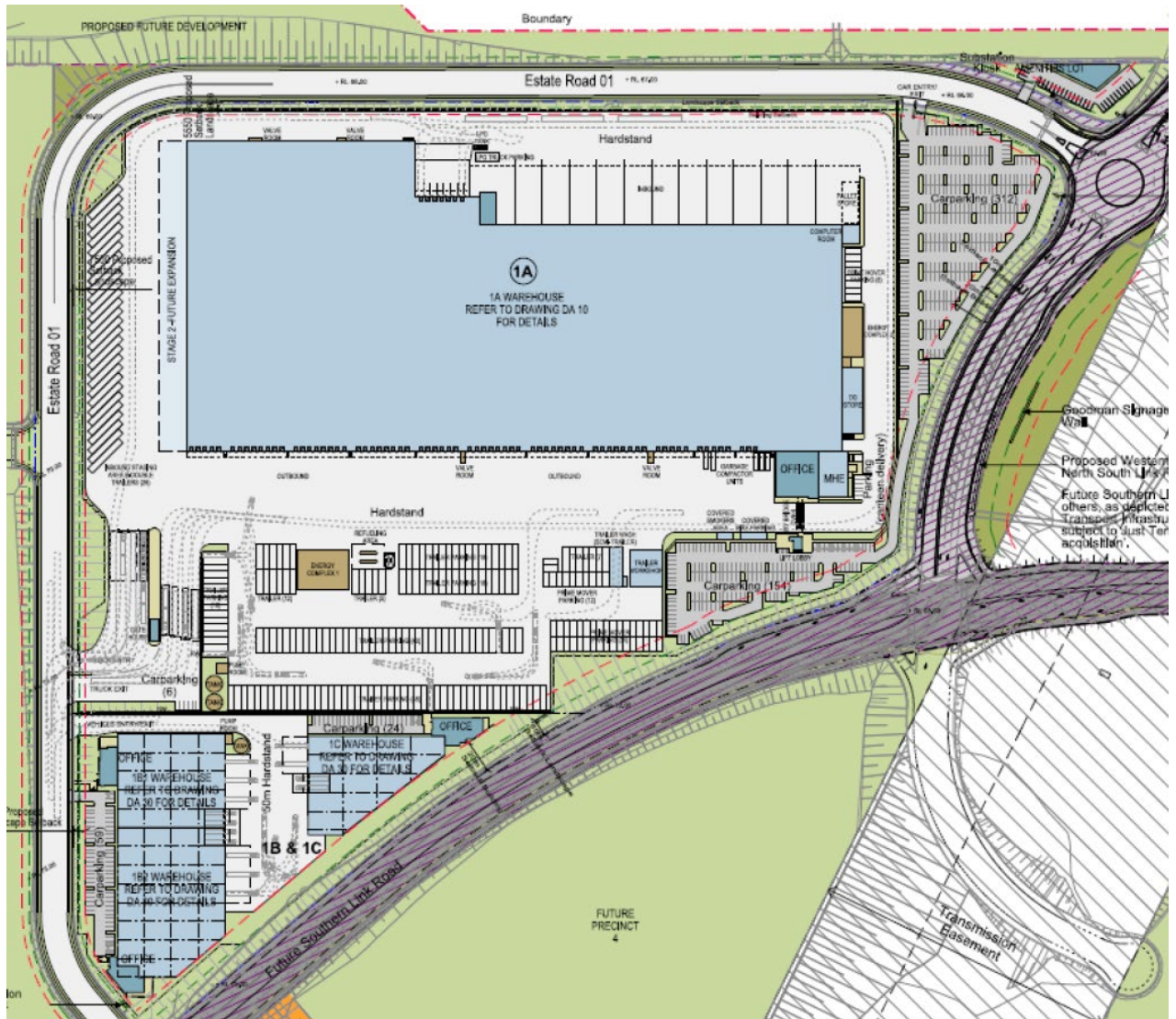
The infrastructure works mentioned above commenced in December 2019 and will be ongoing for the foreseeable future.

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	January 2022

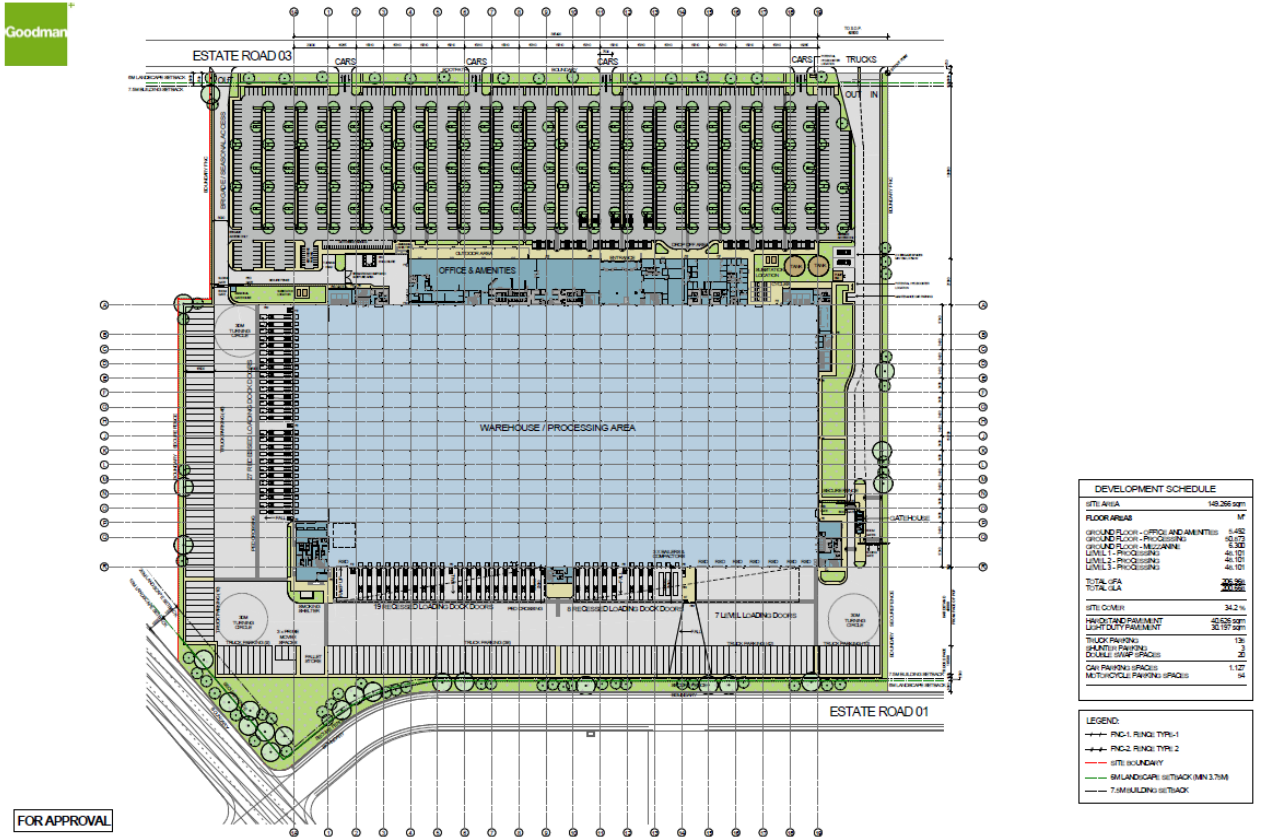
See below site plan for Precinct 1.



5 SSD 10397 – Stage 2 Development

The on-lot warehouse construction for Building 2B is proposed to commence in June 2020. Estate Road 3 construction was approved in April 2020 and will commence shortly. The bulk earthworks for Precinct 2 and 3 were approved in September 2019, commenced in December 2019, and have been varied under SSD 7348 (MOD 3).

See below site plan for the subject building.



Together with the consultation requirements for the proposed staging of SSD 7348, where relevant the strategies, plans or programs would be prepared to address each of the stages and 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, would clearly describe 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.

Regards

Guy Smith
Planning Manager

Appendix A – Staging Plan Consultation