

Initial Stakeholder Consultation Meeting

Oakdale West Estate
November 2019

global **environmental** and **advisory** solutions



Overview

- Welcome and Introductions
- Project Summary and Program
- Burton Contractors – Oakdale West Estate
- Robson Civil Projects – West North South Link Road
- Management of Environmental Aspects
- Communications and Consultation Channels
- Questions

Welcome and Introductions

Organisation	Goodman	AT&L	Burton Contractors	Robson Civil Projects	SLR Consulting	Ecologique	Ersed
Role	Proponent	Project Manager & Contract Superintendents	Oakdale West – Stage 1 Internal Infrastructure Civil Contractor	Western North South Link Road Civil Contractor	Stakeholder Engagement	Project Ecologist	Environmental Representative
Key Contacts	Stephanie Partridge	Alex Lohrisch	Daman Takhar	Mark Dolan	Dan Thompson	Kat Duchatel	Carl Vincent
	Kym Dracopoulos	Mark Ward	David Claxton		Kate McKinnon		
	Luke Ridley						
	David Bulbrook						

Project Summary and Program

- Goodman obtained State Significant Development Approval 7348 for staged development of the Oakdale West Estate for a warehousing and distribution hub comprising:
 - Concept Approval for the full site identifying primary access, road layouts, developable areas and biodiversity offsets
 - Stage 1 development, facilitating construction of:
 - Civil works including earthworks, roads, drainage and services
 - Warehouse development within Precinct 1 located in the northern central area
 - Construction of the Western North South Link Road connecting to Lenore Drive
 - Landscaping along the western boundary.
- Indicative high level construction program comprising:
 - 12 months – Western North South Link Road
 - 18 months – Oakdale West Estate
- Construction commencement date to be confirmed
- Works to cease over the Christmas Holiday Break – **Shutdown from 21st December 2019 – 6th January 2020**
- Agency and community engagement continuing.

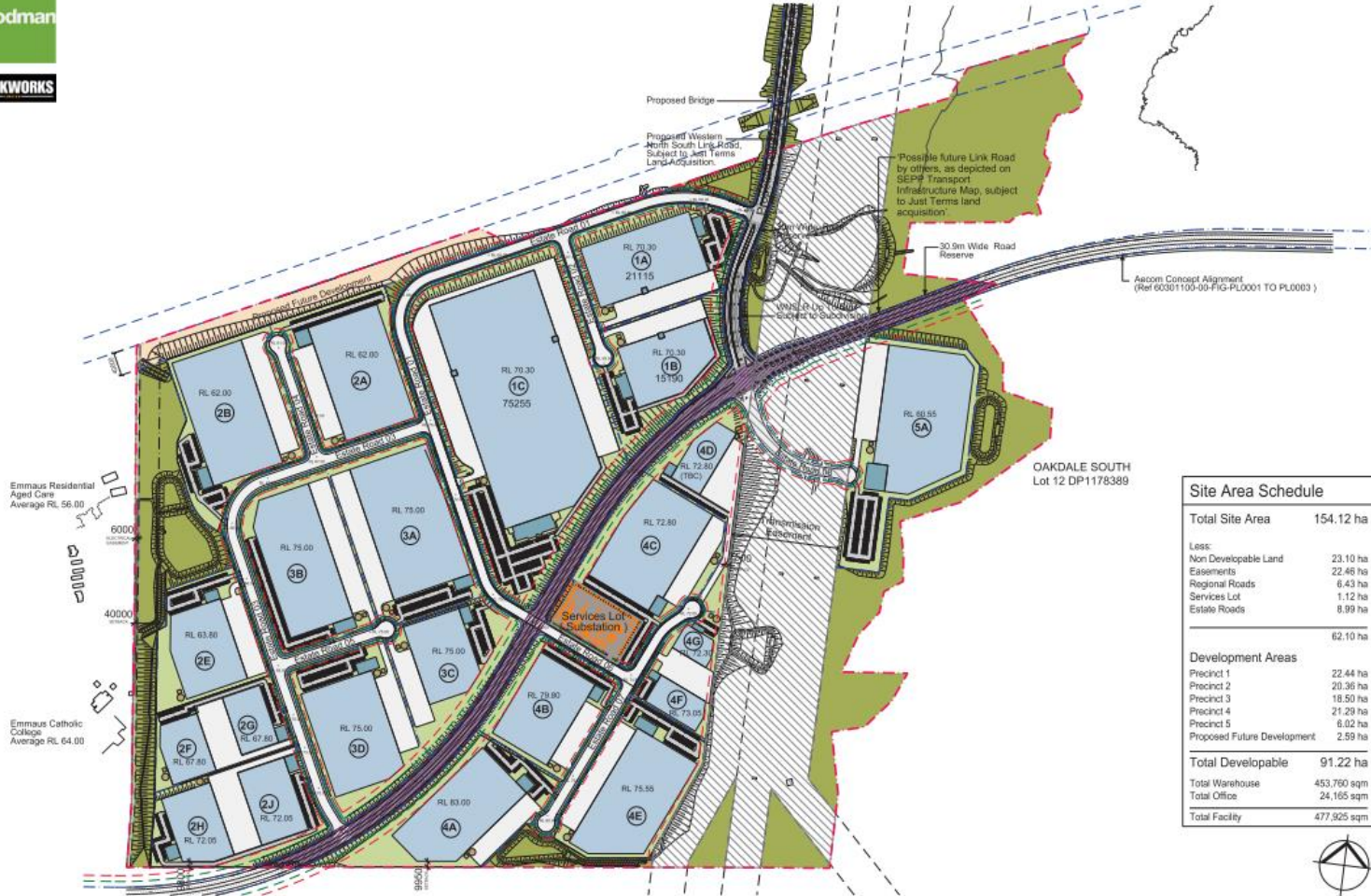
Site Plan



Master Plan



SEE DRAWING OAK MP03 FOR CONTINUATION



Site Area Schedule	
Total Site Area	154.12 ha
Less:	
Non Developable Land	23.10 ha
Easements	22.46 ha
Regional Roads	6.43 ha
Services Lot	1.12 ha
Estate Roads	0.99 ha
	62.10 ha
Development Areas	
Precinct 1	22.44 ha
Precinct 2	20.36 ha
Precinct 3	18.50 ha
Precinct 4	21.29 ha
Precinct 5	6.02 ha
Proposed Future Development	2.59 ha
Total Developable	91.22 ha
Total Warehouse	453,760 sqm
Total Office	24,165 sqm
Total Facility	477,925 sqm



Oakdale West Estate
Horsley Park

SSDA Estate Masterplan

1:5000 @ A1
1:6000 @ A3
4 May 2018

OAK MP02 (AN)

Recent Projects - Goodman



Recent Goodman Projects include:

- Oakdale South Estate
- Oakdale Central Estate
- Enfield Intermodal Logistics Centre



Oakdale Central Estate



Oakdale South Estate

Burton Contractors

Previous Project



Oakdale Central, South Estate and the Old Wallgrove Rd Upgrade

Burtons have extensive experience in the infrastructure scope of works for major industrial estates.

Their primary activities include:

- Bulk earthworks, including over 700,000m³ of cut-to-fill
- Services reticulation including potable water, sewer, power, communications and stormwater
- Construction of temporary sediment basins and permanent bio-retention basins
- Major keystone style retaining walls
- Construction of internal estate roads dedicated to council, including a high level of quality in landscaping in verges, guard rails, palisade fencing, footpaths and cycleways.
- Construction of new intersections and turning lanes into the estates
- Installation of new traffic signals.



Oakdale West Estate (OWE)



- Kick Off Works (Pre Christmas)
 - Establishment of Compound
 - Fencing
 - Sediment Controls
 - Dam dewatering
 - Tree Clearing
 - House Demolition
 - Earthworks for Permanent Compound location
 - Bulk earthworks in a small defined area
- Plant and Machinery
 - 2 x 30t Excavators and 1 x 50t Excavator
 - 3 x 40t Dump Trucks
 - Watercarts
 - Grader

Robson Civil Projects Pty Ltd

Previous Project



- **Southern Road Connection** - Greystanes, NSW (20 Months)
- Road works and Bridge construction on Reconciliation Road and the Parramatta to Liverpool Transitway (PLT) for Boral associated with the redevelopment of the old Prospect Quarry.
- The PLT, bridge and road construction was carried out adjacent to fragile Sydney Water assets where onerous vibration restrictions were placed on works in the area to mitigate risk of damage to critical infrastructure. Project delivered on time to the satisfaction of asset owner with no damage to the asset.



West North South Link Road (WNSLR)



- Kick Off Works (Pre Christmas)
 - Establishment of 2 Compounds (North and South)
 - Movement of Plant and Machinery to site
 - Sediment Controls
 - Establish traffic control requirements
 - Tree clearing
 - Bakers Lane connection
 - Commence watermain installation from Lenore Drive
- Plant and Machinery
 - 2-4 x Large Excavators
 - 2-4 x Small Excavators
 - 4 x Haulage Trucks
 - 2-3 x Positracks
 - 1-2 x Small/Medium Dozers
 - Grader
 - 2-3 x Watercarts
 - Compaction Equipment
 - Various Tool Trucks/Light Vehicles etc

Management of Environmental Aspects

There are a number of key environmental aspects applicable to the project, with associated management plans prepared to address the potential for impact including:

- Traffic and Transport:
 - A Construction Traffic Management Plan (CTMP) has been prepared with a key focus of minimising heavy vehicle movements along Bakers Lane during peak school times and transferring traffic to the Lenore Drive access as soon as possible
 - Heavy vehicles movements will be managed to avoid queueing, parking, loading on public roads
 - A driver code of conduct will be in place with associated training and ongoing management of the drivers to support positive behaviours
 - Periodic review of the CTMP will be undertaken with remedial action as required

Management of Environmental Aspects

- Water and Soil Management:
 - Management plans include:
 - Erosion and Sediment Control Plan
 - Salinity Management Plan
 - Fill Importation Protocol
 - Dewatering and Management Procedure
 - Sediment laden runoff would be managed to capture and treat runoff prior to leaving the site to prevent downstream impact
 - Existing water flows will be managed to ensure downstream flows do not increase
 - Procedures will be implemented to avoid run out of material beyond the site boundary by vehicles exiting the site
 - Stripping and stockpiling of material will be managed to minimise sediment laden run off.

Management of Environmental Aspects

- Flora and Fauna:
 - Management Plans include:
 - Aquatic Flora and Fauna Management Plan
 - Terrestrial Flora and Fauna Management Plan
 - Preclearance surveys and inspections will occur by qualified ecologists to minimise impacts on site flora and fauna
 - Environmentally sensitive areas will be delineated and protected through fencing prior to works commencing in proximity
 - Snakes will be managed through appropriate fencing and inclusion of snake habitat within the Biodiversity Offset Area

Management of Environmental Aspects

- Heritage:
 - An Unexpected Finds Protocol – Archaeological Items protocol will be established to guide construction
 - Contactors would be trained in the implementation of the Unexpected Finds Protocol
 - Works would cease in the event of a potential find, prior to the NSW Heritage Division being contacted and an exclusion area being established

Management of Environmental Aspects

- Noise and Vibration:
 - Noise and vibration will be managed by the Construction Noise and Vibration Management Plan
 - The Management Plan focuses on the limiting of noise where possible, timing of noisy activities to less intrusive times of the day and ongoing monitoring and positive feedback into the construction program
 - Respite periods will be considered where noise levels exceed 75dBA for residential and 65dBA for schools and retirement village receivers, with consultation undertaken with receivers
 - Notification will be provided, along with contact details of relevant project team members in the event of out of hours work
 - Plant and equipment selected to minimise noise, along with laydown areas being located away from receivers

Management of Environmental Aspects

- Air Quality:
 - Air Quality will be managed by the Construction Air Quality Management Plan
 - Local weather conditions will be monitored to guide construction activities, with wind speeds directing mitigation measures and work programs
 - Dust suppression will occur through watering down of exposed soils or fine material
 - Stockpiles in place for more than 20 days will be covered
 - Vehicle emissions will be managed by minimising idling time and appropriate management of driver behaviours in accordance with the code of conduct
 - Particulate levels will be subject to ongoing monitoring and review.

Communications and Consultation Channels

Sources of information and complaints/enquiries via:

- Website: oakdaleopportunities.com
- Email: community.oakdalewest@goodman.com
- Phone: **1300 002 887**
- Post: Level 17, 60 Castlereagh Street, Sydney, NSW 2000
- Community Meetings: Subject to scheduling
- Enquiry Form: <https://au.goodman.com/Oakdale-West-Industrial-Estate>

Project information will be provided via a combination of:

- Email
- Phone Call
- SMS
- Letter
- Newspaper
- Community Meetings

Questions