

# Agency Consultation Meeting

Oakdale West Estate  
October 2020

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



# Overview



Welcome and Introductions



Upcoming Development Applications and Modifications



Project Update – OWE



Project Update – WNSLR



Project Update – Project Waratah



Environmental Performance



Safety Update



Consultation and Community Interactions



Stakeholder Feedback & Questions

# Welcome and Introductions

Project Team:

Organisation	Goodman	AT&L	SLR Consulting	Ersed
Role	Proponent	Project Manager & Contract Superintendent	Stakeholder Engagement	Environmental Representative
Key Contacts	Stephanie Partridge	Alex Lohrisch	Dan Thompson	Carl Vincent
	Kym Dracopoulos	Dane Segail	Kate McKinnon	
	Alasdair Cameron			
	David Bulbrook			
	Luke Ridley			

Stakeholder Representatives

# Upcoming DAs and Modifications

## SSD 7348 (MOD 6)

- Minor change to building layout on Precinct 3;
- Increase in building height for Building 2A to 14.9m at the ridge (18m incl. plant and solar panels, up from 15m);
- Minor changes in building form and layout of 2A & 2C-2E;
- Construction of Estate Road 8

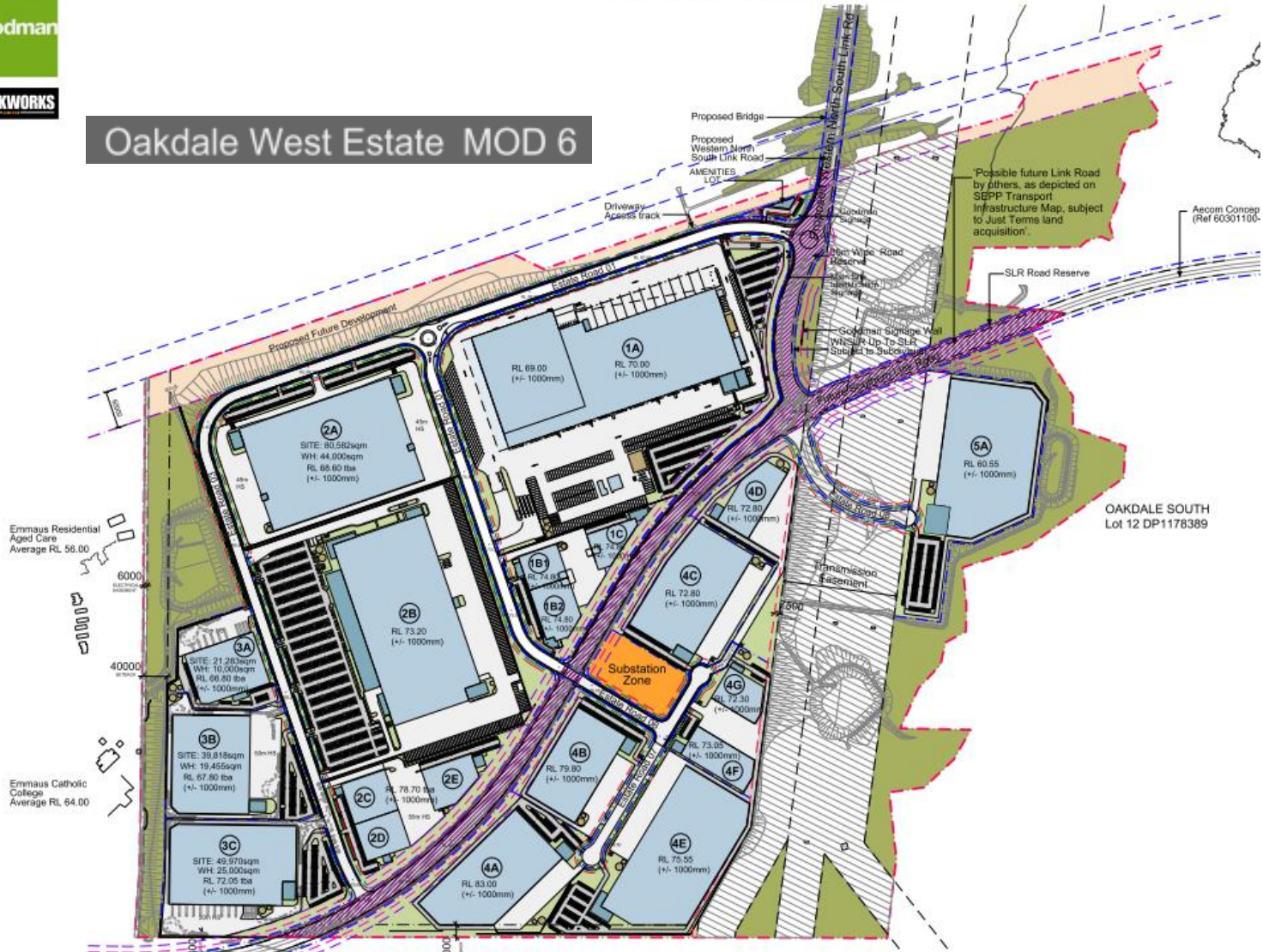
## New SSD (Building 2A & 2C-2E)

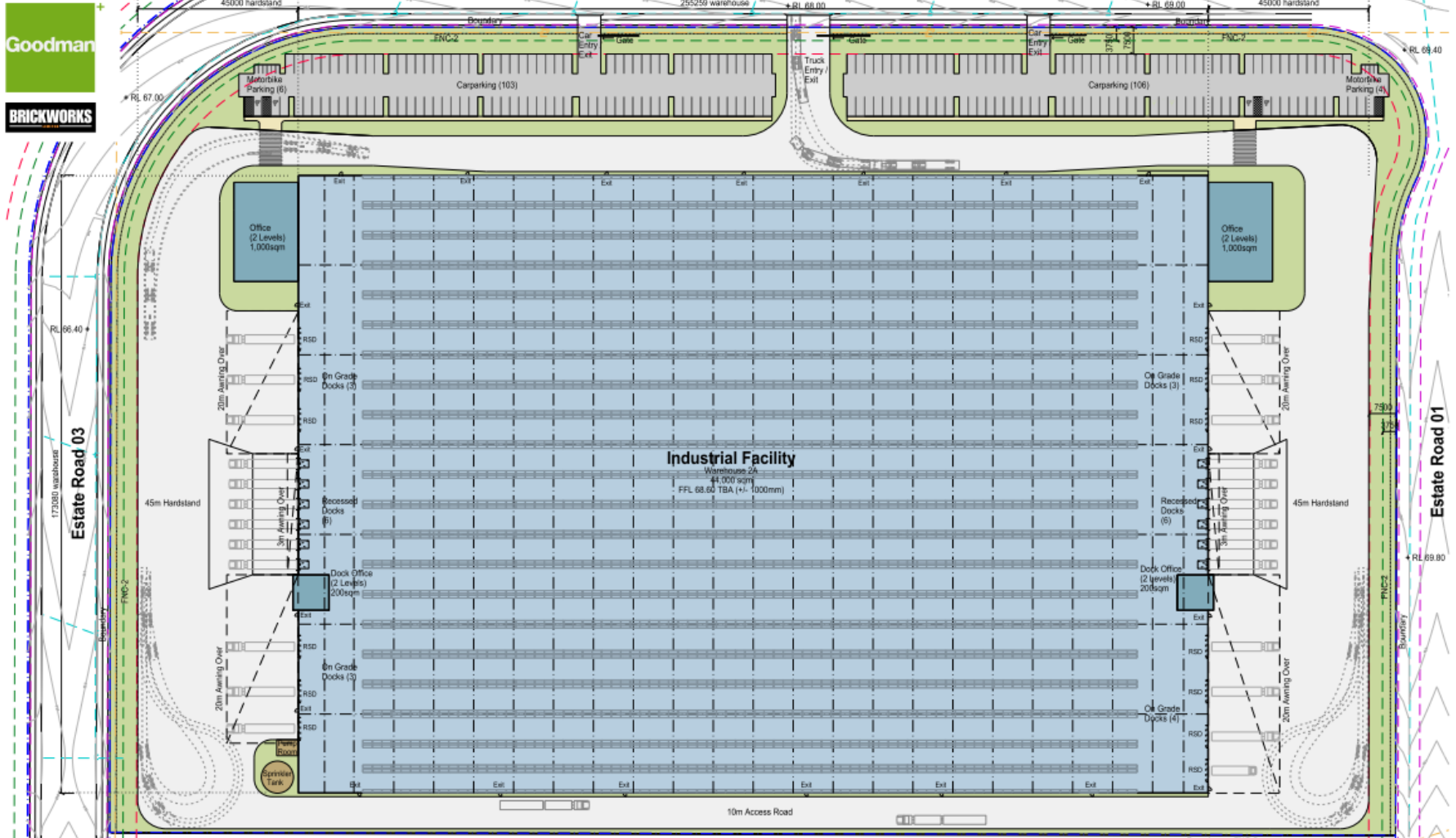
- Oakdale West Estate Stage 3 Development including construction, operation and use approval of the following warehouse and office facilities;
  - Circa 44,000 sqm warehouse and office facility located at Precinct 2A;
  - Circa 16,000 sqm warehouse and office facilities located at Precinct 2C;

## New DA with PCC (Building 3A)

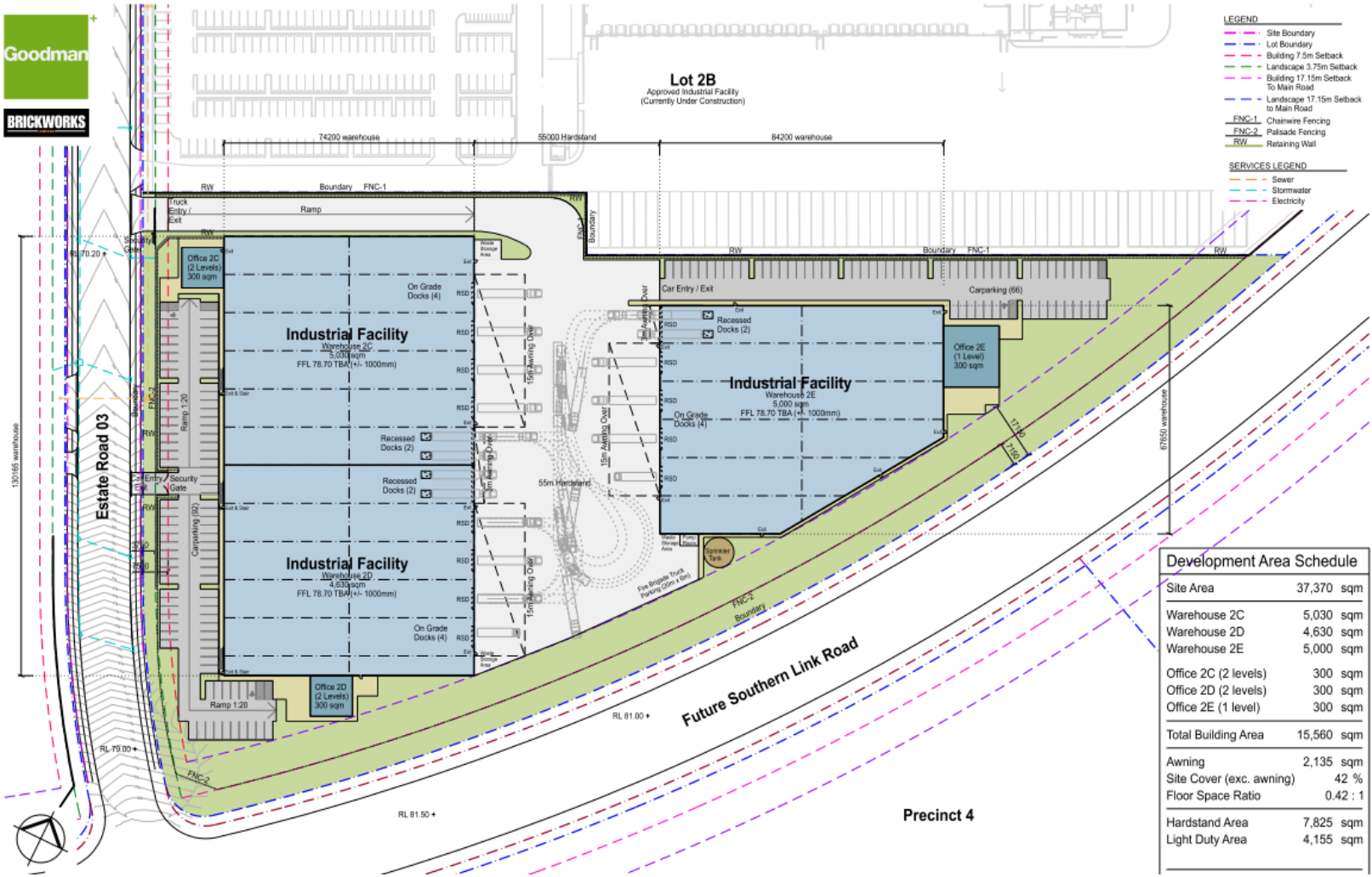
- Construction, operation and use approval of a circa 9,000 sqm warehouse and office facility

# Oakdale West Estate MOD 6





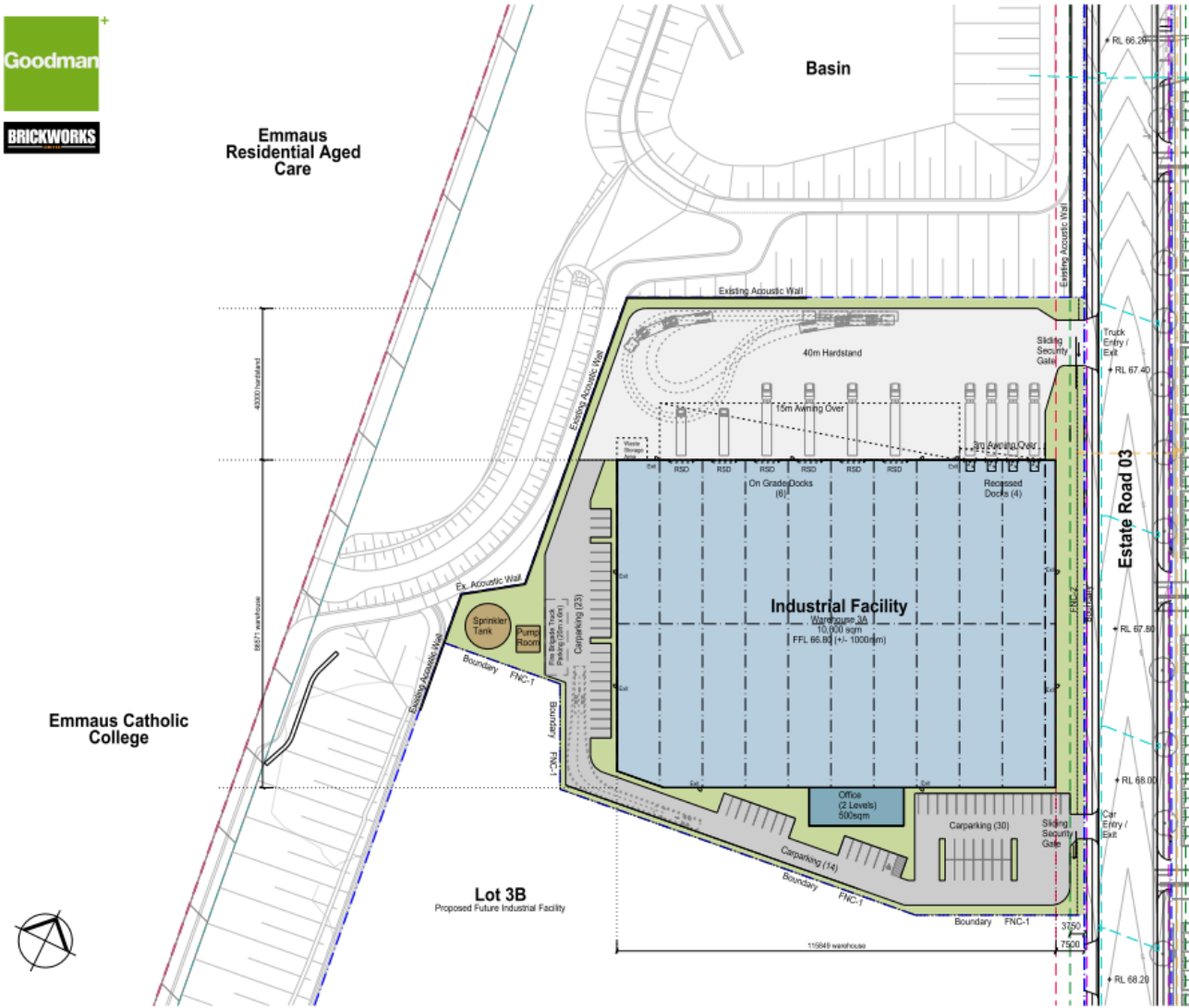
Proposed Industrial Facility - 2A



- LEGEND**
- Site Boundary
  - Lot Boundary
  - Building 7.5m Setback
  - Landscaping 3.75m Setback
  - Building 17.15m Setback To Main Road
  - Landscaping 17.15m Setback to Main Road
  - FNC-1 Chainwire Fencing
  - FNC-2 Palisade Fencing
  - RW Retaining Wall
- SERVICES LEGEND**
- Sewer
  - Stormwater
  - Electricity

Development Area Schedule	
Site Area	37,370 sqm
Warehouse 2C	5,030 sqm
Warehouse 2D	4,630 sqm
Warehouse 2E	5,000 sqm
Office 2C (2 levels)	300 sqm
Office 2D (2 levels)	300 sqm
Office 2E (1 level)	300 sqm
<b>Total Building Area</b>	<b>15,560 sqm</b>
Awning	2,135 sqm
Site Cover (exc. awning)	42 %
Floor Space Ratio	0.42 : 1
Hardstand Area	7,825 sqm
Light Duty Area	4,155 sqm

**Proposed Industrial Facility - 2C**



Proposed Industrial Facility - 3A



# Project Progress To Date - OWE

- Road 1 and Road 3 remain on programme and are targeted for completion this year.
- The road basecourse has been completed and kerb installation has commenced
- Utility installation within both road corridors is ongoing.
- The retaining walls to the western boundary are complete and the installation of the associated noise wall is nearing completion.
- Earthworks to Precinct 4 is on programme and will continue into next year.
- All archaeological matters are now closed out.



# Nov/Dec Project Program – OWE

- Noise Wall Completion The temporary noise blanket wall in Aged Care will be removed after that.
- Road 1 and Road 3 footpaths
- Continuation of utility construction
- Asphalt to Road 1 and Road 3



# Project Progress To Date - WNSLR

- The section of road From Lenore Drive to Lockwood Road is complete.
- Handover of this section to the relevant authority is being finalised.
- The bridge over the Water NSW corridor is nearing completion with the final concrete pour for the bridge deck being completed this week.
- The remaining road from Lockwood road over the bridge into the site is on programme and being targeted for completion this year.



# Nov/Dec Project Program – WNSLR

- Completion of Bridge Structure – Abutments and approach slabs.
- The remaining road from Lockwood Road over the bridge into the site is on programme and being targeted for completion this year.
- Over the next few weeks the road base course will be completed followed by installation of kerb and foot paths.



# Project Progress To Date – Project Waratah

- Structural Steel Erection Progressing;
- Wall Cladding Installation Progressing;
- Roofing installation progressing;
- Internal Concrete Pours have commenced;
- External Hardstand Concrete Pours have commenced;
- Precast Concrete Panel Installation is progressing;
- In-ground services are being installed;



# Nov/Dec Project Program – Project Waratah

- Structural Steel Erection Progressing;
- Wall Cladding Installation Progressing;
- Roofing installation progressing;
- Internal Concrete Pours progressing;
- External Hardstand Concrete Pours progressing;
- Precast Concrete Panel Installation progressing;





## ER INSPECTIONS AND AUDITS: SSD7348

ER INSPECTIONS	
2019 TOTAL	3
2020 QTR1 (JAN-MARCH)	16
2020 QTR 2 (APRIL-JUNE)	10
2020 QTR 3 (JULY-SEPT)	3+3+3 =9
OCTOBER (PART)	2
<b>TOTAL TO DATE</b>	<b>40</b>

## ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
SEPT 20	
<ul style="list-style-type: none"><li data-bbox="83 539 865 596">• OWE (INFRASTRUCTURE)</li><li data-bbox="83 602 865 659">• WNSLR</li></ul>	ESCP and BASINS (sizing, flocculant use, management and record keeping)





## ENVIRONMENTAL PERFORMANCE: SSD7348

NON COMPLIANCES,

NON COMPLIANCE

NIL



## EC INSPECTIONS AND AUDITS- SSD10397

INSPECTIONS AUDITS THIS PERIOD	
JULY 20	3
AUGUST 20	0
SEPTEMBER 20	1
OCTOBER 20 (PART)	1
TOTAL	4

## ENVIRONMENTAL PERFORMANCE- SSD10397

### INCIDENTS AND COMPLAINTS AS DETAILED IN THE MONTHLY REPORTS

#### INCIDENTS

JUNE -OCT	NIL
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#### NON COMPLIANCES

B13. THE APPLICANT MUST ENSURE:

(B) CONSTRUCTION TRAFFIC DOES NOT USE BAKERS LANE DURING THE HOURS OF 8 AM – 9.30 AM AND 2.30 PM – 4 PM, MONDAY TO FRIDAY WHEN SCHOOLS ARE IN USE, TO AVOID CONFLICT WITH PEAK SCHOOL TRAFFIC ON BAKERS LANE;

17 AUG 20	A TRUCK DELIVERING A FORKLIFT USED BAKERS LANE WITHIN 8:30-9:00 PERIOD
	THE NON COMPLIANCE WAS REPORTED IN ACCORDANCE WITH C11 & C12
14 AUG 20	A TRUCK WITH FLAT BED TRAILER ENTERED BAKERS LANE AND STOPPED IN FIRST 200M WITHIN THE 8:30-9:00 PERIOD
	THIS NON COMPLIANCE WILL BE REPORTED IN ACCORDANCE WITH C11 & C12

# Safety

- No external safety incidents
- Minor internal safety incidents
  - A Crane incident on the WNSLR Project occurred, with a truck cab being damaged by an object that was being lifted.



# Consultation and Community Interactions

- Manager of the Emmaus Retirement Village on behalf of Resident – Enquiry regarding television reception and potential interference from project. Further details now provided by the Village and investigation is underway.

# Communications and Consultation Channels

Sources of information and complaints/enquiries via:

- Website: [oakdaleopportunities.com](http://oakdaleopportunities.com)
- Email: [community.oakdalewest@goodman.com](mailto: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

# Stakeholder Feedback & Questions