

# Agency Consultation Meeting

Oakdale West Industrial Estate  
September 2021

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



# Overview

 Welcome and Introductions

 Upcoming Developments

 Project Update – OWIE

 Project Update – Buildings 1A, 1B, 1C & 2B

 CEMP Consultation – Buildings 3B & 4E

 Environmental Performance

 Safety Update

 Consultation and Community Interactions

 Stakeholder Feedback & Questions

# Welcome and Introductions

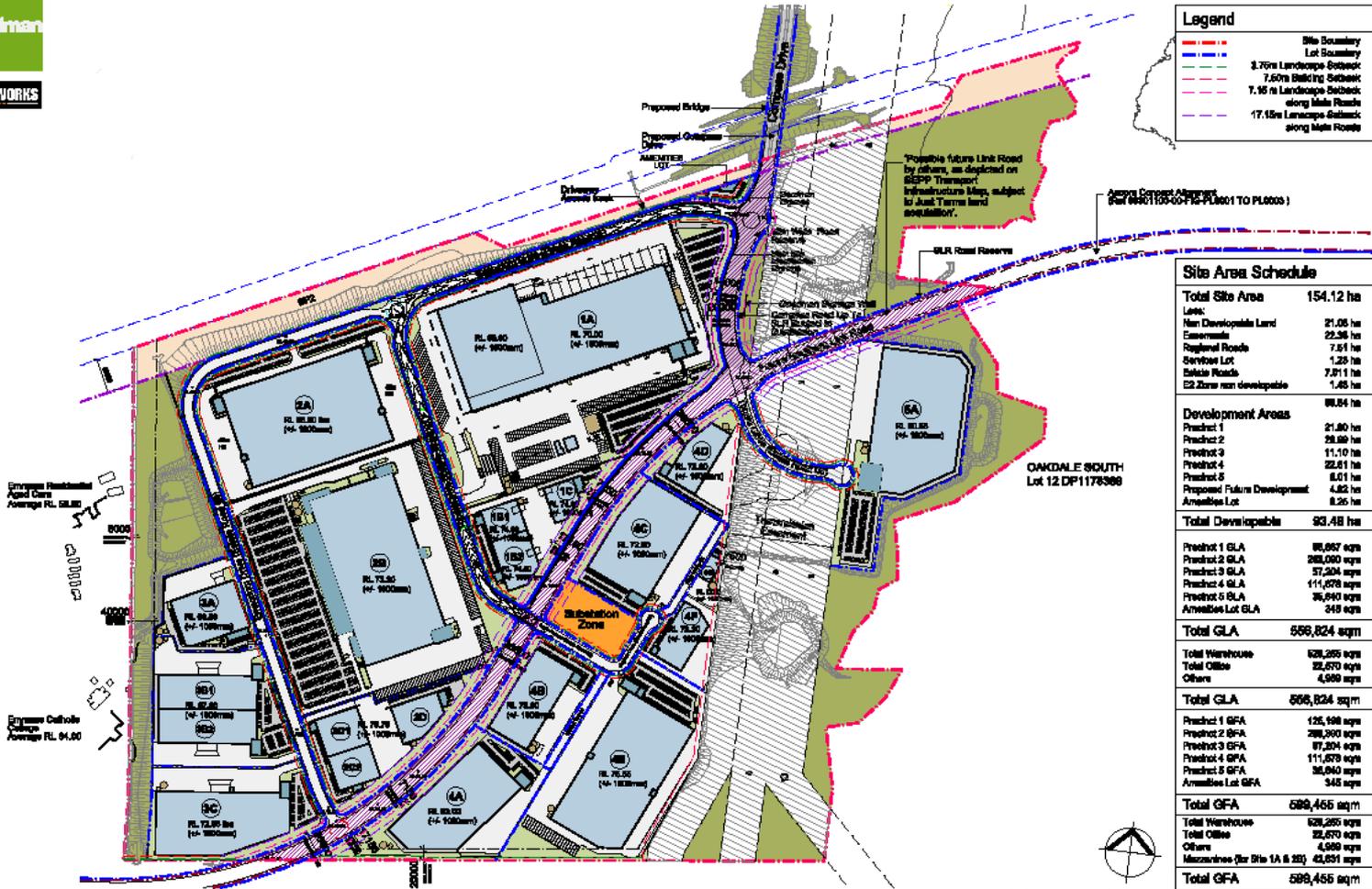
Project Team:

Organisation	Goodman	SLR Consulting	Ersed
<b>Role</b>	<b>Proponent</b>	<b>Stakeholder Engagement</b>	<b>Environmental Representative</b>
<b>Key Contacts</b>	Stephanie Partridge	Dan Thompson	Carl Vincent
	Kym Dracopoulos	Kate McKinnon	
	Alasdair Cameron	Kiera Plumridge	
	Lachlan O'Reilly		
	Luke Ridley		

Stakeholder Representatives



REFER TO DRAWING OAK MP03 FOR CONTINUATION



Legend	
[Red dashed line]	Site Boundary
[Blue dashed line]	Lot Boundary
[Green dashed line]	3.75m Landscape Setback
[Yellow dashed line]	7.60m Building Setback
[Pink dashed line]	7.15 m Landscape Setback along Main Roads
[Purple dashed line]	17.15m Landscape Setback along Main Roads

Site Area Schedule	
<b>Total Site Area</b>	154.12 ha
<b>Lot:</b>	
Net Developable Land	21.05 ha
Esplanade	22.36 ha
Regional Roads	7.81 ha
Service Lot	1.25 ha
Public Roads	7.01 ha
ES Zone non developable	1.49 ha
<b>Development Areas</b>	88.84 ha
<b>Product 1</b>	21.80 ha
<b>Product 2</b>	28.89 ha
<b>Product 3</b>	11.10 ha
<b>Product 4</b>	22.61 ha
<b>Product 5</b>	8.01 ha
Proposed Future Development	4.82 ha
Amesbury Lot	8.25 ha
<b>Total Developable</b>	93.48 ha
<b>Product 1 GLA</b>	85,897 sqm
<b>Product 2 GLA</b>	283,050 sqm
<b>Product 3 GLA</b>	57,204 sqm
<b>Product 4 GLA</b>	111,878 sqm
<b>Product 5 GLA</b>	36,890 sqm
<b>Amesbury Lot GLA</b>	248 sqm
<b>Total GLA</b>	568,824 sqm
<b>Total Warehouse</b>	628,285 sqm
<b>Total Office</b>	32,870 sqm
<b>Others</b>	4,589 sqm
<b>Total GLA</b>	568,824 sqm
<b>Product 1 GFA</b>	125,588 sqm
<b>Product 2 GFA</b>	288,300 sqm
<b>Product 3 GFA</b>	87,204 sqm
<b>Product 4 GFA</b>	111,878 sqm
<b>Product 5 GFA</b>	36,890 sqm
<b>Amesbury Lot GFA</b>	248 sqm
<b>Total GFA</b>	689,466 sqm
<b>Total Warehouse</b>	628,285 sqm
<b>Total Office</b>	32,870 sqm
<b>Others</b>	4,589 sqm
<b>Miscellaneous (for Site 1A &amp; 2B)</b>	43,891 sqm
<b>Total GFA</b>	689,466 sqm



**Oakdale West Estate - MOD 7**  
Kemps Creek, NSW

**PRELIMINARY**  
Estate Masterplan

1:2000 @ A1  
1:5000 @ A3  
9 April 2021  
OAK MP 02 (P4)  
Job No 21116



# Upcoming Developments

- **Current Development Application and Modification Status**
  - SSD 7348 Modification 7 – Changes to Precinct 3 and Precinct 4;
  - SSD 7348 Modification 8 – Modifications to Warehouses 1A, 1B & 1C;
  - SSD 22191322 – Building 4E Development – Due to commence Oct / Nov 21;
  - DA21/0440 – Building 3B Development – Due to commence Oct / Nov 21



Building 4E 02.09.2021

# Progress To Date & Upcoming Works - OWIE

- Progress to Date:
  - Road 08 service installation and road construction works;
  - Precinct 3 & 4 Bulk Earthworks;
  - Ongoing defect rectification;
  - Precinct 5 Bulk Earthworks;
  - Dedication of Estate Road 1, 6 and 7.
- Upcoming Works:
  - Road 08 road construction works;
  - Precinct 3 Bulk Earthworks;
  - Precinct 4 Bulk Earthworks;
  - Ongoing defect rectification;
  - Precinct 5 Bulk Earthworks;



02.09.2021

# Progress To Date & Upcoming Works – Building 1A

- Progress to Date:
  - Office Precast Installation;
  - Roofing Installation;
  - Wall Cladding Installation;
  - Structural Steel Installation;
  - In-ground Services Installation;
- Upcoming Works:
  - Office Precast Installation;
  - Roofing Installation;
  - Wall Cladding Installation;
  - Structural Steel Installation;
  - In-ground Services Installation;



02.09.2021

# Progress To Date & Upcoming Works – Building 1B & 1C

- Progress to Date:
  - Installation of Erosion & Sediment Controls;
  - Site Establishment;
- Upcoming Works:
  - Site Establishment;
  - Stormwater Installation;
  - In-ground services Installation;
  - Detailed Earthworks;
  - Footing Installation;



# Progress To Date & Upcoming Works – Building 2B

- Progress to Date:
  - Internal Fitout Works Progressing;
  - Carpark installation ongoing;
  - External Hardstand installation ongoing;
  - Landscaping installation underway;
- Upcoming Works:
  - Internal Fitout Works ongoing;
  - Carpark installation ongoing;
  - External Hardstand installation ongoing;
  - Landscaping installation underway;



02.09.2021

# Progress To Date & Upcoming Works – Building 3A



Emmas Residential Aged Care

Emmas Catholic College

Lot 3B  
Proposed Future Industrial Facility

Basin



- LEGEND**
- Site Boundary
  - Lot Boundary
  - Building 7.5m Setback
  - Landscape 3.75m Setback
  - Building 17.15m Setback To Main Road
  - Landscape 17.15m Setback To Main Road
  - FNC-2 Palisade Fencing
  - RW Retaining Wall

- SERVICES LEGEND**
- Sewer
  - Stormwater
  - Electricity

**Development Area Schedule**

Site Area	21,283 sqm
Warehouse	10,000 sqm
Office (2 levels)	506 sqm
<b>Total Building Area</b>	<b>10,506 sqm</b>
Awning	1,155 sqm
Site Cover (exc. awning)	49 %
Floor Space Ratio	0.49 : 1
Hardstand Area	4,525 sqm
Light Duty Area	2,565 sqm
<b>Carparking</b>	<b>60</b>
<small>(Inclusive of 2 disable spaces)</small>	



Oakdale West Estate  
Kemps Creek, NSW

Proposed Industrial Facility - Lot 3A  
Development Application

Site & Warehouse Plan

1:500 @ A1  
1:1000 @ A3  
04 Nov 2020

OAK 3A DA 30 (D)  
Job No 20188



# Progress To Date & Upcoming Works – Building 3A

- Site Commencement 23<sup>rd</sup> August 2021;
- Installation of Site Sediment Control Measures
- Bulk Earthworks pad trimming and levelling
- In-ground stormwater service installation;
- Warehouse Structural Steel Column Footing installation





# Consultation Requirements – Building 4E - CEMP

- In anticipation of the draft Consent Conditions for SSD 22191322, Goodman wish to consult the CEMP with the relevant Stakeholders for the project prior to commencing development of Building 4E
- State Significant Development
- Project to be Completed by Qanstruct;
- Construction is forecast to commence in October 21, and finished July 22;
- SSD 7348 Mod 7 (Infra) & SSD 22191322 (Building 4E) have been submitted to DPIE for approval;
- Construction traffic will access site via Compass Drive;
- Construction Hours as per SSD & DA Approvals.





## 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)	9
2020 QTR 4 (OCT-DEC)	7
2021 QTR 5 (JAN-MAR)	6
2021 QTR 6 (APR – JUN)	11
2121 QTR 7 (JULY – SEP PART)	10
<b>TOTAL TO DATE</b>	<b>72</b>



## ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
09/06/21	REVIEW AND CLOSE OUT OF APRIL AUDIT
<ul style="list-style-type: none"><li>• LOT 1A</li></ul>	<ul style="list-style-type: none"><li>• AQMP</li><li>• SWMP</li><li>• FIP</li><li>• WASTE MANAGEMENT</li><li>• CHEM AND DANGEROUS GOODS</li><li>• MONITORING AND REPORTING</li></ul>



## ENVIRONMENTAL PERFORMANCE: SSD7348

NON COMPLIANCES OR INCIDENTS

NIL



## ENVIRONMENTAL PERFORMANCE: SSD7348

COMPLAINTS,

NIL



## EC INSPECTIONS AND AUDITS- SSD10397

### INSPECTIONS AUDITS THIS PERIOD

JULY 20	3
AUGUST 20	0
SEPTEMBER 20	1
OCTOBER 20	1
NOVEMBER 20	1
DECEMBER 20	1
JANUARY 21	0
FEBRUARY 21	1
MARCH 21	5
APRIL 21	1
MAY 21	1
JUNE 21	2 (1 Inspection + 1 Audit)
JULY 21	0
AUG 21	2
SEPT 21 (PART)	0
<b>TOTAL</b>	<b>19</b>

## ENVIRONMENTAL PERFORMANCE- SSD10397

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

#### INCIDENTS

29 JUNE 21	An incident occurred on site on 29 JUNE 21. This did not result in environmental harm.
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#### NON COMPLIANCES

NIL

# Safety

- Building 1A - Elevated Work Platform Near Miss;
- Building 1A – Crane Near Miss;
- No major injuries have occurred on site during this reporting period;



# Consultation and Community Interactions

No complaints, enquiries or communications

# 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