

Community Consultation Meeting

Oakdale West Estate

April 2021

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



Overview



Welcome and Introductions



Consultation Requirements



Project Update – OWE



Project Update – Project Waratah



Environmental Performance



Safety Update



Consultation and Community Interactions



Stakeholder Feedback & Questions

Welcome and Introductions

Project Team:

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

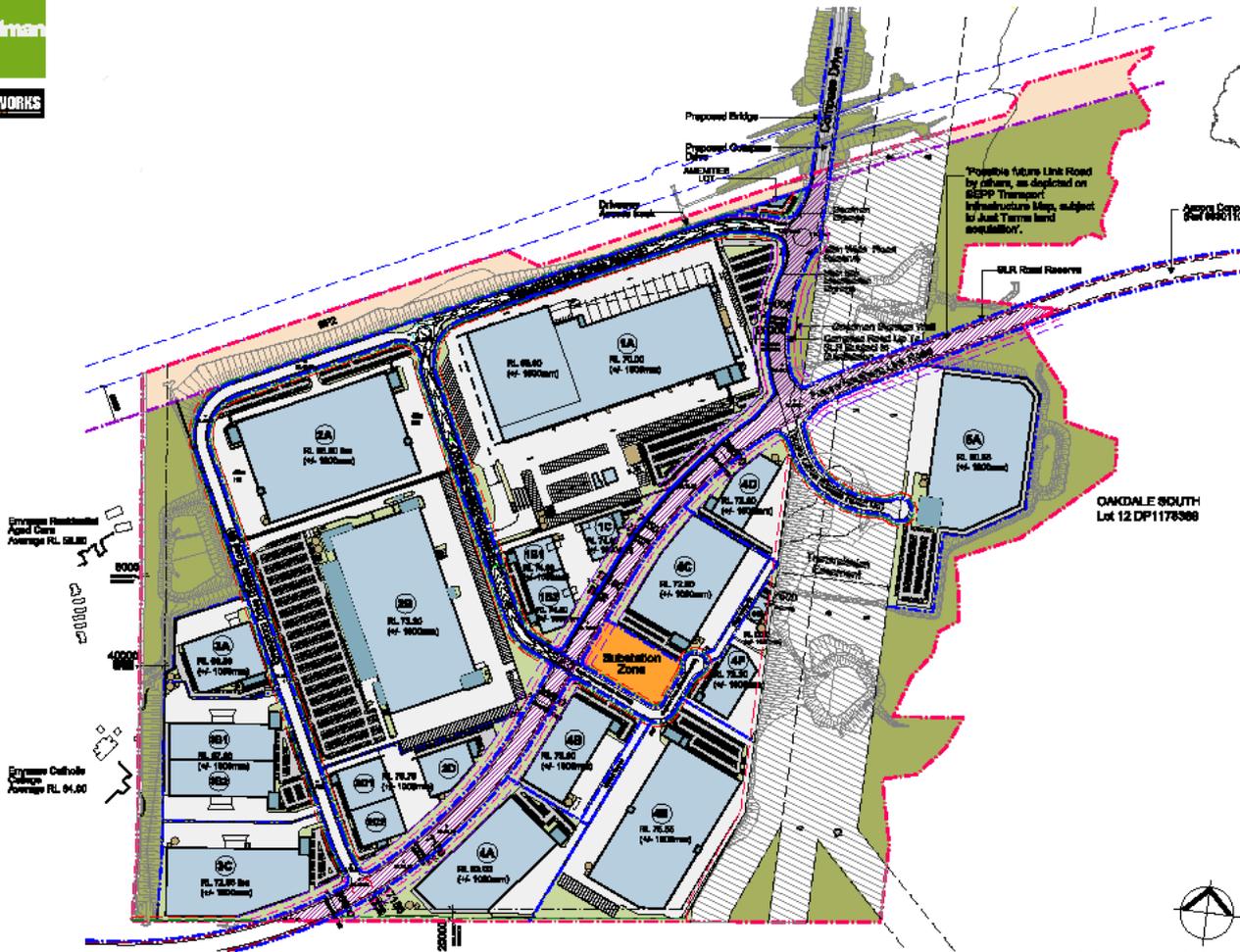
Stakeholder Representatives

Consultation Requirements

- **Upcoming Development Applications**
 - Modification 7 to SSD 7348
 - New SSD for building 4E
 - PCC DA for Building 3B



REFER TO DRAWING OAK MP03 FOR CONTINUATION



Legend

- Site Boundary
- Lot Boundary
- 3.75m Landscape Setback
- 7.50m Building Setback
- 7.15 m Landscape Setback along Main Roads
- 17.15m Landscape Setback along Main Roads

Site Area Schedule

Total Site Area	154.12 ha
Lot:	
Net Developable Land	21.05 ha
Easements	22.38 ha
Regional Roads	7.81 ha
Service Lot	1.25 ha
Solar Roads	7.01 ha
E2 Zone non developable	1.48 ha
Development Areas	88.84 ha
Product 1	21.80 ha
Product 2	28.89 ha
Product 3	11.10 ha
Product 4	22.61 ha
Product 5	8.01 ha
Proposed Future Development	4.82 ha
Amesbury Lot	8.25 ha
Total Developable	93.48 ha
Product 1 GLA	35,857 sqm
Product 2 GLA	283,050 sqm
Product 3 GLA	57,204 sqm
Product 4 GLA	111,878 sqm
Product 5 GLA	36,890 sqm
Amesbury Lot GLA	248 sqm
Total GLA	568,824 sqm
Total Warehouse	528,255 sqm
Total Office	32,870 sqm
Others	4,599 sqm
Total GLA	568,824 sqm
Product 1 GFA	125,588 sqm
Product 2 GFA	288,300 sqm
Product 3 GFA	87,204 sqm
Product 4 GFA	111,878 sqm
Product 5 GFA	36,890 sqm
Amesbury Lot GFA	248 sqm
Total GFA	689,466 sqm
Total Warehouse	528,255 sqm
Total Office	32,870 sqm
Others	4,599 sqm
Miscellaneous (for Site 1A & 2B)	43,891 sqm
Total GFA	689,466 sqm

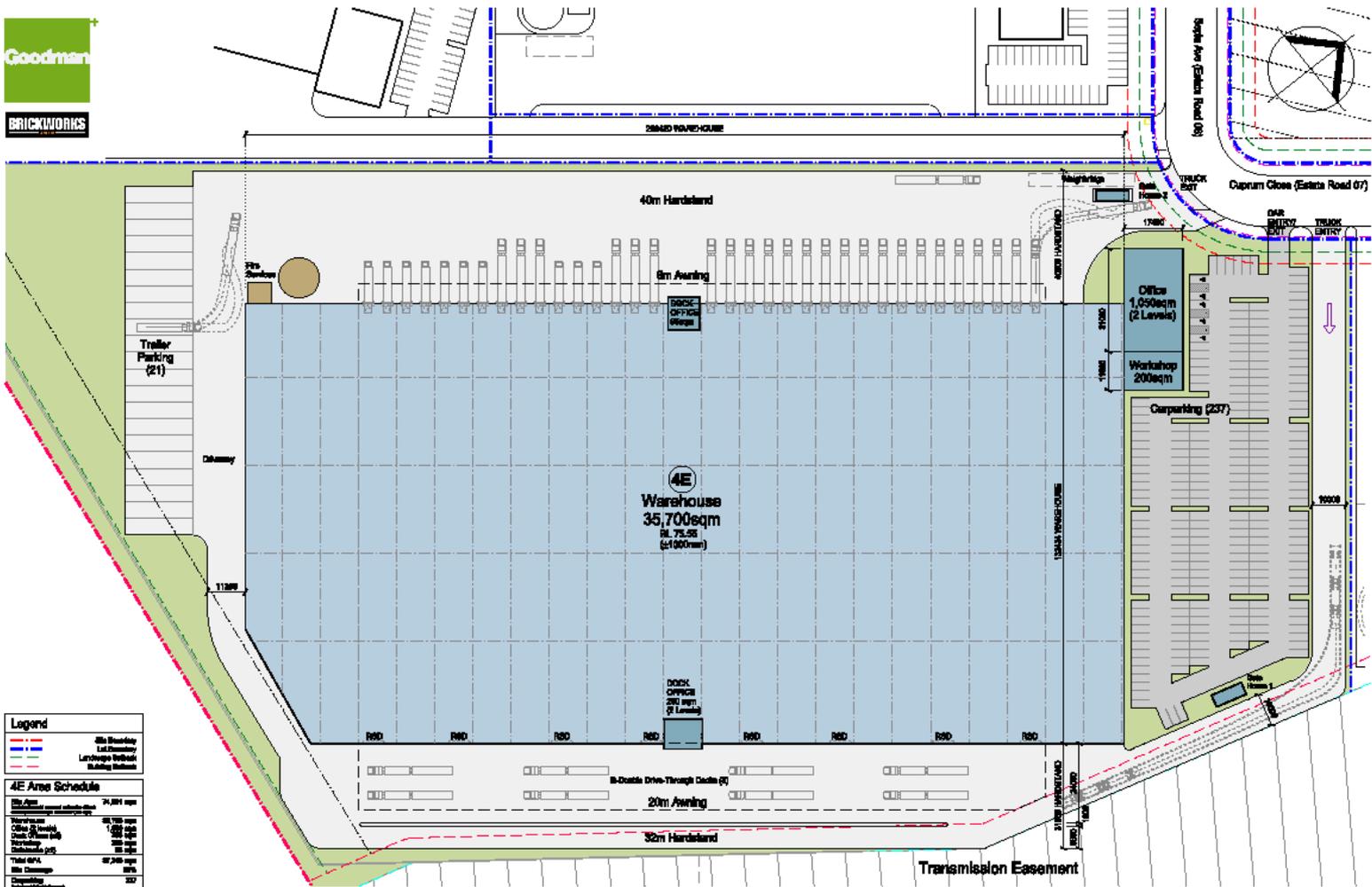


Oakdale West Estate - MOD 7
Kemps Creek, NSW

PRELIMINARY
Estate Masterplan

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





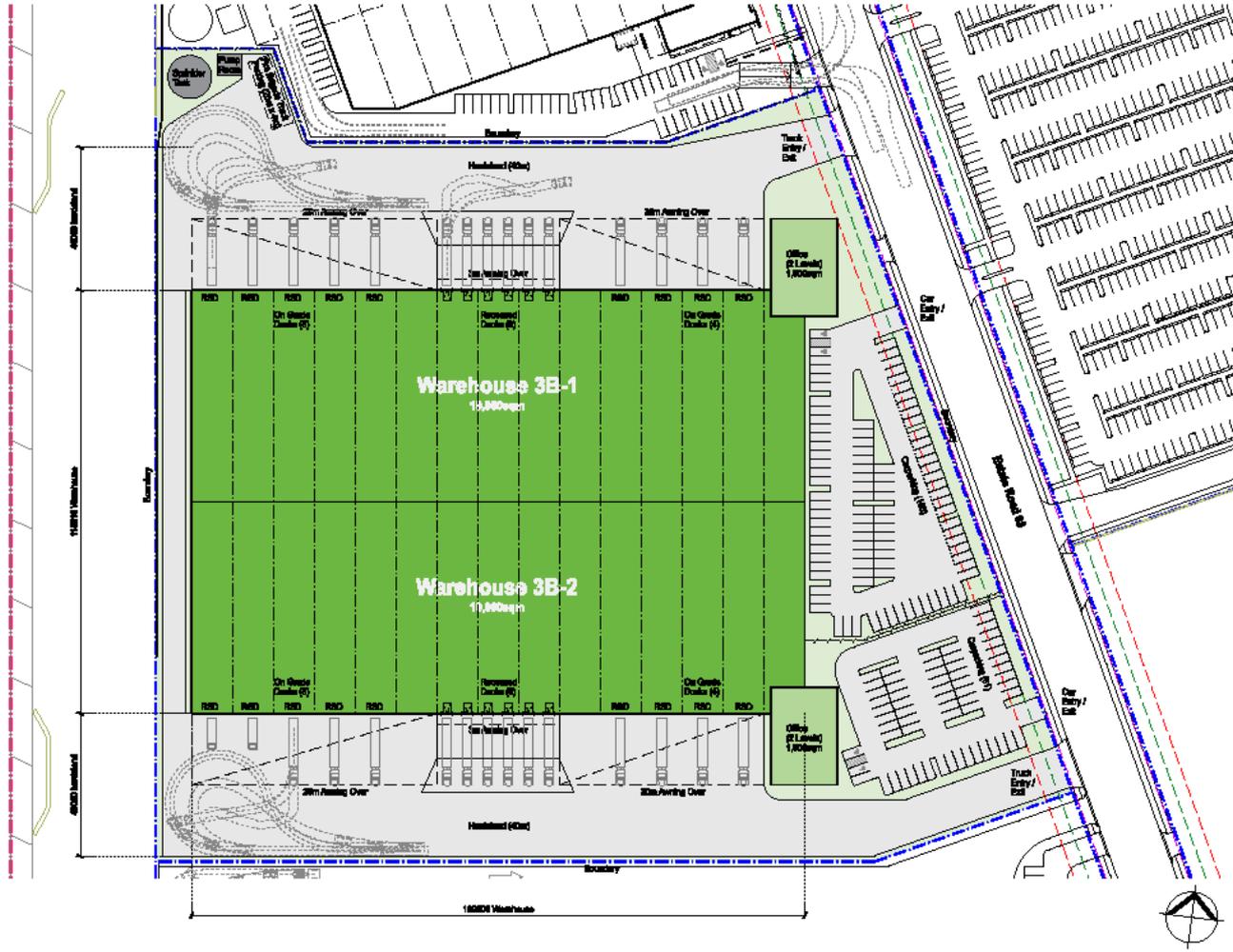
Oakdale West Estate - MOD 7
Kemps Creek, NSW

Proposed Warehouse Facility

PRELIMINARY

4E Site Plan

1:800 @ A1
1:1000 @ A5
7 March 2021
OAK 4E DA 30 (P1)
Job No 21118 / 8K



Development Area Schedule	
Site Area	46,044 sqm
Warehouse 3B-1	10,000 sqm
Warehouse 3B-2	10,000 sqm
Office 3B-1 (2 levels)	1,000 sqm
Office 3B-2 (2 levels)	1,000 sqm
Total Building Area	22,000 sqm
Awning	5,174 sqm
Site Cover (exc. awning)	48 %
Floor Space Ratio	0.46 : 1
Hardstand Area	16,416 sqm
Light Duty Area	4,896 sqm
Fire Track Area	772 sqm
Carparking 3B-1 <small>(included in Hardstand area)</small>	100
Carparking 3B-2 <small>(included in Hardstand area)</small>	61



Oakdale West Estate
Kemps Creek, NSW

3B Site Plan

1:200 @ A1
1:1000 @ A3
21 Jan 2021

OAK SK01 (B)
Job No 20160

Consultation Requirements - CEMP



Condition D120 of SSD7348 requires Goodman to consult with TfNSW, Council and Water NSW prior to finalising the CEMP (Stage 1B & 1C).

- Project will be completed by Prime Constructions.
- Project is forecasted to commence in July '21 & finish in March '22.
- Prime Constructions have engaged a CPESC to prepare the Stormwater Management Plan.
- Traffic will enter site via the WNSLR (Compass Drive).
- The Air Quality & Noise monitors will be maintained on site.
- Construction hours will be standard as per the current conditions of consent.
- CEMP will be available to review on the Project Website.



Progress To Date & Upcoming Works - OWIE

- Compass Drive is complete and dedicated to council
- Road 1 Complete and Final inspection carried out by Council prior to dedication.
- Road 3 nearing completion. Targeted to be complete in June 2021.
- Bulk Earthworks complete in Precinct 1.
- Bulk earthworks ongoing in Precinct 2 and scheduled for completion in the second half of 2021
- Bulk Earthworks nearing completion in Precinct 5



Progress To Date – Lot 2B

- Warehouse structural steel complete;
- Warehouse ground floor slabs complete;
- Warehouse suspended slabs complete;
- Total in-ground services 85% complete;
- 32 External hardstand pours complete;
- Warehouse roof installation complete;
- HVAC Units installation progressing;
- 5 HV Substations are now live on site;
- Main Office concrete pours progressing;
- Main Office structural steel complete;
- 1 x 400KL Rainwater Tank installed;
- Warehouse cladding installation complete;
- Warehouse window frame & glazing installation progressing;
- 3 x communication services are now live to the facility (2 x fibre providers & 1 x microwave);
- Base building ground floor mezzanine installation complete;
- Service installation internally progressing;
- Customer MDF installation/ integration continuing;



Upcoming Works – Lot 2B

- Carpark preparation works continuing;
- Bump-out cladding works continuing;
- Window frame & glazing installation progressing;
- HVAC Unit installation;
- Fire protection to Primary structure continuing on Level P2, P3 & P4;
- External pours continuing;
- Main office roof installation;
- Landscaping works commencement;
- Site compound relocation;
- Gatehouse installation commencement;
- Service installation internally continuing;



Progress To Date – Lot 1A

- Erosion & Sediment Control installation complete;
- Site Compound setup is complete;
- On-lot detailed earthworks 90% complete to the Low Bay;
- Low Bay Structural Pile Installation progressing with over 50% of piles completed;
- High Bay Structural Piles complete;
- 85% of Pile Caps completed to the High Bay;
- On-lot Retaining Wall works have commenced;
- In-ground service installation have commenced with fire ring main and external electrical conduit installation well advanced;
- 90% of Stormwater Works are complete;
- 16,000sqm of cement treated fine crushed rock (CTFCR) installed to the High Bay;



Upcoming Works – Lot 1A

- Continuation of in-ground hydraulic and electrical services;
- Structural Steel installation commencing on 27 April 2021;
- Continuation of the Structural Piles to the Low Bay;
- Continuation of the Installation of the CTFCR to the High Bay & Low Bay;
- Continuation of northern and eastern retaining walls;





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 – Part)	3
TOTAL TO DATE	54

ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
FEB 21	
<ul style="list-style-type: none">• OWIE – INFRASTRUCTURE	<ul style="list-style-type: none">• INDUCTIONS AND ENV TRAINING• WASTE MANAGEMENT• CHEM AND DANGEROUS GOODS
MARCH 21	
<ul style="list-style-type: none">• LOT 1A	<ul style="list-style-type: none">• INDUCTIONS AND ENV TRAINING• AQMP• SWMP• FIP• WASTE MANAGEMENT• CHEM AND DANGEROUS GOODS• MONITORING AND REPORTING

ENVIRONMENTAL PERFORMANCE: SSD7348

NON COMPLIANCES,

QUARTER 4	NIL
QUARTER 5	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 PART	0
TOTAL	8



ENVIRONMENTAL PERFORMANCE- SSD10397

INCIDENTS AND COMPLAINTS AS DETAILED IN THE MONTHLY REPORTS

INCIDENTS

NIL	
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NON COMPLIANCES

NIL	
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Safety

- Lot 2B – A Near Miss occurred with a HV line for the temporary builders supply;
- OWIE - Single Vehicle Accident. Road traffic accident occurred off site in a watercart while travelling between work sites



Consultation and Community Interactions

- Damage to Aldington Road – Contractor inspected and repairs undertaken
- Thankyou email received from Resident re tyre repair
- Attendance at monthly resident meeting Emmaus Retirement Village, discussed project progression generally and stormwater strategy and the floodway located between the Village and Emmaus College
- Resident reported operation of truck after 11pm. Investigated and discovered line marking activities undertaken as a once off, during the night for safety reasons.

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

Stakeholder Feedback & Questions