

# Community Consultation Meeting

Oakdale West Estate  
November 2021

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



# Overview



Welcome and Introductions



Upcoming Developments



Project Update – OWE



Project Update – Buildings



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

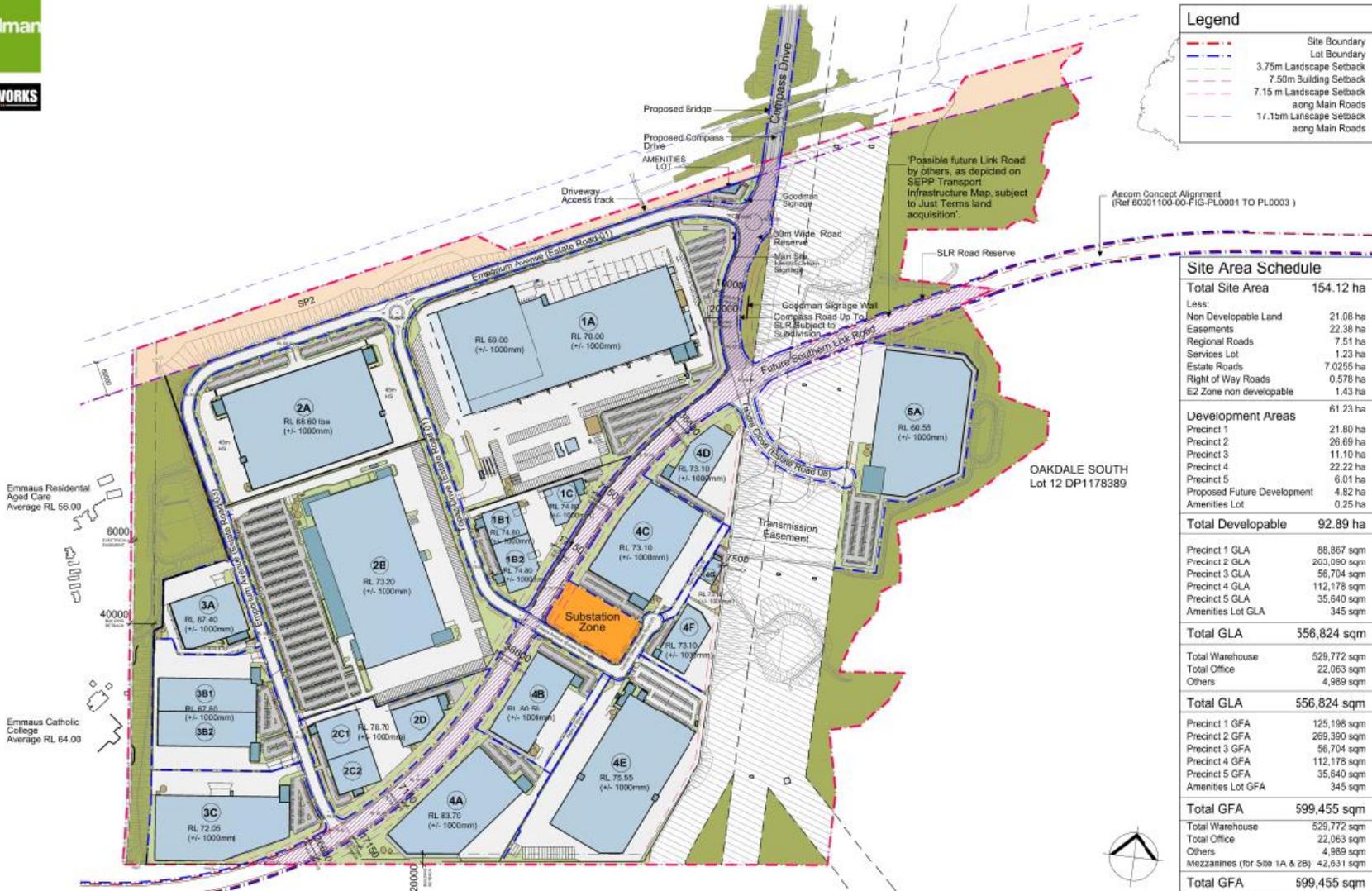
# Upcoming Developments

- **Current Development Application and Modification Status**
  - SSD 7348 Modification 7 Approved;
  - SSD 7348 Modification 8 Approved;
  - SSD 22191322 – Building 4E Development Approved – Due to commence Nov 21;
  - DA21/0440 – Building 3B Development Awaiting Approval from PCC – Target commencement date Nov 21;
  - SSD 9794683 - Building 2A Under assessment. Target commencement date Dec 21.
- **Construction Environmental Management Plans & Upcoming Construction Activities**
  - Building 2A CEMP is being prepared.

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	
<b>Total Site Area</b>	<b>154.12 ha</b>
Less:	
Non Developable Land	21.08 ha
Easements	22.38 ha
Regional Roads	7.51 ha
Services Lot	1.23 ha
Estate Roads	7.0255 ha
Right of Way Roads	0.578 ha
E2 Zone non developable	1.43 ha
<b>Development Areas</b>	<b>61.23 ha</b>
Precinct 1	21.80 ha
Precinct 2	26.69 ha
Precinct 3	11.10 ha
Precinct 4	22.22 ha
Precinct 5	6.01 ha
Proposed Future Development	4.82 ha
Amenities Lot	0.25 ha
<b>Total Developable</b>	<b>92.89 ha</b>
Precinct 1 GLA	88,867 sqm
Precinct 2 GLA	203,090 sqm
Precinct 3 GLA	56,704 sqm
Precinct 4 GLA	112,178 sqm
Precinct 5 GLA	35,640 sqm
Amenities Lot GLA	345 sqm
<b>Total GLA</b>	<b>556,824 sqm</b>
Total Warehouse	529,772 sqm
Total Office	22,063 sqm
Others	4,989 sqm
<b>Total GLA</b>	<b>556,824 sqm</b>
Precinct 1 GFA	125,196 sqm
Precinct 2 GFA	269,390 sqm
Precinct 3 GFA	56,704 sqm
Precinct 4 GFA	112,178 sqm
Precinct 5 GFA	35,640 sqm
Amenities Lot GFA	345 sqm
<b>Total GFA</b>	<b>599,455 sqm</b>
Total Warehouse	529,772 sqm
Total Office	22,063 sqm
Others	4,989 sqm
Mezzanines (for Site 1A & 2B)	42,631 sqm
<b>Total GFA</b>	<b>599,455 sqm</b>



**Oakdale West Estate - MOD 7**

Kemps Creek, NSW

**Estate Masterplan**

1:3000 @ A1  
1:6000 @ A3

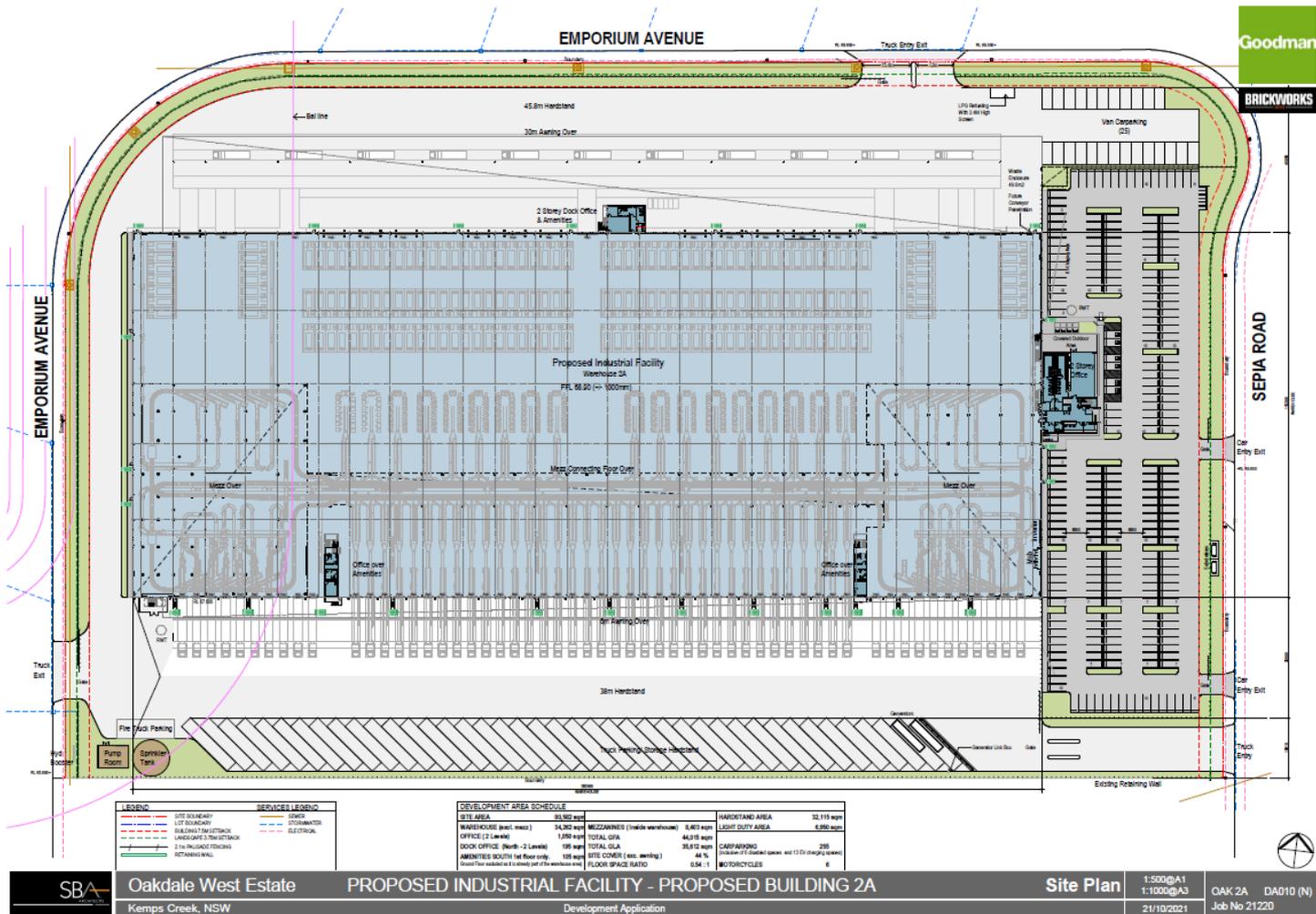
OAK MP 02 (C)

02 June 2021

Job No 21116

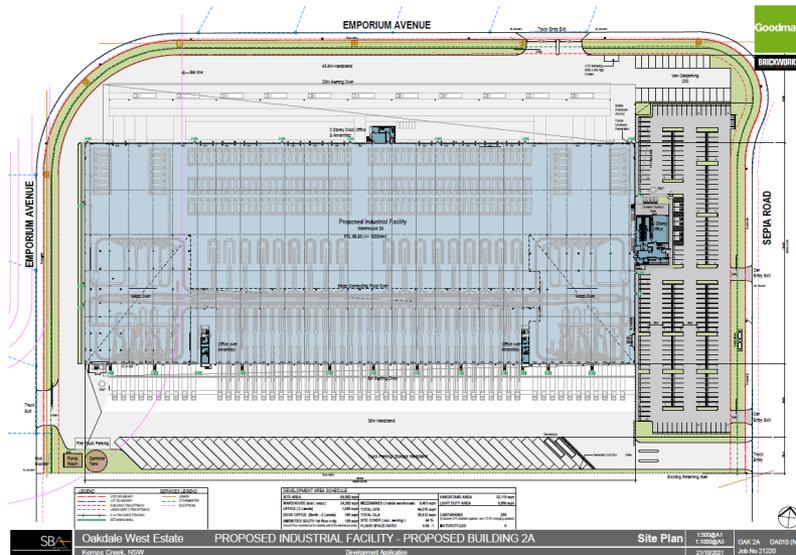


# Building 2A Site Plan



# Consultation Requirements – Building 2A - CEMP

- In anticipation of the draft Consent Conditions for SSD 9794683, Goodman wish to consult the CEMP with the relevant Stakeholders for the project prior to commencing development of Building 2A.
- State Significant Development;
- Project to be Completed by Richard Crookes Constructions;
- Construction is forecast to commence in December 21 and finished July 22;
- SSD 9794683 (Building 2A) has been submitted to DPIE for approval;
- Construction traffic will access site via Compass Drive.



# Progress To Date & Upcoming Works - OWIE

## Progress to Date:

- Road 8 service installation and road construction works completed;
- Precinct 3 & 4 Bulk Earthworks are ongoing and nearing completion;
- Precinct 5 Bulk Earthworks completed.

## Upcoming Works:

- Precinct 4 Bulk Earthworks and infrastructure works;
- Ongoing defect rectification;
- Precinct 5 Bulk Earthworks.



# Progress To Date & Upcoming Works – Building 1A

## Progress to Date:

- Warehouse Structural steel installation completed;
- Wall cladding installation;
- Roofing installation;
- Fire Tunnel installation;
- Internal slab installation.

## Upcoming Works:

- Wall cladding installation;
- Office structure installation;
- Internal slab installation;
- External hardstand installation.



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

## Progress to Date:

- Maintenance of Erosion & Sediment Controls;
- Footing installation;
- Structural steel installation;
- In-ground services installation;
- Stormwater installation.

## Upcoming Works:

- Office Structure Installation;
- Structural steel installation;
- In-ground services installation;
- Stormwater installation.



# Progress To Date & Upcoming Works – Building 2B

## Progress to Date:

- Carpark installation works;
- Landscaping installation;
- Internal fitout;
- Customer Automation Installation;
- Service Commissioning.

## Upcoming Works:

- Landscaping installation;
- Internal fitout;
- Customer Automation Installation;
- Service Commissioning.



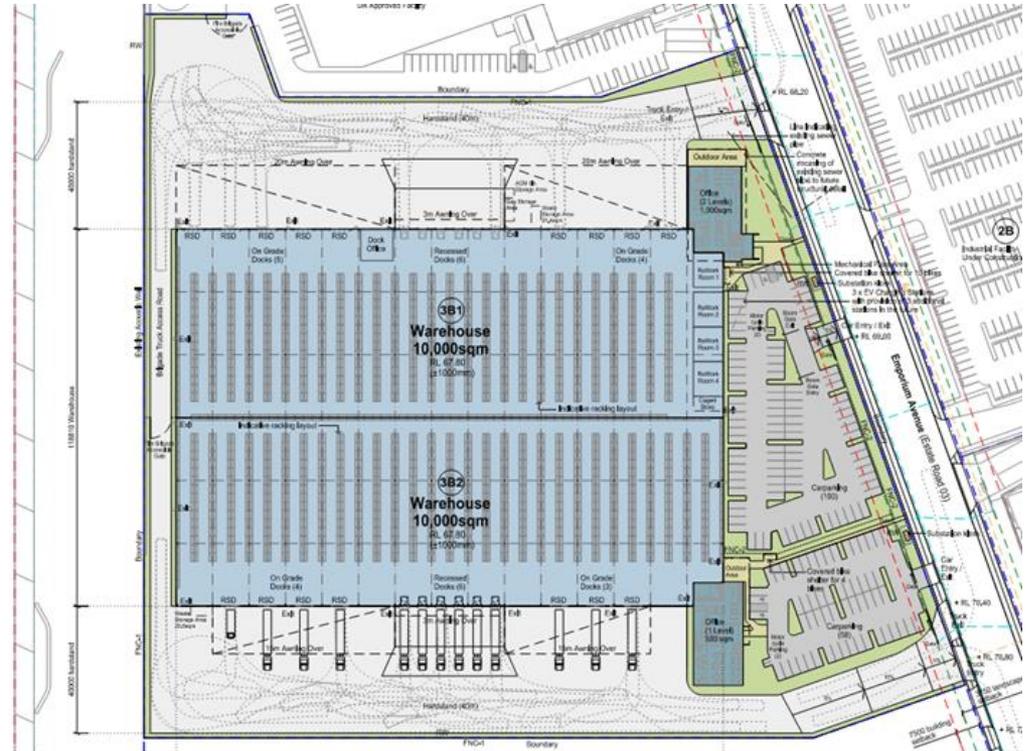
# Progress To Date & Upcoming Works – Building 3A

- 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 installation;
- Precast panel installation.



# Progress To Date & Upcoming Works – Building 3B

- Site commencement November/December 2021;
- Upcoming Works:
  - Erosion & Sediment Control installation;
  - Site Establishment;
  - Detailed earthworks;
  - In-ground service installation;
  - Footing installation;
  - Stormwater Line Installation.



# Progress To Date & Upcoming Works – Building 4E

- Progress to Date:
  - Nil to report;
- Upcoming Works:
  - Erosion & Sediment Control installation;
  - Site Establishment;
  - Detailed earthworks;
  - In-ground service installation;
  - Footing installation;
  - Stormwater Line Installation;





## 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
2021 QTR 7 (JULY – SEP)	12
2021 QTR 8 (OCT - NOV PART)	11
<b>TOTAL TO DATE</b>	<b>91</b>

## ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
NIL	



## ENVIRONMENTAL PERFORMANCE: SSD7348

### NON COMPLIANCES OR INCIDENTS

NIL



# ENVIRONMENTAL PERFORMANCE: SSD7348

COMPLAINTS,

NIL



## EC INSPECTIONS AND AUDITS- SSD10397

### INSPECTIONS AUDITS THIS PERIOD

JULY –DEC 2020	7
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	0
OCT 21	1
<b>TOTAL</b>	<b>20</b>



# ENVIRONMENTAL PERFORMANCE- SSD10397

## INCIDENTS AND COMPLAINTS AS DETAILED IN THE MONTHLY REPORTS

### INCIDENTS

NIL

### NON COMPLIANCES

NIL

# Safety

No major injuries have occurred on site during this reporting period.

# Consultation and Community Interactions

No complaints, enquiries or communications during this reporting period.

# 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