

# Stakeholder Consultation Meeting

Oakdale West Estate  
February 2020

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



# Overview

- Welcome and Introductions
- Environmental Performance Update
- Community Interactions Update
- Safety Update
- Approvals and Proposals Update
- Upcoming Project Program
- Stakeholder Feedback & Questions

# Welcome and Introductions

Project Team:

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

Stakeholder Representatives

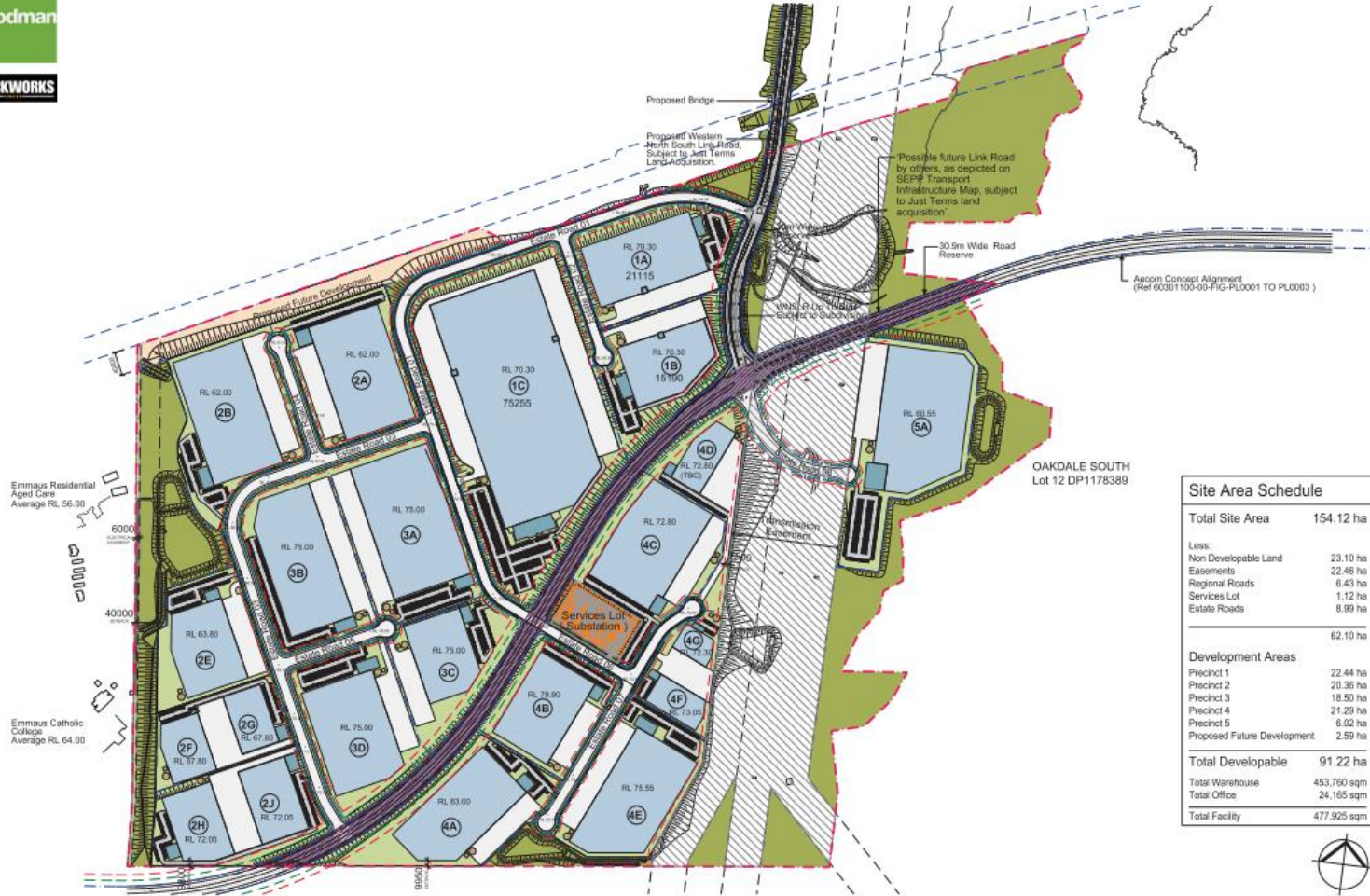
# Site Plan



# Master Plan



SEE DRAWING OAK MP03 FOR CONTINUATION



Site Area Schedule	
<b>Total Site Area</b>	<b>154.12 ha</b>
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
	<b>62.10 ha</b>
<b>Development Areas</b>	
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
<b>Total Developable</b>	<b>91.22 ha</b>
Total Warehouse	453,760 sqm
Total Office	24,165 sqm
Total Facility	477,925 sqm





# Environmental Performance

## 1. Sediment and Erosion

- Significant Rain Event – on flow occurred to downstream receivers, with flows in line with predevelopment overland flows, with notification provided to downstream stakeholders
- Sedimentation transported via overland flow within the creek to the north of Emmaus College. Site has been inspected with rectification works commenced at the creek adjacent to the boundary

## 2. Noise

- Noise blanket wall installed within Emmaus Village
- Improved protocols implemented from neighbours feedback. Resulting in changes to drop off and mobilisation of machinery and plant to avoid noise in the early morning

# Community Interactions

1. Enquires made regarding noise experienced by residents during early morning deliveries of plant and machinery to the site – determined main source was noise of machinery moving from transport into the site. Protocols modified to address this issue.
2. Meetings held with residents and Manager of Emmaus Village addressing upcoming development and noise mitigation measures
3. Notification of temporary changes to hours of works sent to stakeholders on 3<sup>rd</sup> February 2020
4. Notification of impending rain event and expected on flow sent to relevant stakeholders on 7<sup>th</sup> February 2020

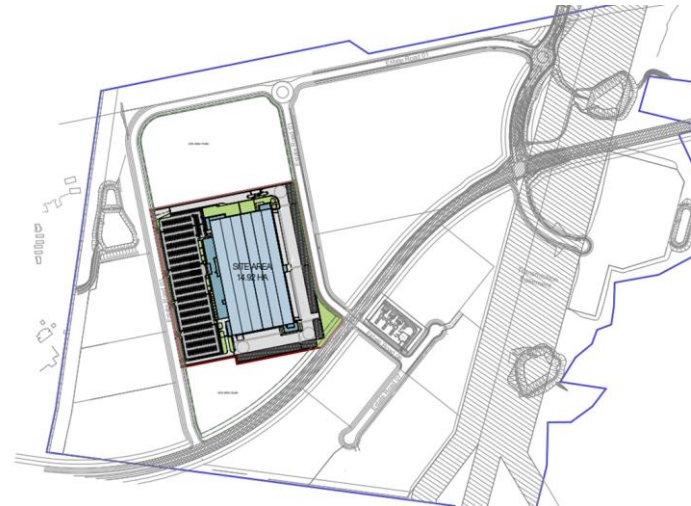
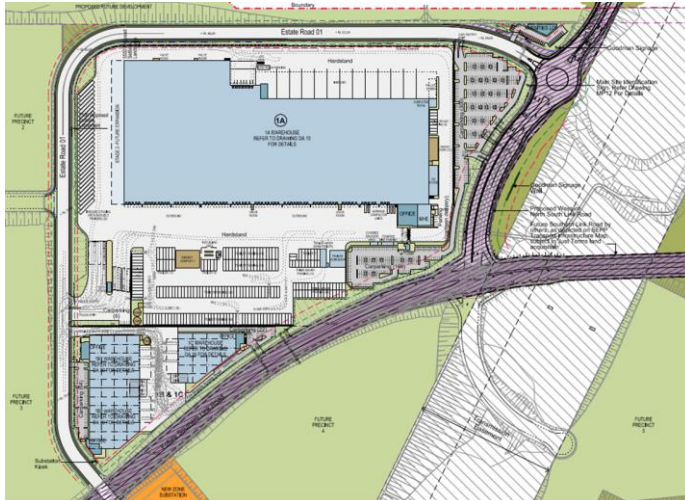
# Safety

- No external safety incidents
- Due to environmental conditions associated with heat and smoke haze, the health and safety of workers has been monitored closely.
- The previous structures on site contained low levels of asbestos, which has now been removed in accordance with EPA and Council guidelines.



# Approvals and Proposals

- Approval granted by the NSW State Government to increase hours of works for a limited area of the site (Lots 2A and 2B) temporarily.
- Modifications 1, 2, and 3 to SSD 7348 still under assessment by the NSW State Government.



# Project Program – February/March

## Oakdale West Estate – Burton Contractors

- Acceleration works to Lot 2B underway
- Earthworks to Western Noise Bund nearing completion
- Cut to Fill in Precinct 1 commenced
- Cut to Fill in Precinct 2 commenced
- Cut to Fill in Precinct 3 commenced
- Placing material in Precinct 4.

## Western North South Link Road – Robson Civil

- Bulk earthworks ongoing, including material import to the north of the Water NSW pipeline
- Stormwater works commencing from Lenore Drive tie-in continuing south
- Boundary adjustment and service relocation works commencing
- Lockwood Road intersection upgrade underway
- Bridge foundation design verification and enabling earthworks underway
- Construction access road bulk earthworks and pavement placement works ongoing

# 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