

# Community Consultation Meeting

Oakdale West Estate  
February 2021

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



# Overview


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# Welcome and Introductions

Project Team:

Organisation	Goodman	AT&L	SLR Consulting	Ersed
<b>Role</b>	<b>Proponent</b>	<b>Project Manager &amp; Contract Superintendent</b>	<b>Stakeholder Engagement</b>	<b>Environmental Representative</b>
<b>Key Contacts</b>	Stephanie Partridge	Alex Lohrisch	Dan Thompson	Carl Vincent
	Kym Dracopoulos	Dane Segail	Kate McKinnon	
	Alasdair Cameron			
	Lachlan O'Reilly			
	Luke Ridley			

Stakeholder Representatives

# 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 March '21 & finish in September '21.
- 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.



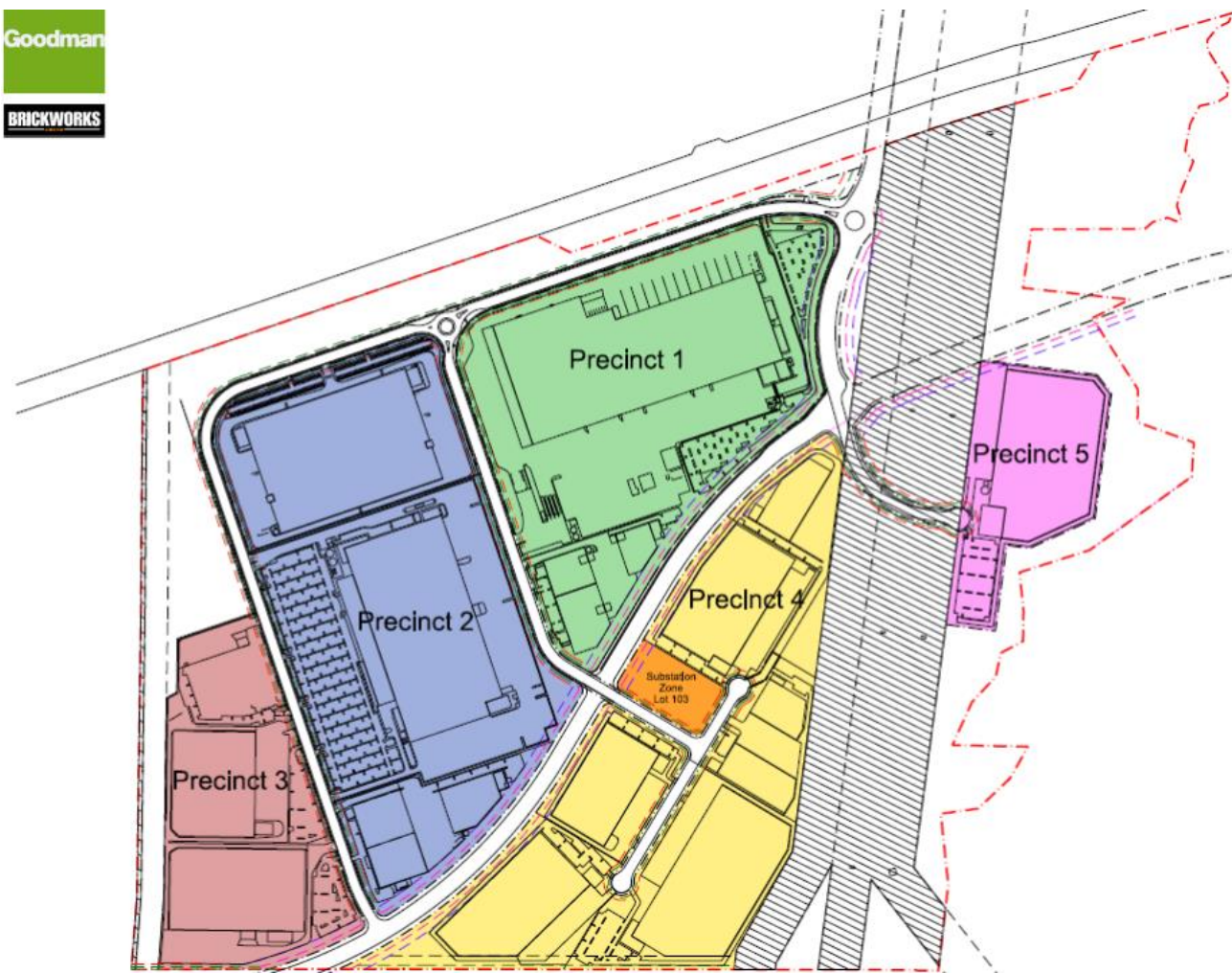
# Consultation Requirements – Staging Plan



Condition B15 of SSD7348 requires Goodman to consult with relevant stakeholders on the staging plan for estate works and development.

1	Precinct 1 Building Works (see Section 4.2 below)	MOD 2, SSD 7348 – Determined: 21 April 2020	<b>Building 1A - January 2021 (following completion of the WNSLR)</b>  <b>Building 1B1, 1B2, &amp; 1C – March / April 2021</b>
2	Stage 2 Infrastructure Works	MOD 3, SSD 7348 & SSD 10397  Determined: 9 April 2020	<b>April 2020</b>
2	Building 2B Works	MOD 3, SSD 7348 & SSD 10397  Determined: 9 April 2020	<b>June 2020</b>
3	Residual Precinct 2 Building Works	MOD 6, SSD 7348 & SSD 9794683	<b>Building 2A - Q3 2021</b>  <b>Building 2C &amp; 2D – Q4 2021</b>
3	Precinct 3 Building Works & Stage 3 Infrastructure Works	MOD 6, SSD 7348 & DA20/0843 (Building 3A local council DA)  DA to be submitted	<b>Building 3A – Q2 2021</b>  <b>Buildings 3B, 3C &amp; Stage 3 Infrastructure Works – Q3/Q4 2021</b>
		for residual buildings and for modification to SSD 7348, if required.	
4	Stage 4 Infrastructure Works & Precinct 4 Building Works	DA to be submitted	<b>February 2022 – July 2025</b>
5	Stage 5 Infrastructure Works & Precinct 5 Building Works	DA to be submitted	<b>July 2025</b>

Stage	Description	Planning Status	Anticipated / Actual Construction Commencement
1	Stage 1 Infrastructure Works (see Section 4.1 below)	MOD 1, SSD 7348 – Determined: 26 March 2020 (original consent approved 13 Sep 2019)	<b>Commenced in December 2019</b>  The WNSLR has been completed and certified by Penrith City Council (as certifier), with the first portion of the road dedicated to Council (Lenore Drive to Lockwood Road).



# Progress To Date & Upcoming Works - OWE

- The internal road works are nearing completion over the next couple of months.
- The final asphalt surfacing works are on schedule to commence mid February,
- Utility infrastructure is in its final stages delivering essential services to the site.
- There will be no further ingress or egress to the site from Bakers Lane after Friday 12 February.



# Progress To Date – Compass Drive

- Compass Drive and the bridge into the site has now been completed.
- From Friday 12 February all Oakdale West Estate construction traffic will be via Compass Drive.
- The road south of Lockwood Road will not be open for public access until dedication and while construction traffic are utilising the routes.





# Progress To Date & Upcoming Works – Lot 2B

## Progress to Date

- Cladding Installation
- Internal slabs installation
- Roofing installation
- Structural steel installation
- Services installation
- External slab installation

## Upcoming Works

- Cladding Installation
- Internal slabs installation
- Roofing installation
- Structural steel installation
- Services installation
- External slab installation



# Progress To Date & Upcoming Works – Lot 1A

## Progress to Date

- Stormwater Installation
- Bulk earthworks
- Site establishment
- Erosion & Sediment Control Installation

## Upcoming Works

- Piling works
- External Slab Preparation
- Fire Tunnel Earthworks
- Site Establishment





## 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 PART (JAN)	3
<b>TOTAL TO DATE</b>	<b>48</b>

## ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
DEC 20	
<ul style="list-style-type: none"><li>• OWE (INFRASTRUCTURE)</li></ul>	<ul style="list-style-type: none"><li>• FIP</li><li>• CAQMP</li></ul>
<ul style="list-style-type: none"><li>• LOT 2B</li></ul>	<ul style="list-style-type: none"><li>• CEMP – INDUCTIONS AND TRAINING</li><li>• CTMP</li><li>• WMP</li></ul>

## ENVIRONMENTAL PERFORMANCE: SSD7348

NON COMPLIANCES,

NON COMPLIANCE

NIL

QUARTER 4 - 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
TOTAL	8

# ENVIRONMENTAL PERFORMANCE- SSD10397

## INCIDENTS AND COMPLAINTS AS DETAILED IN THE MONTHLY REPORTS

### INCIDENTS

30 OCT 20	<p>AN INCIDENT OCCURRED ON SITE ON 30/10/20. THIS INCIDENT DID NOT RESULT IN MATERIAL ENVIRONMENTAL HARM.</p> <p>AN INITIAL INCIDENT NOTIFICATION WAS MADE TO THE DPIE 2 NOV 20 IN ACCORDANCE WITH CONDITION C10 FOR SSD10397.</p> <p>A SECOND DETAILED REPORT WAS ISSUED IN ACCORDANCE WITH THE REQUIREMENTS OF SSD10397.</p>
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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;

14 OCT 20	<p>A TRUCK ENTERED BAKERS LANE DURING THE 8AM TO 9:30AM PERIOD IN BREACH OF CONDITION B13 (B).</p>
	<p>THE NON-COMPLIANCE WAS IDENTIFIED BY THE QANSTRUCT GATE CONTROLLER. THE NON-COMPLIANCE WAS REPORTED IN ACCORDANCE WITH C11 &amp; C12.</p>

# Safety

Minor incidents only





# Consultation and Community Interactions

- Correspondence with Neighbours regarding the removal of noise wall fencing and associated works and temporary storage.
- Correspondence with Resident – Aldington Road re road conditions, water pressure and truck speeds.
- Correspondence with Resident – Aldington Road re damage to private vehicle tyre.
- Correspondence with Bakers Lane and Aldington Road stakeholders re scheduled road repair works.

# 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