

# Community Consultation Meeting

Oakdale West Estate

June 2021

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



# Overview



Welcome and Introductions



Upcoming Developments



Project Update – OWE



Project Update – Building 1A & 2B



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		
	Lachlan O'Reilly		
	Luke Ridley		

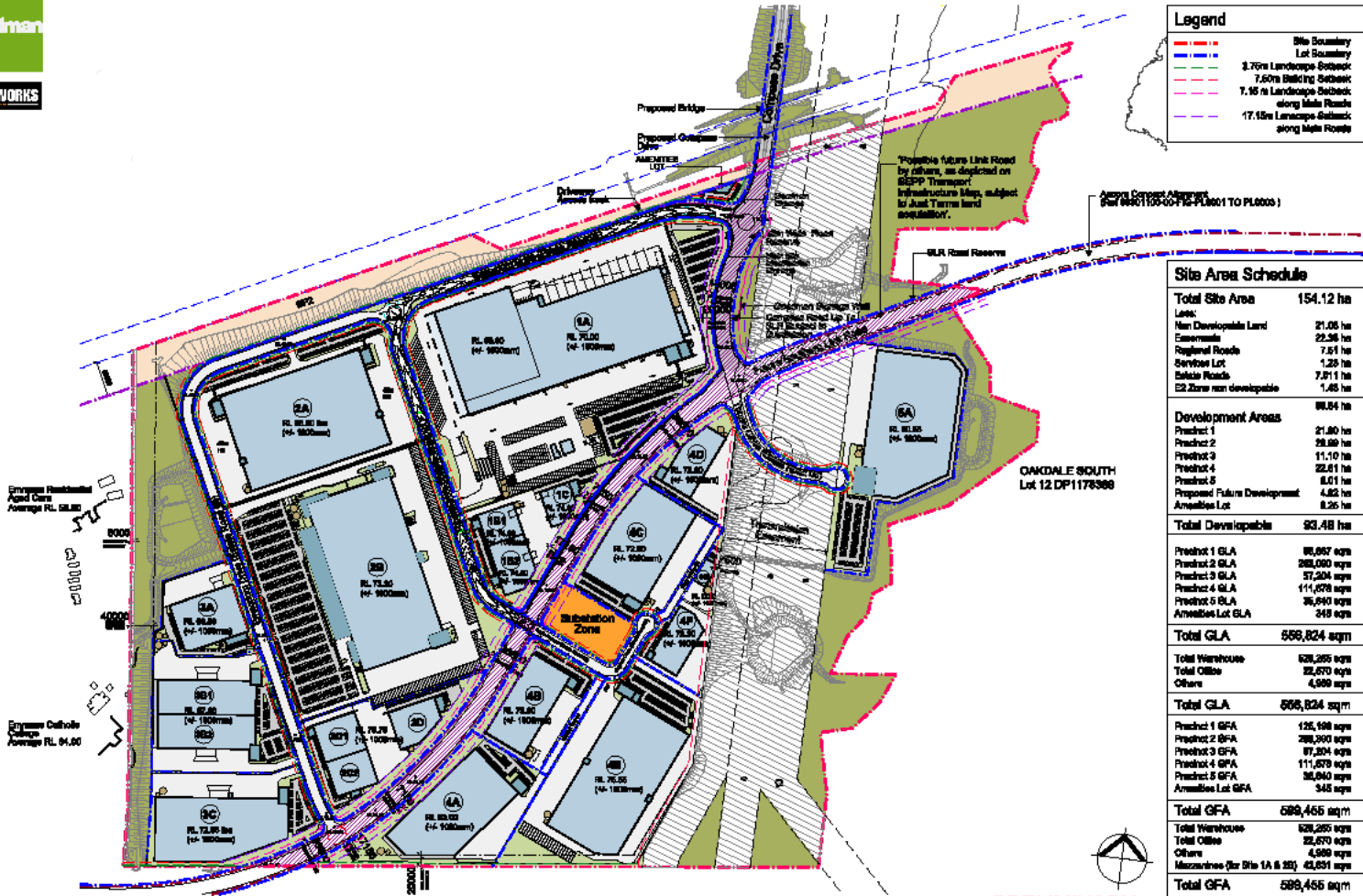
Stakeholder Representatives

# Upcoming Developments

- **Current Development Application Status**
  - Modification 7 to SSD 7348 - Submitted to DPIE
  - PCC DA for Building 3B - Submitted to Council
  - New SSD for building 4E – To be submitted June 2021
  
- **Construction Environmental Management Plans & Upcoming Construction Activities**
  - Building 1B & 1C – July 2021
  - Building 3A – July 2021
  - Building 3B – September / October 2021
  - Building 4E – October 2021



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>	154.12 ha
<b>Lot:</b>	
Net Developable Land	21.05 ha
Easements	22.36 ha
Regional Roads	7.81 ha
Service Lot	1.25 ha
Solar Roads	7.01 ha
E2 Zone non developable	1.48 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
<b>Proposed Future Development</b>	4.82 ha
<b>Amesbury Lot</b>	8.25 ha
<b>Total Developable</b>	93.48 ha
<b>Product 1 GLA</b>	35,857 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>	528,255 sqm
<b>Total Office</b>	32,870 sqm
<b>Others</b>	4,599 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>	689,456 sqm
<b>Total Warehouse</b>	528,255 sqm
<b>Total Office</b>	32,870 sqm
<b>Others</b>	4,599 sqm
<b>Miscellaneous (for Site 1A &amp; 2B)</b>	43,831 sqm
<b>Total GFA</b>	689,456 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

# Building 3A

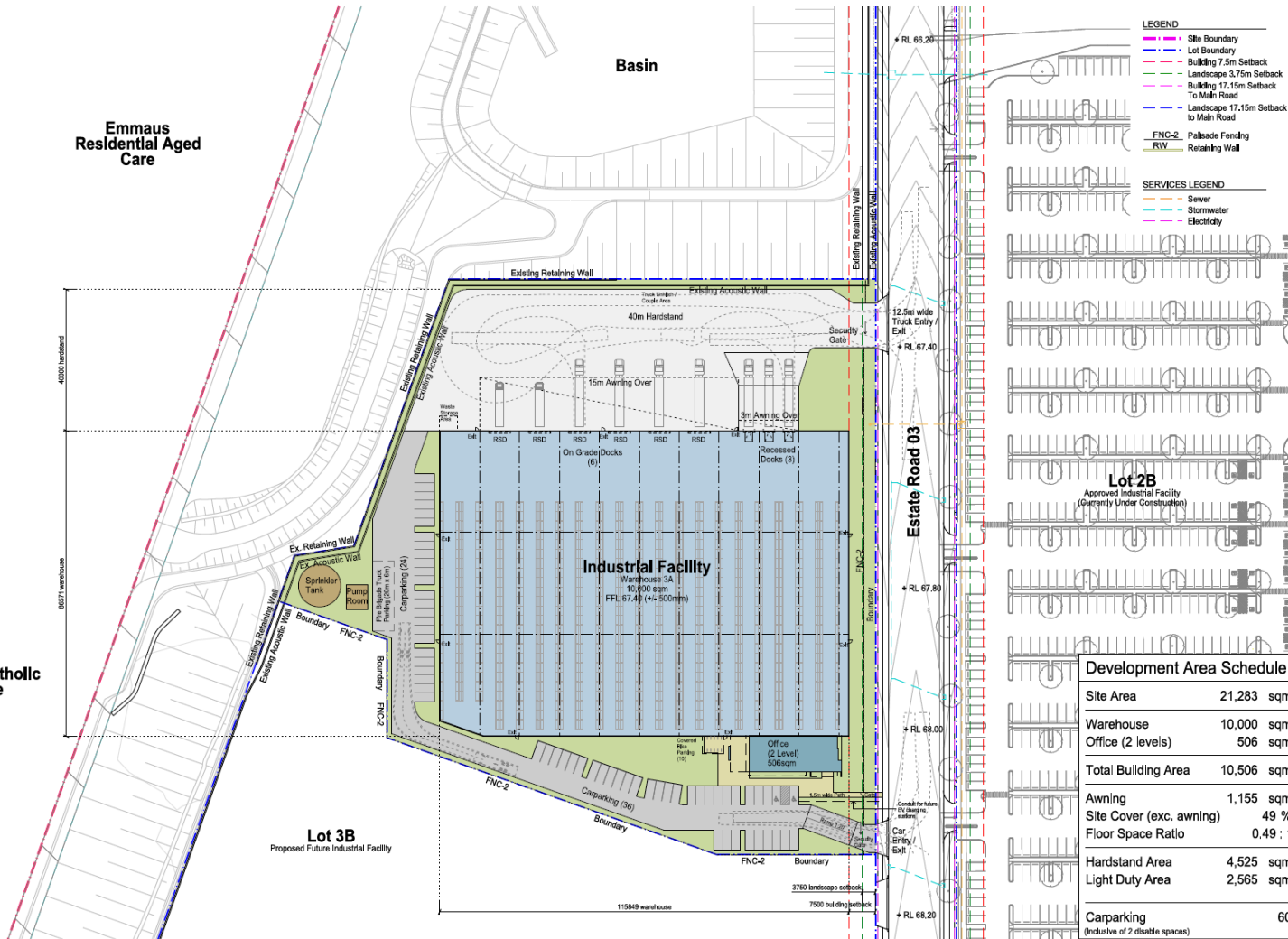


Emmas Residential Aged Care

Emmas Catholic College

Lot 3B  
Proposed Future Industrial Facility

Basin



Oakdale West Estate  
Kemps Creek, NSW

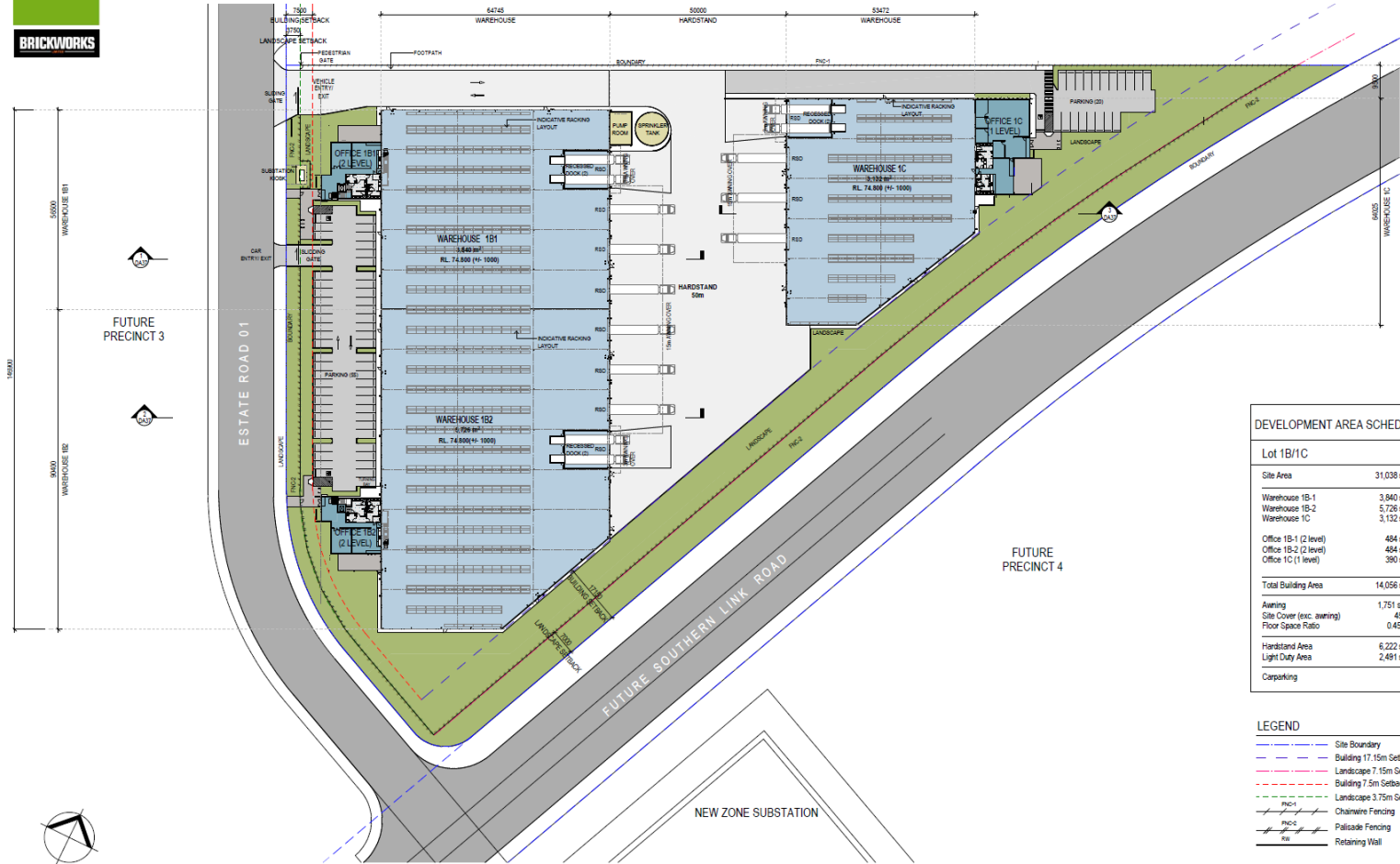
Proposed Industrial Facility - Lot 3A  
Development Application

Site & Warehouse Plan

1:500 @ A1  
1:1000 @ A3

OAK 3A DA 30 (D)  
04 Nov 2020 Job No 20188

# Building 1B & 1C



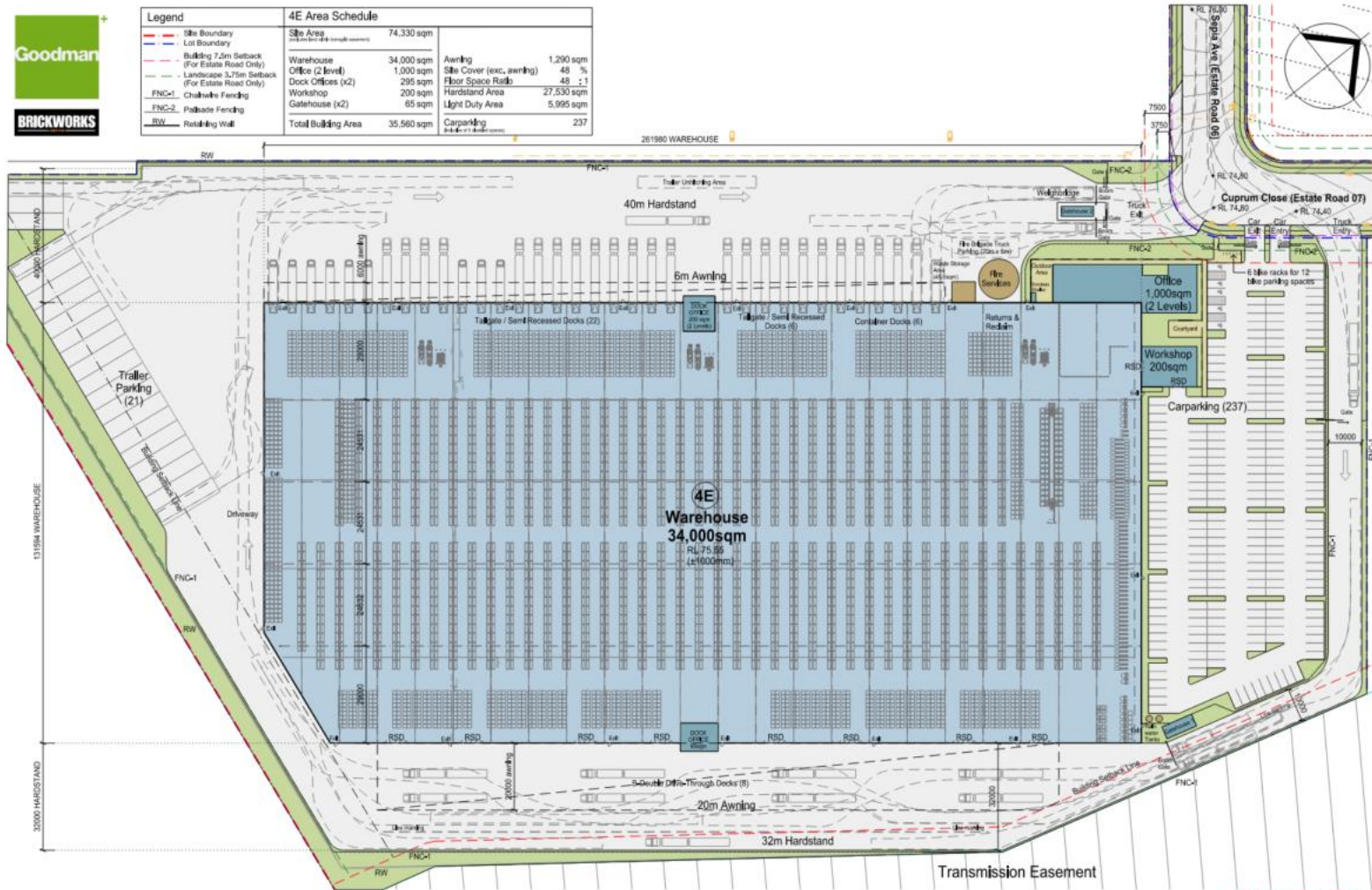
DEVELOPMENT AREA SCHEDULE	
Lot 1B/1C	
Site Area	31,038 sqm
Warehouse 1B-1	3,840 sqm
Warehouse 1B-2	5,726 sqm
Warehouse 1C	3,152 sqm
Office 1B-1 (2 level)	494 sqm
Office 1B-2 (2 level)	494 sqm
Office 1C (1 level)	380 sqm
<b>Total Building Area</b>	<b>14,056 sqm</b>
Awning	1,751 sqm
Site Cover (exc. awning)	45 %
Floor Space Ratio	0.45 : 1
Handstand Area	6,222 sqm
Light Duty Area	2,491 sqm
Carparking	75

LEGEND	
	Site Boundary
	Building 17.5m Setback to Main Road
	Landscape 7.15m Setback to Main Road
	Building 7.5m Setback
	Landscape 3.75m Setback
	Chainwire Fencing
	Palisade Fencing
	Retaining Wall

# Building 4E



Legend		4E Area Schedule	
	Site Boundary	Site Area	74,330 sqm
	Lot Boundary	Warehouse	34,000 sqm
	Building 7.5m Setback (For Estate Road Only)	Office (2 level)	1,000 sqm
	Landscape 3.75m Setback (For Estate Road Only)	Dock Offices (x2)	295 sqm
	FNC-1 Chainwire Fencing	Workshop	200 sqm
	FNC-2 Palisade Fencing	Gatehouse (x2)	65 sqm
	RW Retaining Wall	Total Building Area	35,560 sqm
		Awning	1,290 sqm
		Site Cover (exc. awning)	48 %
		Floor Space Ratio	48 : 1
		Hardstand Area	27,530 sqm
		Light Duty Area	5,995 sqm
		Carparking	237



Oakdale West Estate - MOD 7  
Kemps Creek, NSW

Proposed Warehouse Facility

4E Site & Warehouse Plan

1:500 @ A1  
1:1000 @ A3  
16 June 2021  
OAK 4E DA 30 (P8)  
Job No 21116

PRELIMINARY



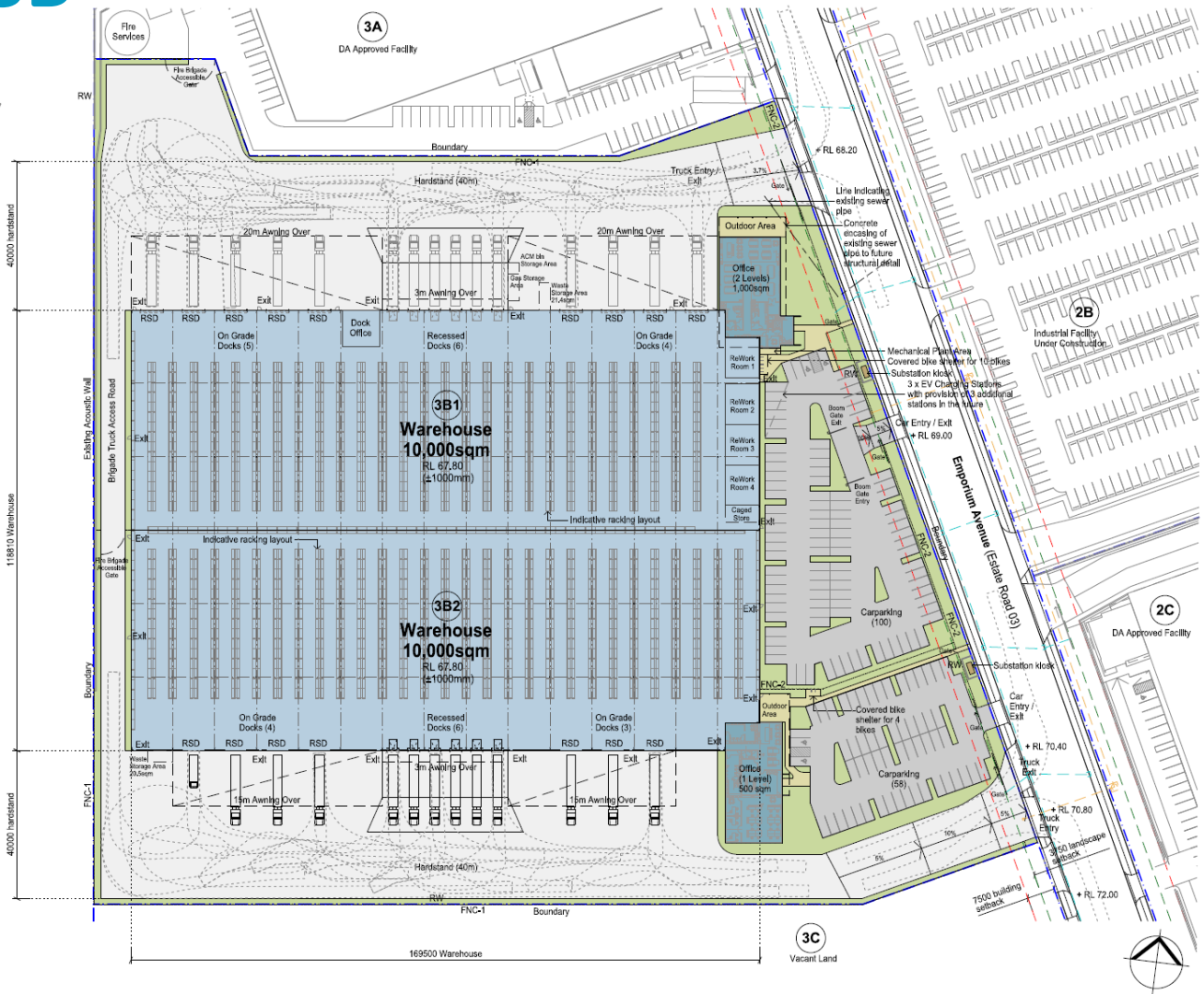
# Building 3B

Goodman

BRICKWORKS

Legend	
	Site Boundary
	Lot Boundary
	Building 7.5m Setback (For Estate Road Only)
	Landscape 3.75m Setback (For Estate Road Only)
	FNC-1 Chainwire Fencing
	FNC-2 Pallsade Fencing
	RW Retaining Wall

Development Area Schedule	
Site Area	46,198 sqm
Warehouse 3B-1 (inclusive of Dock Office & Lanes)	10,000 sqm
Warehouse 3B-2	10,000 sqm
Office 3B-1 (2 levels)	1,000 sqm
Office 3B-2 (1 level)	500 sqm
<b>Total Building Area</b>	<b>21,500 sqm</b>
Awning	4,215 sqm
Site Cover (exc. awning)	47 %
Floor Space Ratio	0.47 : 1
Hardstand Area	15,910 sqm
Light Duty Area	4,415 sqm
Fire Track Area	772 sqm
Carparking 3B-1 (Inclusive of 2 disabled spaces and 3 x EV Charging Stations with provision of 3 additional stations in the future)	100
Carparking 3B-2 (Inclusive of 2 disabled spaces and 3 x EV Charging Stations with provision of 3 additional stations in the future)	58



Oakdale West Estate  
Kemps Creek, NSW

PROPOSED INDUSTRIAL FACILITY LOT 3B  
Development Application

Site & Warehouse Plan

1:500 @ A1  
1:1000 @ A3  
18 June 2021

OAK 3B DA 20 (E)  
Job No 21116



# Progress To Date & Upcoming Works - OWIE

- Road 3 Asphalt now finished
- Precinct 4 retaining walls under construction with a completion date in Q3 2021
- Precinct 5 earthworks complete with construction of the precinct 5 estate road to commence shortly.



# Progress To Date – Building 1A

- High Bay Steel Erection;
- External Hardstand Concrete Pours;
- In-ground service installation;
- CTSR installation;
- Energy Complex Groundworks;
- Retaining Wall Installation;
- Office Structural Pile Installation;
- Precast Panel installation;



# Upcoming Works – Building 1A

- High Bay Steel Erection;
- Low Bay Steel Erection;
- External Hardstand Concrete Pours;
- In-ground service installation;
- CTSR installation;
- Energy Complex Groundworks;
- Precast Panel installation;



# Progress To Date – Building 2B

- External Hardstand Installation;
- Window Glazing installation;
- Mechanical Ventilation Unit Installation;
- External Carpark installation;
- Landscaping works;
- Customer Fit-out works;
- Office Fit-out works;
- Internal Service Installation;
- Site Compound Relocation;



# Upcoming Works – Building 2B

- External Hardstand Installation;
- Window Glazing installation;
- Mechanical Ventilation Unit Installation;
- External Carpark installation;
- Landscaping works;
- Customer Fit-out works;
- Office Fit-out works;
- Internal Service Installation;
- Site Compound Relocation;





## 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 Part)	10
<b>TOTAL TO DATE</b>	<b>61</b>



## ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
JUNE 21	
<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,

QUARTER 6

21/04/21

Issue

Resident contacted Goodman to reported noise from the Project at approximately 11pm 20 April 2021.

Condition D71(a) provides

Works outside of the hours identified in Condition D70 may be undertaken in the following circumstances:

(a) works that are inaudible at the nearest sensitive receivers;

Resolution

Investigation confirmed that the contractor was carrying out minor line marking along Road 1, 6 and 7.

This was assessed prior to the works being undertaken to be inaudible to the nearest sensitive receiver and therefore allowable under Condition D71 (a). This was confirmed by the data from the monitoring station on the resident's property boundary which indicated no noise level above background noise levels

However, as a complaint was received it was determined that a non-compliance report would be submitted in requirements of Conditions D136 and D137

## ENVIRONMENTAL PERFORMANCE: SSD7348

### COMPLAINTS,

#### QUARTER 6

21/04/21

Issue

Resident (20 Aldington Road) contacted Goodman to reported noise from the Oakdale West Estate at approximately 11pm on the evening of 20 April 2021.

Resolution

Investigation confirmed that the contractor was carrying out minor line marking along Road 1, 6 and 7.

This was assessed prior to the works being undertaken to be inaudible to the nearest sensitive receiver and therefore allowable under Condition D71 (a). This was confirmed by the data from the monitoring station on the resident's property boundary which indicated no noise level above background noise levels

However, as a complaint was received it was determined that a non-compliance report would be submitted in requirements of Conditions D136 and D137

## 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	1
JUNE (Part)	NIL Inspection + 1 Audit
TOTAL	16

## ENVIRONMENTAL PERFORMANCE- SSD10397

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

#### INCIDENTS

QUARTER 6	MINOR ELECTRIC SHOCK – CUSTOMER FIT OUT ELECTRICIAN
-----------	---

#### NON COMPLIANCES

NIL	
-----	--

# Safety

- Third Party WHS Inspections of the Contractors are continuing;
- There was a WHS Incident on the Lot 2B Project. The worker returned to work the next day;
- Minor first aid injuries are being tracked and managed by each of the Contractors;



# Consultation and Community Interactions

- Notification and communication with adjacent residential neighbour regarding Endeavour Energy out of hours work
- Thankyou email received from Principal Emmaus College for providing contacts between the school and future tenant of the estate and general thanks for the low impact performance during estate construction and level of communication to date
- Consultation undertaken with Bakers Lane Stakeholders regarding CTMP for Lot 1B and 1C in accordance with condition of SSD7348 – no comment or concern raised

# 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