

Community Consultation Meeting

Oakdale West Industrial Estate
September 2021

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



Overview

 Welcome and Introductions

 Upcoming Developments

 Project Update – OWIE

 Project Update – Buildings 1A, 1B, 1C & 2B

 CEMP Consultation – Buildings 3B & 4E

 Environmental Performance

 Safety Update

 Consultation and Community Interactions

 Stakeholder Feedback & Questions

Welcome and Introductions

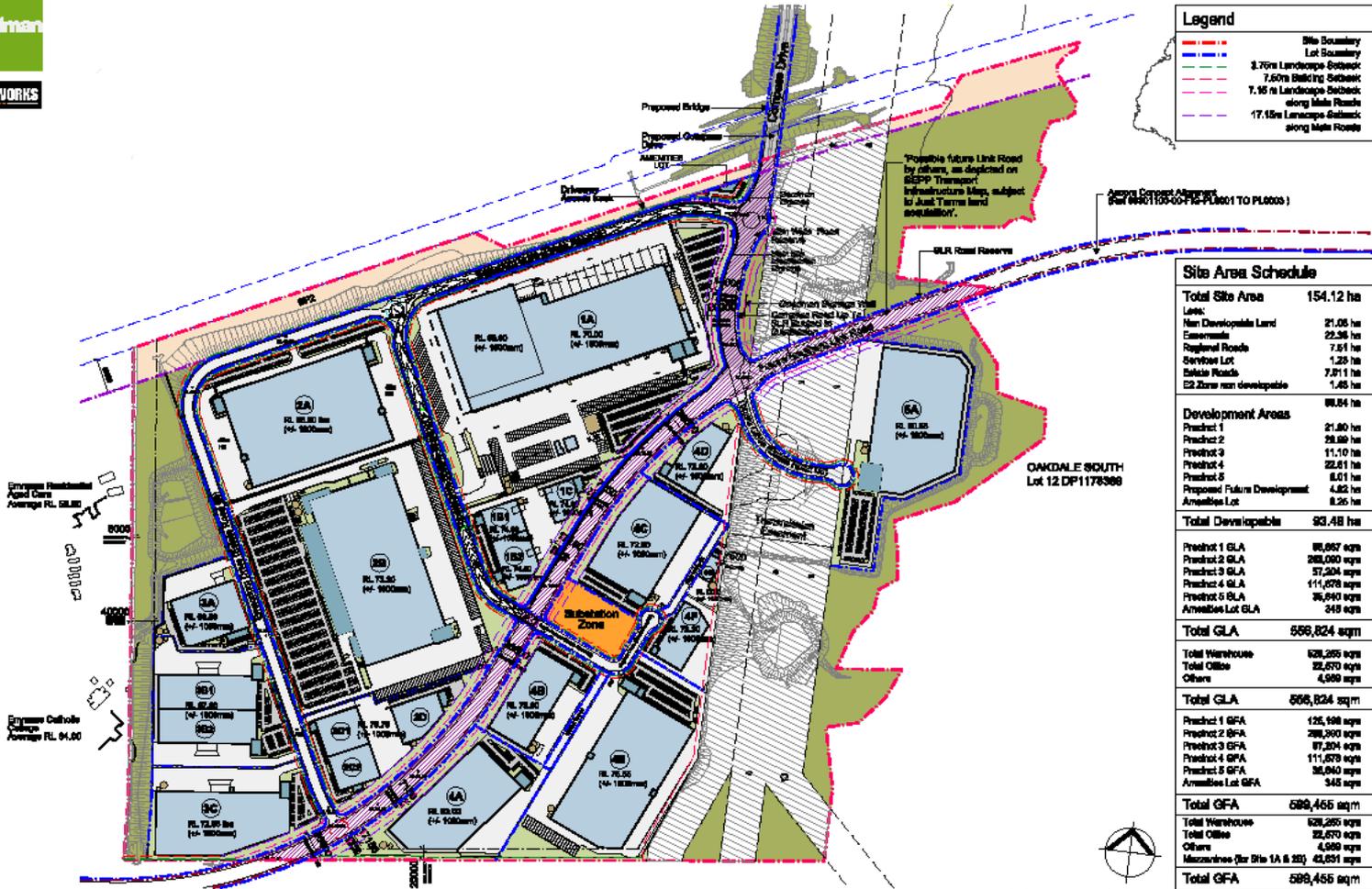
Project Team:

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



REFER TO DRAWING OAK MP03 FOR CONTINUATION



Legend	
	Site Boundary
	Lot Boundary
	3.75m Landscape Setback
	7.60m 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
Esplanade	22.36 ha
Regional Roads	7.81 ha
Service Lot	1.25 ha
Subsite 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	85,887 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	528,285 sqm
Total Office	32,870 sqm
Others	4,569 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	528,285 sqm
Total Office	32,870 sqm
Others	4,569 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



Upcoming Developments

- **Current Development Application and Modification Status**
 - SSD 7348 Modification 7 – Changes to Precinct 3 and Precinct 4;
 - SSD 7348 Modification 8 – Modifications to Warehouses 1A, 1B & 1C;
 - SSD 22191322 – Building 4E Development – Due to commence Oct / Nov 21;
 - DA21/0440 – Building 3B Development – Due to commence Oct / Nov 21



Building 4E 02.09.2021

Progress To Date & Upcoming Works - OWIE

- Progress to Date:
 - Road 08 service installation and road construction works;
 - Precinct 3 & 4 Bulk Earthworks;
 - Ongoing defect rectification;
 - Precinct 5 Bulk Earthworks;
 - Dedication of Estate Road 1, 6 and 7.
- Upcoming Works:
 - Road 08 road construction works;
 - Precinct 3 Bulk Earthworks;
 - Precinct 4 Bulk Earthworks;
 - Ongoing defect rectification;
 - Precinct 5 Bulk Earthworks;



02.09.2021

Progress To Date & Upcoming Works – Building 1A

- Progress to Date:
 - Office Precast Installation;
 - Roofing Installation;
 - Wall Cladding Installation;
 - Structural Steel Installation;
 - In-ground Services Installation;
- Upcoming Works:
 - Office Precast Installation;
 - Roofing Installation;
 - Wall Cladding Installation;
 - Structural Steel Installation;
 - In-ground Services Installation;



02.09.2021

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

- Progress to Date:
 - Installation of Erosion & Sediment Controls;
 - Site Establishment;
- Upcoming Works:
 - Site Establishment;
 - Stormwater Installation;
 - In-ground services Installation;
 - Detailed Earthworks;
 - Footing Installation;



Progress To Date & Upcoming Works – Building 2B

- Progress to Date:
 - Internal Fitout Works Progressing;
 - Carpark installation ongoing;
 - External Hardstand installation ongoing;
 - Landscaping installation underway;
- Upcoming Works:
 - Internal Fitout Works ongoing;
 - Carpark installation ongoing;
 - External Hardstand installation ongoing;
 - Landscaping installation underway;



02.09.2021

Progress To Date & Upcoming Works – Building 3A

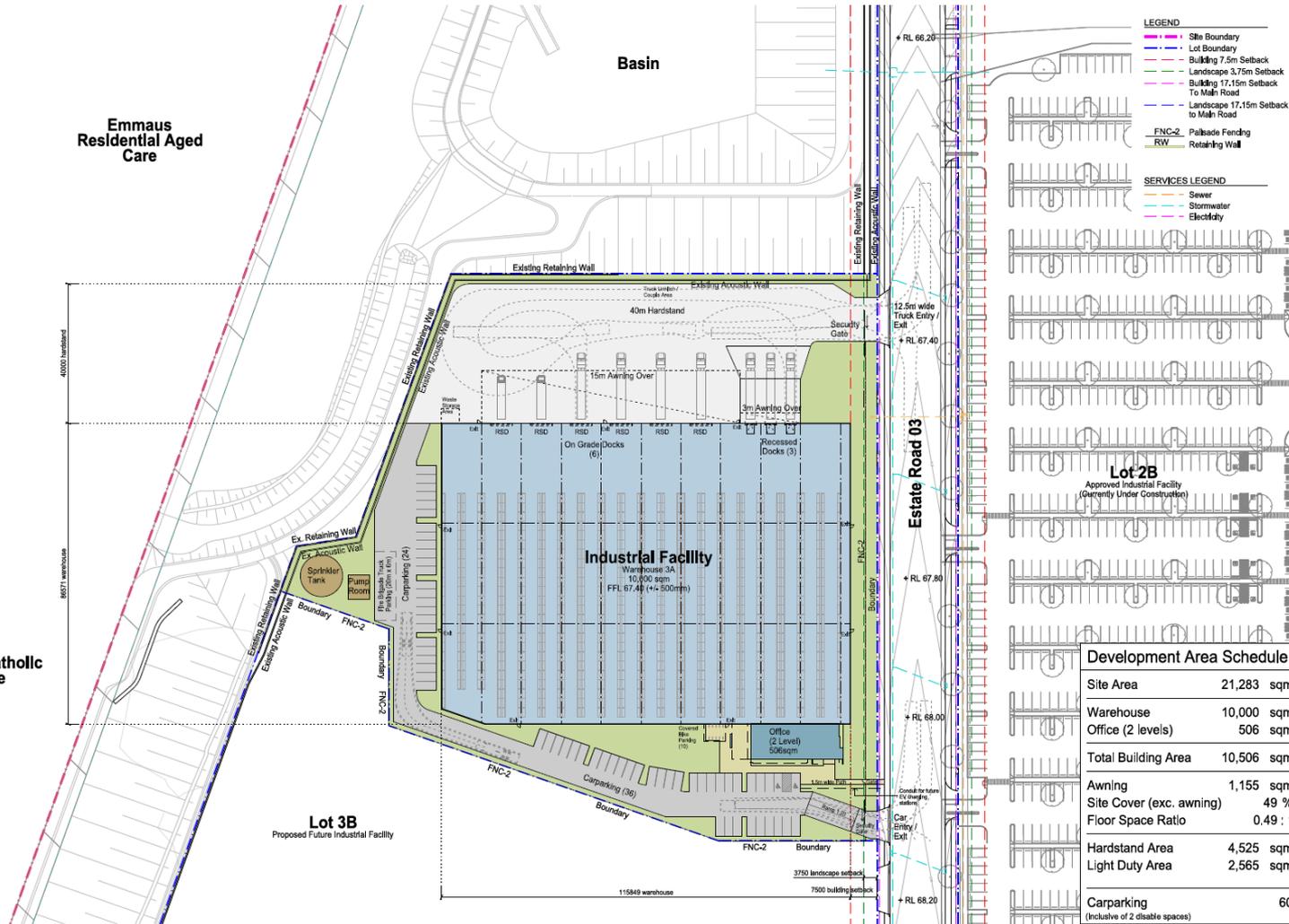


Emmas Residential Aged Care

Emmas Catholic College

Lot 3B
Proposed Future Industrial Facility

Basin



- LEGEND**
- Site Boundary
 - Lot Boundary
 - Building 7.5m Setback
 - Landscape 3.75m Setback
 - Building 17.15m Setback To Main Road
 - Landscape 17.15m Setback To Main Road
 - FNC-2 Palisade Fencing
 - RW Retaining Wall

- SERVICES LEGEND**
- Sewer
 - Stormwater
 - Electricity

Development Area Schedule

Site Area	21,283 sqm
Warehouse	10,000 sqm
Office (2 levels)	506 sqm
Total Building Area	10,506 sqm
Awning	1,155 sqm
Site Cover (exc. awning)	49 %
Floor Space Ratio	0.49 : 1
Hardstand Area	4,525 sqm
Light Duty Area	2,565 sqm
Carparking	60
<small>(Inclusive of 2 disable spaces)</small>	



Oakdale West Estate
Kemps Creek, NSW

Proposed Industrial Facility - Lot 3A
Development Application

Site & Warehouse Plan

1:500 @ A1
1:1000 @ A3
04 Nov 2020

OAK 3A DA 30 (D)
Job No 20188



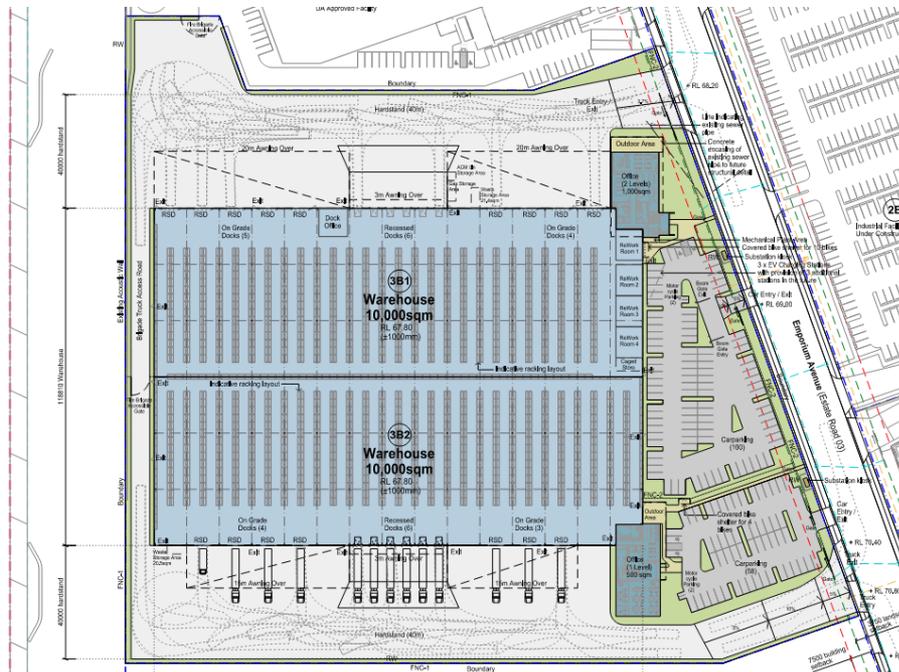
Progress To Date & Upcoming Works – Building 3A

- Site Commencement 23rd August 2021;
- Installation of Site Sediment Control Measures
- Bulk Earthworks pad trimming and levelling
- In-ground stormwater service installation;
- Warehouse Structural Steel Column Footing installation



Consultation Requirements – Building 3B - CEMP

- In anticipation of the draft Consent Conditions for PCC DA21/0440, per the overarching SSD requirements, Goodman wish to consult the CEMP with the relevant Stakeholders for the project prior to commencing development of Building 3B
- PCC Development Application DA21/0440 under the overarching State Significant Development Consent SSD7348 MOD 7
- Project to be Completed by Qanstruct;
- Construction is forecast to commence in October 21, and finished June 22;
- Construction traffic will access site via Compass Drive & Estate Road 3;
- Construction Hours as per SSD & DA Approvals.



Consultation Requirements – Building 4E - CEMP

- In anticipation of the draft Consent Conditions for SSD 22191322, Goodman wish to consult the CEMP with the relevant Stakeholders for the project prior to commencing development of Building 4E



- State Significant Development
- Project to be Completed by Qanstruct;
- Construction is forecast to commence in October 21, and finished July 22;
- SSD 7348 Mod 7 (Infra) & SSD 22191322 (Building 4E) have been submitted to DPIE for approval;
- Construction traffic will access site via Compass Drive;
- Construction Hours as per SSD & DA Approvals.



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
2121 QTR 7 (JULY – SEP PART)	10
TOTAL TO DATE	72



ER INSPECTIONS AND AUDITS: SSD7348

ER AUDITS THIS PERIOD	
09/06/21	REVIEW AND CLOSE OUT OF APRIL AUDIT
<ul style="list-style-type: none">• LOT 1A	<ul style="list-style-type: none">• AQMP• SWMP• FIP• WASTE MANAGEMENT• CHEM AND DANGEROUS GOODS• MONITORING AND REPORTING



ENVIRONMENTAL PERFORMANCE: SSD7348

NON COMPLIANCES OR INCIDENTS

NIL



ENVIRONMENTAL PERFORMANCE: SSD7348

COMPLAINTS,

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	1
MAY 21	1
JUNE 21	2 (1 Inspection + 1 Audit)
JULY 21	0
AUG 21	2
SEPT 21 (PART)	0
TOTAL	19

ENVIRONMENTAL PERFORMANCE- SSD10397

INCIDENTS AND COMPLAINTS AS DETAILED IN THE MONTHLY REPORTS

INCIDENTS

29 JUNE 21	An incident occurred on site on 29 JUNE 21. This did not result in environmental harm.
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NON COMPLIANCES

NIL

Safety

- Building 1A - Elevated Work Platform Near Miss;
- Building 1A – Crane Near Miss;
- No major injuries have occurred on site during this reporting period;



Consultation and Community Interactions

No complaints, enquiries or communications

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