

Stakeholder Consultation Meeting

Oakdale West Estate
March 2020

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



Overview

- Welcome and Introductions
- Project Summary
- Management of Environmental Aspects
- Approvals and Proposals Update
- Upcoming Project Program
- Environmental Performance Update
- Community Interactions Update
- Safety Update
- Communications and Consultation Channels
- Stakeholder Feedback & Questions

Welcome and Introductions

Project Team:

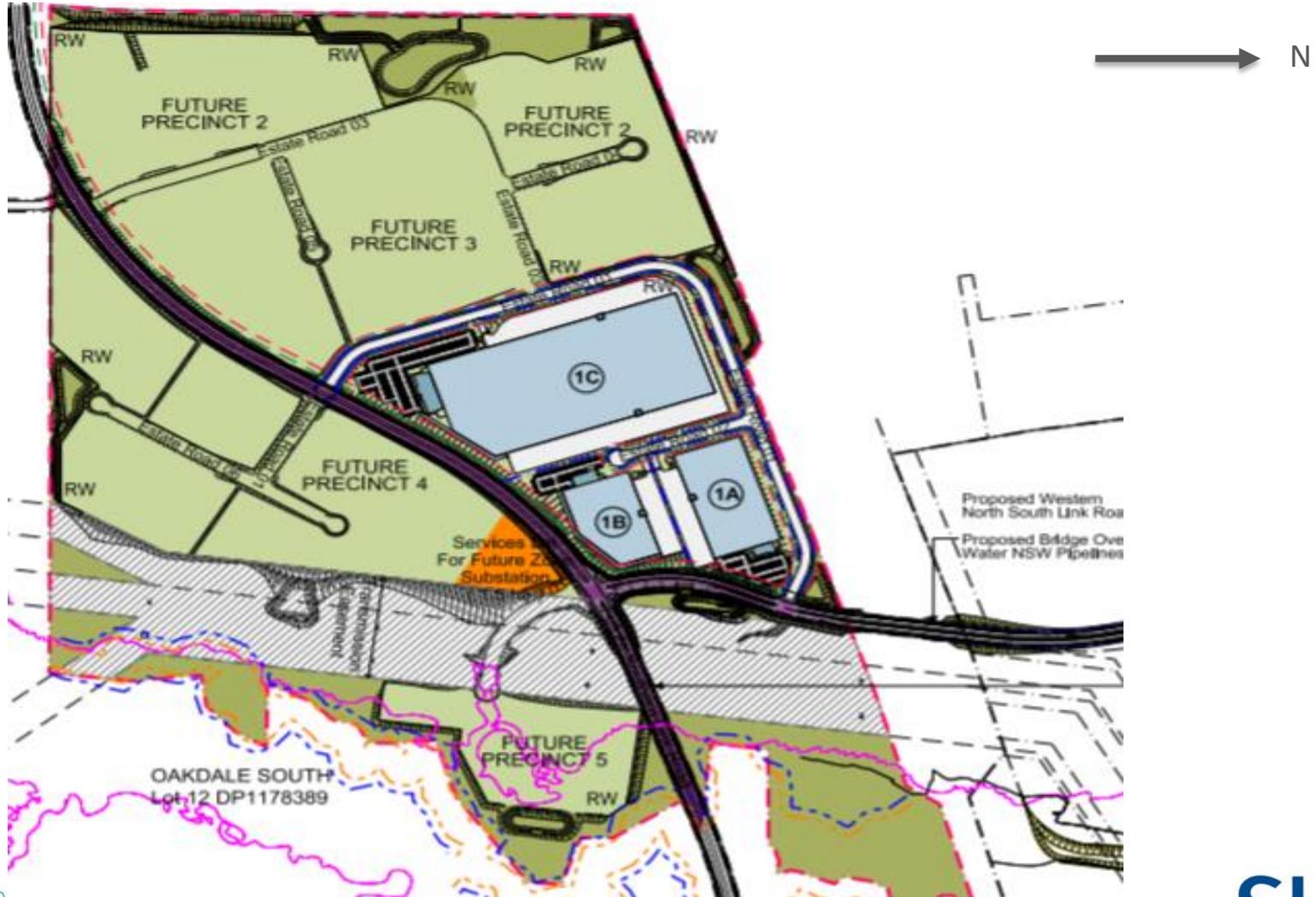
Organisation	Goodman	AT&L	Burton Contractors	Robson Civil Projects	SLR Consulting	Ersed	Ecologique
Role	Proponent	Project Manager & Contract Superintendent	Oakdale West – Stage 1 Internal Infrastructure Civil Contractor	Western North South Link Road Civil Contractor	Stakeholder Engagement	Environmental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

Stakeholder Representatives

Project Summary

- Approval for SSD 7348 granted including:
 - Concept Approval for the full site identifying primary access, road layouts, developable areas and biodiversity offsets
 - Stage 1 development, facilitating construction of:
 - Civil works including earthworks, roads, drainage and services
 - Warehouse development within Precinct 1 located in the northern central area
 - Construction of the Western North South Link Road connecting to Lenore Drive
 - Landscaping along the western boundary.
- Project Timeline
 - Development Consent issued
 - Construction and Environmental Management Plan (CEMP) prepared in accordance with Consent Conditions, CEMP Approved
 - Construction Certificates Received from Council
 - Pre Construction Compliance report submitted.
 - Sediment and Erosion Controls constructed and inspected in accordance with CEMP.
 - Bulk Earthworks commenced and ongoing
 - Monthly Environmental and Compliance Reports implemented
 - Monthly community and agency stakeholder consultation on going

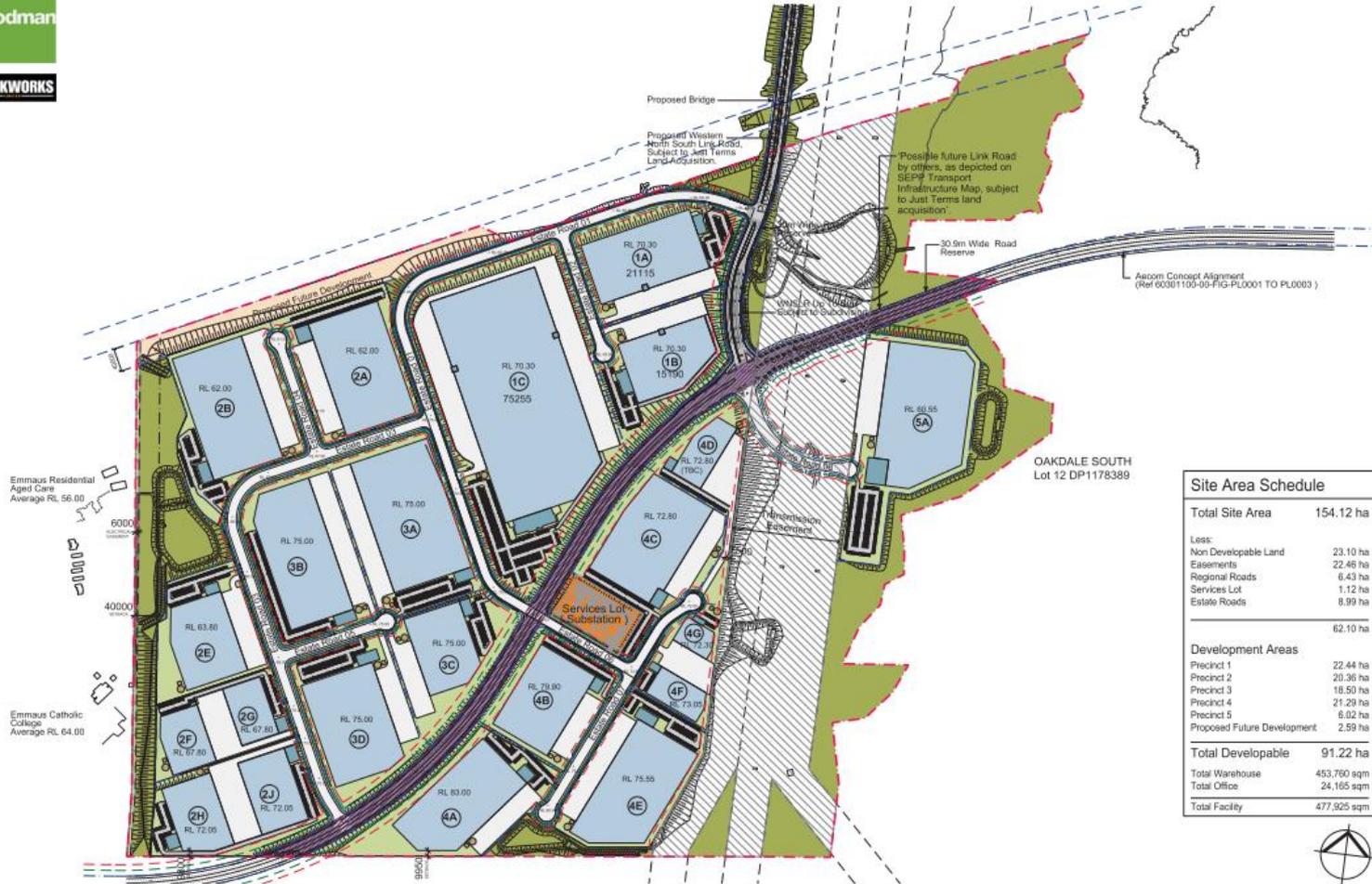
Site Plan



Master Plan



SEE DRAWING OAK MP03 FOR CONTINUATION



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



Oakdale West Estate
Horsley Park

SSDA Estate Masterplan

1:5000 @ A1
1:6000 @ A3
4 May 2018

OAK MP02 (AN)

Management of Environmental Aspects

There are a number of key environmental aspects applicable to the project, with associated management plans prepared to address the potential for impact including:

- Traffic and Transport:
 - A Construction Traffic Management Plan (CTMP) has been prepared with a key focus on minimising heavy vehicle movements along Bakers Lane during peak school times and transferring traffic to the Lenore Drive access as soon as possible
 - Heavy vehicles movements will be managed to avoid queueing, parking and loading on public roads
 - A driver code of conduct is in place with associated training and ongoing management of the drivers to support positive behaviours
 - Periodic review of the CTMP will be undertaken with remedial action as required

Management of Environmental Aspects

- Water and Soil Management:
 - Management plans include:
 - Erosion and Sediment Control Plan
 - Salinity Management Plan
 - Fill Importation Protocol
 - Dewatering and Management Procedure
 - Sediment laden runoff is managed to capture and treat runoff prior to leaving the site to prevent downstream impact
 - Existing water flows will be managed to ensure downstream flows do not increase
 - Procedures have been implemented to avoid run out of material beyond the site boundary by vehicles exiting the site
 - Stripping and stockpiling of material is managed to minimise sediment laden run off.

Management of Environmental Aspects

- Flora and Fauna:
 - Management Plans include:
 - Aquatic Flora and Fauna Management Plan
 - Terrestrial Flora and Fauna Management Plan
 - Preclearance surveys and inspections have been undertaken by qualified ecologists to minimise impacts on site flora and fauna
 - Environmentally sensitive areas were delineated and protected through fencing prior to works commencing in proximity
 - Snakes are managed through appropriate fencing and inclusion of snake habitat within the Biodiversity Offset Area

Management of Environmental Aspects

- Heritage:
 - An Unexpected Finds Protocol – Archaeological Items protocol has been established to guide construction
 - Contactors are trained in the implementation of the Unexpected Finds Protocol
 - Works would cease in the event of a potential find, prior to the NSW Heritage Division being contacted and an exclusion area being established

Management of Environmental Aspects

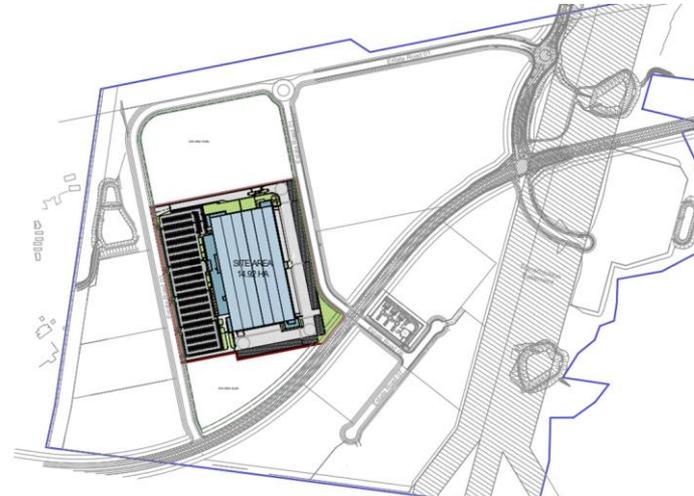
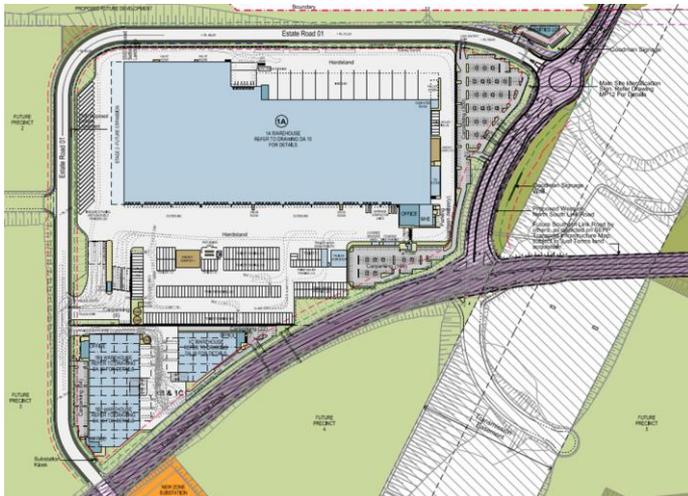
- Noise and Vibration:
 - Noise and vibration are managed by the Construction Noise and Vibration Management Plan supported by real time monitoring
 - The Management Plan focuses on the limiting of noise where possible, timing of noisy activities to less intrusive times of the day and ongoing monitoring and positive feedback into the construction program
 - Respite periods will be considered where noise levels exceed 75dBA for residential and 65dBA for schools and retirement village receivers, with consultation undertaken with receivers
 - Notification will be provided, along with contact details of relevant project team members in the event of out of hours work
 - Plant and equipment selected to minimise noise, along with laydown areas being located away from receivers

Management of Environmental Aspects

- Air Quality:
 - Air Quality is managed by the Construction Air Quality Management Plan, supported by real time monitoring
 - Local weather conditions are monitored to guide construction activities, with wind speeds directing mitigation measures and work programs
 - Dust suppression occurs through watering down of exposed soils or fine material
 - Stockpiles in place for more than 20 days will be covered
 - Vehicle emissions will be managed by minimising idling time and appropriate management of driver behaviours in accordance with the code of conduct
 - Particulate levels will be subject to ongoing monitoring and review.

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 and SSD 10397 still under assessment by the NSW State Government.



Project Program – March/April

Oakdale West Estate – Burton Contractors

- Acceleration works to Lot 2B
- Earthworks to Western Noise Bund
- Cut to Fill in Precinct 1
- Cut to Fill in Precinct 2
- Cut to Fill in Precinct 3
- Crushing of rock on site.
- Placing material to stockpile from Robson Civil in Precinct 4.
- Sewer underbore to start in April

Western North South Link Road – Robson Civil

Northern Section:

- Importation of fill to pavement subgrade level
- Continuation of stormwater
- Commencement of services installation

WaterNSW Corridor:

- Pipeline protection measures
- Bridge foundation validation testing
- Bulk earthworks

Southern Section:

- Completion of Construction Access Road
- Bulk earthworks for pavements

Environmental Performance

ER INSPECTIONS AND AUDITS

ER INSPECTIONS	
NOV 2019	1 – WNSW PIPELINE PRE COMMENCEMENT
DEC 2019	2
JAN 2020	4
FEB 2020	5
MAR 2020 (PART)	2
TOTAL TO DATE	14

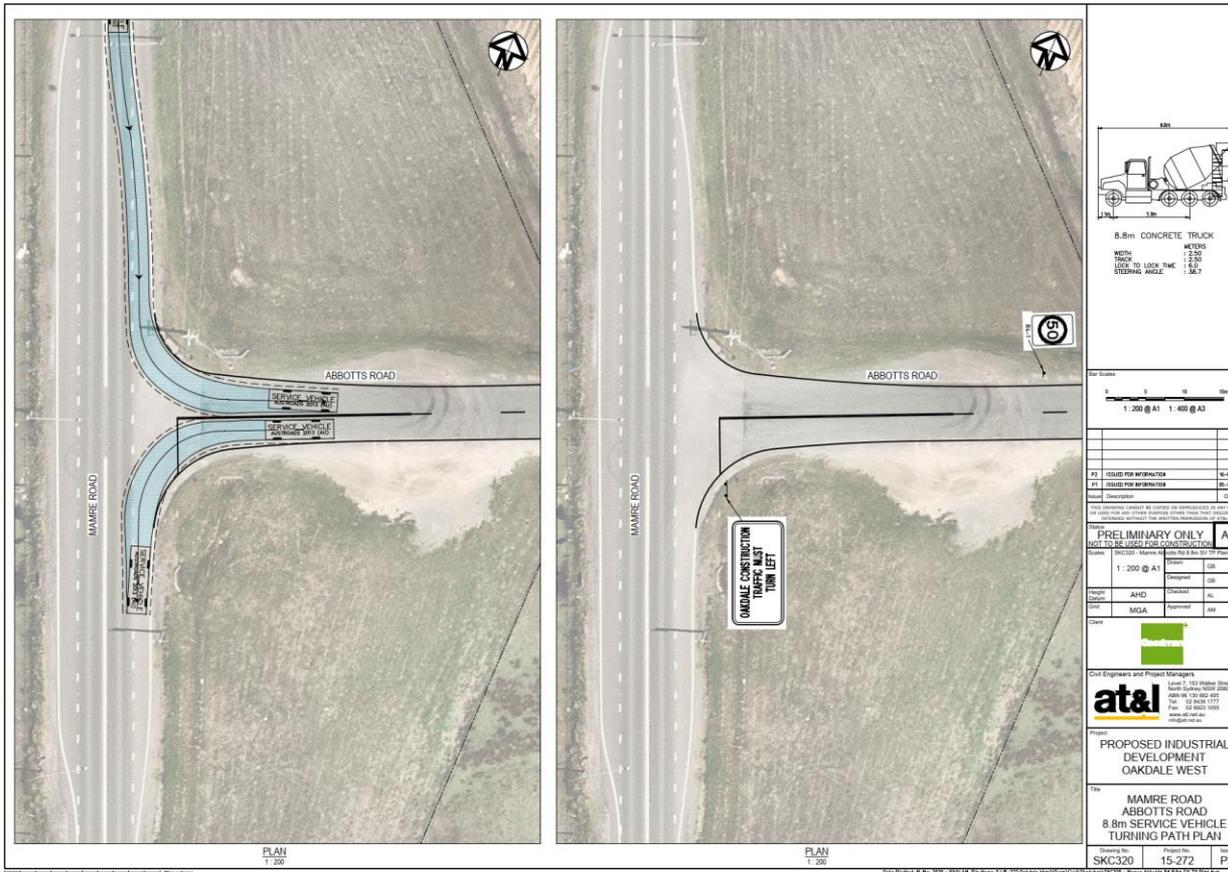
INCIDENTS AND COMPLAINTS AS INCLUDED IN MONTHLY REPORTS

POTENTIAL INCIDENTS	
27 TH FEB	A sub-contractors vehicle was identified exiting the site via Bakers Lane at approximately 9am. A potential non-compliance was raised and reported. The incident report concluded that the event did not constitute an incident or non-compliance and will be responded to in accordance with the commitments made within the approved project CTMP

Community Interactions & Traffic Arrangements

- Targeted consultation meetings held with Emmaus College, Trinity Primary and Mamre Anglican Schools to discuss the use of Bakers Lane for construction traffic (as requested by TfNSW instead of Goodman's proposal to use Abbotts Road/Aldington Road).
- Concerns raised via meetings and written submissions regarding use of Bakers Lane during peak drop off/pick up times for Schools
- Further discussions undertaken between Goodman, TfNSW, and DPIE with agreement (in principle) reached that Abbotts Road/Aldington Road may be utilised for construction traffic during peak School times. This will result in the addition of line marking and signage on Aldington Road.
- Bakers Lane will not be used for additional construction traffic during school peak drop off/pick up periods.
- Goodman will respond to the letters issued from the schools. Goodman reiterate their position that safety is the number one priority.

Traffic Arrangements



Safety

- No external safety incidents
- Minor internal safety incidents. No injuries
- Minor unexpected finds onsite, including asbestos finds, have now all been addressed, with the last of the impacted material having been removed in accordance with EPA, the Unexpected Finds Protocol and Council guidelines.

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