



19 January 2022

Chris Ritchie
Director - Industry Assessments
Department of Planning, Industry & Environment
12 Darcy Street
Parramatta NSW 2150

Dear Chris,

RE: OAKDALE WEST INDUSTRIAL ESTATE ("OAKDALE WEST") – SSD 7348 – STAGING PLAN (UPDATED)

We refer to the Department of Planning, Industry & Environment ("DPIE") assessment and approval of the Oakdale West SSD 7348 application. The development consent for the SSD requests at Condition B15, B16 & B17 (see Tables 1,2,3 below) submission of a Staging Plan where the development is proposed to be staged.

Pursuant to **Conditions B15, B16 and B17**, Goodman Property Services (Aust) Pty Ltd (GPS) hereby request approval for the staging of SSD 7348 development. This plan sets out the proposed staging for the estate wide infrastructure, Western North South Link Road (WNSLR), and warehouse construction for Precincts 1-5, such that it can occur on a progressive basis.

The staging of development will allow the Secretary to review and approve relevant document on a staged basis, as applies to each relevant stage.

Appendix A – Staging Plan Consultation

1 Conditions of Consent - Staging

The following conditions of SSD 7348 permit construction to be undertaken on a staged basis:

Condition B15:

Table 1 - Condition B15

| Condition B15 | Response |
|--|----------|
| <i>Prior to the commencement of construction of any Stage of the Development, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</i> | |

| | |
|--|---|
| <i>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</i> | <i>Relevant stakeholders including Penrith Council, surrounding neighbours (Emmaus College and Village, Edmund David, owner of 20 Aldington Rd, Kemps Creek) RMS, OEH, Endeavour Energy, Transgrid, Water NSW, and TfNSW have been consulted on the staging plan (Appendix A).</i> |
| <i>(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts on adjacent sensitive receivers;</i> | <i>Table 4 below provides staging and timing of proposed works. Impacts to adjacent sensitive receivers, and how these may be mitigated, are discussed in "Mitigation Measures" below at Section 3.</i> |
| <i>(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;</i> | <i>See Table 4, which provides likely sequence of subsequent DAs and anticipated timing. It should be noted that this timing is subject to variation. Where such variation occurs, an updated programme will be submitted to DPE for approval.</i> |
| <i>(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and</i> | <i>Stage 1 Infrastructure works includes landscape planting along the western boundary with sensitive users (landscape bund). This has been completed.</i> <i>The Stage 1 infrastructure works are advanced, with bulk earthworks across Precincts 1 – 3 completed, Noise walls have been installed, and landscape bund to the west completed.</i> |
| <i>(e) include conceptual design for the provision of services, utilities and infrastructure to the Site.</i> | <i>Refer to civil package approved under SSD7348, which provides conceptual services, utilities and infrastructure design.</i> |

Condition B16:

Table 2 - Condition B16

| <i>Condition B16</i> | <i>Response</i> |
|--|--|
| <i>The Applicant must:</i> | |
| <i>(a) not commence construction of any Stage of the Development until the Staging Plan required by Condition B15 is approved by the Planning Secretary;</i> | <i>(a) This staging plan must be approved prior to any CC.</i> |
| <i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i> | <i>Noted. The most recent version of the staging plan approved by the Secretary will be implemented.</i> |

Condition B17:

Table 3 – Condition B17

| <i>Condition B17</i> | <i>Response</i> |
|----------------------|-----------------|
|----------------------|-----------------|

| | |
|---|---------------|
| (a) <i>The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.</i> | <i>Noted.</i> |
|---|---------------|

2 Staging Plan

The Estate is expected to be developed / serviced as follows:

Table 4 – Staging Plan

| 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) | Commenced in December 2019 The WNSLR (now Compass Drive) has been completed and dedicated to Penrith City Council. |
| 1 | Precinct 1 Building Works (see Section 4.2 below) | MOD 2, SSD 7348 – Determined: 21 April 2020 | Building 1A - January 2021 Building 1A commenced in January 2021. Building 1B1, 1B2, & 1C – June 2021 |
| 2/3 | Stage 2 & 3 Infrastructure Works | MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020 | April 2020 Commenced and close to completion. |
| 2 | Building 2B Works | MOD 3, SSD 7348 & SSD 10397 Determined: 9 April 2020 | June 2020 Building 2B is in the advanced stages of construction. |
| 3 | Residual Precinct 2 Building Works | MOD 6, SSD 7348 & SSD 9794683 MOD 6 Determined: 10 March 2021 | Building 2A – Q4 2021 Building 2C & 2D – Q2 2022 |
| 4 | Building 3A Works | DA20/0843 (Building 3A - local council DA) Determined: 15 April 2021 | Building 3A - July 2021 |

| | | | |
|---|--|--|--|
| 5 | Building 3B& 4E Works and residual Estate Infrastructure Works | MOD 7 to SSD 7348 Determined 8 October 2021. Council DA21.0440 (Building 3B – local council DA) Determined 25 November 2021 SSD 22191322 (Building 4E) Determined 29 October 2021 | Building 3B - Q4 2021 Building 4E – Q4 2021 Remaining Estate Infrastructure works – Q3 2021 – Q2 2022 |
| 6 | Building 3C | Council DA to be submitted | 2022 - 2025 |
| 7 | Precinct 4 Building Works (excluding Building 4E) | Council DA to be submitted | 2022 - 2025 |
| 8 | Precinct 5 Building Works | Council DA to be submitted | 2022 - 2023 |

See below staging plan demonstrating the above stages of work.



Figure 1 - Oakdale West Staging Plan

3 Mitigation Measures

The Estate is proposed to be constructed progressively on a staged process to minimise the amount of environmental impact. In addition, the following mitigation measures will be incorporated:

- A 40m landscape bund will be constructed to the west of the site to act as a barrier to the schools and aged care facilities (completed);
- A permanent noise wall is installed to the west of the site to act as a barrier to the schools and aged care facilities;
- A noise blanket is currently in place between the development and the sensitive receivers to the south to reduce noise impacts;
- Further information regarding the concept proposal for the estate including the implementation of landscaping, screening, and provisioning of services is outlined within the reports submitted as part of the SSD 7348.

4 SSD 7348 – Stage 1 Development

4.1 The Stage 1 works, approved under SSD 7348, are as follows:

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications;
- Western North-South Link Road and associated subdivision, basins and drainage;

- estate roads 1, 3 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1, 3 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection; and
- works within Lot 9 DP1157476 including reconfiguration of car park, relocation of car park access on Lockwood Road, infrastructure, landscaping and all works associated with the WNSLR.

The infrastructure works mentioned above commenced in December 2019 and are completed with the residual estate infrastructure works underway due for completion by Q2 2022.

4.2 Precinct 1 Building Works

The on-lot warehouse construction for Precinct 1 is proposed to be undertaken in two (2) stages as follows:

| Stage | Description | Anticipated Construction Commencement |
|-------|------------------|---------------------------------------|
| 1 | Building 1A | January 2021 |
| 2 | Building 1B & 1C | July 2021 |

See below site plans for Precinct 1:

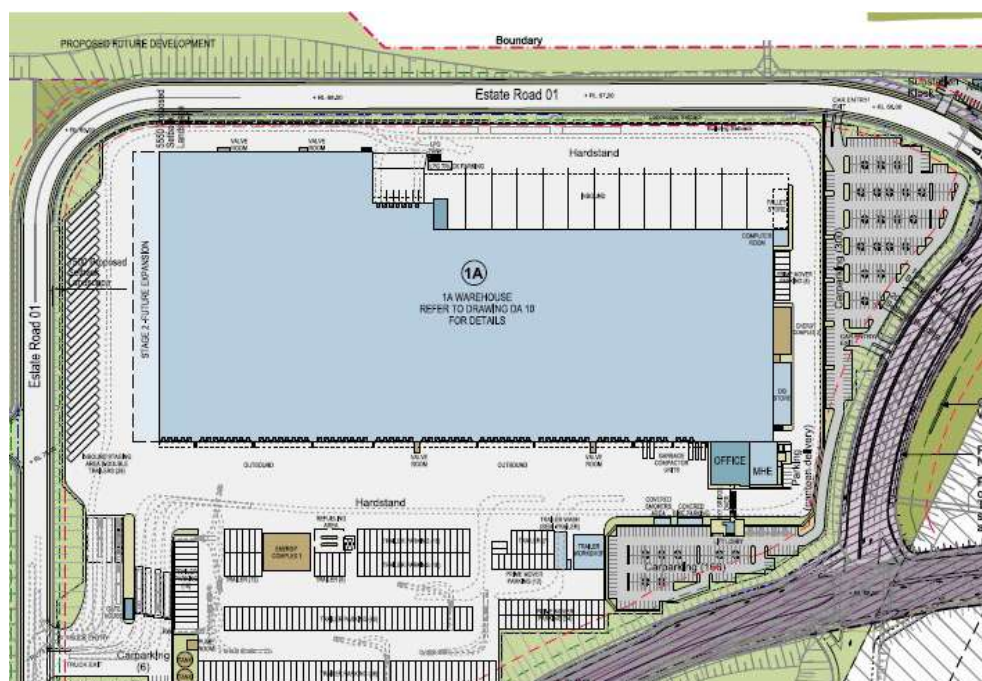


Figure 2 – Lot 1A

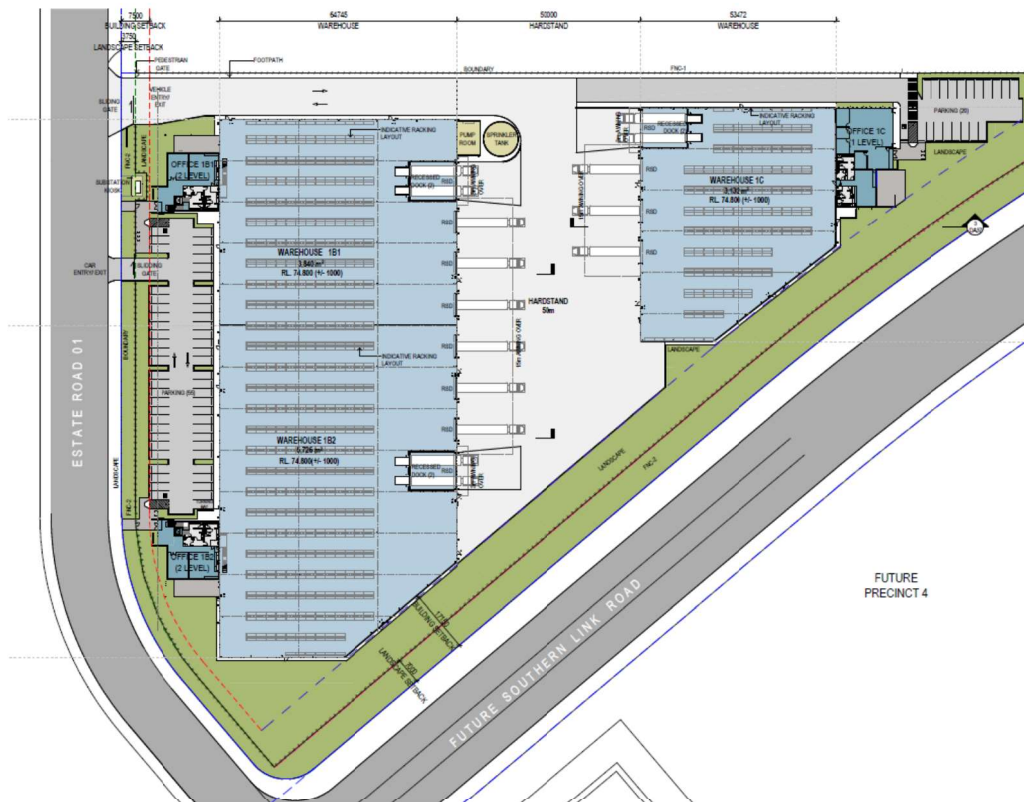


Figure 3 – Lot 1B & 1C

5 SSD 9794683 – Stage 3 Development (Warehouses 2A, 2C, 2D)

The on-lot warehouse construction for **Warehouses 2A** is anticipated to commence in **Q4 2021**. The on-lot warehouse construction for **Warehouse 2C & 2D** are proposed to commence in **Q2 2022**.

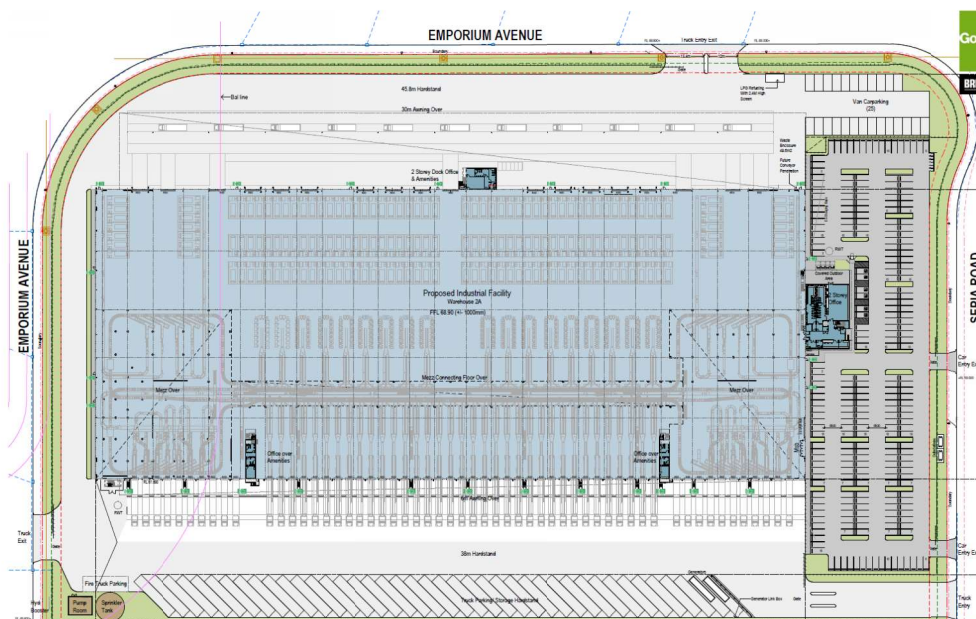
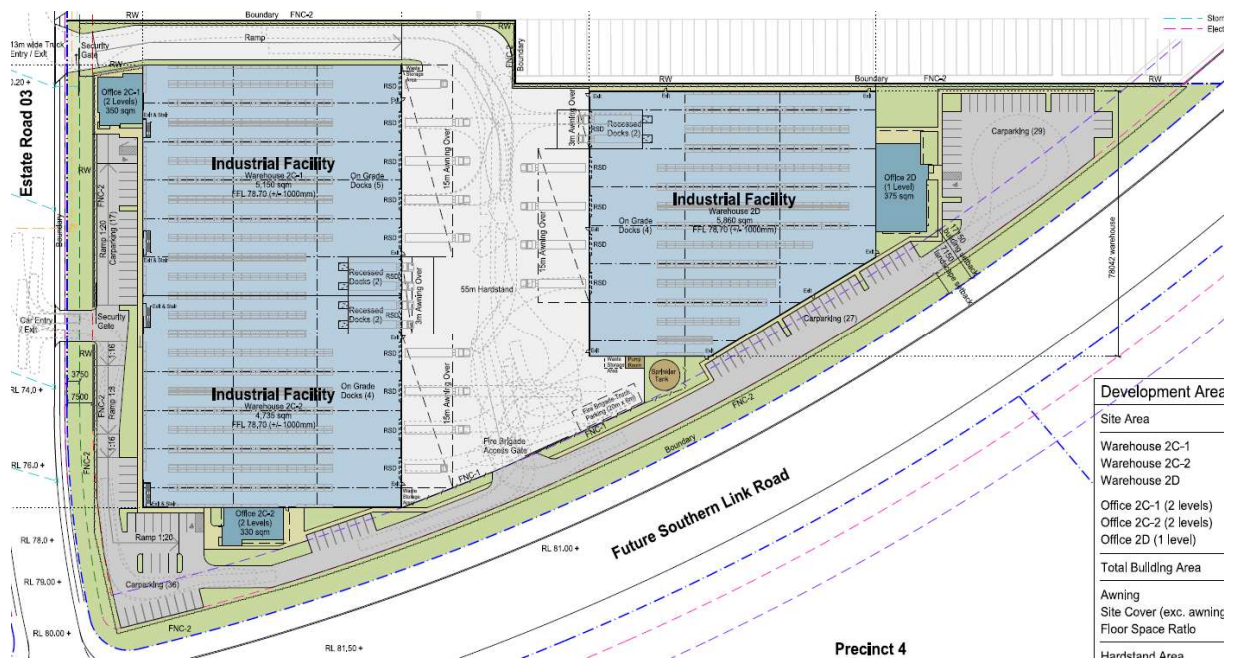
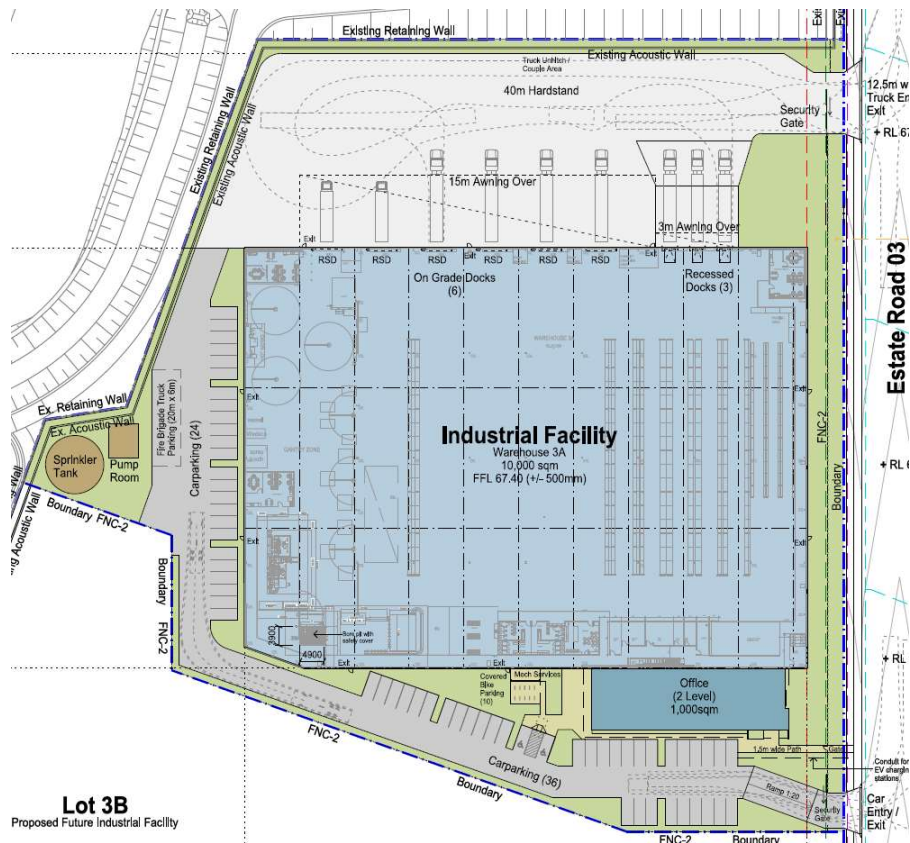


Figure 5 - Lot 2A



6 DA20/0843 – Warehouse 3A

The on-lot warehouse construction for **Warehouse 3A** is under construction.



7 Warehouses 3B & 4E

Warehouses 3B & 4E to commence construction in Q4 2021.

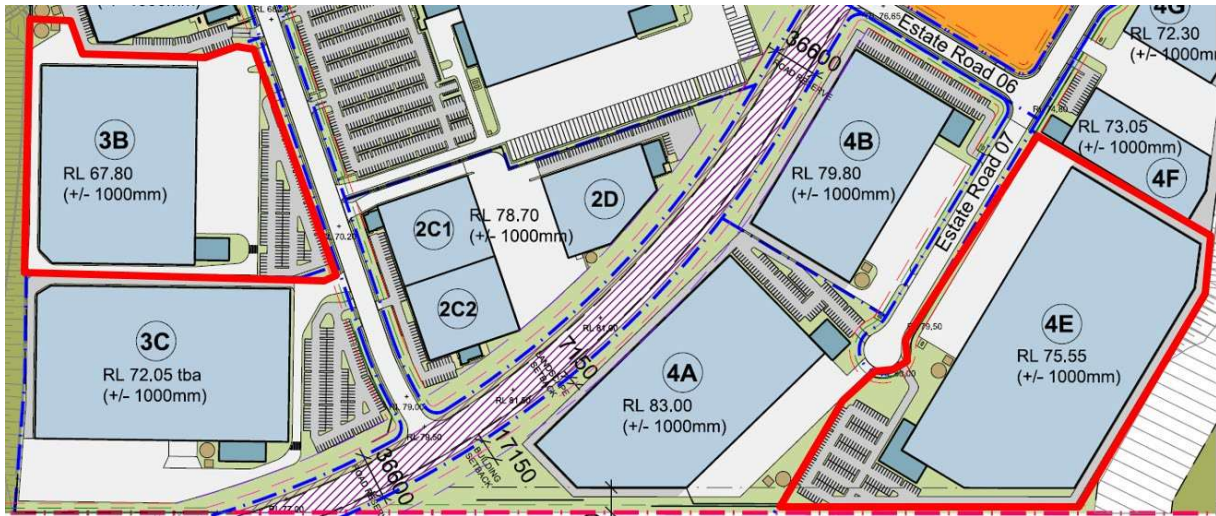


Figure 8 - Warehouses 3B & 4E

Together with the consultation requirements for the proposed staging of SSD 7348 numerous community consultation meetings have been scheduled, the latest being 10 November 2021, where the upcoming the development stages were discussed.

The strategies, plans or programs are prepared to address each of the stages and proposed to would be submitted to the DPIE for approval. Approvals of the documentation would only be sought relative to the proposed works contained within each stage.

Each abovementioned relevant strategy, plan or program, describes the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined would be demonstrated.

Would you please confirm approval of the above so that we may progress this major project. If you have any questions, please contact the undersigned.

Yours sincerely,

Guy Smith
Head of Planning

Appendix A

From: [Justine Clarke](#)
To: [Lachlan O'Reilly](#)
Cc: [Alison Kniha](#)
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation
Date: Monday, 20 December 2021 3:56:28 PM
Attachments: [image004.png](#)
[image005.gif](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.jpg](#)
[image011.jpg](#)
[image012.jpg](#)
[ARK WaterNSW response - Oakdale West Estate - Building 2A CEMP Consultation and updated estate staging plan.msg](#)

Hi Lachlan

That was included in my last response with the CEMP (attached). I combined them as I have done in the past.

Is this sufficient or do you need a separate response.

Regards

Justine Clarke
Catchment and Asset Protection Adviser

Please note: I am currently working from home. I can be reached via email or 0457 535 955



Level 14, 169 Macquarie Street
PO Box 398
Parramatta NSW 2150
M: 0457 535 955
justine.clarke@waternsw.com.au
www.waternsw.com.au

From: Lachlan O'Reilly <Lachlan.OReilly@goodman.com>
Sent: Monday, 20 December 2021 3:54 PM
To: Alison Kniha <Alison.Kniha@waternsw.com.au>; Justine Clarke <Justine.Clarke@waternsw.com.au>
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

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Hi Justine & Alison,

Just following up in respect of the below.

Did you or the team have any queries in respect of the revised staging plan ? A "No Comment" responses is satisfactory for our consultation purposes.

We would appreciate if you could please provide an update by **COB 21/12**.

-

Regards,

Lachlan O'Reilly
Project Administrator



Direct: +61 2 9230 7284
Mobile: +61 481 254 556
Lachlan.O'Reilly@goodman.com
www.goodman.com

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1-11 Hayes Road
Rosebery NSW 2018
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From: Lachlan O'Reilly

Sent: Sunday, 28 November 2021 7:46 PM

To: Alison.Kniha@waternsw.com.au; justine.clarke@waternsw.com.au

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>

Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

Hi Justine and Alison,

Further to my previous email, please see attached the latest staging plan for the Oakdale West Industrial Estate providing minor updates on the status and forecast timing of upcoming developments.

In accordance with condition B15 of SSD 7348, it is a requirement that we consult with the relevant stakeholders prior to the DPIE approval as seen below:



On this basis, may I please request if you could review and provide any feedback prior to issue to DPIE. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

Regards,

From: Lachlan O'Reilly

Sent: Friday, 26 November 2021 9:58 AM

To: Alison.Kniha@waternsw.com.au; justine.clarke@waternsw.com.au

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>

Subject: Oakdale West Estate - Building 2A | CEMP Consultation

Importance: High

Dear Justine and Alison,

As you're aware, Goodman are currently constructing the Oakdale West Estate. We're hoping to shortly commence construction of our Lot 2A warehouse (see indicated in red in Fig.1) within the Estate.

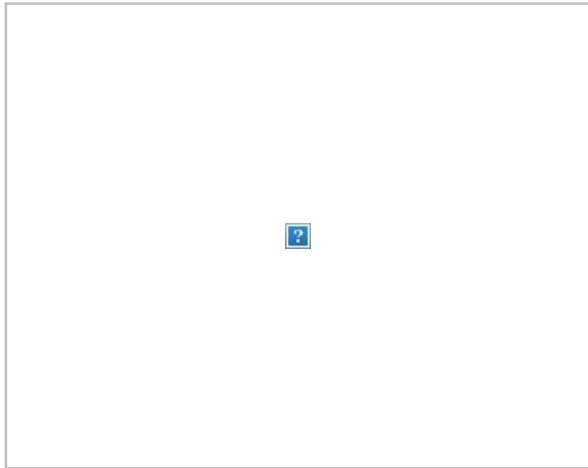


Figure 1 - Oakdale West, including Lot 2A

Whilst the Consent for the development (SSD 9794683) is under assessment by Department, we wish to commence the Post approval documentation consultation process in the interim to maintain progress with the proposed development timelines.

On this basis, we have drafted the SSD Construction Environmental Management Plan, inclusive of the relevant sub-plans in accordance with Consent No. 22191322 (Oakdale West Building 4E, as we foresee the conditions will be similar given both projects are considered State Significant Development within the Oakdale West Estate).

Condition C18 of the overarching consent for Oakdale West Estate (SSD 7348) requires us to consult with WaterNSW on the Construction Environmental Management Plan (CEMP), which considers how construction measures will be managed during the development.

It is a requirement of the condition that we demonstrate consultation with you before we can lodge this report with the Department for approval. We are unable to start construction until the Department approves this report:



We'd therefore be grateful if you're able to please review the overarching CEMP contained within the below link and provide us any comments you may have. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

<https://spaces.hightail.com/receive/58gASPqzS7>

-

We note that construction traffic will be via Compass Drive (Previously known as WNSLR), and not Bakers Lane.

-

Furthermore, we note the contents of this CEMP is aligned with the recently approved CEMP for Building 4E.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

It would be grateful if you could come back to us by 01 December 2021 to remain on programme.

Regards,

From: Rhian Greenup
To: Lachlan O'Reilly; Stephen Masters; Kathryn Saunders
Cc: Stephanie Partridge; Rob Moody; Luke Ridley; Claudia Wheatley; Kym Dracopoulos; Alasdair Cameron
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation
Date: Tuesday, 21 December 2021 11:42:35 AM
Attachments: [image004.png](#)
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[image012.png](#)
[image013.jpg](#)
[image014.jpg](#)
[image015.jpg](#)
[RE Oakdale West Estate - Building 2A CEMP Consultation.msg](#)

Good morning Lachlan

Council has responded to your original request on 3 December 2021.

I have attached my previous email for your reference.

Kind Regards

Rhian Greenup
Administration Officer

E rhian.greenup@penrith.city
T [+61247327637](tel:+61247327637) | F | M
PO Box 60, PENRITH NSW 2751
www.visitpenrith.com.au
www.penrithcity.nsw.gov.au



From: Lachlan O'Reilly <Lachlan.OReilly@goodman.com>
Sent: Monday, 20 December 2021 3:59 PM
To: Stephen Masters <stephen.masters@penrith.city>; Kathryn Saunders <kathryn.saunders@penrith.city>
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Rhian Greenup <rhian.greenup@penrith.city>
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

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Hi Stephen & Kathryn

Just following up in respect of the below.

Did you or the team have any queries in respect of the revised staging plan ? A "No Comment" responses is satisfactory for our consultation purposes.

We would appreciate if you could please provide an update by **COB 21/12**.

-
Regards,

Lachlan O'Reilly
Project Administrator

Direct: [+61 2 9230 7284](tel:+61292307284)
Mobile: [+61 481 254 556](tel:+61481254556)



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From: Lachlan O'Reilly

Sent: Sunday, 28 November 2021 7:47 PM

To: stephen.masters@penrith.city; kathryn.saunders@penrith.city

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>

Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

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Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

Regards,

From: Lachlan O'Reilly

Sent: Friday, 26 November 2021 10:00 AM

To: stephen.masters@penrith.city; kathryn.saunders@penrith.city

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>

Subject: Oakdale West Estate - Building 2A | CEMP Consultation

Importance: High

Dear Steve & Kathryn,

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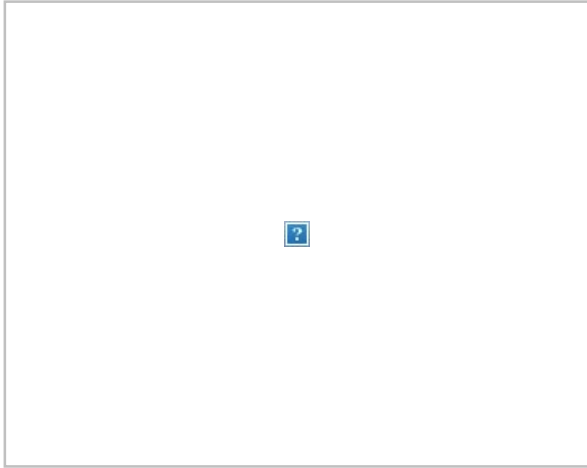


Figure 1 - Oakdale West, including Lot 2A

Whilst the Consent for the development (SSD 9794683) is under assessment by Department, we wish to commence the Post approval documentation consultation process in the interim to maintain progress with the proposed development timelines.

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It is a requirement of the condition that we demonstrate consultation with you before we can lodge this report with the Department for approval. We are unable to start construction until the Department approves this report:



We'd therefore be grateful if you're able to please review the overarching CEMP contained within the below link and provide us any comments you may have. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

<https://spaces.hightail.com/receive/58gASPqzS7>

-

We note that construction traffic will be via Compass Drive (Previously known as WNSLR), and not Bakers Lane.

-

Furthermore, we note the contents of this CEMP is aligned with the comments previously received by PCC for the Building 4E, so we trust this is expedites the review.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

It would be grateful if you could come back to us by 01 December 2021 to remain on programme.

Regards,

From: [Raymond Tran](#)
To: [Lachlan O'Reilly](#)
Cc: [Stephanie Partridge](#); [Rob Moody](#); [Luke Ridley](#); [Claudia Wheatley](#); [Kym Dracopoulos](#); [Alasdair Cameron](#); [Malgy Coman](#); [Guy Smith](#); [Laura Van putten](#); [Pahee Rathan](#)
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation
Date: Monday, 20 December 2021 5:19:46 PM
Attachments: [image011.gif](#)
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[image016.jpg](#)
[image017.jpg](#)
[image018.jpg](#)
[image002.jpg](#)

Hi Lachlan

Apologies for the confusion. I have reviewed the staging plan and have no comments to add.

Kind regards,

Raymond Tran

Network & Safety Officer

Western Parkland City

Network and Asset Management

Transport for NSW

T 02 8843 3133

Level 5, 27 Argyle Street Parramatta NSW 2150



OFFICIAL

From: Lachlan O'Reilly [mailto:Lachlan.OReilly@goodman.com]
Sent: Monday, 20 December 2021 4:22 PM
To: Laura Van putten <Laura.VAN.PUTTEN@transport.nsw.gov.au>; Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>; Raymond Tran <Raymond.TRAN@transport.nsw.gov.au>
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Malgy Coman <Malgy.COMAN@transport.nsw.gov.au>; Guy Smith <Guy.Smith@goodman.com>
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

CAUTION: This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

Hi Laura,

In this instance, we are just seeking comment on the Staging plan and not the CEMP issued in the original email.

In respect of approvals, all have been obtained and the relevant documentation can be found as follows:

SSD 9794683

[getContent \(nsw.gov.au\)](#)

MOD 9

[Oakdale West Estate MOD 9 | Major Projects - Department of Planning and Environment \(nsw.gov.au\)](#)

I have attached the staging plan again for reference, and trust a response can be provided.

Regards,



Lachlan O'Reilly
Project Administrator

Direct: [+61 2 9230 7284](tel:+61292307284)
Mobile: [+61 481 254 556](tel:+61481254556)
Lachlan.OReilly@goodman.com
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Rosebery NSW 2018
Australia



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Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621

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From: Laura Van putten <Laura.VAN.PUTTEN@transport.nsw.gov.au>

Sent: Monday, 20 December 2021 4:13 PM

To: Lachlan O'Reilly <Lachlan.OReilly@goodman.com>; Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>; Raymond Tran <Raymond.TRAN@transport.nsw.gov.au>

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Malgy Coman <Malgy.COMAN@transport.nsw.gov.au>

Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

Hi Lachlan

As per my attached email I have referred your request to our Journey Management team and am still awaiting a response. I have sent an update request also.

I note from your previous email you had not received consent by the time of sending. Can you please provide an update to the consent. As you would understand we can only provide preliminary comments until consent has been issued.

Please note that Pahee and Raymond are not the correct contact, thanks.

Kind regards,

Laura van Putten

T 02 8849 2480 | M 0429 505 961

From: Lachlan O'Reilly [<mailto:Lachlan.OReilly@goodman.com>]

Sent: Monday, 20 December 2021 3:54 PM

To: Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>; Raymond Tran <Raymond.TRAN@transport.nsw.gov.au>

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Malgy Coman <Malgy.COMAN@transport.nsw.gov.au>; Laura Van putten <Laura.VAN.PUTTEN@transport.nsw.gov.au>

Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

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Hi Pahee and Raymond,

Just following up in respect of the below.

Did you or the team have any queries in respect of the revised staging plan ? A "No Comment" responses is satisfactory for our consultation purposes.

We would appreciate if you could please provide an update by **COB 21/12**.

-
Regards,



Lachlan O'Reilly
Project Administrator

Direct: [+61 2 9230 7284](tel:+61292307284)
Mobile: [+61 481 254 556](tel:+61481254556)
Lachlan.OReilly@goodman.com
www.goodman.com

The Hayesbery
1-11 Hayes Road
Rosebery NSW 2018
Australia



Goodman Limited ABN 69 000 123 071

Goodman Funds Management Limited ABN 48 067 796 641 AFSL Number 223621

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From: Lachlan O'Reilly

Sent: Sunday, 28 November 2021 7:47 PM

To: Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>; Raymond Tran <Raymond.TRAN@transport.nsw.gov.au>

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Malgy Coman <Malgy.COMAN@transport.nsw.gov.au>; Laura Van putten <Laura.VAN.PUTTEN@transport.nsw.gov.au>

Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

Hi Pahee and Raymond,

Further to my previous email, please see attached the latest staging plan for the Oakdale West Industrial Estate providing minor updates on the status and forecast timing of upcoming developments.

In accordance with condition B15 of SSD 7348, it is a requirement that we consult with the relevant stakeholders prior to the DPIE approval as seen below:

cid:image016.jpg@01D7F5C4.22E05000



On this basis, may I please request if you could review and provide any feedback prior to issue to DPIE. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

Regards,

From: Lachlan O'Reilly

Sent: Friday, 26 November 2021 9:59 AM

To: Pahee Rathan <Pahee.RATHAN@transport.nsw.gov.au>; Raymond Tran <Raymond.TRAN@transport.nsw.gov.au>

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos

<Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Malgy Coman <Malgy.COMAN@transport.nsw.gov.au>; Laura Van putten <Laura.VAN.PUTTEN@transport.nsw.gov.au>

Subject: Oakdale West Estate - Building 2A | CEMP Consultation

Importance: High

Dear Pahee and Raymond,

As you're aware, Goodman are currently constructing the Oakdale West Estate. We're hoping to shortly commence construction of our Lot 2A warehouse (see indicated in red in Fig.1) within the Estate.

cid:image017.jpg@01D7F5C4.22E05000

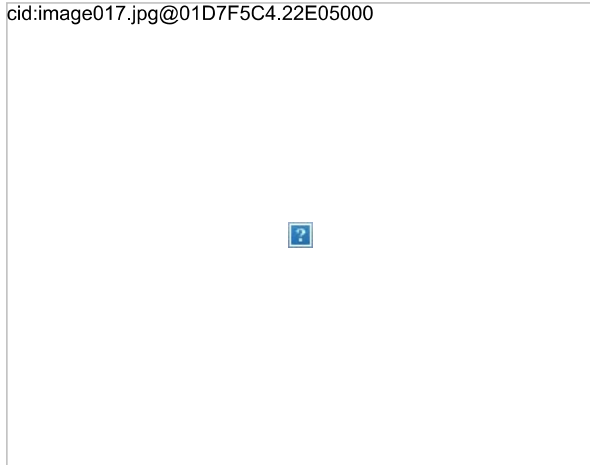


Figure 1 - Oakdale West, including Lot 2A

Whilst the Consent for the development (SSD 9794683) is under assessment by Department, we wish to commence the Post approval documentation consultation process in the interim to maintain progress with the proposed development timelines.

On this basis, we have drafted the SSD Construction Environmental Management Plan, inclusive of the CTMP plan in accordance with Consent No. 22191322 (Oakdale West Building 4E, as we foresee the conditions will be similar given both projects are considered State Significant Development within the Oakdale West Estate).

Condition C18 of the overarching consent for Oakdale West Estate (SSD 7348) requires us to consult with TfNSW on the Construction Traffic Management Plan (CTMP), which considers how construction traffic measures will be managed during the development.

It is a requirement of the condition that we demonstrate consultation with you before we can lodge this report with the Department for approval. We are unable to start construction until the Department approves this report:

cid:image018.jpg@01D7F5C4.22E05000



We'd therefore be grateful if you're able to please review the CTMP contained within the below link and provide us any comments you may have. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

<https://spaces.hightail.com/receive/58gASPqzS7>

-

We note that construction traffic will be via Compass Drive (Previously known as WNSLR), and not Bakers Lane.

-

Furthermore, we note the contents of this CTMP is aligned with the comments previously received by PCC for the Building 4E development, wherein we have addressed the modelling and intersection concerns previously raised.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

It would be grateful if you could come back to us by 01 December 2021 to remain on programme.

Regards,

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 **Consider the environment. Please don't print this e-mail unless really necessary.**

From: [Clinton Jurd](#)
To: [Lachlan O'Reilly](#)
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation
Date: Wednesday, 5 January 2022 3:28:13 PM
Attachments: [image001.gif](#)
[image002.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.jpg](#)
[image010.jpg](#)
[image011.jpg](#)

Hi and apologies Lachlan,
Given the delayed response, we obviously have no comment.
Thanks,
Clinton

From: Lachlan O'Reilly <Lachlan.OReilly@goodman.com>
Sent: Monday, 20 December 2021 3:53 PM
To: Clinton Jurd <Clinton.Jurd@endeavourenergy.com.au>
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>; Guy Smith <Guy.Smith@goodman.com>
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

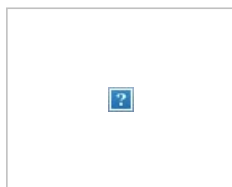
Hi Clinton,

Just following up in respect of the below.

Did you or the team have any queries in respect of the revised staging plan ? A "No Comment" responses is satisfactory for our consultation purposes.

We would appreciate if you could please provide an update by **COB 21/12**.

-
Regards,



Lachlan O'Reilly
Project Administrator

Direct: [+61 2 9230 7284](tel:+61292307284)
Mobile: [+61 481 254 556](tel:+61481254556)
Lachlan.OReilly@goodman.com
www.goodman.com

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From: Lachlan O'Reilly
Sent: Sunday, 28 November 2021 7:45 PM
To: clinton.jurd@endeavourenergy.com.au
Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>
Subject: RE: Oakdale West Estate - Building 2A | CEMP Consultation

Hi Clinton,

Further to my previous email, please see attached the latest staging plan for the Oakdale West Industrial Estate providing minor

updates on the status and forecast timing of upcoming developments.

In accordance with condition B15 of SSD 7348, it is a requirement that we consult with the relevant stakeholders prior to the DPIE approval as seen below:



On this basis, may I please request if you could review and provide any feedback prior to issue to DPIE. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

Regards,

From: Lachlan O'Reilly

Sent: Friday, 26 November 2021 9:55 AM

To: clinton.jurd@endeavourenergy.com.au

Cc: Stephanie Partridge <Stephanie.Partridge@goodman.com>; Rob Moody <Rob.Moody@goodman.com>; Luke Ridley <Luke.Ridley@goodman.com>; Claudia Wheatley <Claudia.Wheatley@goodman.com>; Kym Dracopoulos <Kym.Dracopoulos@goodman.com>; Alasdair Cameron <Alasdair.Cameron@goodman.com>

Subject: Oakdale West Estate - Building 2A | CEMP Consultation

Importance: High

Dear Clinton,

As you're aware, Goodman are currently constructing the Oakdale West Estate. We're hoping to shortly commence construction of our Lot 2A warehouse (see indicated in red in Fig.1) within the Estate.

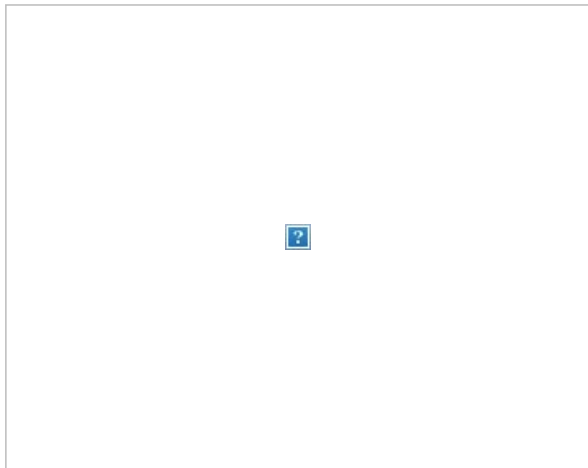


Figure 1 - Oakdale West, including Lot 2A

Whilst the Consent for the development (SSD 9794683) is under assessment by Department, we wish to commence the Post approval documentation consultation process in the interim to maintain progress with the proposed development timelines.

On this basis, we have drafted the SSD Construction Environmental Management Plan, inclusive of the relevant sub-plans in accordance with Consent No. 22191322 (Oakdale West Building 4E, as we foresee the conditions will be similar given both projects are considered State Significant Development within the Oakdale West Estate).

Condition C18 of the overarching consent for Oakdale West Estate (SSD 7348) requires us to consult with Endeavour Energy on the Construction Environmental Management Plan (CEMP), which considers how construction measures will be managed during the development.

It is a requirement of the condition that we demonstrate consultation with you before we can lodge this report with the Department for approval. We are unable to start construction until the Department approves this report:



We'd therefore be grateful if you're able to please review the overarching CEMP contained within the below link and provide us any comments you may have. A 'no comment' response would satisfy the consultation requirements if you have no feedback.

<https://spaces.hightail.com/receive/58gASPqzS7>

-

We note that construction traffic will be via Compass Drive (Previously known as WNSLR), and not Bakers Lane.

-

Furthermore, we note the contents of this CEMP is aligned with the recently approved CEMP for Building 4E.

Please let me know if you have any questions, otherwise we appreciate your assistance in advance.

It would be grateful if you could come back to us by 01 December 2021 to remain on programme.

Regards,

Alasdair Cameron

From: JPerica & Co <jp-co@bigpond.com>
Sent: Thursday, 20 January 2022 6:24 PM
To: Alasdair Cameron
Cc: Guy Smith; Lachlan O'Reilly
Subject: Re:

Hi Alasdair

Email received.

Regards
Jack

Sent from my iPhone

On 20 Jan 2022, at 4:30 pm, Alasdair Cameron <Alasdair.Cameron@goodman.com> wrote:

Hi Jack,

Hope you are well.

As you're aware, Goodman are currently constructing the Oakdale West Estate.

You will know from previous consultations we are required under our development consent conditions to provide you with the attached staging plan that summarises the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the consent.

Should you have any questions, please don't hesitate to contact me.

Regards
Alasdair

Alasdair Cameron
Senior Project Manager - Infrastructure

Direct: +61 2 9230 7289
Mobile: +61 402 458 226
Alasdair.Cameron@goodman.com
www.goodman.com

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<OWE - Staging Plan_26.11.21.pdf>

Alasdair Cameron

From: Edmond David <edmond.david@motorolasolutions.com>
Sent: Thursday, 20 January 2022 9:36 PM
To: Alasdair Cameron
Cc: Lachlan O'Reilly; Guy Smith
Subject: RE:

Hi Alasdair

I confirm receipt of this email including the staging plan attachment.

I note that the words "Precinct" and "Stage" are frequently used throughout the document. Could you please advise if they mean the same thing?

In other words, is precinct 5 same as stage 5?

Regards

Edmond David
20 Aldington Road
Kemps Creek NSW, 2178
Australia
0408868827

From: Alasdair Cameron [mailto:Alasdair.Cameron@goodman.com]
Sent: Thursday, 20 January 2022 4:31 PM
To: edmond.david@motorolasolutions.com
Cc: Lachlan O'Reilly; Guy Smith
Subject:

Hi Edmond,

Hope you are well.

As you're aware, Goodman are currently constructing the Oakdale West Estate.

As you know from previous consultations we are required under our development consent conditions to provide you with the attached staging plan that summarises the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the consent.

Should you have any questions, please don't hesitate to contact me.

Regards
Alasdair

The Goodman logo, featuring the word "Goodman" in white text on a green rectangular background.

+ Alasdair Cameron
Senior Project Manager - Infrastructure

Direct: +61 2 9230 7289
Mobile: +61 402 458 226
Alasdair.Cameron@goodman.com
www.goodman.com

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Alasdair Cameron

From: Robert Nastasi <rnastasi@parra.catholic.edu.au>
Sent: Thursday, 20 January 2022 5:17 PM
To: Alasdair Cameron
Cc: Guy Smith; Lachlan O'Reilly
Subject: Re: Oakdale West Estate - Updated Staging Plan

Thanks Alastair Email received and no issues from Emmaus.

Regards
Rob N

On Thu, 20 Jan 2022 at 4:36 pm, Alasdair Cameron <Alasdair.Cameron@goodman.com> wrote:

Hi Robert,

Hope you are well.

As you're aware, Goodman are currently constructing the Oakdale West Estate.

You will know from previous consultations we are required under our development consent conditions to provide you with the attached staging plan that summarises

the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the

consent.

Should you have any questions, please don't hesitate to contact me.

Regards
Alasdair



+ Alasdair Cameron
Senior Project Manager - Infrastructure

Direct: +61 2 9230 7289
Mobile: +61 402 458 226
Alasdair.Cameron@goodman.com
www.goodman.com

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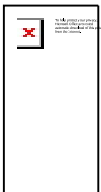
Principal

Robert Nastasi

Email: rnastasi@parra.catholic.edu.au

Phone: 9670 8300

Fax: 98343403



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'Curiosity to Clarity to Challenge'

**2021 ECC focus: ; Learning; Transformational, Differentiated & Blended learning; Attendance;
Positive Behaviour focus & Respect; Growth Coaching; Wellbeing for all**

Alasdair Cameron

From: Cathie Graydon <cathie.graydon@mamre.nsw.edu.au>
Sent: Thursday, 20 January 2022 5:22 PM
To: Alasdair Cameron
Cc: Guy Smith; Lachlan O'Reilly
Subject: Re: Oakdale West Estate - Updated Staging Plan

Received and understood.

Cathie

On Thu, 20 Jan 2022 at 4:38 pm, Alasdair Cameron <Alasdair.Cameron@goodman.com> wrote:

Hi Cathie

Hope you are well.

As you're aware, Goodman are currently constructing the Oakdale West Estate.

You will know from previous consultations we are required under our development consent conditions to provide you with the attached staging plan that summarises

the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the

consent.

Should you have any questions, please don't hesitate to contact me.

Regards
Alasdair



+ Alasdair Cameron
Senior Project Manager - Infrastructure

Direct: +61 2 9230 7289
Mobile: +61 402 458 226
Alasdair.Cameron@goodman.com
www.goodman.com

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--

Regards,

Cathie Graydon

Principal

Mamre Anglican School
45 Bakers Lane
Kemps Creek NSW 2178
PO Box 88 St Marys NSW 1790
Ph: 02 9834 1881

E: principal@mamre.nsw.edu.au

Alasdair Cameron

From: Rosemary Chapman <rochapman@chcs.com.au>
Sent: Monday, 24 January 2022 2:27 PM
To: Alasdair Cameron
Subject: RE: Oakdale West Estate - Updated Staging Plan

Hi Alasdair,

I acknowledge receipt of the staging plan for the Oakdale West Industrial Estate. My residents appreciate being advised of the progress of the development.

Kind regards
Rosemary



Rosemary Chapman | Village Manager | Emmaus Village
| M. 0491 052 978 | catholichealthcare.com.au

=====
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=====

=

From: Alasdair Cameron <Alasdair.Cameron@goodman.com>
Sent: Thursday, 20 January 2022 4:28 PM
To: Rosemary Chapman <rochapman@chcs.com.au>
Cc: Lachlan O'Reilly <Lachlan.OReilly@goodman.com>; Guy Smith <Guy.Smith@goodman.com>
Subject: Oakdale West Estate - Updated Staging Plan

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Hi Rosemary,
Hope you are well.

As you're aware, Goodman are currently constructing the Oakdale West Estate.

As you know from previous consultations we are required under our development consent conditions to provide you with the attached staging plan that summarises
the key dates for construction of each stage and approved building at the site.

If you could please assist by confirming by reply email that you received this email. This will close out this requirement under the consent.

Should you have any questions, please don't hesitate to contact me.

Regards
Alasdair



+Alasdair Cameron
Senior Project Manager - Infrastructure

Direct: +61 2 9230 7289
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Alasdair.Cameron@goodman.com
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