

Stakeholder Consultation Meeting

Oakdale West Estate
December 2019

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



Overview

- Welcome and Introductions
- Project Outcomes – Previous Month
- Project Program
- Safety Update
- Environmental Performance Update
- Community Interactions Update
- Proposed Modifications & Stage 2
- Stakeholder Feedback & Questions

Welcome and Introductions

Project Team:

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

Stakeholder Representatives

Project Outcomes – Previous Month

- Site establishment commenced 5 December 2019
- Pre construction activities underway to enable construction to commence in the new year.

Project Program

Oakdale West Estate – Burton Contractors

- Site establishment work occurring, with mobilisation of plant to site out of hours to limit impacts on the surrounds – December 2019
- Fencing areas of biodiversity and services to avoid encroachment impacts – December 2019
- Demolition and Hazmat Removal/Snake barrier fence/Tree clearing – December 2019 – early January 2020
- Water management infrastructure construction – December 2019 – late January 2020
- Earthworks commencement – January 2020
- Western North South Link Road – Robson Civil
 - Site establishment and commencement from 6 January 2020
- Works to cease over the Christmas Holiday Break – **Shutdown from 21st December 2019 – 6th January 2020**
- Agency and community engagement continuing.

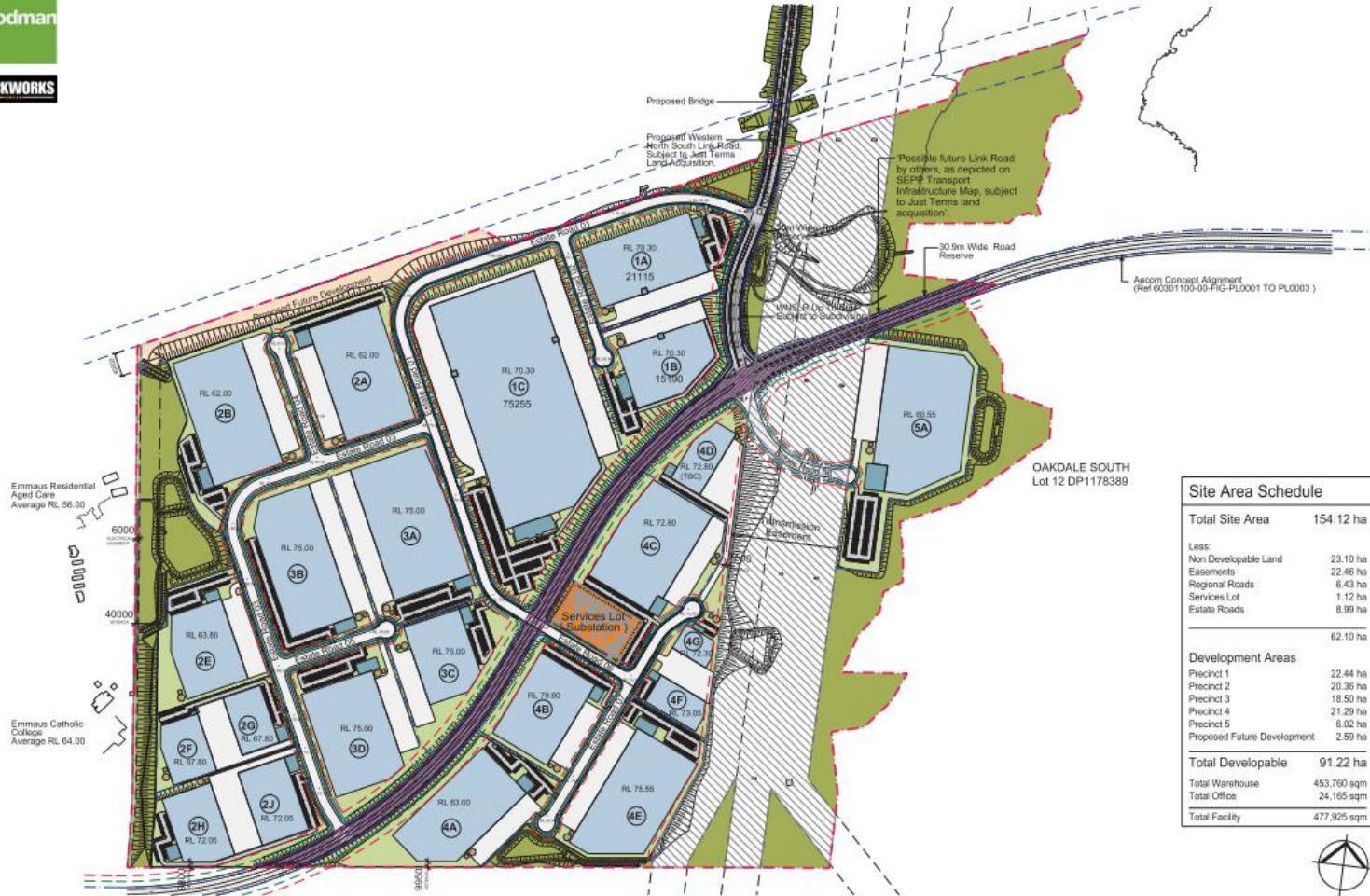
Site Plan



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



SBA Architects
Oakdale West Estate
Horsley Park

SSDA Estate Masterplan

1:5000 @ A1
1:6000 @ A3
4 May 2018
OAK MP02 (AN)

global environmental and advisory solutions



Safety

- No safety incidents
- Due to current environmental conditions caused by smoke haze, the health and safety of workers is being monitored closely.
- The previous structures on site contained low levels of asbestos, which is in the process of being removed in accordance with EPA and Council guidelines.

Environmental Performance (Dec 2019)

1. No incidents or Non- Compliances reported in preceding month
2. Environmental Management Activities in preparation for works
 - Compliance Monitoring Program submitted (Per Condition D 139)
 - CEMP and Sub Plans submitted to DPIE for approval (15/11/19) & with accompany statements from the ER (Condition D127d).
 - CEMPs approved by DPIE 28 & 29/11/19
 - Preconstruction Compliance Report submitted 3/12/19 (D140)
 - Initial Erosion and Sediment Control plans submitted by Burton Contractors and approved by ER 11/12/19
 - Snake Management Measures being implemented in accordance with Condition D96

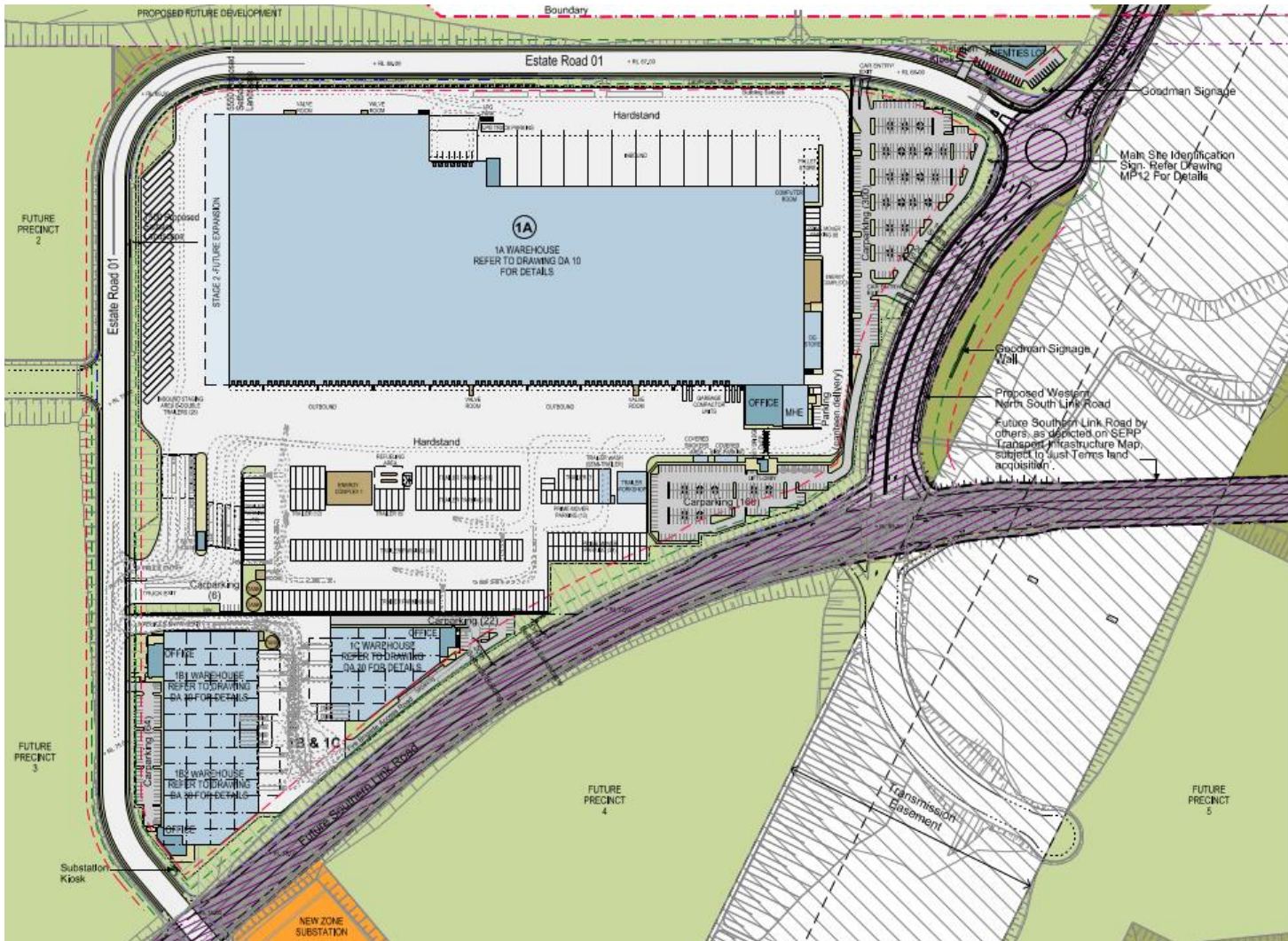
Community Interactions

1. No complaints received during the preceding month
2. Dilapidation Assessments undertaken at all properties required by the development consent
3. Notification of Stage 2 SSD and Modifications 1, 2 and 3 to SSD 7348
4. Notification of works commencing to stakeholders issued 2 December 2019 and the wider community via local newspapers – Western Weekender and Penrith Press

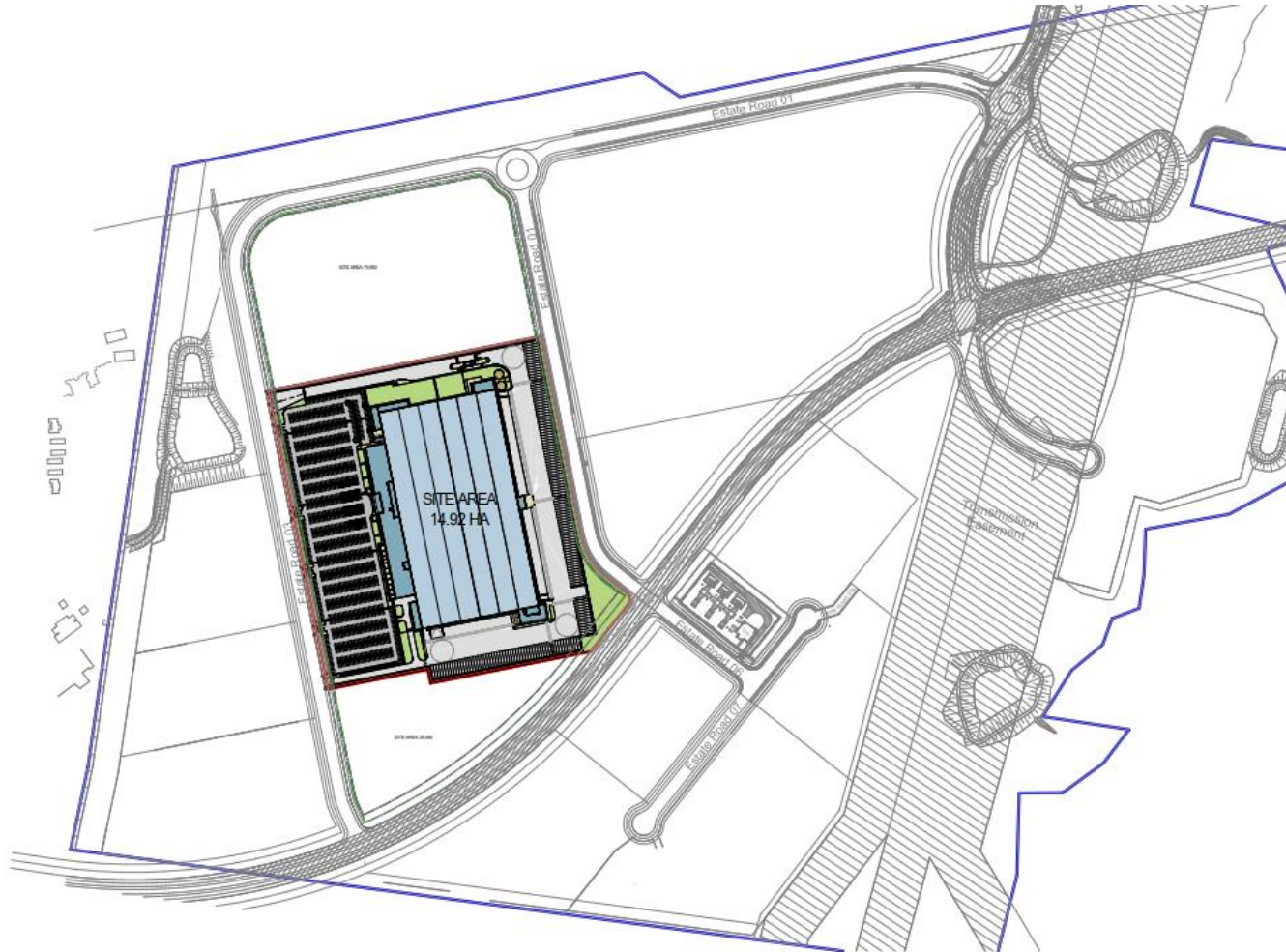
Stage 2 SSD and Proposed Modifications

- SSD7348 included speculative warehousing units approved under SSD7348 in Precinct 1 (1A, 1B, 1C)
- Two major tenants subsequently secured for the Estate, one for a warehouse in Precinct 1, the other in Precinct 2
- Modifications proposed to the original SSD7348 consent (Precinct 1 warehouse)
- A new SSD application with Department of Planning and Environment for the Precinct 2 warehouse user
- Applications to be submitted to DPIE in early 2020, with a formal opportunity to comment.

Modifications – Precinct 1



Modifications – Precinct 2



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Stakeholder Feedback & Questions