

Stakeholder Consultation Meeting

Oakdale West Estate
February 2020

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



Overview

- Welcome and Introductions
- Project Summary
- Project Timeline
- Management of Environmental Aspects
- Environmental Performance Update
- Community Interactions Update
- Safety Update
- Approvals and Proposals Update
- Upcoming Project Program
- 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 | Stephanie Partridge | Alex Lohrisch | Dermot Walsh | Mark Dolan | Dan Thompson | Carl Vincent |
| | Kym Dracopoulos | Mark Ward | David Claxton | | Kate McKinnon | |
| | David Bulbrook | | | | | |
| | Alasdair Cameron | | | | | |

Stakeholder Representatives

Project Summary

- Goodman obtained State Significant Development Approval 7348 for staged development of the Oakdale West Estate for a warehousing and distribution hub comprising:
 - 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.
- Indicative high level construction program comprising:
 - 12 months – Western North South Link Road
 - 18 months – Oakdale West Estate
- Agency and community engagement continuing.

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
- Monthly Environmental and Compliance Reports implemented
- Monthly community and stakeholder consultation on going

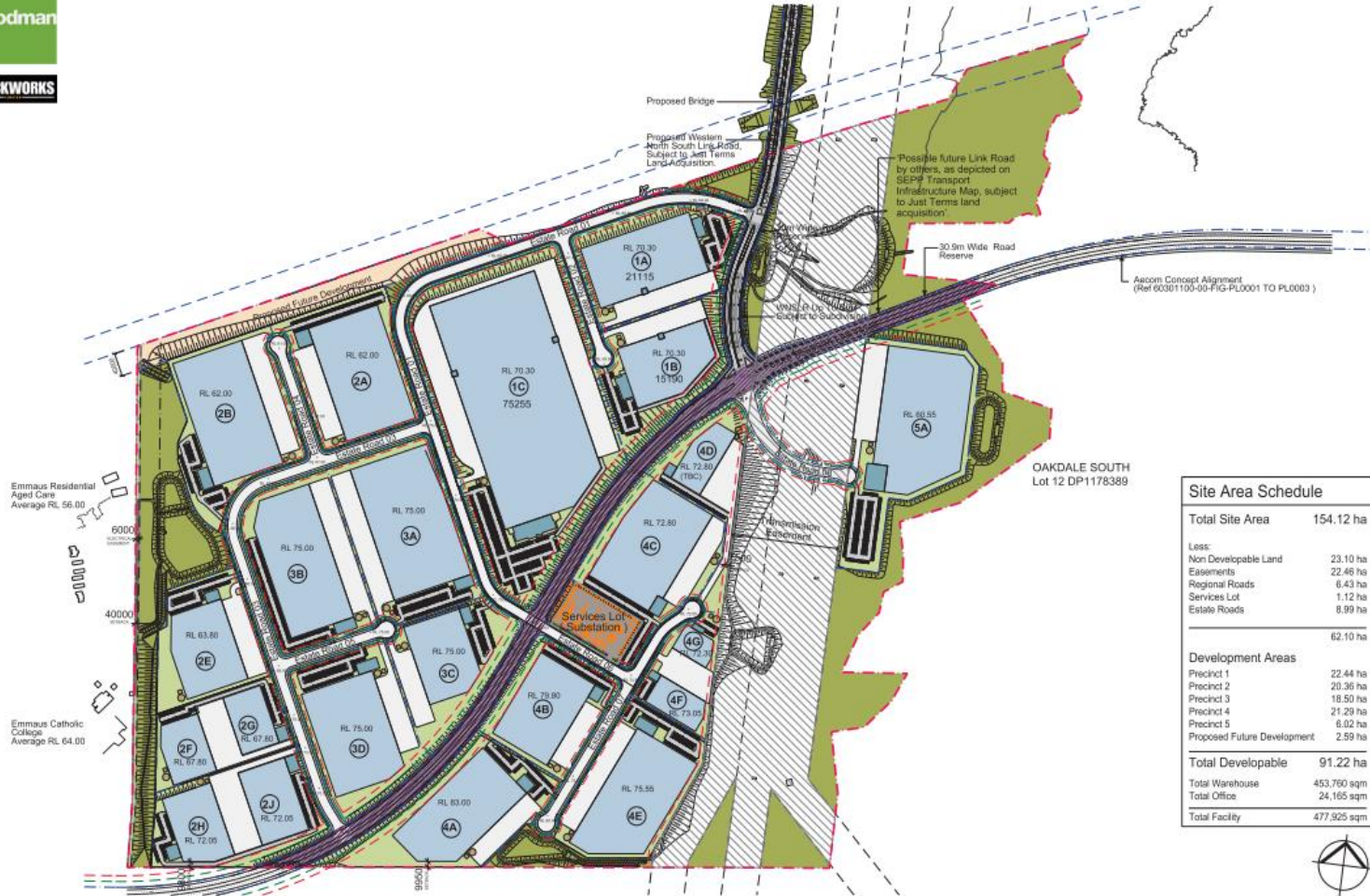
Site Plan



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 |



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



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 of 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, loading on public roads
 - A driver code of conduct will be 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 would be 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 will be 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 will be delineated and protected through fencing prior to works commencing in proximity
 - Snakes will be 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
 - 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
 - Local weather conditions will be monitored to guide construction activities, with wind speeds directing mitigation measures and work programs
 - Dust suppression will occur 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.

Environmental Performance

1. Sediment and Erosion

- Significant Rain Event – on flow occurred to downstream receivers, with flows in line with predevelopment overland flows, with notification provided to downstream stakeholders
- Sedimentation transported via overland flow within the creek to the north of Emmaus College. Site has been inspected with rectification works commenced at the creek adjacent to the boundary

2. Noise

- Noise blanket wall installed within Emmaus Village
- Improved protocols implemented from neighbours feedback. Resulting in changes to drop off and mobilisation of machinery and plant to avoid noise in the early morning

Community Interactions

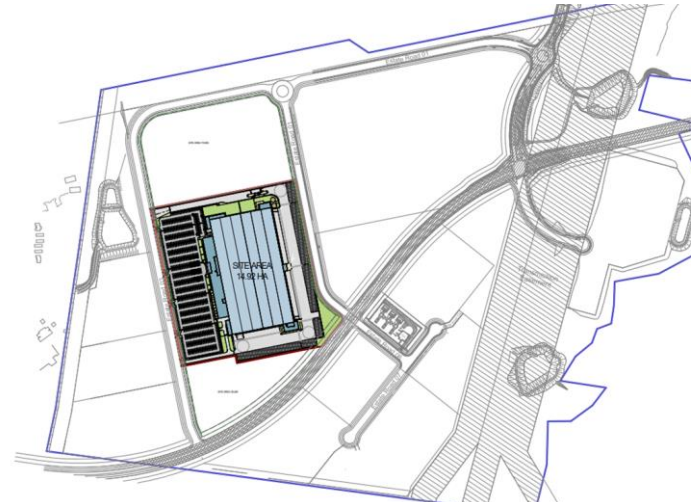
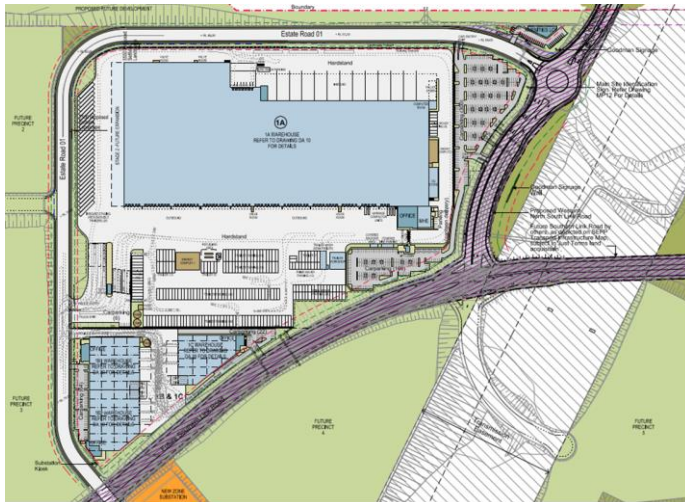
1. Enquires made regarding noise experienced by residents during early morning deliveries of plant and machinery to the site – determined main source was noise of machinery moving from transport into the site. Protocols modified to address this issue.
2. Meetings held with residents and Manager of Emmaus Village addressing upcoming development and noise mitigation measures
3. Notification of temporary changes to hours of works sent to stakeholders on 3rd February 2020
4. Notification of impending rain event and expected on flow sent to relevant stakeholders on 7th February 2020

Safety

- No external safety incidents
- Due to environmental conditions associated with heat and smoke haze, the health and safety of workers has been monitored closely.
- The previous structures on site contained low levels of asbestos, which has now been removed in accordance with EPA and Council guidelines.

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 still under assessment by the NSW State Government.



Project Program – February/March

Oakdale West Estate – Burton Contractors

- Acceleration works to Lot 2B underway
- Earthworks to Western Noise Bund nearing completion
- Cut to Fill in Precinct 1 commenced
- Cut to Fill in Precinct 2 commenced
- Cut to Fill in Precinct 3 commenced
- Placing material in Precinct 4.

Western North South Link Road – Robson Civil

- Bulk earthworks ongoing, including material import to the north of the Water NSW pipeline
- Stormwater works commencing from Lenore Drive tie-in continuing south
- Boundary adjustment and service relocation works commencing
- Lockwood Road intersection upgrade underway
- Bridge foundation design verification and enabling earthworks underway
- Construction access road bulk earthworks and pavement placement works ongoing

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