



Oakdale East Industrial Estate
SSD-37486043

Construction Compliance Report 1

JULY 2024



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Document control

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	Name of Person making declaration in Appendix A
Accepted for Goodman Property Services (Aust) Pty Ltd	Lachlan O'Reilly
Title	Project Manager

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Acronym Glossary

AQMP (CAQMP)	(Construction) Air Quality Management Plan
CC	Construction Certificate
CCR	Construction Compliance Report
CCS	Community Communication Strategy
CEMP	Construction Environmental Management Plan
COC	Conditions of Consent
DA	Development Application
DCP	Development Control Plan
DECCW	Department of Environment Climate Change and Water
DPE	Department of Planning and Environment
DPIE	Department of Planning Industry and Environment
EIS	Environmental Impact Statement
ENM	Excavated Natural Material
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act (1979)
ER	Environmental Representative
ESCP	Erosion and Sediment Control Plan
FFMP	Flora and Fauna Management Plan
FIP	Fill Importation Protocol
GLA	Gross Lettable Area
GMP	Ground Water Management Plan
LMP	Landscape Management Plan
NCC	National Construction Code
NRAR	Natural Resource Access Regulator
NVMP (CNVMP)	(Construction) Noise and Vibration Management Plan
OC	Occupation Certificate
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
OEE	Oakdale East (Industrial) Estate

FCC	Fairfield City Council
PCCR	Pre-Construction Compliance Report
RMS	Roads and Maritime Service
RTS	Response to Submissions
SSD	State Significant Development
TfNSW	Transport for NSW
TMP (CTMP)	(Construction) Traffic Management Plan
VENM	Virgin Excavated Natural Material
WAD	Works as Designed
WAE	Works as Executed
WHS	Work Health and Safety
WIK	Works in Kind
WMP	Waste Management Plan
WNSLR	Western North South Link Road
WSFL	Western Sydney Freight Line

1 Executive Summary

This Construction Compliance Report (CCR) is written in accordance with the Compliance Reporting Post Approval Requirements (NSW Department of Planning, Industry and Environment, May 2020).

This report covers the reporting period from 1 DEC 2024 to 31 May 2024 and will be submitted to the Planning Secretary of the NSW Department of Planning and Environment (the Planning Secretary) in accordance with Condition E14 of SSD-37486043 (Consent), which requires, within six months of commencement of the project construction (Stage 2 development), to submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the project.

Notice to commence construction was given in writing to the Planning Secretary in accordance with Condition 7 of Consent. Construction of the infrastructure commenced on 01.12.2023, building works commenced on 29.04.2024.

2 Introduction

The following information is taken from the Development Consent for SSD SSD-37486043.

2.1 Project Name and Application Number

Project Name: Oakdale East Industrial Estate

Application Number: SSD-37486043

2.2 Modifications to SSD-37486043

The **Table 1** below provides a summary of the modifications to the SSD since it first approval was issued on 11/10/2023.

Table 1 - Planning Approval and Subsequent Modifications

Issue	Date	Description
SSD-37486043	11 OCT 23	Project Approval
Mod 1	21 FEB 24	Modifications to the building layout in Precinct 1 and Precinct 3. The modification also involves changes to approved gross lettable area, retaining walls and the storage of dangerous goods.

This CCR has been prepared against the Consolidated Development Consent that are available on the NSW planning portal (<https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-east-industrial-estate>) including the above Consent Modification.

2.3 Project Location

The project site is located at 2-10 Old Wallgrove Road, Horsely Park in the Fairfield local government area (LGA) and is legally described as Lot 102 and Lot 103 in DP 1268366, refer to Figure 1 below.

Drawing List - Masterplans

Sheet Number	Sheet Name
Oakdale East Masterplan	
MP01	Cover Sheet / Location Plan
MP02	Estate Masterplan
MP03	Precinct Plan
MP04	Indicative Ultimate Lot Layout
MP08	Building Staging Plan - Stage 2



Figure 1 - Oakdale East Industrial Estate Location Plan

2.4 Description of Project

The project site forms the eastern extent of the 421-hectare (ha) Oakdale Industrial Estate and is located within the Western Sydney Employment Area (WSEA). The net developable area of the OEIE site is approximately 52.5 ha with approximately 24.6 ha associated with nondevelopable areas including easements, estate roads, infrastructure, vegetation management and the SP2 zoned infrastructure corridor. The site was previously operated by Austral as a brick plant and quarry under a permit granted in 1971 by Blacktown City Council (Permit No 1340).

On 11/10/2023, the Director of Industry Assessments (under delegation of the Minister for Planning and Public Spaces) granted development consent (SSD-37486043) for a Concept Plan and Stage 2 development that includes:

- a concept layout:
 - four precincts and a total of 10 warehouse buildings
 - development controls covering building heights, setbacks, lot sizes and landscaping
- stage 2 works:
 - detailed earthworks in Precincts 1 and 3
 - installation of services and utilities across the whole estate

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

- construction of an internal road network
- extension of an existing warehouse in Precinct 1
- construction and operation of 3 warehouses in Precinct 3
- intersection works at Old Wallgrove Road / Millner Avenue and Old Wallgrove Road / Lenore Drive to support the development.

21/02/2024, changes to tenant requirements in Precinct 3 and to remove the access road to Precinct 5 were approved by the Department as MOD 1 to SSD-37486043.

The modification includes:

- revising the layout of warehouses in Precinct 3, changing from one large temperature-controlled warehouse to three ambient warehouses and removing the proposed storage of dangerous and flammable goods
- reduction in height of warehouses in Precinct 3
- increase in car parking spaces in Precinct 3
- increase in gross lettable area from 303,330 square metres (m²) to 333,754 m²
- removing the access road connecting Precinct 4 to Precinct 5, given uncertainties with the final levels of the WSFL, over which the road crosses
- minor changes to precinct 1 driveway access and parking.

The scope of this Construction Compliance Report covers Stage 2 of this development including:

- Detailed earthworks as required to facilitate level pads (compared with DA 347.1/2021) for warehouses in Precinct 2, Precinct 3 and Precinct 4 and the Precinct 1 extension
- clearing of 2.28 ha of native vegetation and associated biodiversity offsets
- construction of retaining walls to facilitate level building pads for future warehouses
- lead-in infrastructure works including the upgrade to the intersections of Old Wallgrove Road / Millner Avenue and Lenore Drive / Old Wallgrove Road and associated services
- estate-wide infrastructure works to enable future development of the site, including:
 - the estate road network
 - stormwater infrastructure, electrical, communications infrastructure and other services infrastructure to provide serviced development pads
 - erosion and sediment controls

2.5 Development Lots associated with SSD-37486043

The site is located at 2-10 Old Wallgrove Road, Horsely Park is legally described as Lot 102 and Lot 103 in DP 1268366.

On 23.02.2024, Construction certificates were issued for following building works:

- Precinct 1 Hardstand Expansion
- Lot 3B Development

Planning applications and approvals, including construction certificates, are available the project website (<https://au.goodman.com/property-lease-site/oakdale-east>)

2.6 Compliance Reporting Schedule

This CCR demonstrates compliance with the consent conditions during the construction phase of the development. This compliance report covers six months from the start of construction of the Stage 2 development. **Table 2** gives the proposed schedule for compliance reporting.

Table 2 - Compliance Reporting Schedule

Compliance Report	Phase	Timing
Construction Compliance Report 1	Construction	July 2024
Construction Compliance Report 1	Construction	June 2025
Operation Compliance Report	Operation	TBA
Post-Decommissioning Compliance Report	Decommissioning	TBA

2.7 Project Activity Summary

Construction work of Stage 2 at the Oakdale East Estate site commenced in December 2023 as it relates to the infrastructure works. Building 3B commenced in April 2024.

The works for each aspect of the project during the reporting period are summarised in the image and as below



Stage 2 Infrastructure Works

- Stormwater pipe installation on-going
- Estate Road 1 & 2 Construction commencement underway

Stage 2 Building Works (Building 3B)

- In-ground Service installation on-going
- Structural Steel installation underway

2.7.1 Upgrade to the intersections of Old Wallgrove Road / Millner Avenue and Lenore Drive / Old Wallgrove Road and associated services

The intersection upgrades are currently awaiting final approvals through the transport for New South Wales Works Authorisation Deed process. Goodman endeavours to have approvals in place shortly, with current target start date Mid-August 2024.

2.8 Project General Arrangement

Figure 2 below gives the General Arrangement of the Oakdale East Industrial Estate and Figure 3 below shows Stage 2 of the development proposed under SSD-37486043.

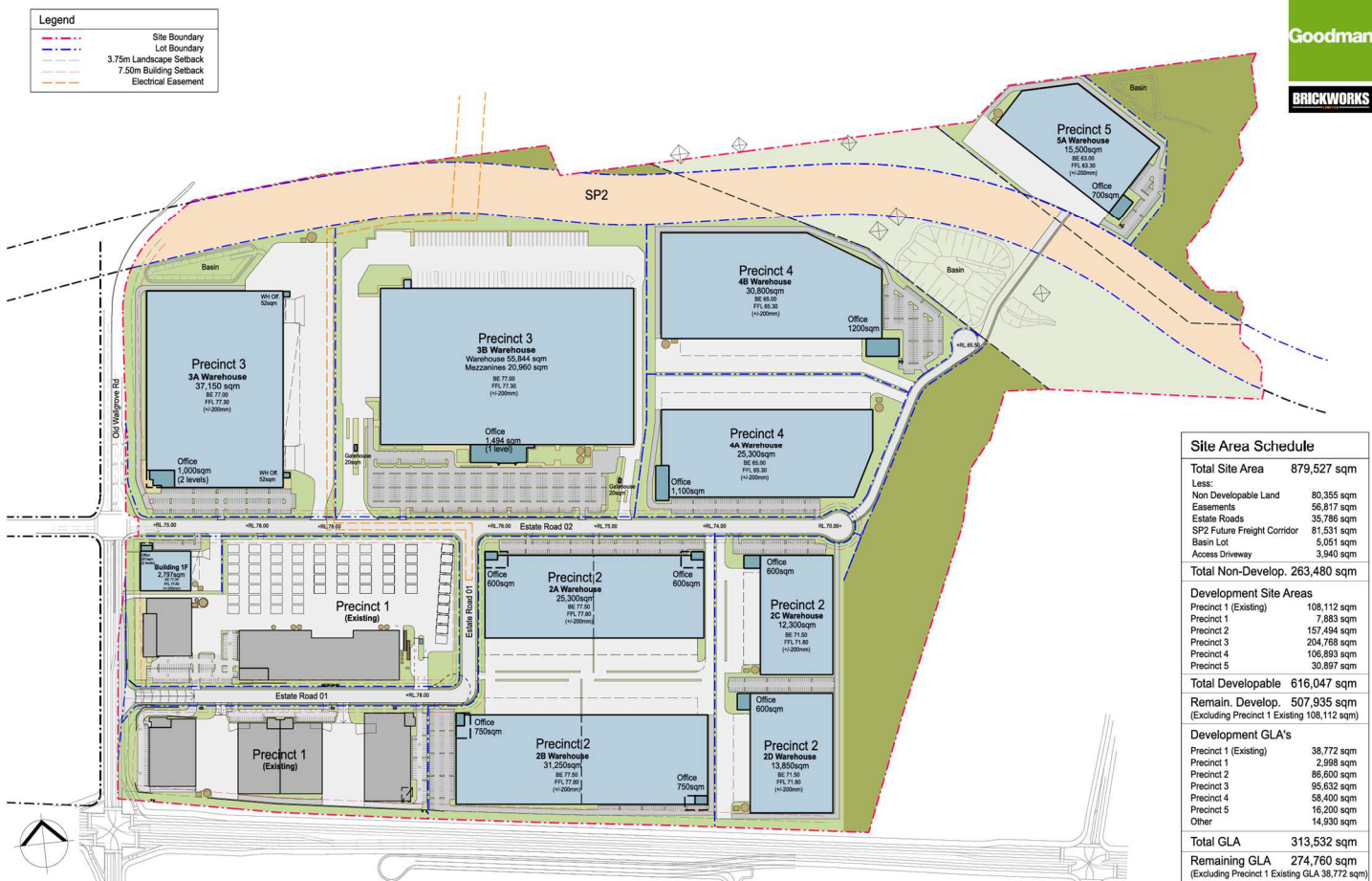


Figure 1 – Masterplan of Oakdale East Industrial Estate

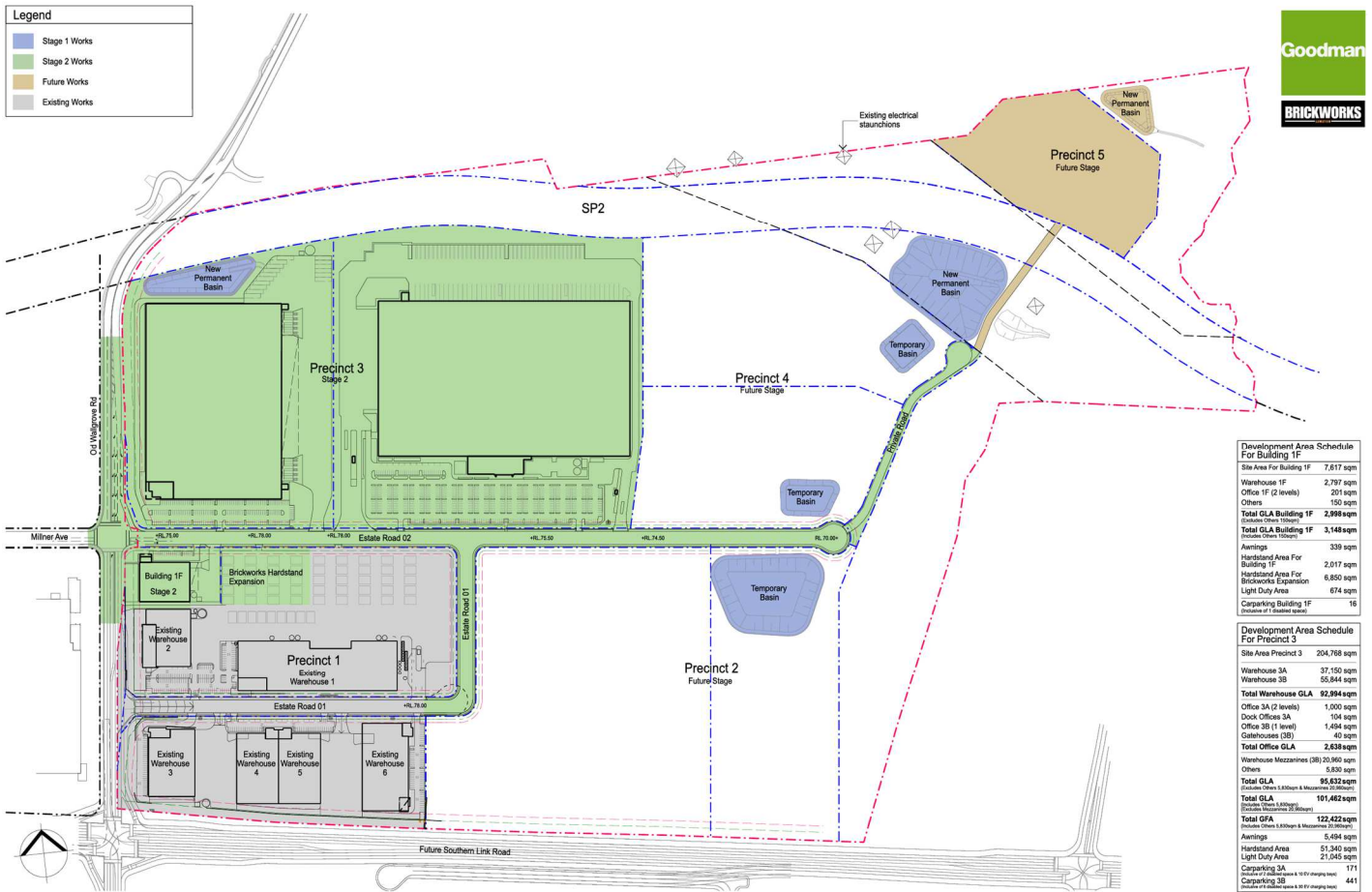


Figure 2 – Building Stage Plan (Stage 2 Works) of Oakdale East Industrial Estate

2.9 Key Project Personnel

Table 3 - Key Project Personnel

Role	Name	Company	Contact Details
Project Principals Representative	Luke Ridley	Goodman	0413 435 020 Luke.Ridley@goodman.com
	Lachlan O'Reilly		0481 254 556 Lachlan.oreilly@goodman.com
Contract Superintendent	Ben Price	Arcadis	0402 107 124 ben.price@arcadis.com
Environmental Consultant			
Environmental-Consultant (EC)	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

Role	Name	Company	Contact Details
Communications and Community			
Communications and Community Liaison Representative	Kiera Plumridge	SLR	0458 967 285 kplumridge@slrconsulting.com
Oakdale East Internal/ Infrastructure Works Contract			
Contractor's Project Manager	Bassel Assaf	Burton	0412 024 491 bassel.assaf@burtoncontractors.com.au

3 Compliance Status Summary

The compliance table provided as **Appendix B** demonstrates the compliance with conditions of consent for SSD-37486043.

The terminology discussed in **Table 4** has been used to describe compliance status within the Compliance Report provided in Appendix B of this report.

Table 4 - Compliance Status Descriptors

Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-Compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken; therefore, an assessment of compliance is not relevant.

3.1 Non-Compliances

The following no non-compliances have been identified during this reporting period.

3.1.1 Condition E14

Condition E4 of SSD 37486043 requires;

Within six months after the commencement of construction of the Stage 2 development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data;*
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and*
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.*

Non Compliance

The first Compliance Report covers the period of 31.12.2023 and 31.06.2024.

This compliance report is issued 24/07/24.

A Non Compliance Report has been prepared in accordance with condition E11 and submitted accompanying this Construction Compliance Report.

Future Compliance reports will be issued in accordance with the reporting schedule provided within Section 2.6 of this report.

3.2 Recommended Actions relating to Non Compliances

NIL

4 Previous report Actions

NIL – this is the first compliance report.

5 Incidents

There have been no incidents, defined by the Conditions of Consent as:

“An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance”.

Notwithstanding the above, Goodman note that the Department was made aware of an Incident notified under Rehabilitation DA 347.1/2021. Correspondence was issued to Deana Burn advising of the incident under the development consent mentioned above.

6 Complaints

No formal complaints have been issued to date in relation to the works covered by SSD 37486043.

7 Environmental Performance

Condition E4 of SSD 37486043 requires that the Construction Compliance Reports prepared for the development under SSD 37486043.

- (a) identify any trends in the monitoring data;*
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and*
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.*

Monitoring Data generated in accordance with the approved CEMP and subplans do not indicated results outside that which have been predicted.

Ongoing implementation of the site environmental Monitoring will be undertaken including regular review by the Project Management team and Environmental Consultant.

Appendix A - Compliance Report Declaration

Compliance Report Declaration Form

Project Name: Oakdale East Industrial Estate

Project Application Number: SSD-37486043

Description of Project:

Oakdale East Industrial Estate including:

- a Concept Proposal for an industrial estate to be built over five stages, including development controls; and
- a Stage 2 development for earthworks, intersection works, construction of estate roads and services, subdivision, noise barriers, biodiversity offsets and construction, fit out and operation of an expansion of an existing warehouse in Precinct 1 and three new warehouses in Precinct 3

Project Address: 2-10 Old Wallgrove Road, Horsely Park, NSW

Proponent: Goodman Property Services (Aust) Pty Ltd

Title of Compliance Report: Construction Compliance Report (QTR1-2)

Date: 24 JUL 24

I declare that I have reviewed relevant evidence and prepared the contents of the attached Construction Compliance Report and to the best of my knowledge:

- the Construction Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Construction Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Construction Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Construction Compliance Report; and
- the Construction Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer Lachlan O'Reilly

Title Mr

Signature

Qualification Project Manager

Company GOODMAN PROPERTY SERVICES (AUS) PTY LTD

Company Address The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018

Appendix B - Compliance Report

Key to Colours	
Not triggered	Not triggered
Compliant	Compliant
Non-Compliant	Non-Compliance identified previous reporting period and resolved
Non-Compliant	Non-Compliant –identified this reporting period Ref to Section 3.0 Summary for and discussion of noncompliance

Conditions altered or removed from previous versions of the Consent are included for information and presented as strikethrough.

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE 2					
PART A – CONDITIONS FOR THE CONCEPT PROPOSAL					
TERMS OF CONSENT					
A1.	The development may only be carried out: (a) in compliance with the conditions of this consent;	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage. These requirements verified by an accredited certification body prior to construction of buildings. Occupation certification of the complete buildings will be carried out upon completion of the construction phase.	This Construction Compliance Report EC inspections and reports Construction Certificate CC-24021 for building works Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant
	(b) in accordance with all written directions of the Planning Secretary;	At all times			Compliant
	(c) in accordance with the EIS, RTS and AR;	At all times			Compliant
	(d) in accordance with the Development Layout in Appendix 1 and Appendix 2;	At all times			Compliant
	(e) in accordance with the management and mitigation measures in Appendix 3;	At all times			Compliant
	(f) and in accordance with the Modification Assessments.	At all times			Compliant
A2.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	No such directions were issued by the Planning Secretary	Not triggered
	(b) the implementation of any actions or measures contained in any such document referred to in Condition A2(a).	At all times			Not triggered
A3.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A1(c) or A1(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Not triggered

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

FUTURE DEVELOPMENT APPLICATIONS					
A4.	In accordance with section 4.22 of the EP&A Act, each Stage of the Concept Proposal (excluding the Stage 2 development) is to be subject to future development applications (DAs). Future DAs are to be consistent with this development consent.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Development at Lot2B has been approved under a separate SSD (SSD10397)	Not triggered
LIMITS OF CONSENT					
A5.	This consent lapses five years after the date from which it operates, unless any Stage of the development has physically commenced on the land to which the consent applies before that date.	At all times	Noted		Not triggered
A6.	The Applicant must ensure any future development on the site is consistent with the development controls in Condition A10.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
A7.	The Applicant must update the Oakdale East Estate Development Control Plan (OEE DCP) to reflect the controls in Condition A10. The updates to the OEE DCP must be submitted to Council within 6 months of the date of this consent.		The existing DCP was approved to support the Rehabilitation Development Application that has been approved by Fairfield City Council (DA 347.1/2021).	The Concept Plan set the development controls for the Estate which overridden the Development Control Plan (DCP) was submitted to FCC on 19.03.2024 within 6 months of the approval (SDD-32486043 dated 11.10.2023). Refer to correspondence dated 19.03.2024.	Compliant (and closed)
A8.	The following limits apply to the Concept Proposal:	At all times	Ongoing EC inspections and Future DAs will be compared for consistency with this consent condition.		Not triggered
	(a) Infrastructure				
	(i) A minimum 60 metre (m) wide corridor along the northern site boundary shall not be developed and shall be maintained and preserved for the future WSFL corridor, in accordance with the requirements of TfNSW;	At all times	Ongoing EC inspections and Future DAs will be compared for consistency with this consent condition.		Not triggered
(ii) The access road between Precinct 4 and 5 that traverses the WSFL corridor as shown on Figure 1 in Appendix 1 is not approved. The layout and levels of any future access road through the WSFL corridor must be assessed by a separate DA and must satisfy the requirements of TfNSW and Part B of this consent.	At all times	Ongoing EC inspections and Future DAs will be compared for consistency with this consent condition.		Not triggered	
(b) Precincts 2 and 4 – the building layouts and footprints shown in Precincts 2 and 4 on Figure 1 in Appendix 1 are not approved. The position, layouts and footprints of the buildings on these lots must be assessed by separate DAs and must satisfy the requirements in Part B of this consent. Building layouts in Precinct 2 must ensure loading docks face away from neighboring residences; and	At all times	Ongoing EC inspections and Future DAs will be compared for consistency with this consent condition.		Not triggered	

	(c) Precinct 5 - the earthworks, retaining walls and basin D proposed in Precinct 5 are not approved.	At all times	Ongoing EC inspections and Future DAs will be compared for consistency with this consent condition.		Not triggered																																		
A9.	<p>The maximum GLA for development on the site must not exceed the limits in Table 1.</p> <p>Table 1: Maximum GLA of the Concept Proposal</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Maximum GLA (m²)</th> </tr> </thead> <tbody> <tr> <td>Warehouses and distribution centers and ancillary offices</td> <td>313,532</td> </tr> </tbody> </table>	Land Use	Maximum GLA (m ²)	Warehouses and distribution centers and ancillary offices	313,532	At all times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	<p>Construction Certificate CC-24021 for building works</p> <p>Subdivision Works Certificates (issued by Barker Ryan Stuart)</p>	Compliant																														
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A10.	<p>The Applicant shall ensure the Concept Proposal is consistent with the development controls in Table 2</p> <p>Table 2: Development Controls</p> <table border="1"> <thead> <tr> <th>Development Aspect</th> <th>Control</th> </tr> </thead> <tbody> <tr> <td colspan="2">Minimum building setbacks from:</td> </tr> <tr> <td>- Old Wallgrove Road</td> <td>15 m</td> </tr> <tr> <td>- Estate Roads</td> <td>7.5 m</td> </tr> <tr> <td>- Southern Link Road</td> <td>15 m</td> </tr> <tr> <td>- Corner lots – secondary street frontage</td> <td>5 m</td> </tr> <tr> <td>- Rear and side setbacks within the estate</td> <td>5 m¹</td> </tr> <tr> <td>- WNSW water pipelines corridor</td> <td>5 m</td> </tr> <tr> <td colspan="2">Heights</td> </tr> <tr> <td>- Buildings in Precinct 1,2,3 and 4</td> <td>15 m²</td> </tr> <tr> <td>- Building 3B in Precinct 3</td> <td>16.8 m²</td> </tr> <tr> <td colspan="2">Subdivision</td> </tr> <tr> <td>- Minimum lot size</td> <td>5,000 m²</td> </tr> <tr> <td>- Minimum street frontage</td> <td>40 m (excluding cul-de-sacs)</td> </tr> <tr> <td>- Minimum width at the building line</td> <td>35 m</td> </tr> <tr> <td>- Minimum depth</td> <td>30 m</td> </tr> <tr> <td>Site coverage</td> <td>Maximum 65% on each lot (excluding awnings)</td> </tr> </tbody> </table>	Development Aspect	Control	Minimum building setbacks from:		- Old Wallgrove Road	15 m	- Estate Roads	7.5 m	- Southern Link Road	15 m	- Corner lots – secondary street frontage	5 m	- Rear and side setbacks within the estate	5 m ¹	- WNSW water pipelines corridor	5 m	Heights		- Buildings in Precinct 1,2,3 and 4	15 m ²	- Building 3B in Precinct 3	16.8 m²	Subdivision		- Minimum lot size	5,000 m ²	- Minimum street frontage	40 m (excluding cul-de-sacs)	- Minimum width at the building line	35 m	- Minimum depth	30 m	Site coverage	Maximum 65% on each lot (excluding awnings)	At all times	<p>These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.</p> <p>Occupation certification of the complete buildings will be carried out upon completion of the construction phase.</p>	<p>Construction Certificate CC-24021 for building works</p> <p>Subdivision Works Certificates (issued by Barker Ryan Stuart)</p>	Compliant
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Minimum landscaping setbacks from:																					
- Old Wallgrove Road and Southern Link Road	10 m																				
- Collector Road	7.5 m																				
- Local Estate Roads	3.75 m																				
- Side boundary (internal)	No minimum requirement																				
- Rear boundary	2.5 m																				
Minimum tree canopy cover on lot (once mature)	10% ³																				
Parking rates	<ul style="list-style-type: none"> - 1 space per 300 m2 of warehouse GFA; - 1 space per 40 m2 of office GFA; and - 1 space for accessibility parking for every 100 car parking spaces - A minimum 5% of car parking spaces to be electric vehicle charging stations 																				
STAGING PLAN																					
A11	<p>Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</p> <p>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</p> <p>(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;</p> <p>(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;</p>	Prior to commencement of Construction	EC to site evidence of Submission of the Staging Plan and Acceptance of the Plan by the Planning Secretary	The Staging Plan for the Development was prepared in consultation with FCC and approved by the Department of Planning on 27.11.2023.	Compliant																
		Prior to commencement of Construction		The DPE Staging Plan approval correspondence (Ref: SSD 73486043-PA3)	Compliant																
		Prior to commencement of Construction		Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant																

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	(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	Prior to commencement of Construction			Compliant								
	(e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.	Prior to commencement of Construction			Compliant								
A12	The Applicant must: (a) not commence construction of any stage of the development until the Staging Plan required by Condition A11 is approved by the Planning Secretary; and	Prior to commencement of Construction	EC to site evidence of Submission of the Staging Plan and Acceptance of the Plan by the Planning Secretary	The DPE Staging Plan approval correspondence dated 27.11.2023 (Ref: SSD 73486043-PA3) Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant (and closed)								
	(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report EC inspections and reports	Compliant								
A13	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. Notes: <ul style="list-style-type: none"> The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary. The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages. 	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	No such directions were issued by the Planning Secretary.	Not triggered								
NOISE LIMITS													
A14	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3. Table 3: Noise Limits (dB(A))	Operation	The project is under development.		Not triggered								
	<table border="1"> <thead> <tr> <th>Location</th> <th>Day LAeq(15 minute)</th> <th>Evening LAeq(15 minute)</th> <th>Night LAeq(15 minute)</th> </tr> </thead> <tbody> <tr> <td>Residential receivers on Burley Road,</td> <td>47</td> <td>42</td> <td>38</td> </tr> </tbody> </table>	Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Residential receivers on Burley Road,	47	42	38				
Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)										
Residential receivers on Burley Road,	47	42	38										

	<p>and Delaware Road, Horsley Park (R01 – R12)</p>				
	<p>Note: Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the Figure 5 in Appendix 4 for the location of residential sensitive receivers.</p>				
A15.	<p>The Applicant must ensure that noise generated by any activity on the site does not exceed a sound power level of LAMax 115 dB(A) or result in annoying noise characteristics as determined in accordance with the Noise Policy for Industry (EPA, 2017) and Australian Standard AS.</p>	At all times	Noise monitoring is undertaken in accordance with the approved Construction Noise and Vibration Management Plan.	Noise monitoring report prepared after each attended monitoring survey. Monthly monitoring reports prepared for real-time monitoring.	Compliant
BUSHFIRE PROTECTION					
A16.	<p>The Applicant must ensure the development complies with:</p> <p>(a) the relevant provisions of <i>Planning for Bushfire Protection</i> (NSW RFS, 2019);</p> <p>(b) the construction standards and asset protection zone requirements recommended in the Bushfire Hazard Assessment for the Oakdale East Industrial Estate, prepared by Blackash Bushfire Consulting, dated 23 March 2023; and</p> <p>(c) Australian Standard <i>AS2419.1-:2021 Fire hydrant installations System design, installation, and commissioning</i> or a Performance Requirement E1P3 of the National Construction Code Building Code of Australia Volume 1 for hydrant systems.</p>	At all times	Blackash Bushfire Consulting has been engaged to ensure the development complies with NSW RFS, 2019.	Bushfire Design Compliance Certificate dated 27.03.2024.	Compliant
		Construction	All recommendations provided were incorporated in the design process.	Construction Certificates (CC-24021 dated 23.04.2024)	Compliant
		Construction	A Compliance Assessment was conducted by the accredited Level 3 practitioner of Blackash Bushfire Consulting and the hydraulic and fire consultant of ENTEC.		Compliant
WATER NSW PIPELINE CORRIDOR					
A17.	<p>The Applicant must:</p> <p>(a) provide safe and unobstructed access for Water NSW plant and personnel to the water pipelines corridor adjacent the site, 24 hours a day, 7 days a week;</p> <p>(b) comply with the requirements of Water NSW for any works adjacent to or over, the water pipelines corridor; and</p>	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant
		At all times			Compliant

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	(c) advise Water NSW of any proposed amended or modified encroachment into the water pipelines corridor.	At all times			Compliant
TRANSGRID EASMENT					
A18.	The Applicant must:	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant
	(a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easements on the site, 24 hours a day, 7 days a week;	At all times			Compliant
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and	At all times			Compliant
	(c) advise TransGrid of any proposed amended or modified encroachment into the easement.	At all times			Compliant
PART B – CONDITIONS FOR FUTURE DEVELOPMENT APPLICATIONS					
DEVELOPMENT CONTRIBUTIONS					
B1.	Prior to the issue of a Subdivision Certificate or Construction Certificate (as required by the contributions plan or agreed by Council) for any future stage of the development, the Applicant must pay contributions to Council as required in accordance with Section 7.12 of the Environmental Planning and Assessment Act, 1979, or any other contributions plan as in force when the subsequent consent is issued. Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.	Prior to issue of Subdivision certificate		S7.12 Payment dated 08.11.2023 (Ref:185270)	Compliant (closed)
DEVELOPMENT CONTROLS					
B2.	Future DAs must demonstrate how the development complies with the development controls in Table 2.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Development at Lot2B has been approved under a separate SSD (SSD10397)	Not triggered
NOISE AND VIBRATION					
B3.	Future DAs must be accompanied by a Noise and Vibration Impact Assessment. The assessment must:	Future development applications	Future DAs will be compared for consistency with this consent condition.	Development at Lot2B has been approved under a separate SSD (SSD10397)	Not triggered
	(a) identify the noise and vibration impacts during construction and operation;				
	(b) demonstrate compliance with the noise limits in Conditions A14 and A15;				

	(c) provide an analysis of all external plant and equipment, including but not limited to, forklifts, air conditioners and refrigeration systems and on-site vehicle movements;				
	(d) incorporate noise mitigation measures, such as increased building setbacks, building insulation, noise barriers, layout of truck loading areas or source controls, to demonstrate the noise limits in Condition A14 can be achieved;				
	(e) analyse the need for additional or modified noise barriers to meet the noise limits in Condition A14; and				
	(f) recommend mitigation and management measures (excluding measures at receivers) to be implemented to minimise noise during construction and operation.				
TRANSPORT, ACCESS AND PARKING					
Transport					
B4.	Future DAs shall be accompanied by a transport, access and parking assessment. The assessment must:	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
	(a) assess the impacts on the safety and capacity of the surrounding road network and access points during construction and operation of the relevant stage in accordance with TfNSW guidelines;				
	(b) demonstrate internal roads, driveways and car parking complies with relevant Australian Standards and the car parking rates in Condition A10;				
	(d) demonstrate the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines;				
	(e) detail the scope and timing of any required road or intersection upgrades to service the relevant stage; and				
	(f) detail measures to promote non-car travel modes, including a Sustainable Travel Plan identifying pedestrian and cyclist facilities to service the relevant stage of the development including pedestrian connections to offices and warehouse buildings in accordance with relevant guidelines and standards.				
Access					
B5.	Any future application that proposes an access road between Precincts 4 and 5 that traverses the WSFL corridor must:	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered

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	<ul style="list-style-type: none"> (a) include detailed plans that have been prepared in consultation with TfNSW showing agreed horizontal and vertical levels of the access road; and (b) demonstrate the access road would not impact the ability to deliver and operate the future WSFL. 				
B6.	<p>Future DAs must:</p> <ul style="list-style-type: none"> (a) demonstrate the layout, spacing and position of all access points to the estate road network would: <ul style="list-style-type: none"> (i) minimise road safety risks, including consideration of minimising potential conflicts with other driveways within the development; with other vehicles on the estate road network; and (ii) include adequate sight distances for all turning movements; (iii) accommodate the turning path of the largest vehicles accessing the site to minimise the risk of conflict (iv) minimise congestion and queueing on the estate road network. (v) detail measures to minimise road safety risks and congestion such as: (vi) consolidation of access points to reduce the number of driveways in close proximity to each other; (vii) line marking, warning signage and parking restrictions; (viii) restricted turning movements, such as left-in left-out restrictions; and (ix) installation of traffic controls. 	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
VISUAL AMENITY					
Landscaping					
B7.	<p>Future DAs must be accompanied by a Landscape Plan. The plan must:</p> <ul style="list-style-type: none"> (a) clearly identify on-lot landscaping to comply with the landscape setback and canopy cover requirements in Condition A10; (b) include a planting schedule consistent with Appendix F of Fairfield City Council’s Development Control Plan, 2013; (c) detail measures to monitor and manage landscaping on site; and (d) include an assessment of the condition of landscaping completed as part of earlier stages of the development and detail any additional landscaping or rehabilitation works required to ensure the canopy cover requirements in Table 2 are met. 	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered

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Outdoor lighting					
B8.	Future DAs must ensure compliance with <i>AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting</i> and <i>AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting</i> .	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
B9.	Future development must ensure compliance with Australian Standards <i>AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting</i> and <i>AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting</i> .	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
Building Materials					
B10.	The Applicant must ensure the finished facades and roofs of the warehouses and office buildings use neutral, recessive colours, non-reflective materials and are designed to present an attractive façade to residential areas and to minimise glare.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
STORMWATER MANAGEMENT					
B11.	Future development on the site must achieve compliance with Fairfield City Council’s Stormwater Management Policy, September 2017 or its latest version.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
B12.	Future DAs must include an update to the Stormwater Management System Design required under Condition D58. The strategy must:	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
	(a) be prepared in consultation with Council;				
	(b) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems;				
	(c) consider the approved or as modified stormwater management system for preceding stages of the development;				
	(d) demonstrate the relevant stage can comply with the water flow and quality targets in Fairfield City Council’s Stormwater Management Policy, September 2017 or its latest version; and				
(e) detail any infrastructure					

AIR QUALITY					
B13.	<p>Future DAs must be accompanied by an Air Quality and Odour Impact Assessment. The assessment must:</p> <ul style="list-style-type: none"> (a) be prepared in accordance with the Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales (EPA 2016) and Assessment and Management of Odour from Stationary Sources in NSW (DEC 2006); (b) identify the air quality and odour impacts during construction and operation, including potential impacts on sensitive receivers; (c) assess any potential cumulative impacts from concurrent construction and operational activities on the site; and (d) recommend mitigation, management and monitoring measures to be implemented to minimise air quality and odour impacts during construction and operation. 	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
HAZARDS AND RISK					
B14.	<p>Future DAs must be accompanied by a Preliminary Risk Screening. The risk screening must:</p> <ul style="list-style-type: none"> (a) be prepared in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Hazardous and Offensive Development Application Guidelines – Applying SEPP 33, Department of Planning, 2011; (b) clearly indicate the class, quantity and location of all dangerous goods and hazardous materials associated with the development. 	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
B15.	<p>If the Preliminary Risk Screening required by Condition B14 indicates that the development is ‘potentially hazardous’, a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (Department of Planning, 2011) and Multi-Level Risk Assessment (Department of Planning, 2011).</p>	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
BUSHFIRE PROTECTION					
B16.	<p>The Applicant shall ensure future DAs comply with:</p> <ul style="list-style-type: none"> (a) the relevant provisions of Planning for Bushfire Protection (NSW RFS, 2019); 	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered

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	(b) the construction standards and asset protection zone requirements recommended in the Bushfire Hazard Assessment for the Oakdale East Industrial Estate, prepared by Blackash Bushfire Consulting, dated 23 March 2023; and			the main report.	
	(c) Australian Standard AS2419.1-:2021 Fire hydrant installations System design, installation, and commissioning or a Performance Requirement E1P3 of the National Construction Code Building Code of Australia Volume 1 for hydrant systems.				
WATER NSW					
B17.	The Applicant must consult with Water NSW prior to lodging a DA for works on Precinct 5 adjoining the water pipelines corridor, to identify and implement any requirements of Water NSW for protection of the water pipelines corridor including but not limited to:	Future development applications (P5)	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
	(i) vibration monitoring during construction;				
	(ii) restrictions on vibratory equipment; and				
	(iii) pre and post construction surveys.				
SYDNEY WATER					
B18.	Future developments must include a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994 (NSW).	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
EXTERNAL WALLS AND CLADDING					
B19.	The external walls of all future buildings must comply with the relevant requirements of the BCA.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered
B20.	Future development involving the construction of external walls must ensure that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA. Note: Documentary evidence that these comply with the BCA will need to be provided to the Certifier prior to the issue of any construction certificate for these works and prior to the Occupation Certificate. A copy of the documentation given to the Certifier will also be required to be provided to the Planning Secretary within seven days after the Certifier accepts it.	Future development applications	Future DAs will be compared for consistency with this consent condition.	Details of future or current developments associated with this SSD are provided at Section 2.5 of the main report.	Not triggered

PART C – STAGE 2 DEVELOPMENT GENERAL CONDITIONS					
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT					
C1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage	This Construction Compliance Report EC inspections and reports	Compliant
C2.	The Stage 2 development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, RTS and AR; (d) in accordance with the Development Layout in Appendix 2; (e) in accordance with the management and mitigation measures in Appendix 3; and (f) in accordance with the Modification Assessments.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage. These requirements verified by an accredited certification body prior to construction of buildings. Occupation certification of the complete buildings will be carried out upon completion of the construction phase.	This Construction Compliance Report EC inspections and reports Construction Certificates (CC-24021 dated 23.04.2024) Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant
C3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition C2(a).	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant
C4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition C2(c) or C2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) or C2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant
LIMITS OF CONSENT					

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Lapsing																													
C5.	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	At all times	Noted	Not Triggered																									
Maximum GLA																													
C6.	<p>The maximum GLA for the Stage 2 Development must not exceed the limits in Table 4.</p> <p>Table 4: Maximum GLA for the Stage 2 Development</p> <table border="1"> <thead> <tr> <th>Land use</th> <th>Maximum GLA (m2)</th> </tr> </thead> <tbody> <tr> <td>Precinct 1</td> <td></td> </tr> <tr> <td>- warehouses and distribution centres</td> <td>2,797</td> </tr> <tr> <td>- ancillary office</td> <td>201</td> </tr> <tr> <td>- other</td> <td>150</td> </tr> <tr> <td>Total Precinct</td> <td>1 3,148</td> </tr> <tr> <td>Precinct 3</td> <td></td> </tr> <tr> <td>- warehouses and distribution centres</td> <td>92,994</td> </tr> <tr> <td>- ancillary office</td> <td>2,638</td> </tr> <tr> <td>- other</td> <td>5,830</td> </tr> <tr> <td>Total Precinct 3</td> <td>101,462</td> </tr> <tr> <td>Total Precincts 1 and 3</td> <td>104,610</td> </tr> </tbody> </table>	Land use	Maximum GLA (m2)	Precinct 1		- warehouses and distribution centres	2,797	- ancillary office	201	- other	150	Total Precinct	1 3,148	Precinct 3		- warehouses and distribution centres	92,994	- ancillary office	2,638	- other	5,830	Total Precinct 3	101,462	Total Precincts 1 and 3	104,610	At all times	<p>These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.</p> <p>Occupation certification of the complete buildings will be carried out upon completion of the construction phase.</p>	<p>Construction Certificate CC-24021 for building works</p> <p>Subdivision Works Certificates (issued by Barker Ryan Stuart)</p>	Compliant
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NOTIFICATION OF COMMENCEMENT																													
C7.	<p>The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:</p> <p>(a) construction; and</p>	Prior to commencement of Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	<p>Notice of commencement of construction - SSD-37486043 was sent on 03.11.2023 (correspondence with DPE dated 06.11.2023). Construction commenced on 01.12.2023.</p> <p>Notice of commencement of construction - SSD-37486043 Mod1 was sent on 26.02.2024 and construction commenced on 29.04.2024.</p>	Compliant (and Closed)																								
	(b) operation.	Operation	The project is under development	Not triggered																									
EVIDENCE OF CONSULTATION																													

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C8.	<p>Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	Prior to commencement of Construction	During the development of the CEMP, consultation was undertaken with the relevant parties prior to submitting the subject document to the Planning Secretary for approval. Community consultation was undertaken by the CCLR to meet this requirement.	<p>Evidence of consultation including the outcome and any required details are included within the relevant sub-plans as well as Appendix B of the CEMP.</p> <p>Evidence of consultation is available on the project webpage.</p>	Compliant
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
C9.	<p>With the approval of the Planning Secretary, the Applicant may:</p> <p>(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development 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);</p> <p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p> <p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	Prior to commencement of Construction	EC to confirm if this item is required	Not Required	Not triggered
	<p>(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and</p>	All times		Not required yet	Not triggered
	<p>(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).</p>	All times		Not required yet	Not triggered
C10.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All times		Not required yet	Not triggered
C11.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	All times	Not required yet	Not triggered	
UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE					
General Requirements					

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C12.	Before the commencement of Intersection works for the development, the Applicant must:	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
	(a) consult with the relevant owner and provider of services that are likely to be affected by the Stage 2 development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;				Not triggered
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and				Not triggered
	(c) submit a copy of the dilapidation report to the Planning Secretary and Council				Not triggered
C13.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must:	Construction	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Worksm Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
	(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the Stage 2 development; and				
	(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the Stage 2 development.				
Sydney Water					
C14.	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	Prior to Operation	The project is under development		Not triggered
Fibre-Ready Facilities					
C15.	Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:	Prior to commencement of construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Post Execution Letter (NBN) dated 07.05.2022 (Ref: DEV-00170125) Construction Certificate CC-24021 for building works Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant (and closed)
	(a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and				

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	(b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.	Construction			Compliant	
C16.	Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.	Prior to commencement of operation	The project is under development		Not triggered	
PROTECTION OF WATER NSW INFRASTRUCTURE						
C17.	The Applicant must:	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report	Compliant	
	(a) ensure all contractors do not enter the water pipelines corridor, unless a written access consent has been obtained from Water NSW;	All times		EC inspections and reports	Compliant	
	(b) implement all practical measures to protect the Water NSW infrastructure, as required by Water NSW, for the duration of the development;	All times		Incident Report	Not triggered	
	(c) repair, or pay the full costs associated with repairing any Water NSW infrastructure that is damaged by carrying out the development; and	All times		Incident Register	Not triggered	
	(d) report all incidents that affect or could affect the water pipelines corridor to Water NSW on the 24 hour incident notification number 1800 061 069, as a matter of urgency.	All times				
C18.	The Applicant must ensure:	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report	Compliant	
	(a) all works adjacent to the water pipelines corridor is consistent with the Guideline for development adjacent to the Upper Canal and Warragamba Pipelines (Water NSW, 2021);	Post development		EC inspections and reports	Compliant	
	(b) post-development flows do not exceed pre-development flows into and through the water pipelines corridor;	All times			Compliant	
	(c) stockpiles are not placed in a position where they may interfere with or impede Water NSW drainage infrastructure;	Prior to commencement of construction			Compliant	
	(d) boundary identification fencing is installed prior to commencing construction and is maintained for the duration of construction;	Prior to commencement of operation		The project is under development		Not triggered
	(e) permanent fencing is installed along the length of the boundary with Water NSW, prior to the commencement of operation of the development. Design and installation of the fencing is to be agreed with Water NSW prior to installation; and	Construction		Regular inspections and monitoring will be undertaken in accordance	This Construction Compliance Report	Compliant
	(f) all retaining walls adjacent to the water pipelines corridor are set back from the boundary with all footings and supporting structures contained wholly within the site.					

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			with the CEMPs	EC inspections and reports	
TRANSGRID EASEMENT					
C19.	The Applicant must:	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant
	(a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easements on the site, 24 hours a day, 7 days a week;	At all times			Compliant
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement on the site including complying with TransGrid Easement Guidelines, TransGrid Fencing Guidelines and NSW Workcover’s Code of Practice – Work Near Overhead Powerlines, 2006; and	At all times			Compliant
	(c) advise TransGrid of any proposed amendments or modified encroachment into the easement.	At all times			Compliant
STRUCTURAL ADEQUACY					
C20.	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC. Note: <ul style="list-style-type: none"> Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development. 	Prior to commencement of construction Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Occupation certification of the complete buildings will be carried out upon completion of the construction phase.	Construction Certificate CC-24021 for building works Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant
EXTERNAL WALL AND CLADDING					
C21.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Prior to commencement of construction Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Occupation certification of the complete buildings will be carried out upon completion of the construction phase.	Construction Certificates (CC-24021 dated 23.04.2024)	Compliant

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C22.	Prior to the issuing of: (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and	Prior to commencement of construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction Certificates (CC-24021 dated 23.04.2024)	Compliant
	(b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	Prior to commencement of operation	Occupation certification of the complete buildings will be carried out upon completion of the construction phase.		Not triggered
C23.	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to commencement of construction Prior to commencement of operation	EC to site evidence of Submission of the documentation given to the Certifier to the Planning Secretary	All construction certificates are required to be submitted and approved via the Planning Portal. The documentation was included in application no. CFT-514830.	Compliant
SUBDIVISION					
C24.	Prior to the issuing of a Subdivision Certificate for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage, street trees, and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.	Prior to the issuing of a Subdivision Certificate	EC to site evidence of Submission of the Staging Plan and Acceptance of the Plan by the Planning Secretary	Infrastructure is no completed yet	Not triggered
C25.	Prior to the issuing of a Subdivision Certificate for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.	Prior to the issuing of a Subdivision Certificate	EC to site evidence of Submission of the Staging Plan and Acceptance of the Plan by the Planning Secretary	Infrastructure is no completed yet	Not triggered
C26.	Prior to the issuing of a Subdivision Certificate for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.	Prior to commencement of construction	EC to site evidence of Submission of the Staging Plan and Acceptance of the Plan by the Planning Secretary	Post Execution Letter (NBN) dated 07.05.2022 (DEV-00170125)	Compliant
COMPLIANCE					
C27.	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	EC to site evidence that all employees and contractors involved in the project are appropriately inducted and	Induction Register	Compliant

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			trained prior to commencing work on site.		
CONTRIBUTIONS TO COUNCIL					
C28.	<p>Prior to the issue of a Subdivision Certificate or Construction Certificate (as required by the contributions plan or otherwise agreed by Council) for the Stage 2 Development, a payment of a levy of 1% of the proposed cost of carrying out the Stage 2 development must be paid to Council under section 7.12 of the EP&A Act.</p> <p>Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.</p>	Prior to commencement of Construction	EC to site evidence	Long Service Levy Fee payment - HSBC on 23/11/2023 (Ref: 61726QX020R2)	Compliant (and closed)
PLANNING AGREEMENT					
C29.	<p>Within six months after the date of commencement of earthworks for the development, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a PA with the Minister in accordance with:</p> <p>(a) Division 7.1 of Part 7 of the EP&A Act; and</p> <p>(b) the terms of the offer in the letter dated 21 September 2023 from the Applicant to the Minister, which has been accepted by the Minister.</p>	Prior to commencement of Earthworks	EC to site evidence	Planning Agreement (VPA) – 2-10 Old Wallgrove Road, Horsley Park dated 14.09.2023 (Ref: SVPA2021-241).	Compliant
OPERATION OF PLANT AND EQUIPMENT					
C30.	<p>All plant and equipment used on-site, or to monitor the performance of the Stage 2 development, must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	<p>This Construction Compliance Report</p> <p>EC inspections and reports Including periodic review plant pre start inspection and service records.</p>	Compliant
WORK AS EXECUTED PLANS					
C31.	<p>Before the issuing of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the street trees, stormwater drainage (including operation and maintenance management plans) and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.</p>	Prior to commencement of operation	Occupation certification of the complete buildings will be carried out upon completion of the construction phase.		Not triggered
APPLICABILITY OF GUIDELINES					

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C32.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant										
C33.	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant										
ADVISORY NOTES															
AN1.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage.	This Construction Compliance Report EC inspections and reports	Compliant										
PART D – STAGE 2 SPECIFIC ENVIRONMENTAL CONDITONS															
NOISE															
Hours of Work															
D1.	The Applicant must comply with the hours detailed in Table 5, unless otherwise agreed in writing by the Planning Secretary. Table 5: Hours of Work	Construction Operation	Regular inspections and monitoring will be undertaken in accordance with the CEMPs. Operation hours are not triggered yet as the project is under construction.	This Construction Compliance Report EC inspections and reports	Compliant										
	<table border="1"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Earthworks and Construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> <tr> <td>Operation</td> <td>Monday – Sunday</td> <td>24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Earthworks and Construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Sunday	24 hours			
Activity	Day	Time													
Earthworks and Construction	Monday – Friday	7 am to 6 pm													
	Saturday	8 am to 1 pm													
Operation	Monday – Sunday	24 hours													
D2.	Works outside of the hours identified in condition D1 may be undertaken in the following circumstances: (a) works that are inaudible at the nearest sensitive receivers; (b) works agreed to in writing by the Planning Secretary; (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant										

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	(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.				
Construction Noise Limits					
D3.	The Stage 2 development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the CNVMP required by condition D4.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CNVMP	Noise monitoring report prepared after each attended monitoring survey. Monthly monitoring reports prepared for the real-time monitoring.	Compliant
Construction Noise and Vibration Management Plan					
D4.	<p>Construction Noise and Vibration Management Plan</p> <p>The Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the Stage 2 development to the satisfaction of the Planning Secretary. The CNVMP must form part of a CEMP in accordance with condition E2 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary; (b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline (DECC, 2009)</i> (as may be updated or replaced from time to time); (c) describe the measures to be implemented to manage high noise generating works such as piling and rock breaking, in close proximity to the sensitive receivers on Burley Road, shown on Figure 7 in Appendix 4; (d) include strategies that have been developed with the community for managing high noise generating works; and (e) describe the community consultation undertaken to develop the strategies in condition D4(d). (f) include a complaints management system that would be implemented for the duration of the development. 	Prior to commencement of Construction	The CNVMP was developed and provided in Appendix E of the CEMP.	<p>The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4)</p> <p>The approved CNVMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east</p>	Compliant (closed)
D5.	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction of Stage 2 until the CNVMP Plan required by Condition D4 is approved by the Planning Secretary; and 	Prior to commencement of Construction	The CNVMP was developed and provided in Appendix E of the CEMP.	<p>The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4)</p> <p>Notice of commencement of construction - SSD-37486043 was sent on 03.11.2023 (correspondence with DPE dated 06.11.2023). Construction commenced on 01.12.2023.</p>	Compliant (closed)

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	(b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.	Construction	Regular monitoring and inspections will be undertaken to ensure that the CNVMP is implemented accordingly.	Noise monitoring report prepared after each attended monitoring survey. Monthly monitoring reports prepared for real-time monitoring.	Compliant
Operational Noise Limits					
D6.	The Applicant must ensure noise generated by operation of the Stage 2 Development does not exceed the noise limits in condition A14 and A15.	Prior to commencement of operation	The project is under development		Not triggered
D7.	The Applicant must ensure warehouses in the Stage 2 Development do not include any refrigerated systems.	Prior to commencement of operation	The project is under development		Not triggered
Temporary Noise Barrier					
D8.	<p>Within six months of the commencement of earthworks for the development, the Applicant must prepare a Design Noise Verification Report for the temporary noise barrier shown on Figure 8 in Appendix 4, to the satisfaction of the Planning Secretary. The report must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced acoustic consultant; (b) detail the temporary noise mitigation measures to ensure compliance with the noise limits in Conditions A14 and A15; (c) detail the location and specifications of the temporary noise barrier; (d) provide updated noise modelling to verify the predicted performance of the temporary noise barrier in reducing noise levels at sensitive receivers; (e) include an analysis of compliance with the noise limits in Conditions A14 and A15; (f) describe the community consultation undertaken with the sensitive receivers shown on Figure 5 in Appendix 3; and (g) detail any additional or modified measures to achieve compliance with the noise limits in Conditions A14 and A15. 	Prior to commencement of Earthworks	A Design Noise Verification Report for the temporary noise barrier.	<p>The noise verification report, RWDI dated 23.02.2024.</p> <p>The verification report was approved by the Planning Secretary on 03.05.2024. Refer to correspondence dated 03.05.2024.</p> <p>The earthworks commenced on site on 1 December 2023 (Refer to correspondence dated 08.03.2024, Goodman).</p>	Compliant (closed)
D9.	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction of any warehouse building in the Stage 2 development until the Design Noise Verification Report required by condition D8 is approved by the Planning Secretary; 	Prior to commencement of Construction	A Design Noise Verification Report for the temporary noise barrier.	<p>The verification report was approved by the Planning Secretary on 03.05.2024. Refer to correspondence dated 03.05.2024.</p> <p>Earthworks commenced in November 2022 under Fairfield City</p>	Compliant (closed)

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				Council Consent (DA 347.1/2021) prior to this consent approval.	
	(b) install the temporary noise mitigation measures, prior to the commencement of operation of the first warehousing building in the Stage 2 development; and	Prior to commencement of Operation	The project is under development		Not triggered
	(c) maintain the temporary noise mitigation measures until such time as the permanent noise mitigation measures developed in accordance with condition D10 are implemented.	Operation	The project is under development		Not triggered
Permanent Noise Mitigation					
D10.	<p>Within 12 months of the commencement of operation of warehouse 3B, or as part of a future DA in Precinct 2, the Applicant must prepare a Design Noise Verification Report detailing permanent noise mitigation measures, to the satisfaction of the Planning Secretary. The report must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced acoustic consultant; (b) detail the permanent noise mitigation measures to ensure compliance with the noise limits in Conditions A14 and A15, including but not limited to increased building setbacks, building insulation, permanent noise barriers, layout of truck loading areas or source controls; (c) detail the location and specifications of each adopted noise mitigation measure; (d) provide updated noise modelling to verify the predicted performance of the permanent noise mitigation measures in reducing noise levels at sensitive receivers; (e) describe the community consultation undertaken with the nearest affected sensitive receivers shown on Figure 5 in Appendix 3 in relation to the adopted noise mitigation measures; (f) detail the timing for implementing the permanent noise mitigation measures; and (g) detail any additional or modified measures to achieve compliance with the noise limits in Conditions A14 and A15. 	Within 12 months of the commencement of operation	The project is under development		Not triggered
D11.	The Applicant must install the permanent noise mitigation measures in accordance with condition D10 to the satisfaction of the Planning Secretary. The Applicant must provide written evidence demonstrating that the permanent noise mitigation measures have been installed in accordance with this condition.	Within 12 months of the commencement of operation	The project is under development		Not triggered

Noise Validation					
D12.	<p>Within three months of the commencement of operation of warehouse 3B, and quarterly for a period of 12 months thereafter, the Applicant must undertake noise validation monitoring to the satisfaction of the Planning Secretary.</p> <p>The monitoring must:</p> <ul style="list-style-type: none"> (a) be undertaken by a suitably qualified, experienced and independent acoustic consultant, whose appointment has been approved by the Planning Secretary; (b) be undertaken in accordance with: <ul style="list-style-type: none"> • (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); • (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022); • (iii) Section 7 of the Noise Policy for Industry (EPA, 2017); (c) include an analysis of compliance with noise limits in Conditions A14 and A15; (d) outline the implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; (e) detail all reasonable and feasible noise mitigation measures to achieve compliance with the noise limits in Conditions A14 and A15, if the results of monitoring show that noise from the development is exceeding the noise limits; and (f) include a timetable for implementing any additional noise mitigation measures. 	<p>Within 3 months of the commencement of operation</p> <p>Quarterly for a period of 12 months</p>	<p>The project is under development</p>		<p>Not triggered</p>
Road Traffic Noise					
D13.	<p>Prior to the commencement of construction of the Stage 2 development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.</p>	<p>Prior to commencement of Construction</p> <p>Construction</p> <p>Operation</p>	<p>A Driver Code of Conduct and induction training were developed for the construction phase as part of the Construction traffic Management Plan (CTMP). The Driver Code of Conduct and induction training for operation will be updated prior to operation.</p>	<p>The CTMP is provided in appendix G of the CEMP.</p> <p>The Driver Code of Conduct is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east</p>	<p>Compliant (and closed)</p>

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D14.	The Applicant must ensure the largest vehicle permitted to enter the site is a 30m super B-double.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant
VIBRATION					
Vibration Criteria					
D15.	Vibration caused by construction of the development, at any residence or structure outside the site, must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	Construction	Attended vibration measurements will be undertaken at the start of vibration intensive works within the minimum working distances to confirm the levels of vibration are below the applicable vibration limits	Vibration monitoring reports	Compliant
D16.	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D15.	Construction	Attended vibration measurements will be undertaken at the start of vibration intensive works within the minimum working distances to confirm the levels of vibration are below the applicable vibration limits	Vibration monitoring reports	Compliant
D17.	The limits in conditions D15 and D16 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition E2 of this consent.	Prior to commencement of Construction	The Construction Noise and Vibration Management Plan (CNVMP) was developed and provided in Appendix E of the CEMP.	The approved CNVMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east	Compliant
VIBRATION MONITORING PLAN					
D18.	The Applicant must prepare a Vibration Monitoring Plan (VMP) for the Stage 2 development to the satisfaction of the Planning Secretary. The VMP must form part of the CEMP in accordance with condition E2 and must: (a) be prepared by a suitably qualified and experienced expert; (b) be prepared in consultation with Water NSW; (c) describe procedures to ensure the development complies with the German Standard DIN 4150-3:2016 Structural Vibration Part 3: Effects of vibration on structures; (d) describe the measures to be implemented to manage vibration intensive works, in close proximity to the water pipelines corridor.	Prior to commencement of Construction	The Construction Noise and Vibration Management Plan (CNVMP) was developed and provided in Appendix E of the CEMP.	The approved CNVMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east	Compliant (closed)

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D19.	The Applicant must: (a) not commence construction until the VMP required by condition D18 is approved by the Planning Secretary; and	Prior to commencement of Construction	The Construction Noise and Vibration Management Plan (CNVMP) was developed and provided in Appendix E of the CEMP.	The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4). Construction was commenced on 01.12.2023.	Compliant (closed)																
	(b) implement the most recent version of the VMP approved by the Planning Secretary for the duration of construction.	Construction	Regular monitoring will be undertaken to ensure that the CNVMP is implemented accordingly.	Vibration monitoring reports	Compliant																
BIODIVERSITY																					
Offsets																					
D20.	<p>Prior to any clearing or construction works for the development, the Applicant must purchase and retire the ecosystem and species credits in Tables 6 and 7 to offset the removal/disturbance of native vegetation at the site. The ecosystem and species credits must be retired in accordance with the requirements of EHG's Biodiversity Offsets Scheme and the Biodiversity Conservation Act 2016.</p> <p>Table 6: Ecosystem Credits Offset Requirements</p> <table border="1"> <thead> <tr> <th>Plant Community Type</th> <th>No. of ecosystem credits</th> <th>Requirement for hollowing bearing trees</th> </tr> </thead> <tbody> <tr> <td>PCT 835: Cumberland River-flat Forest</td> <td>10</td> <td>Yes</td> </tr> <tr> <td>PCT 1071: <i>Phragmites australis</i>/Typha orientalis coastal freshwater wetland – artificial basins</td> <td>3</td> <td>No</td> </tr> <tr> <td>PCT 1800: Cumberland Swamp Oak Floodplain Forest</td> <td>1</td> <td>No</td> </tr> </tbody> </table> <p>Table 7: Species Credits Offset Requirements</p> <table border="1"> <thead> <tr> <th>Impacted Species</th> <th>No. of species credits</th> </tr> </thead> <tbody> <tr> <td><i>Callocephalon fimbriatum</i> (Gang-gang Cockatoo)</td> <td>10</td> </tr> </tbody> </table>	Plant Community Type	No. of ecosystem credits	Requirement for hollowing bearing trees	PCT 835: Cumberland River-flat Forest	10	Yes	PCT 1071: <i>Phragmites australis</i> /Typha orientalis coastal freshwater wetland – artificial basins	3	No	PCT 1800: Cumberland Swamp Oak Floodplain Forest	1	No	Impacted Species	No. of species credits	<i>Callocephalon fimbriatum</i> (Gang-gang Cockatoo)	10	Prior to commencement of Construction	Pre-clearing surveys were undertaken to provide a final check for presence of flora and fauna species and habitat on a site immediately before clearing begins. These surveys clearly delineated clearing limits.	Biodiversity Charge Quote Statement (Ref: Q00308) dated 08.11.2023. Construction was commenced on 01.12.2023.	Compliant (closed)
Plant Community Type	No. of ecosystem credits	Requirement for hollowing bearing trees																			
PCT 835: Cumberland River-flat Forest	10	Yes																			
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Impacted Species	No. of species credits																				
<i>Callocephalon fimbriatum</i> (Gang-gang Cockatoo)	10																				
D21.	The requirement to retire ecosystem and species credits (see condition D20) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits, as calculated by EHG's Biodiversity Offsets Payment Calculator.	Prior to commencement of Construction	Statement confirming payment into the Biodiversity Conservation Fund for an offset obligation	Biodiversity Conservation Fund Fee Payment (Ref: BCF637)	Compliant (closed)																

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D22.	The Applicant must provide the Planning Secretary with evidence that: (a) the retirement of ecosystem credits has been completed (see condition D20); or (b) a payment has been made to the Biodiversity Conservation Fund (see condition D21), (c) prior to undertaking any clearing or construction works for the development.	Prior to commencement of Construction	EC to site evidence of Submission of evidence required under this condition	The notification was issued under Planning Portal (application number: CFT-42716)	Compliant (closed)
Flora and Fauna Management Plan					
D23.	Prior to the commencement of earthworks, the Applicant must prepare a Flora and Fauna Management Plan (FFMP) for the development. The FFMP must form part of the CEMP required by condition E2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) describe pre-clearance and dam decommissioning protocols including fauna rescue and relocation procedures; (c) detail measures to protect retained native vegetation on site to avoid impacts during construction, including but not limited, to fencing and signage; (d) detail the timing for undertaking clearing works including the removal of hollow bearing trees to avoid key fauna breeding seasons; and (e) include a tree hollow replacement strategy.	Prior to commencement of Construction	The Flora and Fauna Management Plan (FFMP) was developed and provided in Appendix K of the CEMP.	The approved FFMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east	Compliant (closed)
D24.	The Applicant must implement the Flora and Fauna Management Plan for the duration of earthworks and construction.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant
Vegetation Management Riparian Corridor					
D25.	Prior to the commencement of any clearing or construction works, the Applicant must update the Vegetation Management Plan (VMP) prepared by ecologue dated 22 March 2023 to include a detailed map showing the area of each vegetation community that will be revegetated on the site.	Prior to commencement of Construction	Vegetation Management Plan (VMP) prepared by ecologue dated 22.03.2023 was updated on 18.10.2023.	The VMP is dated 18.10.2023. Construction, including clearing, was commenced on 01.12.2023.	Compliant (closed)
D26.	The Applicant must complete the revegetation of the riparian corridor in accordance with the VMP within 6 months of completing construction of the access road within Precinct 4.	Within 6 months of completing construction of the access road within Precinct 4	The project is under construction		Not triggered
Biosecurity Management Plan					

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D27.	The Applicant must implement the Biosecurity Management Plan prepared by ecologique dated 28 September 2022 for the duration of the development.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant
TRAFFIC AND ACCESS					
Construction Traffic Management Plan					
D28.	<p>Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition E2 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council, TfNSW and Water NSW; (c) detail the measures to be implemented to ensure safe and efficient access to the site during construction both on-site and for the external road upgrades; (d) detail truck numbers, hours of operation, heavy vehicle routes, access arrangements, traffic controls and parking; (e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (iv) ensure truck drivers use specified routes; (f) include a program to monitor the effectiveness of these measures; and (g) if necessary, detail procedures for notifying residents and the community, of any potential disruptions to routes. 	Prior to commencement of Construction	The Construction Traffic Management Plan (CTMP) was developed and provided in Appendix G of the CEMP. EC to sight and confirm staff and contractor inductions in accordance with the approved CEMP	The approved CTMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east	Compliant (closed)
D29.	The Applicant must: <ul style="list-style-type: none"> (a) not commence construction until the Construction Traffic Management Plan required by condition D28 is approved by the Planning Secretary; and 	Prior to commencement of Construction	The Construction Traffic Management Plan (CTMP) was developed and provided in Appendix G of the CEMP.	The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4). Construction was commenced on 01.12.2023.	Compliant (closed)
	<ul style="list-style-type: none"> (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction. 	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant
External Road Upgrades					

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D30.	Prior to the commencement of operation of the first warehouse building in the Stage 2 development, the Applicant must complete construction of the upgrades to the intersections of Old Wallgrove Road / Millner Avenue and Old Wallgrove Road / Lenore Drive as shown on Figure 3 and 4 in Appendix 2, to the satisfaction of the Relevant Roads Authority. Approval must be obtained for the works under section 138 of the Roads Act 1993.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
D31.	Prior to the commencement of construction works for the intersection upgrade of Old Wallgrove Road / Lenore Drive, the Applicant must enter into a Works Authorisation Deed with TfNSW. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the Applicant prior to the commencement of works.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
D32.	The Applicant must carry out all public utility adjustment/relocation works, necessary for the Intersection works as required by the relevant public authorities and/or their agents. Should any public utility adjustment/relocation works be required adjacent to a classified road, plans are to be submitted to TfNSW for approval, prior to the commencement of relocation works. Please send all documentation to development.sydney@transport.nsw.gov.au . A plan checking fee may be payable and a performance bond may be required before TfNSW approval is issued. Note: This approval process may be undertaken separate to the Works Authorisation Deed for the Intersection works.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
D33.	The Applicant must submit detailed design plans and hydraulic calculations to TfNSW detailing any changes to the stormwater drainage system adjacent to the road network. The Applicant must obtain approval from TfNSW for changes to the stormwater drainage system, prior to the commencement of any road works.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
D34.	The Applicant must ensure all structures along the Old Wallgrove Road boundary are erected clear of land required for the road and are wholly located within the site boundary.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
D35.	The Applicant must submit detailed design drawings to TfNSW detailing excavation of the site and support structures adjacent to Old Wallgrove Road, at least 6 weeks prior to commencement of earthworks adjacent to Old Wallgrove Road. The Applicant must meet the full cost of assessment of these plans by TfNSW.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered

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	Note: This condition relates to excavation and support structures required for the Intersection works at Millner Avenue/ Old Wallgrove Road.				
D36.	The Applicant must obtain a Road Occupancy Licence (ROL) from the Transport Management Centre for any works that may impact on traffic flows on Old Wallgrove Road during earthworks and construction.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
Traffic Control Signals					
D37.	Prior to the commencement of construction of the Stage 2 development, the Applicant must prepare Traffic Control Signal (TCS) plans for the modifications to the traffic control signals at Old Wallgrove Road and Lenore Drive, and Old Wallgrove Road and Millner Avenue. The TCS plans must: <ul style="list-style-type: none"> (a) be prepared by suitably qualified and experienced person(s); (b) be prepared in accordance with the requirements of TfNSW; and (c) be in accordance with the Austroads Guide to Road Design and relevant TfNSW supplements; and (d) detail the dedication of land as public road for the maintenance of the TCS and associated infrastructure. 	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
D38.	The Applicant must obtain approval from TfNSW for the TCS plans, prior to the commencement of any Intersection works. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the Applicant prior to the commencement of road works. The Applicant will be required to enter into a Works Authorisation Deed (WAD) for the abovementioned road works.	Prior to commencement of Intersection works	The intersection upgrades are currently awaiting final approval through TfNSW for the New South Wales Works Authorisation Deed process.	The expected start date for construction is mid-August 2024.	Not triggered
Estate Roads					
D39.	Prior to the commencement of construction of the estate roads within the Stage 2 development, the Applicant must confirm in writing to the Relevant Roads Authority that the design complies with the sight distance requirements of the Austroads Guidelines for all roads, bends and intersections within the site.	Prior to the commencement of construction of the estate roads	EC to site evidence of Submission of Evidence required under this condition	Construction of the estate roads has not been commenced yet.	Not triggered

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D40.	<p>Prior to the commencement of construction of the estate roads within the Stage 2 development, the Applicant must undertake a Road Safety Audit to the satisfaction of the Relevant Roads Authority. The Road Safety Audit must:</p> <p>NSW Government 17 Oakdale East Industrial Estate Department of Planning and Environment (SSD-37486043)</p> <ul style="list-style-type: none"> (a) be prepared by an Accredited Road Safety Auditor; (b) be prepared in consultation with Council; (c) demonstrate the estate road capacity is adequate for the intended design vehicles; and (d) include a timetable for implementing the recommendations of the Road Safety Audit. 	Prior to commencement of Construction	A Road Safety Audit was conducted by DC Traffic Engineering in October 2023.	<p>Road Safety Audit Report (Ref: ATL-PROJ-000201 DD RSA OAKDALE EAST REV 1) dated 05.10.2023.</p> <p>Construction was commenced on 01.12.2023.</p>	Compliant (closed)
D41.	The Applicant must incorporate the recommendations of the Road Safety Audit undertaken in accordance with Condition D40 into the detailed design and construction of the estate roads, to the satisfaction of the Relevant Roads Authority.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	<p>This Construction Compliance Report</p> <p>EC inspections and reports</p>	Compliant
D42.	Prior to the commencement of operation of the first warehouse building in the Stage 2 development, the Applicant must construct and operate the estate roads required for access into Precincts 1 and 3 within the Stage 2 development to the satisfaction of Relevant Roads Authority.	Prior to commencement of Operation	The project is under development		Not triggered
D43.	<p>Prior to the commencement of operation of the estate roads, the Applicant must install No Stopping or No Parking restrictions along the length of the estate roads, at no cost to Council. The Applicant must obtain approval from the Fairfield Traffic Committee and Council, prior to the installation of the signage.</p> <p>Note: Approval is not required from the Fairfield Traffic Committee and Council if the estate roads remain in private ownership.</p>	Prior to commencement of Operation	The project is under development		Not triggered
Parking					
D44.	The Applicant must provide sufficient parking facilities on site, including provision of electric vehicle car charging spaces, in accordance with Condition A10, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	As part of Estate Design.	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction Certificates (CC-24021 dated 23.04.2024)	Compliant

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D45.	Prior to the commencement of operation of the first warehouse building in the Stage 2 development, the Applicant must ensure the development includes bicycle parking and end of trip facilities in accordance with Australian Standard AS1742.9:2018 Manual of Uniform Traffic Control Devices - Bicycle Facilities, and Cycling Aspects of Austroads Guides. Any bicycle parking and storage facilities must be secure, convenient, well lit, physically and visually accessible and within close proximity to the main building entrances in accordance with Austroads guidelines.	Prior to commencement of Operation	The project is under development		Not triggered
Operating Conditions					
D46.	<p>The Applicant must ensure:</p> <ul style="list-style-type: none"> (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018) and AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009) (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines; (c) the development does not result in any vehicles queuing on the public road network; (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (e) all vehicles must enter and exit the site in a forward direction; (f) all vehicles are wholly contained on site before being required to stop; (g) all loading and unloading of materials is carried out on site; and (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times. (i) 	As part of Estate Design.	These requirements are taken into account at the design stage and verified by road safety road conducted in October 2023 by DC Traffic Engineering.	Road Safety Audit Report (Ref: ATL-PROJ-000201 DD RSA OAKDALE EAST REV 1) dated 05.10.2023.	Compliant (and closed)
Operational Traffic Management Plan					
D47.	<p>Prior to the commencement of operation of the Stage 2 development, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development. The OTMP must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council; (c) include an hourly breakdown of the types of heavy vehicles accessing the site throughout the day, evening and night time periods; 	Prior to commencement of Operation	The project is under development		Not triggered

	<ul style="list-style-type: none"> (d) include an Operational Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; (iv) inform truck drivers of the site access arrangements and use of specified routes; (v) include a program to monitor the effectiveness of these measures. <ul style="list-style-type: none"> • 				
D48.	The Applicant must implement the Operational Traffic Management Plan for the duration of the development.	Prior to commencement of Operation	The project is under development		Not triggered
Green Travel Plan					
D49.	Prior to the commencement of operation of the Stage 2 development, the Applicant must update the Green Travel Plan prepared by ASON Group dated 7 June 2022, in consultation with TfNSW. The most recent version of the Green Travel Plan must be implemented for the duration of the development.	Prior to commencement of Operation	The project is under development		Not triggered
VISUAL AMENITY					
Landscaping					
D50.	<p>Within three months of the date of this consent, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on site, to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced expert; (b) detail the species to be planted on-site that are consistent with Appendix F of Fairfield City Council's Development Control Plan 2013; (c) demonstrate the Stage 2 development achieves the landscape setback and canopy cover requirements in Condition A10; and (d) describe the monitoring and maintenance measures to manage landscaping works. 	Within three months of the date of this consent	EC to site evidence of LMP approval	<p>FCC has been consulted to review and comment on the Landscape Master Plan as part of the EIS process.</p> <p>The Landscape Management Plan was prepared by SCAPE Design Pty Ltd and submitted the Planning Secretary on 22.02.2024.</p>	Compliant
D51.	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence operation of the Stage 2 development until the Landscape Management Plan is approved by the Planning Secretary. (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D50 for the life of the development. 	Prior to commencement of Operation	The project is under development		Not triggered

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Lighting					
D52.	The Applicant must ensure the lighting associated with the development: <ul style="list-style-type: none"> (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network. 	As part of Estate Design Prior to issue of the CC	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction Certificate CC-24021 for building works that are available on the project webpage.	Compliant
Signage and Fencing					
D53.	All signage and fencing must be erected in accordance with the development plans included in the AR. Note: This condition does not apply to temporary construction and safety related signage and fencing.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant
SOILS, WATER QUALITY AND HYDROLOGY					
Imported Soil					
D54.	The Applicant must: <ul style="list-style-type: none"> (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request. 	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	Materials coming to site to date has been predominantly associated with the Rehab consent, which is not applicable to this SSD. Approved Notice S143 of the POEO Act for the supply of the sandstone from M6 tunnel to OEE. Delivery dockets are kept at MQB guard shed. EC inspections and reports	Compliant
Erosion and Sediment Control					
D55.	Prior to the commencement of earthworks for the Stage 2 development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition E2.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report EC inspections and reports	Compliant
D56.	The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition D55 for the duration of earthworks and construction of the development.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs.	This Construction Compliance Report EC inspections and reports	Compliant
Discharge Limits					
D57.	The Stage 2 development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report	Compliant

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			and OEMP	EC inspections and reports	
Stormwater Management System Design					
D58.	<p>Prior to the commencement of construction of the Stage 2 development, the Applicant must finalise the detailed design of the stormwater management system, including any temporary stormwater management measures (to satisfy the Staging Plan). The stormwater management system must:</p> <ul style="list-style-type: none"> (a) be designed by a suitably qualified and experienced person(s); (b) be designed in consultation with Council; (c) be generally in accordance with the conceptual design in the EIS and the plans in Appendix 1; (d) be in accordance with applicable Australian Standards; (e) include all private and Council drainage infrastructure within the site boundary including connections to adjacent land or future stages of work; (f) ensure the system capacity is design in accordance with Australian Rainfall and Runoff (Engineers Australia 2016) and Managing Urban Stormwater: Council Handbook (EPA 1997) and Fairfield City Council’s Stormwater Management Policy (September 2017); (g) ensure post development flows from the site do not exceed pre-development flows in the Water NSW drainage lines and water pipelines corridor; (h) achieve the pollutant reduction targets in Council’s Stormwater Management Policy (September 2017); (i) include detailed design for all inlets and outlets from the basins, including measures to ensure a stream erosion index no greater than 2.0 and scour protection and creek bank protection works for discharges to Reedy Creek; and (j) include an operational and maintenance manual. 	Prior to commencement of Construction	The detailed design of the stormwater management system was completed and verified by the accredited certifier.	Subdivision Works Certificates (issued by Barker Ryan Stuart)	Compliant
D59.	The Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition D58 and in accordance with any approved Staging Plan under condition A11) and ensure the system is operational.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP	This Construction Compliance Report EC inspections and reports	Compliant
D60.	The Applicant must maintain the stormwater management system installed on the site under condition D59 for the duration of the development.	Operation	The project is under construction		Not triggered
Flood Management					
D61.	All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.	As part pf Estate Design	These requirements are taken into account at the	Construction Certificates (CC-24021 dated 23.04.2024)	Compliant

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D62.	Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.	As part of Estate Design	design stage and verified by an accredited certification body prior to construction of buildings.		
AIR QUALITY					
Dust Minimisation					
D63.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP	This Construction Compliance Report EC inspections and reports	Compliant
D64.	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the Stage 2 development do not track dirt onto the public road network; (d) public roads used by these trucks are kept clean; and (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report EC inspections and reports	Compliant
Odour Management					
D65.	The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP	This Construction Compliance Report EC inspections and reports	Compliant
HERITAGE					
Archaeological Protection					
D66.	The Applicant must ensure the artefact scatter and potential archaeological deposit (PAD) in the riparian corridor is protected for the duration of earthworks, construction and operation.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report EC inspections and reports	Compliant
Unexpected Finds Protocol					
D67.	If any item or object of Aboriginal heritage significance is identified on site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	No Unexpected Finds have been encountered.	Not Triggered

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	(c) Heritage NSW must be contacted immediately.		EC to be notified immediately if possible UF occurs EC will review and confirm implementation of the Protocol		
D68.	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report EC inspections and reports	Compliant
D69.	If any archaeological relics are uncovered during earthworks or construction, then all works must cease immediately in that area. Unexpected finds must be valued and recorded in accordance with the requirements of Heritage NSW.	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	This Construction Compliance Report EC inspections and reports	Compliant
Asbestos					
D70.	The Applicant must ensure that any asbestos encountered during earthworks and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including: (a) <i>Work Health and Safety Regulation 2017</i> ; (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and (d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i> .	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	Clearance and management of Asbestos Containing Material (ACM) has been undertaken as part of the separate Rehabilitation Approval and supervised by the EPA approved Auditor. No ACM has been encountered as part of the works for SSD 37486043	Not Triggered
HAZARDS AND RISK					
Dangerous Goods					
D71.	The quantities of dangerous goods stored and handled in warehouse 1F and warehouse 3A must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines –Applying SEPP 33 at all times.	Operation	The project is under construction		Not triggered
Pre-construction					
D71A.	At least one month prior to the commencement of construction of warehouse 3B (except for construction of those works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary the studies set out under subsections (a) to (b) below (the pre-construction studies).	Prior to commencement of Construction of warehouse 3B	EC to site evidence of Submission of these reports	Fire Safety Study was prepared by Riskcon Consulting and Approved by FRNSW on 10.05.2024.	Compliant

	<p>Construction, other than of works that are outside the scope of the hazard studies, must not commence until approval has been given by the Planning Secretary.</p> <p>(a) a Fire Safety Study for warehouse 3B. This study must cover the relevant aspects of the Department’s Hazardous Industry Planning Advisory Paper No. 2, ‘Fire Safety Study Guidelines’ and the New South Wales Government’s Best Practice Guidelines for Contaminated Water Retention and Treatment Systems (NSW HMPCC, 1994) where applicable. The study must satisfy the requirements of Fire and Rescue NSW (FRNSW).</p> <p>(b) a Final Hazard Analysis of warehouse 3B, prepared in accordance with the Department’s Hazardous Industry Planning Advisory Paper No. 6, ‘Hazard Analysis’.</p>				
Pre-commissioning					
D71B.	<p>The Applicant must develop and implement the plans and systems set out under subsections (a) to (b) below. No later than two months prior to the commencement of commissioning of warehouse 3B, or within such further period as the Planning Secretary may agree, the Applicant must submit to the Planning Secretary documentation describing those plans and systems. Commissioning must not commence until approval has been given by the Planning Secretary.</p> <p>(a) a comprehensive Emergency Plan and detailed emergency procedures for warehouse 3B. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department’s Hazardous Industry Planning Advisory Paper No. 1, ‘Emergency Planning’.</p> <p>(b) an Emergency Services Information Package (ESIP) be prepared in accordance with FRNSW Fire Safety Guidelines – Emergency services information package and tactical fire plans.</p>	Prior to commencement of commissioning	The project is under construction		Not triggered
Hazard Audit					
D71C.	<p>Within twelve months after the commencement of operation of warehouse 3B and every five years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of warehouse 3B. The audits must:</p> <p>(a) be carried out at the Applicant’s expense by a qualified person or team, who have been approved by the Planning Secretary and are independent of the development; and</p> <p>(b) be carried out in accordance with the Department’s Hazardous Industry Planning Advisory Paper No. 5, ‘Hazard Audit Guidelines’.</p>	Within twelve months after the commencement of operation of warehouse 3B	The project is under construction		Not triggered

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D71D.	Within one month of completing each audit carried out in accordance with condition D71C, the Applicant must submit a report to the satisfaction of the Planning Secretary. The audit report must be accompanied by a program for the implementation of all recommendations made in the audit report. If the Applicant intends to defer the implementation of a recommendation, reasons must be documented.	Within one month of completion	The project is under construction		Not triggered
Further Requirements					
71E.	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) for liquids, the <i>NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> '.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP	This Construction Compliance Report EC inspections and reports	Compliant
D71F.	In the event of an inconsistency between the requirements of conditions D71E(a) and D71E(b), the most stringent requirement must prevail to the extent of the inconsistency.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP	This Construction Compliance Report EC inspections and reports	Compliant
Bunding					
D72.	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) (for liquids, <i>the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP	This Construction Compliance Report EC inspections and reports	Compliant
D73.	In the event of an inconsistency between the requirements of conditions D72(a) and D72(b), the most stringent requirement must prevail to the extent of the inconsistency.	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP	This Construction Compliance Report EC inspections and reports	Compliant
BUSHFIRE PROTECTION					
D74.	The Applicant shall ensure the Stage 2 development complies with: (a) the relevant provisions of <i>Planning for Bushfire Protection</i> (NSW RFS, 2019);	At all times	Blackash Bushfire Consulting has been engaged to ensure the development complies	Construction Certificates (CC-24021 dated 23.04.2024)	Compliant

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	<p>(b) the construction standards and asset protection zone requirements recommended in the Bushfire Hazard Assessment for the Oakdale East Industrial Estate, prepared by Blackash Bushfire Consulting, dated 23 March 2023; and</p> <p>(c) Australian Standard AS2419.1-2021 <i>Fire hydrant installations System design, installation, and commissioning</i> or a Performance Requirement E1P3 of the National Construction Code Building Code of Australia Volume 1 for hydrant systems.</p>	Construction	with NSW RFS, 2019. All recommendations provided were incorporated in the design process.		Compliant
WASTE MANAGEMENT					
Waste Management Plan					
D75.	<p>Prior to the commencement of construction of the Stage 2 development, the Applicant must update the Waste Management Plan included in the EIS for the development. The Plan must form part of the CEMP required by condition E2 and must:</p> <p>(a) detail the type and quantity of waste to be generated during construction and operation of the Stage 2 development;</p> <p>(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014 and the Waste Classification Guideline (Environment Protection Authority, 2014); and</p> <p>(c) detail the materials to be reused or recycled, either on or off site.</p>	Prior to commencement of Construction	The Waste Management Plan (WMP) was developed and provided in Appendix J of the CEMP.	The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4). Construction was commenced on 01.12.2023 The approved WMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east	Compliant
Waste Storage and Processing					
D76.	<p>Prior to the commencement of construction of the Stage 2 development, the Applicant must obtain agreement from Council for the design of the waste storage area for the Stage 2 development.</p>	Prior to commencement of Construction		The request to review the design of the waste storage area was submitted to FCC on 17.10.2023 which was approx. 1.5 months before construction began. The FCC sent an email confirming this condition had been met on 03.04.2024.	Compliant
D78.	<p>Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP	This Construction Compliance Report EC inspections and reports	Compliant
Statutory Requirements					
D79.	<p>The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification</p>	All times	Regular inspections and monitoring will be	This Construction Compliance Report	Compliant

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	Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.		undertaken in accordance with the CEMPs and the OEMP	EC inspections and reports	
Pests Vermin and Priority Weed Management					
D80.	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <p>Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.</p>	All times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP	This Construction Compliance Report EC inspections and reports	Compliant
PART E – STAGE 2 DEVELOPMENT ENVIRONMENTAL MANAGEMENT , REPORTING AND AUDITING					
ENVIRONMENTAL MANAGEMENT					
Management Plan Requirements					
E1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide (iv) the implementation of, the development or any management measures; (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the Stage 2 development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; 	All times	The CEMP was developed in accordance with the requirements of condition E1	The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4).	Compliant

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	<ul style="list-style-type: none"> (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (f) a program to investigate and implement ways to improve the environmental performance of the Stage 2 development over time; (g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan. <p>Note: The Planning Secretary may waive</p>				
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN					
E2.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the Stage 2 development in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.	Prior to commencement of Construction	The CEMP was developed in accordance with the requirements of condition E1	The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4).	Compliant (closed)
E3.	As part of the CEMP required under condition E2 of this consent, the Applicant must include the following: <ul style="list-style-type: none"> (a) Construction Noise and Vibration Management Plan (see condition D4); (b) (Vibration Monitoring Plan (see condition D18); (c) Flora and Fauna Management Plan (see condition D23); (d) Construction Traffic Management Plan (see condition D28); (e) Erosion and Sediment Control Plan (see condition D56); (f) Community Consultation and Complaints Handling. 	Prior to commencement of Construction	The CEMP was developed prior to construction and includes all required subplans under this condition.	The approved CEMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east	Compliant (closed)
E4.	The Applicant must: <ul style="list-style-type: none"> (g) not commence construction of the development until the CEMP is approved by the Planning Secretary; and 	Prior to commencement of Construction	The CEMP was developed prior to construction.	The CEMP was approved by the Planning Secretary on 22.11.2023 (ref: SSD 37486043-PA-4). Construction was commenced on 01.12.2023.	Compliant (closed)
	<ul style="list-style-type: none"> (h) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time. 	Construction	Regular inspections and monitoring will be undertaken in accordance with the CEMPs	EC inspections and reports	Compliant
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN					
E5.	The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.	Prior to commencement of operation	The project is under development		Not triggered

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E6.	<p>As part of the OEMP required under condition E5 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; (b) describe the procedures that would be implemented to: <ul style="list-style-type: none"> (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and (c) include an Operational Traffic Management Plan (see condition D47). 	Prior to commencement of operation	The project is under development		Not triggered
E7.	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence operation until the OEMP is approved by the Planning Secretary; and (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time). 	Prior to commencement of operation	The project is under development		Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
E8.	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a Compliance Report under condition E14; 	All times		The first Compliance Report to be submitted to the Planning Secretary in July 2024.	Not triggered
	<ul style="list-style-type: none"> (b) the submission of an incident report under condition E10; 	All times		<p>There have been no incidents, defined by the Conditions of Consent as: “An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance”</p> <p>See Section 5 of Main Body of this Compliance Report for information.</p>	Compliant
	<ul style="list-style-type: none"> (c) the approval of any modification of the conditions of this consent; or 	All times		The approved CEMP was reviewed to include SDD 37486043 Mod 1 requirements and submitted to the Planning Secretary on 04.04.024.	Compliant

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				The submission was completed prior to the commencement of works associated with SDD 37486043 Mod 1. The DPE is satisfied the revised CEMP meets the requirements of Conditions E8 and E9 of SSD-37486043 (Ref; The PDE letter dated 22.04.2024).	
	(d) the issue of a direction of the Planning Secretary under condition A1(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.			All Strategies, Plans and Programs to be reviewed within three months and cited by EC.	Not triggered
E9.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition E8, or such other timing as agreed by the Planning Secretary. Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.	Construction		The approved CEMP was reviewed to include SDD 37486043 Mod 1 requirements and submitted to the Planning Secretary on 04.04.024. The DPE is satisfied the revised CEMP meets the requirements of Conditions E8 and E9 of SSD-37486043 (Ref; The PDE letter dated 22.04.2024).	Compliant
REPORTING AND AUDITING					
Incident Notification and Response					
E10.	The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 5.	All times	EC to confirm non-compliance reporting is in accordance with Incident Management Procedure within the approved CEMP.	Records of all incidents and non-compliances will be maintained in Goodman's incident register system. This Construction Compliance Report	Compliant
Non-Compliance Notification					
E11.	The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.	All times	EC to confirm non-compliance reporting is in accordance with Incident Management	Written notification provided within seven days and cited by EC.	Compliant

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			Procedure within the approved CEMP.		
E12.	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.		EC to confirm non-compliance reporting is in accordance with Incident Management Procedure within the approved CEMP.	Records of all incidents and non-compliances will be maintained in Goodman’s incident register system. This Construction Compliance Report	Compliant
E13.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.		EC to confirm non-compliance reporting is in accordance with Incident Management Procedure within the approved CEMP.	Written notification provided within seven days and cited by EC This Construction Compliance Report	Compliant
Compliance Reporting					
E14.	Within six months after the commencement of construction of the Stage 2 development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:	Within six months after the commencement of construction of the Stage 2 and then in the same month each subsequent year	The first Compliance Report covers the period of 31.12.2023 and 31.06.2024.	The first Compliance Report to be submitted to the Planning Secretary in July 2024	Non-Compliant
	(a) identify any trends in the monitoring data;				
	(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and		The first Compliance Report to be submitted to the Planning Secretary in July 2024		Not triggered
	(c) describe what measures will be implemented over the next year to improve the environmental performance of the development.		The first Compliance Report to be submitted to the Planning Secretary in July 2024		Not triggered
E15.	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	At all times	Updates to website by Goodman.	The first Compliance Report to be submitted to the Planning Secretary in July 2024	Not triggered
Monitoring and Environmental Audits					

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E16.	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage	<p>This Construction Compliance Report</p> <p>EC inspections and reports</p>	Compliant
ACCESS TO INFORMATION					
E17.	<p>At least 48 hours before the commencement of construction of the Stage 2 development and for the life of the development, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (vi) the documents referred to in condition A1 of this consent; (vii) all current statutory approvals for the development; (viii) all approved strategies, plans and programs required under the conditions of this consent; (ix) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (x) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (xi) a summary of the current stage and progress of the development; (xii) contact details to enquire about the development or to make a complaint; (xiii) a complaints register, updated monthly; (xiv) the Compliance Report of the development; (xv) any other matter required by the Planning Secretary; and 	At all times	<p>Updates to website by Goodman.</p> <p>Regular inspections and monitoring will be undertaken in accordance with the CEMPs during the construction stage and the OEMP during the operation stage</p>	<p>This Construction Compliance Report</p> <p>All documents available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east</p>	Compliant
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	At all times	Updates to website by Goodman.	Information up to date on the project webpage - Verified 09.07.2024	Compliant

