



Oakdale East Industrial Estate

SSD-37486043

Construction Compliance Report 1

JULY 2024



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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 December 2023 to 1 June 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) and in the same month each subsequent year, to submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the project.

As per condition E14 of Consent, Compliance Reporting will now be within the month of June moving forward.

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-37486043.

2.1 Project Name and Application Number

Project Name: Oakdale East Industrial Estate

Application Number: SSD-37486043

2.1 Modifications to SSD-37486043

The **Table 1** below provides a summary of the modifications to the SSD since its 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.

2.2 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 Shaping Plan - Stage 2 |



Figure 1 - Oakdale East Industrial Estate Location Plan

2.3 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

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- 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
 - 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.

On 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

2.4 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>)

2.5 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 | Comments |
|----------------------------------------|-----------------|-----------|--------------------------------------------------------------------------------|
| Construction Compliance Report 1 | Construction | June 2024 | NCR – the report was submitted in July 2024 (see section 3.1.1 of this report) |
| Construction Compliance Report 2 | Construction | June 2025 | |
| Operation Compliance Report | Operation | TBA | |
| Post-Decommissioning Compliance Report | Decommissioning | TBA | |

2.6 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

2.6.1 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.

2.7 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.

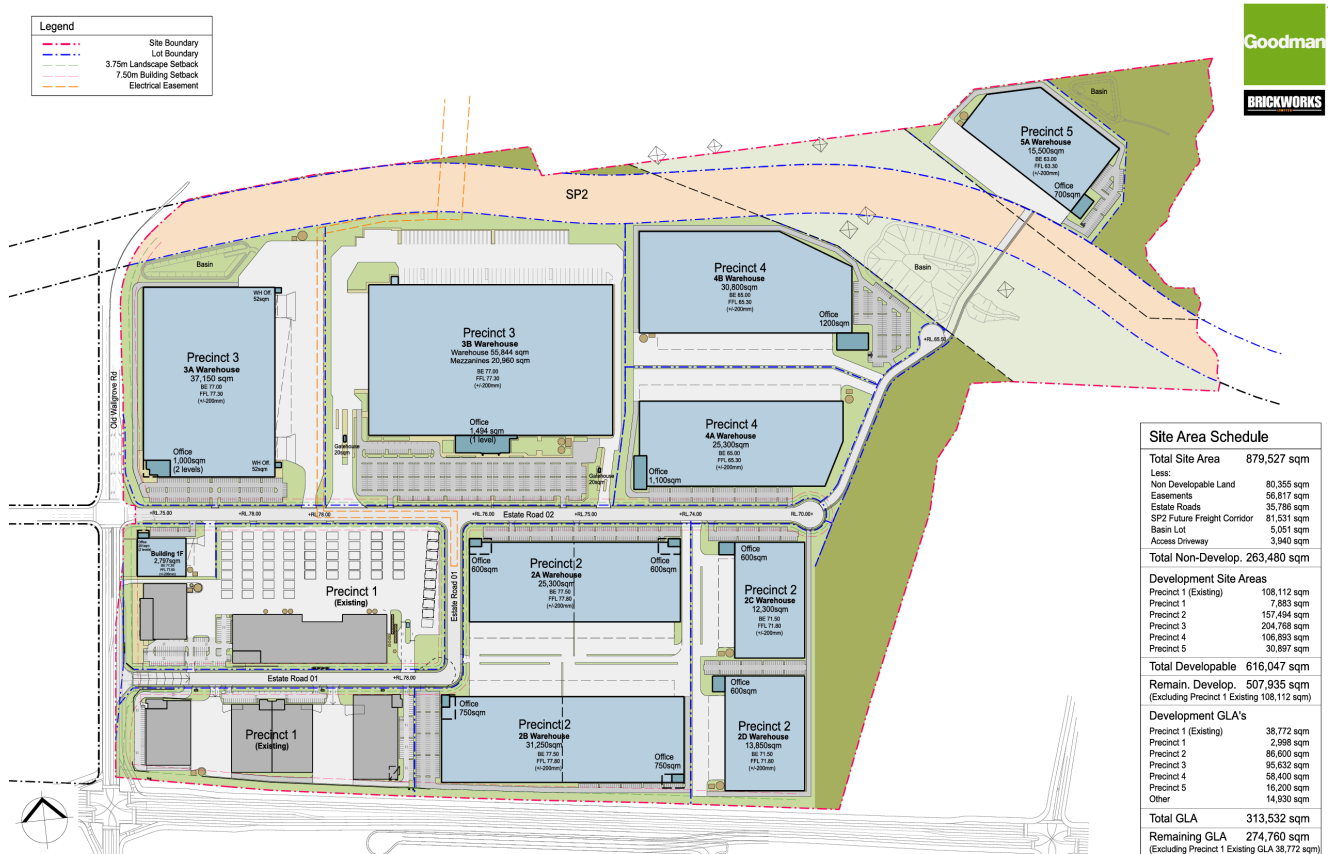


Figure 1 – Masterplan of Oakdale East Industrial Estate

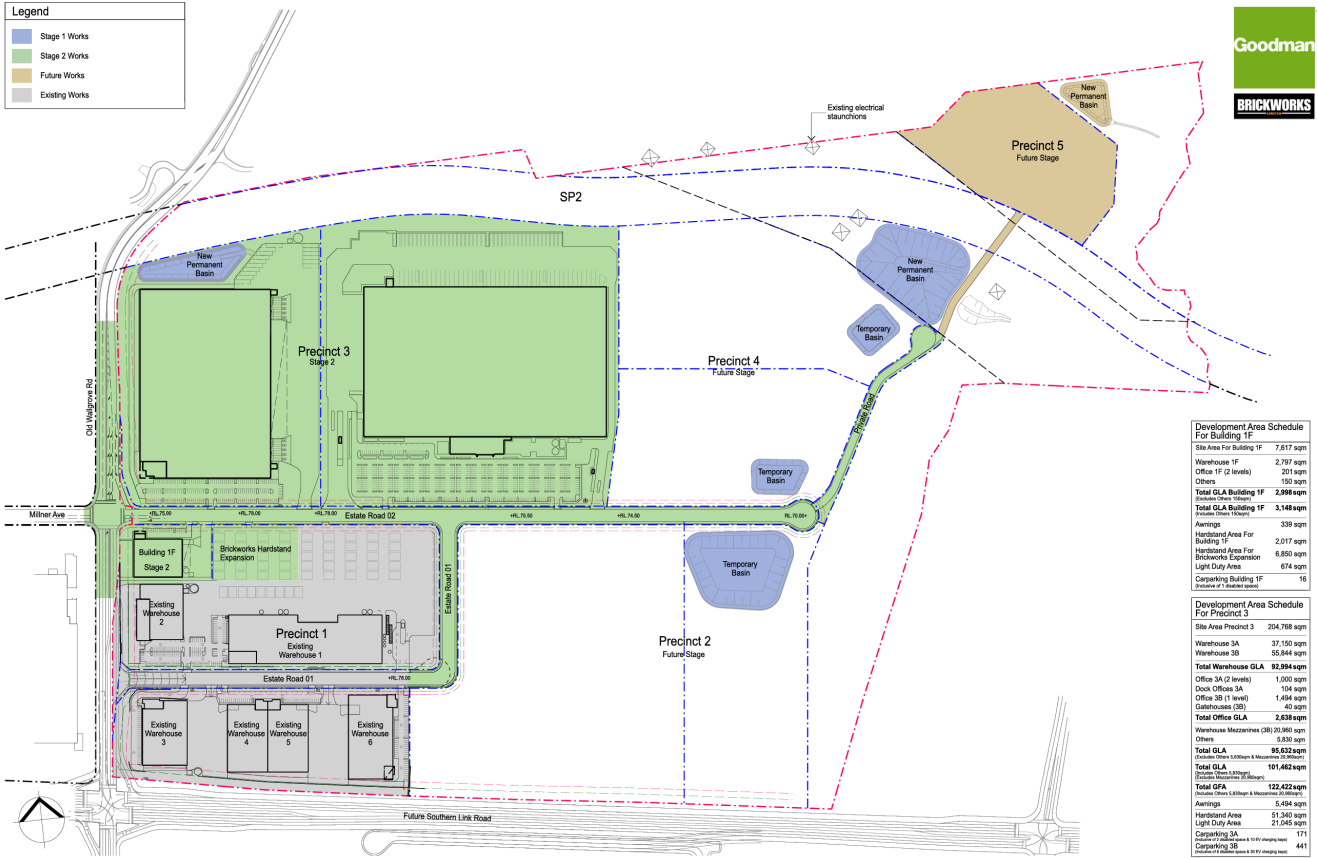


Figure 2 – Building Stage Plan (Stage 2 Works) of Oakdale East Industrial Estate

2.8 Key Project Personnel

Table 3 - Key Project Personnel

| Role | Name | Company | Contact Details |
|-----------------------------------|------------------|---------|----------------------------------------------------------------------------------------------|
| Project Principals Representative | Luke Ridley | Goodman | 0413435020 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 |

| | | | |
|-------------------------------------------------------------|-----------------|--------|------------------------------------------------------------------------------------------------------------------|
| Communications and Community | | | |
| Communications and Community Liaison Representative | Kiera Plumridge | SLR | 040373280 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 01/12/2023 and 01/06/2024.

This compliance report is issued 24/07/24.

A Non-Compliance Report has been prepared in accordance with condition E11 of SSD-37486043 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 Monitoring and 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.*

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The CEMP has been prepared to specifically address the activities associated with the construction of Oakdale East Estate. In accordance with the CEMP, monitoring and management measures have been implemented to guide the environmental performance of the project during six months of construction. Key measures and their performance are presented in **Table 5** below.

Table 5 – Key environmental Performance Indicators

| Aspect | Monitoring, Reporting and Auditing Requirements from the CEMP | Timing / Frequency | Responsibility | Observations & Recommended Improvements of the environmental performance |
|---------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| General | Daily observation will be recorded in Supervisor's Diary or similar, including plant and equipment prestart checks that include environmental observations. | Daily | Burton's Project Manager conducted daily observations to ensure the project was meeting requirements. | <p>The real-time air quality monitoring was used to control any spikes of dust.</p> <p>Additional dust controls measures were implemented if any spikes in dust generation were detected (e.g. increased use of the water cart).</p> <p>The provided real-time air quality register did not include information related to reviewing and adjusting construction activities to minimise dust generation.</p> <p><u>Improvement</u></p> <p>If a problem is detected, review the construction work to minimise dust generation on site (reduce travel speed more or stop work if it is too windy and dry).</p> |
| General | <p>The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include:</p> <ul style="list-style-type: none"> • Results of any monitoring activities undertaken • Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken <p>Any complaints that have been received during the previous period, including any management/corrective actions taken.</p> | Weekly | Burton's Project Manager did not report any incidents, NCRs and complaints. | <p>No complaints were received during the reporting period.</p> <p><u>Improvement</u></p> <p>A simple monthly summary to be provided to the Principal's Consultant that includes the following environmental performance:</p> <ul style="list-style-type: none"> • construction activities undertaken; • inspections undertaken and dates • results of air quality, noise, vibration and traffic monitoring; • compliances received; • environmental incidents and corrective actions taken; • updated waste register. <p>This report will be reviewed by and incorporated into monthly reports to Goodman.</p> |

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

| Aspect | Monitoring, Reporting and Auditing Requirements from the CEMP | Timing / Frequency | Responsibility | Observations & Recommended Improvements of the environmental performance |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Soil and Water | Personnel to ensure visual dust monitoring is maintained during works, and dust suppression is undertaken regularly | Daily | Burton's Project Manager conducted daily observations to ensure the project was meeting requirements. | <p>During the reporting period, there were issues with mud tracking on the roadway, which was noted by DPHI.</p> <p><u>Improvement</u> Review and comment on control of dust tracking to be included as a standing comment item within both Contractor CPESC and Principals Environmental Consultant Reports.</p> |
| Pests, Vermin, Weeds | Pests, Vermin and Priority Weed Management visual inspections to ensure 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. | Daily | Burton's Project Manager conducted daily observations to ensure the project was meeting requirements. | <p>During the reporting period, Environmental Consultant inspections identified some weeds on site.</p> <p><u>Improvement</u> It is recommended to prepare a weed control to prepared and implemented.</p> |
| Traffic | Tracking deliveries against the volumes outlined within report. Deliveries will be tracked against approved volumes and a vehicle log is to be maintained - including registration at time of entry. | Daily | <p>Burton's Project Manager provided to Goodman monthly traffic tracking reports that include vehicle movements, traffic volumes (light vehicles and heavy vehicles) and deliveries.</p> <p>The reported traffic was much below the approved volumes.</p> <p>Traffic approved limits are provided in section 6.2 of the CTMP.</p> | Continue monitor daily vehicle movements to ensure they remain within the CTMP limits. |
| Air Quality | <p>Air quality monitoring program to start 3 months prior to construction including:</p> <ul style="list-style-type: none"> • visually assessing the dust levels and the effectiveness of any dust controls • Daily real time monitoring and recording of deposited dust using a dust deposition gauge (DDG) | Daily | <p>Burton's Project Manager conducted daily observations to ensure the project was meeting requirements.</p> <p>Monitoring results for DDG – C.East are above annual average limits for the reporting period (4 g/m²/month - annual average) due to exceedances recorded in May and June 2024. The DDG – C.East bottle was relocated outside of the boundary line as the previous location was at the edge of the haul road and did not represent overall</p> | <p>It is noted that the air quality register never indicates a change in activities or constraints during high wind conditions.</p> <p><u>Improvement</u> For each alert - Review the construction activity is suitable given wind conditions. Implement regular Toolbox requirements to re-assess construction activities in case of increased wind during the day to minimise dust generation.</p> |

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

| Aspect | Monitoring, Reporting and Auditing Requirements from the CEMP | Timing / Frequency | Responsibility | Observations & Recommended Improvements of the environmental performance |
|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | | | <p>dust generation by construction activities.</p> <p>Monitoring results for DDG – B.South were below the air quality limits for the reporting period.</p> <p>Air Quality Limits are outlined in section 9 of the CAQMP.</p> | |
| Air Quality | <p>Adhere to the ongoing monitoring requirements of the five SiteHive units and the procedures in response to air quality exceedances. Locations of Site Hive units are outlined in the CAQMP.</p> | Ongoing | <p>Burton’s Project Manager provided monthly monitoring reports prepared for the real-time monitors (SiteHive). The SiteHive report outlines time, location, activities and controls for hourly exceedances for PM2.5 and PM2.5 dust emissions. Hourly readings were used to activate additional dust controls when needed.</p> <p>No exceedances of air quality daily limits were reported.</p> <p>Air Quality Limits are outlined in section 9 of the CAQMP.</p> | <p><u>Improvement</u></p> <p>Air quality monitoring results will be reviewed and discussed weekly/fortnightly with the GPSA Environmental Consultant and Project Manager to identify potential improvements in dust control.</p> |
| Noise | <p>Adhere to the ongoing monitoring requirements of the five SiteHive units and the procedures in response to noise exceedances. Locations of Site Hive units are outlined in the CNVMP.</p> | Ongoing | <p>Burton’s Project Manager provided monthly monitoring reports prepared for the real-time monitors (SiteHive). Monitoring points located beyond the southern and eastern boundaries of the site, on Burleigh Road. These locations are monitored by OEE1, OEE 2 and OEE 5 which are closest to the sensitive receivers. As outlined in the monthly SiteHive monthly monitoring reports, no noise exceedances were reported at any locations.</p> <p>Noise limits are outlined in section 7.2.1 of the NVMP.</p> | <p>Average noise levels at OEE 1, OEE 2 and OEE 5 were close to the Noise Management Limits (NML) of 46dB demonstrating residential areas were not affected by the project.</p> <p>Continue monitor noise emissions to ensure they remain within the CNVMP limits.</p> |
| Vibration | <p>SiteHive vibration monitoring units (or similar) will be installed at the nearest point of vibration sensitive structures to any vibration intensive works required</p> | Ongoing | <p>Burton’s Project Manager provided monthly monitoring reports prepared for the real-time monitors (SiteHive).</p> | <p>Continue monitor vibration to ensure it remains within the CNVMP limits.</p> <p>Should the works location change, the monitoring units have to be relocated to remain</p> |

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

| Aspect | Monitoring, Reporting and Auditing Requirements from the CEMP | Timing / Frequency | Responsibility | Observations & Recommended Improvements of the environmental performance |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| | within the minimum working distances to continuously monitor vibration for the duration of the works. Should the works location change, the monitoring units will be relocated to remain at the closest point of the structure to the works. | | All vibratory works undertaken during the reporting period within proximity of the sites monitoring locations were compliant with vibration structural limits. Some exceedances were reported but were not related to construction activities. Either caused by SiteHive troubleshooting / repairs or caused by non-project related movements in the surrounding environment. Vibration limits are outlined in Table 8 and Table 9 of the NVMP. | at the closest point of the structure to the works. |
| Vibration | Vibration intensive works undertaken more than 50 m from the closest point of the WaterNSW pipelines located adjacent to the northern site boundary. | Vibration monitoring for the duration of the works | No vibratory works were undertaken in close proximity to the WaterNSW pipelines during the reporting period. | Ensure that SiteHive vibration monitoring units (or similar) are installed at the WaterNSW pipelines point if any vibration intensive works are being undertaken nearby. |
| Plant and Equipment | Inspections and maintenance of all plant and equipment items to ensure optimal operating condition. | As specified by the manufacturer / supplier | Burton's Project Manager ensured that Plant and Equipment met the project requirements. | Records sighted by the Environmental Consultant during the inspections and recorded as part of regular reporting. |

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

7.1 Erosion and Sediment Control Planning and Implementation

Updated Erosion and Sediment Control plans are prepared to cover significant changes in the site layout and condition and implementation of works. A summary of the register is provided in **Table 6** below.

Table 6 – Erosion and Sediment Control Plans Register

| Date Created | Description | Title and Revision | Update Comment |
|--------------|------------------------------|------------------------------|-------------------------------------------------------|
| 10/12/2023 | Initial Submission - SSDA | OEIE-PLN-ESC-OEM-000001_RevA | NA |
| 10/01/2024 | Update with work progression | OEIE-PLN-ESC-OEM-000001_RevB | Controls added to Milner Ave and Demolition Compound. |

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| Date Created | Description | Title and Revision | Update Comment |
|-------------------------|------------------------------|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 25/05/2024 | Update with work progression | OEIE-PLN-ESC-OEM-000001_RevC | Controls added for RW03. Handover of Amazon pad to Qanstruct. SB2 moved to reflect current location, including a spillway |
| 8/07/2024 | Update with work progression | OEIE-PLN-ESC-OEM-000001_RevD | Update SB1 to Basin B - under construction. Addition of temporary sump at the northern boundary |
| 31/08/2024 (CURRENT) | Update with work progression | OEIE-PLN-ESC-OEM-000001_RevE | Removal of controls along demolition area, RW03. Addition of new sediment fence along the North and East. Handover of Milner Road access (southwest corner of site) to Robson |

Erosion and Sediment Control Plans are verified as part of monthly CPESC inspections. Actions (rectification and maintenance) are recommended during CPESC inspections to ensure implementation and operation of erosion and sedimentation controls. Metrics from these inspections are provided below:

- Number of actions identified from inspections: 117
- Number of actions not closed out in identified timeframes: 2 (Completion rate: 98.3%).

Additional inspections are undertaken by:

- Principals Superintendent – Weekly
- Principals Environmental Consultant and CPESC – Fortnightly / Monthly
- Contractor Environmental Site Representative – Daily or as required.

Observations

The following comments are offered regarding implementation of ESC at the site:

- Significant resources are allocated for surveillance, planning and implementation of ESC
- Tracking of metrics indicate that actions are being adequately closed out.

Possible Continual Improvement

- Review weekly environmental and ESC observations made by site personnel to identify items for inclusion in CPESC or Principals Reports. Use this process to capture repeat issues as actions.

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 (CCR1)

Date: 13 SEPT 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.

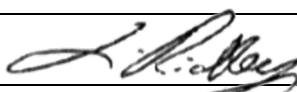
Notes:

- 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 Luke Ridley

Title Mr

Signature



Qualification Development 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: | 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 | Compliant |
| | (a) in compliance with the conditions of this consent; | At all times | | EC inspections and reports | Compliant |
| | (b) in accordance with all written directions of the Planning Secretary; | At all times | | Construction Certificate CC-24021 for building works | Compliant |
| | (c) in accordance with the EIS, RTS and AR; | At all times | | Subdivision Works Certificates (issued by Barker Ryan Stuart) | 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: | 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 |
| | (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 | | | Not triggered |
| (b) the implementation of any actions or measures contained in any such document referred to in Condition A2(a). | At all times | | | | |
| 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 | This Construction Compliance Report EC inspections and reports | Not triggered |

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

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|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| | | | stage. | | |
| 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 (SSD-10397) | 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: (a) <u>Infrastructure</u> (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 |
| | (j) 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 | At all times | Ongoing EC inspections and Future DAs will be compared for consistency with this | | Not triggered |

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| | corridor must be assessed by a separate DA and must satisfy the requirements of TfNSW and Part B of this consent. | | consent condition. | | | | | | | | | | | | | | | | | | | | | | |
|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------|---------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------|--------------------|------|-----------------------------------------|-----|------------------------------------------|------------------|-------------------------------|-----|----------------|--|-----------------------------------|-------------------|--------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------|
| | (b) <u>Precincts 2 and 4</u> – 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) <u>Precinct 5</u> - 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 | | | | | | | | | | | | | | | | |
| Land Use | Maximum GLA (m ²) | | | | | | | | | | | | | | | | | | | | | | | | |
| Warehouses and distribution centers and ancillary offices | 313,532 | | | | | | | | | | | | | | | | | | | | | | | | |
| 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> </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 | 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 |
| 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) | | | |
| 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 | | | |
| <p>Notes: 1. Subject to compliance with fire rating standards, side and rear setbacks may be reduced to nil where the lot boundaries are internal to the site.</p> <p>2. Excludes rooftop mechanical plant and solar panels.</p> <p>3. Excludes public roads and non-industrial land.</p> | | | | |

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| STAGING PLAN | | | | | | | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------------------------------------------------------------------------------|-------------------------------------|---------------------------------------------------------------|-----------|-----------|
| A11 | 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: | 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 | | | | | |
| | (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders; | Prior to commencement of Construction | | | | The DPE Staging Plan approval correspondence (Ref: SSD 73486043-PA3) | Compliant | | | |
| | (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; | Prior to commencement of Construction | | | | | | Subdivision Works Certificates (issued by Barker Ryan Stuart) | Compliant | |
| | (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; | Prior to commencement of Construction | | | | | | | | Compliant |
| | (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 | | | | | | | | |
| (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: | 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) | Compliant (and closed) | | | | | |
| | (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 | Construction | | | | Regular inspections and monitoring will be undertaken in accordance with the CEMPs | This Construction Compliance Report | Compliant | | |
| (b) implement the most recent version of the Staging Plan approved by the Planning Secretary. | EC inspections and reports | | | | | | | | | |
| 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: <i>The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary.</i> | 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 | | | | | |

| | <i>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.</i> | | | | | | | | | | | | |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------------------------------------------------------------------|----|----|----|-----------|----------------------------------|--|---------------|
| NOISE LIMITS | | | | | | | | | | | | | |
| A14 | <p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.</p> <p>Table 3: Noise Limits (dB(A))</p> <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, and Delaware Road, Horsley Park (R01 – R12)</td> <td>47</td> <td>42</td> <td>38</td> </tr> </tbody> </table> <p>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> | Location | Day LAeq(15 minute) | Evening LAeq(15 minute) | Night LAeq(15 minute) | Residential receivers on Burley Road, and Delaware Road, Horsley Park (R01 – R12) | 47 | 42 | 38 | Operation | The project is under development | | Not triggered |
| Location | Day LAeq(15 minute) | Evening LAeq(15 minute) | Night LAeq(15 minute) | | | | | | | | | | |
| Residential receivers on Burley Road, and Delaware Road, Horsley Park (R01 – R12) | 47 | 42 | 38 | | | | | | | | | | |
| A15. | 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. | 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. | The Applicant must ensure the development complies with: | 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 | | | | | | | | |
| | (a) the relevant provisions of <i>Planning for Bushfire Protection</i> (NSW RFS, 2019); | Construction | All recommendations provided were incorporated in the design process. | Construction Certificates (CC-24021 dated 23/04/2024) | Compliant | | | | | | | | |
| | (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 | | | | | | | | | | | | |

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| | (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. | 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. | 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 Water NSW plant and personnel to the water pipelines corridor adjacent the site, 24 hours a day, 7 days a week; | At all times | | | Compliant |
| | (b) comply with the requirements of Water NSW for any works adjacent to or over, the water pipelines corridor; and | At all times | | | Compliant |
| | (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. | Prior to issue of Subdivision certificate | | S7.12 Payment dated 08/11/2023 (Ref:185270) | Compliant (closed) |

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| | Note: <i>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.</i> | | | | |
| 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 (SSD-10397) | Not triggered |
| NOISE AND VIBRATION | | | | | |
| B3. | <p>Future DAs must be accompanied by a Noise and Vibration Impact Assessment. The assessment must:</p> <ul style="list-style-type: none"> (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. | Future development applications | Future DAs will be compared for consistency with this consent condition. | Development at Lot2B has been approved under a separate SSD (SSD-10397) | Not triggered |

| TRANSPORT, ACCESS AND PARKING | | | | | |
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| 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; | | | | |
| | (c) 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; | | | | |
| | (d) detail the scope and timing of any required road or intersection upgrades to service the relevant stage; and | | | | |
| (e) 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 |
| | (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. | Future DAs must: (a) demonstrate the layout, spacing and position of all access points to the estate road network would: | 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 | Not triggered |

| | | | | | |
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| | <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. | | | 2.5 of the main report. | |
| | <ul style="list-style-type: none"> (b) detail measures to minimise road safety risks and congestion such as: <ul style="list-style-type: none"> (i) consolidation of access points to reduce the number of driveways in close proximity to each other; (ii) line marking, warning signage and parking restrictions; (iii) restricted turning movements, such as left-in left-out restrictions; and (iv) installation of traffic controls. | | | | |
| 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 |
| Outdoor lighting | | | | | |
| B8. | <p>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>.</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 |

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| B9. | Future development must ensure compliance with Australian Standards AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting. | 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. | Future DAs must be accompanied by an Air Quality and Odour Impact 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) 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); | | | | |

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| | (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. | | | | |
| HAZARDS AND RISK | | | | | |
| B14. | Future DAs must be accompanied by a Preliminary Risk Screening. The risk screening must: (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; | 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 |
| | (b) clearly indicate the class, quantity and location of all dangerous goods and hazardous materials associated with the development. | | | | |
| B15. | 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). | 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. | The Applicant shall ensure future DAs comply with: (a) the relevant provisions of <i>Planning for Bushfire Protection</i> (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 |
| | (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 | | | | |
| | (c) Australian Standard AS2419.1:-2021 <i>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.</i> | | | | |
| WATER NSW | | | | | |

Oakdale East Industrial Estate SSD-37486043: Construction Compliance Report

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| B17. | <p>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:</p> <ul style="list-style-type: none"> (i) vibration monitoring during construction; (ii) restrictions on vibratory equipment; and (iii) pre and post construction surveys. | 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 |
| 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. | <p>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.</p> <p>Note: <i>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.</i></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 |
| 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 |

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| C2. | The Stage 2 development may only be carried out: | 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 |
| | (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. | | | | | |
| C3. | Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: | 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) 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 | | | |
| | (b) the implementation of any actions or measures contained in any such document referred to in condition C2(a). | At all times | | | |
| 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 | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
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| 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" data-bbox="311 352 994 930"> <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 |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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. | Where conditions of this consent require consultation with an identified party, the Applicant must: | 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. | 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. Evidence of consultation is available on the project webpage. | Compliant |
| | (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and | | | | |
| | (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved. | | | | |
| STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS | | | | | |
| C9. | With the approval of the Planning Secretary, the Applicant may: | Prior to commencement of Construction | EC to confirm if this item is required | Not Required | Not triggered |
| | (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); | All times | | | |
| | (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 | All times | | | |
| 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 | | | | | |
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| General Requirements | | | | | |
| 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 | 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 | | Subdivision Works Certificates (issued by Barker Ryan Stuart) | 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 |
| C18. | (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 | 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 |
| | 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. | EC inspections and reports | Compliant |
| | (a) all works adjacent to the water pipelines corridor is consistent with the <i>Guideline for development adjacent to the Upper Canal and Warragamba Pipelines (Water NSW, 2021)</i> ; | Post development | | 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 | | | | | |

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| | (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. | Construction | Regular inspections and monitoring will be undertaken in accordance with the CEMPs | This Construction Compliance Report EC inspections and reports | Compliant |
| 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 <i>NSW Workcover's Code of Practice – Work Near Overhead Powerlines, 2006</i> ; 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"> <i>Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> <i>The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</i> | Prior to commencement of construction 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 Construction Prior to commencement | 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 | Construction Certificates (CC-24021 dated 23/04/2024) | Compliant |

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| | | of operation | the complete buildings will be carried out upon completion of the construction phase. | | |
| 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 | Post Execution Letter (NBN) dated 07.05.2022 (DEV-00170125) | Compliant |

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| | | | Secretary | | |
| 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 trained prior to commencing work on site. | Induction Register | Compliant |
| CONTRIBUTIONS TO COUNCIL | | | | | |
| C28. | 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. Note: <i>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.</i> | 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. | 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: (a) Division 7.1 of Part 7 of the EP&A Act; and (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. | 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. | All plant and equipment used on-site, or to monitor the performance of the Stage 2 development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner. | 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 Including periodic review plant pre start inspection and service records. | Compliant |

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| WORK AS EXECUTED PLANS | | | | | |
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| C31. | 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. | 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 | | | | | |
| 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 | | | | | | | | | | | | | | | | |
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| NOISE | | | | | | | | | | | | | | | | |
| Hours of Work | | | | | | | | | | | | | | | | |
| D1. | <p>The Applicant must comply with the hours detailed in Table 5, unless otherwise agreed in writing by the Planning Secretary.</p> <p>Table 5: Hours of Work</p> <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 | Construction Operation | <p>Regular inspections and monitoring will be undertaken in accordance with the CEMPs.</p> <p>Operation hours are not triggered yet as the project is under construction.</p> | <p>This Construction Compliance Report</p> <p>EC inspections and reports</p> | Compliant |
| 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. | <p>Works outside of the hours identified in condition D1 may be undertaken in the following circumstances:</p> <p>(a) works that are inaudible at the nearest sensitive receivers;</p> <p>(b) works agreed to in writing by the Planning Secretary;</p> <p>(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</p> <p>(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</p> | Construction | <p>Regular inspections and monitoring will be undertaken in accordance with the CEMPs.</p> | <p>This Construction Compliance Report</p> <p>EC inspections and reports</p> | Compliant | | | | | | | | | | | |
| Construction Noise Limits | | | | | | | | | | | | | | | | |
| D3. | <p>The Stage 2 development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline (DECC, 2009)</i> (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.</p> | Construction | <p>Regular inspections and monitoring will be undertaken in accordance with the CNVMP</p> | <p>Noise monitoring report prepared after each attended monitoring survey.</p> <p>Monthly monitoring reports prepared for the real-time monitoring.</p> | 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> <p>(a) be prepared by a suitably qualified and experienced noise expert</p> | Prior to commencement of Construction | <p>The CNVMP was developed and provided in Appendix E of the CEMP.</p> | <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</p> | Compliant (closed) | | | | | | | | | | | |

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| | <p>whose appointment has been endorsed by the Planning Secretary;</p> <p>(b) describe procedures for achieving the noise management levels in <i>EPA's Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time);</p> <p>(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;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works; and</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition D4(d).</p> <p>(f) include a complaints management system that would be implemented for the duration of the development.</p> | | | <p>on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east</p> | |
| D5. | <p>The Applicant must:</p> <p>(a) not commence construction of Stage 2 until the CNVMP Plan required by Condition D4 is approved by the Planning Secretary; and</p> | 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) |
| | <p>(b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.</p> | Construction | Regular monitoring and inspections will be undertaken to ensure that the CNVMP is implemented accordingly. | <p>Noise monitoring report prepared after each attended monitoring survey.</p> <p>Monthly monitoring reports are prepared for real-time monitoring.</p> | 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 |

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| 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 01/12/2023 (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 Council Consent (DA 347.1/2021) prior to this consent approval.</p> | Compliant (closed) |
| | <ul style="list-style-type: none"> (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 |

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| | (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. The monitoring must:</p> <ul style="list-style-type: none"> (a) be undertaken by a suitably qualified, experienced and independent | Within 3 months of the commencement of operation Quarterly for a | The project is under development | | Not triggered |

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| | <p>acoustic consultant, whose appointment has been approved by the Planning Secretary;</p> <p>(b) be undertaken in accordance with:</p> <p>(i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018);</p> <p>(ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);</p> <p>(iii) Section 7 of the Noise Policy for Industry (EPA, 2017);</p> <p>(c) include an analysis of compliance with noise limits in Conditions A14 and A15;</p> <p>(d) outline the implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise;</p> <p>(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</p> <p>(f) include a timetable for implementing any additional noise mitigation measures.</p> | <p>period of 12 months</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).</p> <p>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> |
| D14. | <p>The Applicant must ensure the largest vehicle permitted to enter the site is a 30m super B-double.</p> | <p>All times</p> | <p>Regular inspections and monitoring will be undertaken in accordance with the CEMPs.</p> | <p>This Construction Compliance Report</p> <p>EC inspections and reports</p> | <p>Compliant</p> |
| VIBRATION | | | | | |

| Vibration Criteria | | | | | |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| D15. | Vibration caused by construction of the development, at any residence or structure outside the site, must be limited to: <ul style="list-style-type: none"> (a) for structural damage, the latest version of DIN 4150-3 (1992-02) <i>Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006)</i> (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: <ul style="list-style-type: none"> (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) | | | | | | | | | | | | | | | | |
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| | (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 | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | |
| 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), 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 ecologique 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 ecologique 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. | <p>The Applicant must:</p> <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) |

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| | (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 | | | | | |
| 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. <i>Note: This approval process may be undertaken separate to the Works Authorisation Deed for the Intersection works.</i> | 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 |

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| D35. | <p>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.</p> <p style="text-align: center;"><i>Note: This condition relates to excavation and support structures required for the Intersection works at Millner Avenue/ Old Wallgrove Road.</i></p> | 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 |
| D36. | <p>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.</p> | 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. | <p>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:</p> <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 <i>Austroads Guide to Road Design and relevant TfNSW supplements</i>; 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. | <p>The Applicant must obtain approval from TfNSW for the TCS plans, prior to the commencement of any Intersection works.</p> <p>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.</p> | 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. | <p>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.</p> | 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> <ul style="list-style-type: none"> (a) NSW Government 17 Oakdale East Industrial Estate Department of Planning and Environment (SSD-37486043) (b) be prepared by an Accredited Road Safety Auditor; (c) be prepared in consultation with Council; (d) demonstrate the estate road capacity is adequate for the intended design vehicles; and (e) 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><i>Note: Approval is not required from the Fairfield Traffic Committee and Council if the estate roads remain in private ownership.</i></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 <i>AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004)</i>, <i>AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018)</i> and <i>AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009)</i> (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. | 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); | Prior to commencement of Operation | The project is under development | | Not triggered |

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| | <ul style="list-style-type: none"> (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; (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. | | | | |
| 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 |

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| D51. | The Applicant must: (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 |
| Lighting | | | | | |
| D52. | The Applicant must ensure the lighting associated with the development: complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and 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. 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: (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 | | | | | |
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| 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 and OEMP | This Construction Compliance Report EC inspections and reports | Compliant |
| 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 | 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 |

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| | <p>pipelines corridor;</p> <p>(h) achieve the pollutant reduction targets in Council’s Stormwater Management Policy (September 2017);</p> <p>(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</p> <p>(j) include an operational and maintenance manual.</p> | | | | |
| 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 design stage and verified by an accredited certification body prior to construction of buildings. | Construction Certificates (CC-24021 dated 23/04/2024) | Compliant |
| D62. | Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components. | As part pf Estate Design | | | |
| 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. | <p>During construction, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the Stage 2 development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> | 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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| | (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. | | | | |
| 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 (c) Heritage NSW must be contacted immediately. | Construction | Regular inspections and monitoring will be undertaken in accordance with the CEMPs EC to be notified immediately if possible UF occurs EC will review and confirm implementation of the Protocol | No Unexpected Finds have been encountered. | Not Triggered |
| 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 <i>National Parks and Wildlife Act 1974</i> . | 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 | | | | | |
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| D70. | <p>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:</p> <ul style="list-style-type: none"> (a) <i>Work Health and Safety Regulation 2017</i>; (b) <i>SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace</i> September 2016; (c) <i>SafeWork NSW Code of Practice – How to Safely Remove Asbestos</i> 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 | <p>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.</p> <p>No ACM has been encountered as part of the works for SSD-7486043</p> | Not Triggered |
| HAZARDS AND RISK | | | | | |
| Dangerous Goods | | | | | |
| D71. | <p>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.</p> | Operation | The project is under construction | | Not triggered |
| Pre-construction | | | | | |
| D71A. | <p>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). 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> <ul style="list-style-type: none"> (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, <i>Fire Safety Study Guidelines</i>’ and the New South WalesnGovernment’s <i>Best Practice Guidelines for Contaminated Water Retention and Treatment Systems</i> (NSW HMPCC, 1994) where applicable. The study must satisfy the requirements of <i>Fire and Rescue NSW (FRNSW)</i>. (b) a Final Hazard Analysis of warehouse 3B, prepared in accordance with the <i>Department’s Hazardous Industry Planning Advisory Paper No. 6</i>, | 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 |

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| | <i>'Hazard Analysis'.</i> | | | | |
| 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 <i>FRNSW Fire Safety Guidelines – Emergency services information package and tactical fire plans.</i></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 <i>Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'.</i></p> | Within twelve months after the commencement of operation of warehouse 3B | The project is under construction | | Not triggered |
| D71D. | <p>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.</p> | Within one month of completion | The project is under construction | | Not triggered |

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| Further Requirements | | | | | |
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| 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 NSW EPA's <i>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, the NSW EPA's <i>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 with NSW RFS, 2019. | Construction Certificates (CC-24021 dated 23/04/2024) | Compliant |
| | (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 (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. | Construction | All recommendations provided were incorporated in the design process. | | Compliant |

| WASTE MANAGEMENT | | | | | |
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| 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> <ul style="list-style-type: none"> (a) detail the type and quantity of waste to be generated during construction and operation of the Stage 2 development; (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 (c) detail the materials to be reused or recycled, either on or off site. | Prior to commencement of Construction | The Waste Management Plan (WMP) was developed and provided in Appendix J of the CEMP. | <p>The CEMP was approved by the Planning Secretary on 22/11/2023 (ref: SSD 37486043-PA-4). Construction was commenced on 01/12/2023</p> <p>The approved WMP is available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east</p> | 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 | | <p>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.</p> <p>The FCC sent an email confirming this condition had been met on 03/04/2024.</p> | 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 | <p>This Construction Compliance Report</p> <p>EC inspections and reports</p> | 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 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.</p> | All times | Regular inspections and monitoring will be undertaken in accordance with the CEMPs and the OEMP | <p>This Construction Compliance Report</p> <p>EC inspections and reports</p> | Compliant |

| Pests Vermin and Priority Weed Management | | | | | |
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| 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: <i>For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.</i></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 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; (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 | 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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| | <p>environmental performance of the Stage 2 development over time;</p> <p>(g) a protocol for managing and reporting any:</p> <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 <p>(h) a protocol for periodic review of the plan.</p> <p>Note: <i>The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></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"> (a) 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"> (b) 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 | | | | | |
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| 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 |
| E6. | As part of the OEMP required under condition E5 of this consent, the Applicant must include the following: (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; (i) describe the procedures that would be implemented to: (ii) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (iii) receive, handle, respond to, and record complaints; (iv) resolve any disputes that may arise; (v) respond to any non-compliance; (b) 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. | The Applicant must: (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. | Within three months of: (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 |
| | (b) the submission of an incident report under condition E10; | All times | | 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 | Compliant |

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| | | | | cause non-compliance” See Section 5 of Main Body of this Compliance Report for information. | |
| | (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 04/04/2024. 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). | Compliant |
| | (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: <i>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.</i> | Construction | | The approved CEMP was reviewed to include SDD 37486043 Mod 1 requirements and submitted to the Planning Secretary on 04/04/2024. 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 | | | | | |

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| Incident Notification and Response | | | | | |
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| 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 Procedure within the approved CEMP. | Written notification provided within seven days and cited by EC. | Compliant |
| 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 |

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| Compliance Reporting | | | | | |
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| E14. | <p>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:</p> <p>(a) identify any trends in the monitoring data;</p> | <p>Within six months after the commencement of construction of the Stage 2 and then in the same month each subsequent year</p> | <p>The first Compliance Report covers the period of 01/12/2023 and 01/06/2024</p> | <p>The first Compliance Report to be submitted to the Planning Secretary in July 2024</p> | <p>Non-Compliant</p> |
| | <p>(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> | | <p>The first Compliance Report to be submitted to the Planning Secretary in July 2024</p> | | <p>Not triggered</p> |
| | <p>(c) describe what measures will be implemented over the next year to improve the environmental performance of the development.</p> | | <p>The first Compliance Report to be submitted to the Planning Secretary in July 2024</p> | | <p>Not triggered</p> |
| E15. | <p>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.</p> | <p>At all times</p> | <p>Updates to website by Goodman.</p> | <p>The first Compliance Report to be submitted to the Planning Secretary in July 2024</p> | <p>Not triggered</p> |
| Monitoring and Environmental Audits | | | | | |
| 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: <i>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.</i></p> | <p>At all times</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>EC inspections and reports</p> | <p>Compliant</p> |

| ACCESS TO INFORMATION | | | | | |
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| E17. | At least 48 hours before the commencement of construction of the Stage 2 development and for the life of the development , the Applicant must: | At all times | Updates to website by Goodman. 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 All documents available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-east | Compliant |
| | <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"> (i) the documents referred to in condition A1 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) 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; (v) 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; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) the Compliance Report of the development; (x) any other matter required by the Planning Secretary; and | | | | |
| | (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 |