



**Oakdale West Industrial Estate – Stage 3
(Buildings 2A, 2C and 2D)
SSD 9794683**

Operation Compliance Report

19007-RPT-OCR-1-2A-2C-2D-20240827

AUG 2024

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Document control

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

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Acronym Glossary

AQMP (AQMP)	Air Quality Management Plan
BEMEP	Bushfire Emergency Management and Evacuation Plan
CC	Construction Certificate
CCS	Community Communication Strategy
COC	Conditions of Consent
CTMP	Construction Traffic Management Plan
CEMP	Construction Environmental Management Plan
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)
ESCP	Erosion and Sediment Control Plan
FFMP	Flora and Fauna Management Plan
FIP	Fill Importation Protocol
FMP	Fire Management Plan
GLA	Gross Lettable Area
GMP	Ground Water Management Plan
LMP	Landscape Management Plan
LGA	Local Government Area
NCC	National Construction Code
NRAR	Natural Resource Access Regulator
OC	Occupation Certificate
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

OCR	Operational Compliance Report
OTMP	Operational Traffic Management Plan
OWE	Oakdale West (Industrial) Estate
RMS	Roads and Maritime Service
RTS	Response to Submissions
SSD	State Significant Development
TfNSW	Transport for NSW
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
WSEA	Western Sydney Employment Area
WSFL	Western Sydney Freight Line

1 Executive Summary

This Operation Compliance Report (OCR) 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 March 2023 – 1 March 2024 and will be submitted to the Planning Secretary of the NSW Department of Planning and Environment (the Planning Secretary) in accordance with Condition C11 of SSD-9794683 (Consent), which requires, within six months after the first year of commencement of operation of Stage 3 (Buildings 2A, 2C and 2D) to submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the project.

As per condition C11 of Consent, Operational Reporting will now be within the month of August moving forward based on this submission.

In accordance with Condition A9 (b) of Consent, notice to commence operation was given in writing to the Planning Secretary for:

- Building 2A (warehouse 2A) on 29 September 2022, with operation commencing on 1 March 2023 in accordance with the Private Certifiers Occupation Certificate.
- Buildings 2C&2D (warehouses 2C&2D) on 21 August 2023, with operation commencing on 14 November 2023 in accordance with the Private Certifiers Occupation Certificate.

Thus, the operational Compliance reporting commences from 1 March 2023 in respect of SSD 9794683, being the earlier of the two developments commencing operation.

2 Introduction

Oakdale West Estate Stage 3 Development (SSD-9794683) includes construction, fit out, operation and use of warehouse buildings 2A, 2C and 2D, associated office space and parking.

The following information is taken from the Development Consent for SSD-9794683.

2.1 Project Name and Application Number

Project Name: Oakdale West Estate

Application Number: SSD-9794683

2.2 Modifications to SSD-9794683

The **Table 1** below provides a summary of the modifications to the SSD since its first approval was issued on 16 December 2021.

Table 1 - Planning Approval and Subsequent Modifications

Issue	Date	Description
SSD-9794683	16 DEC 21	Project Approval
Mod 1	11 NOV 22	Amendments to warehouses 2C and 2D layouts, building footprints, car park, façade design, signage locations, and landscaping
Mod 2	18 APR 2023	Amendments to warehouses 2C and 2D façade design and landscaping

This OCR 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-west-estate-stage-3-development>) including the above Consent Modification.

2.3 Project Location

The Warehouses being Building 2A, 2C and 2D are located within Precinct 2 of the Oakdale West Industrial Estate (OWE) at 2 Aldington Road, Kemps Creek, which is situated within the Penrith Local Government Area (LGA). The OWE is legally described as Lot 101 to 103 in DP 1262308 and Lot 105 to 111 DP 1262310, at the far south-western extent of the Western Sydney Employment Area (WSEA), see Figure 1 below. Warehouse 2A is located along the northern boundary of the industrial estate (Figure 2 and Figure 3).

Drawing List - Masterplans

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



Figure 1 - Oakdale West Estate Location Plan

Oakdale West Industrial Estate – Stage 3 (SSD-9794683): Operation Compliance Report



Figure 2 - Oakdale West Estate Staging Plan

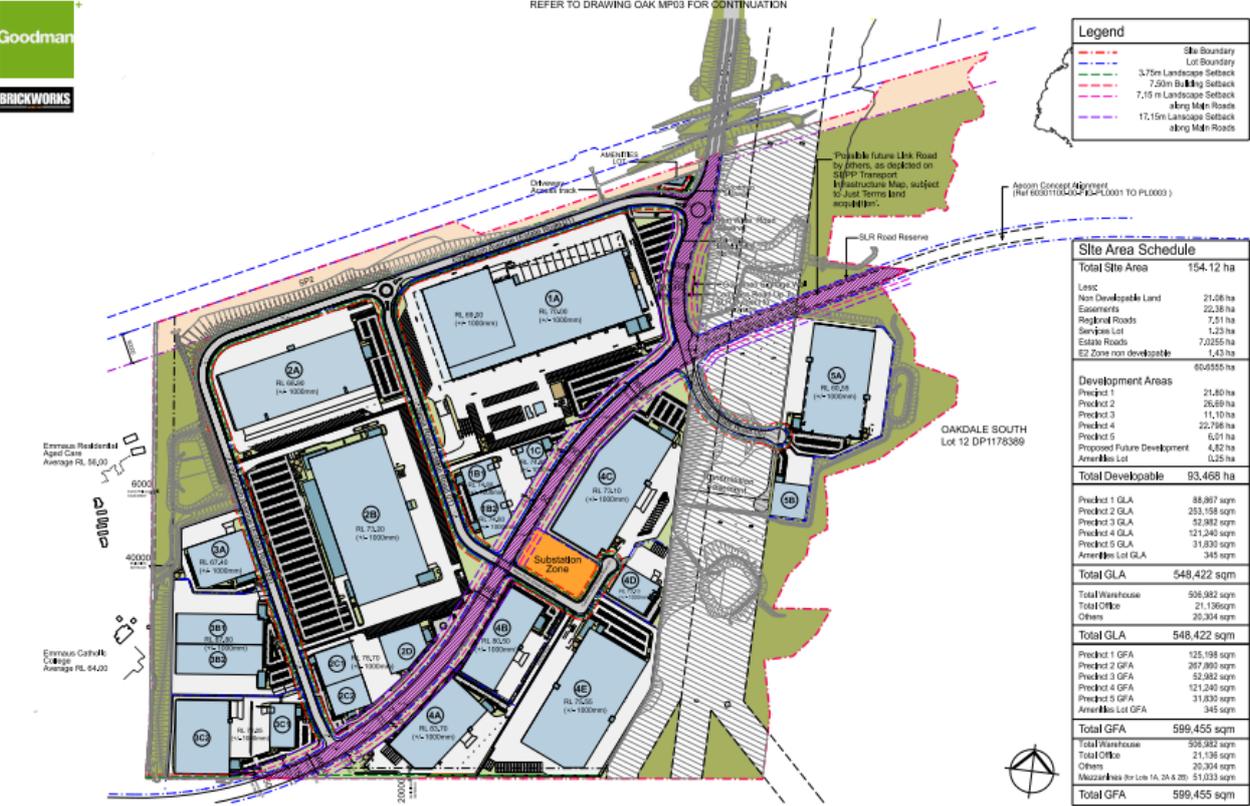


Figure 3 - Oakdale West Estate Masterplan

2.4 Description of Project

Warehouse 2A and associated infrastructure forms the extent of 42,665 m². Building 2A is located wholly on Lot 105 of DP 1262310.

Warehouses 2C and 2D are located on Lot 107 of DP 1262310, south of Warehouse 2A, and include buildings for small warehousing operations. Warehouse 2C development divided in two small warehouses: 2C-1 (5,402 m²) and 2C-2 (4,965 m²). Warehouse 2D forms the extent of 5,378 m².

The Concept Plan for the OWE was approved by a delegate of the Minister for Planning and Public Spaces on 13 September 2019 (SSD-7348). Construction commenced in late 2019 including bulk earthworks across the whole estate and construction of the key access road Compass Drive. The Concept Plan for the OWE (SSD-7348) has been modified several times to include changes to development stages, warehouse layouts and sizes. Construction activities as part of the OWE (SSD-7348) are all but complete, with the conversion of Estate Sediment Basins into Bioretention Basins all that remains. Surveillance and compliance management as part of this development are continuing including regular site inspections by the Environmental Representative approved by the Planning Secretary.

Stage 3 of the OWE includes fit-out and operation of Warehouse 2A that is used for sorting and distribution of parcels for Australia Post and 3 buildings (Warehouses 2C-1 & 2C-2 & 2D) for smaller warehouse operations. Warehouses 2C-1, 2C-2 and 2D remain vacant and no operational activities have taken place since the occupancy certificate for Buildings 2C and 2D were received in November 2023.

Stage 3 of the OWE was approved under a standalone consent (SSD-9794683) and SSD 7348 (MOD9) was modified to capture the amendment to the Concept Masterplan design in respect of Warehouses 2A, 2C and 2D.

An Operational Environmental Management Plan (OEMP) has been prepared to specifically address the activities associated with the operation of Warehouse 2A in Precinct 2 (see Figure 4) under SSD-9794683 and SSD 7348 (MOD9) applicable to the operation of Warehouse 2A. It is noted that Building 2A has one tenancy, with a warehouse, two offices and two dock offices (see Figure 5 below).

Another OEMP has been prepared to specifically address the activities associated with the operation of Buildings 2C&2D (Warehouses 2C-1 & 2C-2 & 2D) in Precinct 2 (see Figure 4) under SSD-9794683 and SSD 7348 (MOD9) applicable to the operation of three small warehouses (see Figure 6 below).



Precinct Area Schedule	
Precinct 1	29.61 ha
Net Developable area	21.80 ha
Precinct 2	31.86 ha
Net Developable area	26.69 ha
Precinct 3	17.51 ha
Net Developable area	11.10 ha
Precinct 4	22.76 ha
Net Developable area	22.11 ha
Precinct 5	13.45 ha
Net Developable area	6.01 ha

Figure 4 - Oakdale West Estate, Precinct Plan

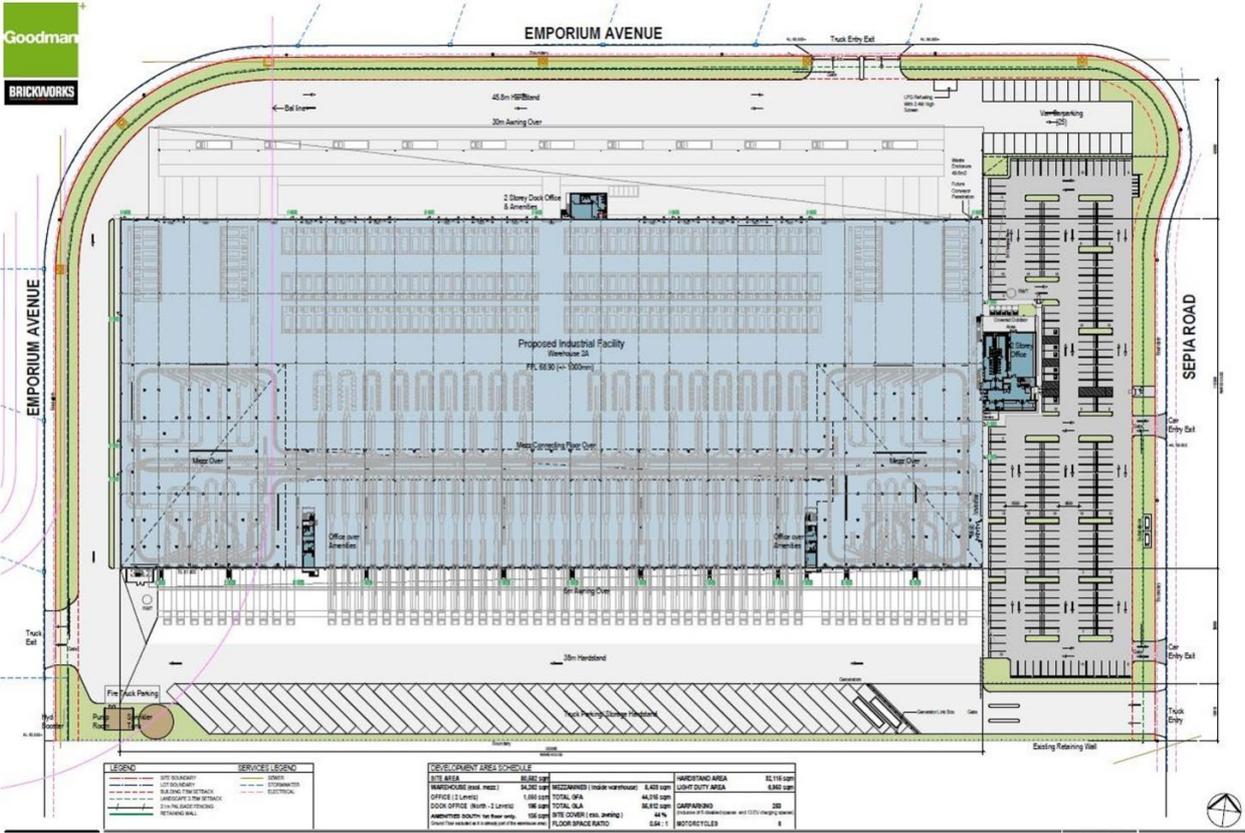


Figure 5 - Oakdale West Estate, 2A Site and Warehouse Plan

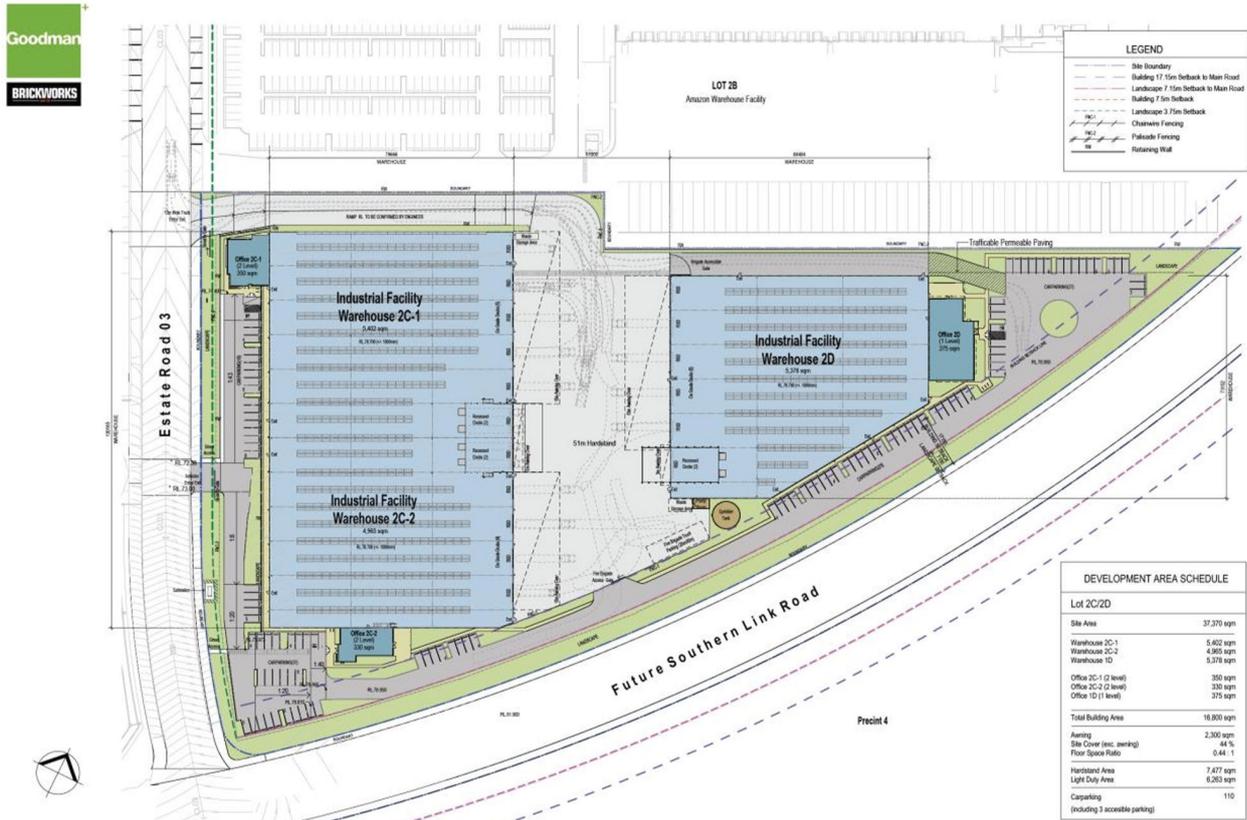


Figure 6 - Oakdale West Estate, 2C-1, 2C-2 and 2D Site and Warehouse Plan

2.5 Compliance Reporting Schedule

This OCR demonstrates compliance with the consent conditions during the first year of operation of Warehouse 2A and Warehouses 2C and 2D. **Table 2** gives the schedule for the project compliance reporting. In accordance with Condition C11 of SSD-9794683, no compliance reporting is required during the construction phase.

Table 2 - Compliance Reporting Schedule

Compliance Report	Phase	Timing
Operation Compliance Report	Operation	27.08.2024
Post-Decommissioning Compliance Report	Decommissioning	TBA

2.6 Project Activity Summary

In accordance with the approved Development Consent SSD-9794683, the site operates as warehouses and distribution centres. The hours of operation are Monday to Sunday, 24 hours a day.

2.7 Performance against Operational Management Plan

SLR Consulting Australia Pty Ltd (SLR) has prepared two Operational Environmental Management Plans (OEMP), one for the operation of Warehouse 2A and another one for the operation of Warehouses 2C and 2D.

In general, Goodman is responsible for the Estate’s private infrastructure and overall management of the common vegetated areas of which there a number of key components including Defendable Zones, Bioretention Basins, landscaped setbacks, Riparian Corridors and development lots including the Amenity Lot.

Adherence to the OEMPs form part of the tenancy agreement between Goodman and THE TENANT with compliance requirements highlighted within the OEMP, including promptly reporting to Goodman’s representative any improper operational and/or environmental management practices.

2.8 Key Project Personnel

Table 3 - Key Project Personnel

Role	Name	Company	Contact Details
Goodman’s Representative	Michael Trotnar – Senior Building Manager	Goodman	0409 999 447 Michael.Trotnar@goodman.com
Tenant’s Representative (Warehouse 2A)	Steve Zoric	Australian Post	0450 803 357 Steve.Zoric@auspost.com.au
Tenant’s Representative (Warehouse 2C)	Currently Vacant. Refer to Goodman Representative.		
Tenant’s Representative (Warehouse 2D)	Currently Vacant. Refer to Goodman Representative.		
Environmental Consultant			
Environmental-Consultant (EC)	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au

3 Compliance Status Summary

The compliance table provided as **Appendix B** demonstrates the compliance with conditions of consent for SSD-9794683.

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

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

3.2 Recommended Actions

There are no recommended actions for this project.

4 Previous report Actions

There are no previous reports as this is a first operation compliance report for this project.

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”.

6 Complaints

There are no complaints were received during the reporting period.

7 Monitoring and Measures for Improvements

The OEMP has been prepared to specifically address the activities associated with the operation of Building 2A (Warehouse 2A) and another OEMP has been prepared to specifically address the activities associated with the operation of Buildings 2C and 2D (Warehouses 2C-1,2C-2 and Warehouse 2D).

The OEMPs summarise the monitoring requirements for the operation of warehouses as set out in the approved Development Consent SSD-9794683 and relevant management plans.

Warehouses 2C-1, 2C-2 and 2D remain vacant and no operational activities have taken place since the occupancy certificate for Buildings 2C and 2D were received in November 2023. The OEMP for these warehouses will form part of the tenancy agreement between Goodman and new Tenants with requirements to comply with the OEMP during the operation of Warehouses 2C-1, 2C-2 and 2D.

The OEMP for Warehouse 2A is being implemented to minimise any material harm to the environment.

In accordance with the OEMP for Warehouse 2A, monitoring and management measures have been implemented to guide the environmental performance of the project during the first year of operation. Several key measures have included:

- Weekly Environmental Checklist – these were completed by the tenant as part of a general environmental site inspections to ensure all relevant environmental controls listed in this OEMP and specialist management plans are in place. Any required maintenance, process improvements or staff training identified were undertaken to comply with OEMP commitments.
- All plant and equipment were maintained and operated in a proper and efficient manner. Any required maintenance, process improvements or staff training identified were undertaken to comply with OEMP commitments during this reporting period. All records are maintained in the warehouse operation system

It should be noted that the applicant has not been advised or aware of any reported incidents (as defined by the SSD consent) during the operation of the warehouse 2A within this reporting period.

Appendix A - Compliance Report Declaration

Compliance Report Declaration Form	
Project Name:	Oakdale West Estate – Stage 3
Project Application Number:	SSD-9794683
Description of Project:	
Oakdale West Estate including:	
<ul style="list-style-type: none"> ▪ Oakdale West Estate Stage 3 Development includes construction, fit out, operation and use of warehouse buildings 2A, 2C and 2D, associated office space and parking 	
Project Address:	2 Aldington Road, Kemps Creek, NSW
Proponent:	Goodman Property Services (Aust) Pty Ltd
Title of Compliance Report:	Operation Compliance Report OCR1
Date:	27 AUG 24

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

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

Notes:

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

Name of Authorised Reporting Officer	Lachlan O'Reilly
Title	Mr
Signature	
Qualification	Project Manager
Company	GOODMAN PROPERTY SERVICES (AUS) PTY LTD
Company Address	The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018

Appendix B - Compliance Report

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

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

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE 2					
PART A – ADMINISTRATIVE CONDITIONS					
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT					
A1.	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	The OEMP has been prepared to specifically address the activities associated with the operation of Building 2A (Warehouse 2A) and another OEMP has been prepared to specifically address the activities associated with the operation of Buildings 2C&2D (Warehouse 2C and Warehouse 2D). These OEMPs are being implemented to minimise any material harm to the environment.	This Operation Compliance Report	Compliant
TERMS OF CONSENT					
A2.	The development may only be carried out:	At all times	Regular inspections and monitoring are undertaken in accordance with the OEMPs during the operation stage.	This Operation Compliance Report	Compliant
	(a) in compliance with the conditions of this consent;	At all times			Compliant
	(b) in accordance with all written directions of the Planning Secretary;	At all times			Compliant
	(c) in accordance with the EIS and RTS;	At all times			Compliant
	(d) in accordance with Modification Assessments;	At all times			Compliant
	(e) in accordance with the Development Layout in Appendix 1; and	At all times			Compliant
(f) in accordance with the management and mitigation measures in Appendix 3.	At all times	Compliant			
A3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary;	At all times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the operation stage.	No such directions were issued by the Planning Secretary	Not triggered

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

	and				
	(b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	At all times			
A4.	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 A2(c) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		This Operation Compliance Report	Not triggered
LIMITS OF CONSENT					
Lapsing					
A5.	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
Development Controls					
A6.	The total area of warehousing and office space at the development must not exceed the following maximum gross lettable area: (a) Building 2A – 35,612 square metres;	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. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023	Compliant
	(b) Building 2C – 11,047 square metres; and (c) Building 2D – 5,753 square metres.	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. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates: OC-23181 dated 13.11.2023	Compliant

Development Controls																																			
<p>A7.</p>	<p>The development must be consistent with the development controls in the OWE, as shown in Table 1.</p> <p>Table 1: Development Controls</p> <table border="1"> <thead> <tr> <th>Development Aspect</th> <th>Control</th> </tr> </thead> <tbody> <tr> <td>Minimum building setbacks from:</td> <td></td> </tr> <tr> <td>• Southern Link Road</td> <td>17.15 m</td> </tr> <tr> <td>• Western North-South Link Road</td> <td>20 m</td> </tr> <tr> <td>• Local estate Roads</td> <td>7.5m</td> </tr> <tr> <td>• Western site boundary</td> <td>40 m</td> </tr> <tr> <td>• Southern site boundary</td> <td>20 m (excluding parking areas)</td> </tr> <tr> <td>Rear boundary setbacks within the estate</td> <td>5 m</td> </tr> <tr> <td>Side boundary setbacks within the estate</td> <td>0 m, subject to compliance with fire rating requirements</td> </tr> <tr> <td>Height</td> <td>15 m</td> </tr> <tr> <td>- Building 2A</td> <td>18 m</td> </tr> <tr> <td>- Building 2C</td> <td>22.2 m</td> </tr> <tr> <td>Minimum lot size</td> <td>5,000 m²</td> </tr> <tr> <td>Minimum frontage</td> <td>40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line</td> </tr> <tr> <td>Site coverage</td> <td>Maximum of 65 per cent (excluding awnings)</td> </tr> </tbody> </table>	Development Aspect	Control	Minimum building setbacks from:		• Southern Link Road	17.15 m	• Western North-South Link Road	20 m	• Local estate Roads	7.5m	• Western site boundary	40 m	• Southern site boundary	20 m (excluding parking areas)	Rear boundary setbacks within the estate	5 m	Side boundary setbacks within the estate	0 m, subject to compliance with fire rating requirements	Height	15 m	- Building 2A	18 m	- Building 2C	22.2 m	Minimum lot size	5,000 m ²	Minimum frontage	40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line	Site coverage	Maximum of 65 per cent (excluding awnings)	<p>At all times</p>	<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>Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</p>	<p>Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023</p> <p>Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023</p> <p>Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)</p> <p>Occupation certificates 2C&2D: OC-23181 dated 13.11.2023</p>	<p>Compliant</p>
Development Aspect	Control																																		
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Site coverage	Maximum of 65 per cent (excluding awnings)																																		
<p>A8.</p>	<p>Notwithstanding the controls listed in Table 1 in Condition A7, no warehouse building in the development, except Buildings 2A and 2C in Precinct 2, shall exceed a ridgeline height of 13.7 m, excluding roof mounted mechanical plant and solar panels.</p>	<p>At all times</p>	<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>Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</p>	<p>Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023</p> <p>Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023</p> <p>Construction certificates for 2C&2D:</p>	<p>Compliant</p>																														

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

				CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	
NOTIFICATION OF COMMENCEMENT					
A9.	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: (a) construction;	At least one month before Construction	EC to site evidence of Submission of Notice to the Planning Secretary	Notice to commence construction of Warehouse 2A was given in writing to the Planning Secretary on 25.11.2021. Construction of Warehouse 2A commenced on 23.12.2021. Notice to commence construction of Warehouses 2C&2D was given in writing to the Planning Secretary on 29.09.2022. Construction of Warehouses 2C&2D commenced on 13.12.2022.	Compliant
	(b) operation; and	At least one month before Operation	EC to site evidence of Submission of Notice to the Planning Secretary	Notice to commence operation of Warehouse 2A was given in writing to the Planning Secretary on 23.09.2022. The actual operation of Warehouse 2A commenced on 01.03.2023. Notice to commence operation of Warehouses 2D&2C was given in writing to the Planning Secretary on 21.08.2023. The actual operation of Warehouse Warehouses 2D&2C commenced on 14.11.2023.	Compliant
	(c) cessation of operations	A least one month before Cessation of operations		The development is under operation.	Not triggered

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

A10.	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	All times	EC to site evidence of notification	The DPE approval letters of staging the development dated 23.12.2021 and dated 31.10.2022.	Compliant
EVIDENCE OF CONSULTATION					
A11.	Where conditions of this consent require consultation with an identified party, the Applicant must: (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.	All times	Consultation was undertaken with the relevant parties during the development of the OEMPs. The OEMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west	The DPE carefully reviewed the submitted OEMP for Warehouse 2A and sub management plans and concluded the plans address the relevant conditions. The approval letter dated 31.10.2023 (ref: SSD-9794683 PA-8). The OEMP for Warehouses 2C&2D was prepared by SLR Consulting (Australia) Pty Ltd on 11.08.2023, with no consultation required with the DPE under SSD-9794683.	Compliant
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
A12.	With the approval of the Planning Secretary, the Applicant may: (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); (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	EC to site evidence of notification	The DPE approval letters of staging the development dated 23.12.2021 and dated 31.10.2022.	Compliant
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).		EC to site evidence of notification	Not required yet	Not triggered

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A13.	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	EC to site evidence of notification	Not required yet	Not triggered
A14.	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	EC to site evidence of notification	Not required yet	Not triggered
PROTECTION OF PUBLIC INFRASTRUCTURE					
A15.	Before the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	Prior to commencement of construction		The construction phase of Building 2A (Warehouse 2A) and Buildings 2C&2D (Warehouses 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses.	No triggered
A16.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: <ul style="list-style-type: none"> (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the 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 development. 	Prior to commencement of construction	No damage to infrastructure occurred during the construction stage and the assets have been handed over to Penrith City Council.	The construction phase of Building 2A (Warehouse 2A) and Buildings 2C&2D (Warehouses 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses.	No triggered
STRUCTURAL ADEQUACY					
A17.	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 BCA. <p>Note:</p> <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>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> 	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. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023	Compliant

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

				(amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	
COMPLIANCE					
A18.	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.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT with compliance requirements highlighted within the OEMP, including promptly reporting to Goodman's representative any improper operational and/or environmental management practices. THE TENANT Induction Register	Compliant
CONTRIBUTIONS TO COUNCIL					
A19.	Before the issuing of an occupation certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act. <i>Note: There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area.</i>	Before the issuing of an occupation certificate		S 7.12 Receipt No. R000060772 dated 17.11.2022 S7.12 Receipt R000060531 dated 10.11.2022 Section 7.12 Receipt No. 000005223 + Remittance dated 11.09.2023	Compliant
OPERATION OF PLANT AND EQUIPMENT					
A20.	All plant and equipment used on site, or to monitor the performance of the 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 are undertaken in accordance with the OEMPs during the operation stage.	This Operation Compliance Report	Compliant
EXTERNAL WALLS AND CLADDING					
A21.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	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. Upon completion of the construction phase, all buildings were certified for	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023	Compliant

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			suitability for use and compliance with this condition.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	
A22.	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	EC to site evidence	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)	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	EC to site evidence	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant
A23.	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 and occupation certificates are required to be submitted and approved via the Planning Portal. The OWE – Stage 3 (Buildings 2A, 2C&2D) planning website lists out relevant transmittal of approved documentation.	Compliant

UTILITIES AND SERVICES

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A24.	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	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 for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)	Compliant
A25.	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 <i>Sydney Water Act 1994</i>	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Section 73 Compliance Certificate was issued by SydneyWater on 09.02.2022 and it forms part of occupation certification. Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant
A26.	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant
A27.	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	Occupation certification of the complete buildings was carried out upon completion of the construction phase.	Occupation certificates: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OO-23073 dated 23.05.2023	Compliant
WORK AS EXECUTED PLANS					
A28.	Before the issuing of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	Before the issuing of the Occupation Certificate	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D:	Compliant

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				OC-23181 dated 13.11.2023	
APPLICABILITY OF GUIDELINES					
A29.	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.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period. The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
A30.	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	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period. The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
ADVISORY NOTES					
AN1.	All licenses, 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 licenses, permits, approvals and consents	All times	Noted		Not triggered
PART B SPECIFIC ENVIRONMENTAL CONDITIONS					
TRAFFIC AND ACCESS					
Construction Traffic Management Plan					
B1.	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 C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;	Prior to commencement of construction	The Construction traffic Management Plan (CTMP) for Building 2A had been prepared in accordance with this condition and appended to the CEMP as Attachment H. A Driver Code of Conduct and induction training were developed for the construction phase as part of the	The DPE approval letter of the CTMP – Building 2A dated 23.12.2021. The actual construction of Building 2A commenced on 23.12.2021. The DPE approval letter of the CTMP – Buildings 2C&2D dated 22.11.2022. The actual	Compliant

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	<p>(c) detail heavy vehicle routes, access and parking arrangements;</p> <p>(d) include a Driver Code of Conduct (see Condition B12);</p> <p>(e) include a program to monitor the effectiveness of these measures; and</p> <p>(f) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes</p>		<p>CTMP.</p> <p>The Construction traffic Management Plan (CTMP) for Buildings 2C&2D had been prepared in accordance with this condition and appended to the CEMP as Attachment I.</p> <p>A Driver Code of Conduct and induction training were developed for the construction phase as part of the CTMP.</p>	<p>construction of Buildings 2C&2D commenced on 13.12.2022.</p> <p>The CTMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west</p>	
B2.	<p>The Applicant must:</p> <p>(a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and</p>	Prior to commencement of construction	<p>The CTMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west</p>	<p>The DPE approval letter of the CTMP – Building 2A dated 23.12.2021. The actual construction of Building 2A commenced on 23.12.2021.</p> <p>The DPE approval letter of the CTMP – Buildings 2C&2D dated 22.11.2022. The actual construction of Buildings 2C&2D commenced on 13.12.2022.</p>	Compliant
	<p>(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.</p>	Construction	<p>Regular inspections and monitoring were undertaken in accordance with the CEMPs during the construction stages.</p>	<p>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.</p>	Not triggered
Parking					
B3.	<p>The Applicant must provide sufficient parking facilities on-site, 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.</p>	As part of Estate Design	<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>Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</p>	<p>Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023</p> <p>Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023</p> <p>Construction certificates for 2C&2D:</p>	Compliant

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				CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	
Operating Conditions					
B4.	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2018) and AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009) (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant
	(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 are wholly contained on site before being required to stop; (f) all loading and unloading of materials are carried out on-site; (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	Operation	Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
Sustainable Travel Plan					
B5.	Prior to the commencement of operation of any part of the development, the	Prior to	Green Travel Plans (equivalent to a	A Green Travel Plan (equivalent to	Compliant

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

	<p>Applicant must prepare a Sustainable Travel Plan. The Sustainable Travel Plan must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with TfNSW; (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site 	<p>commencement of operation</p>	<p>Sustainable Travel Plans) are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west</p>	<p>a Sustainable Travel Plan) has been prepared as part of the operational traffic management plan. The Green Travel Plan was prepared to address this condition. The Green Travel Plan for building 2A (warehouse 2A) was approved by the DPE on 31.10.2022 (ref: SSD-9794683 PA-8). The actual operation of building 2A (warehouse 2A) commenced on 01.03.2023. The Green Travel Plan for buildings 2C&2D (warehouses 2C&2D) was prepared by SLR Consulting (Australia) Pty Ltd on 11.08.2023. The actual operation of buildings 2C&2D (warehouses 2C&2D) commenced on 14.11.2023.</p>													
<p>B6.</p>	<p>The Applicant must implement the Sustainable Travel Plan throughout operation of the development.</p>	<p>Operation</p>	<p>Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.</p>	<p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.</p>	<p>Compliant</p>												
<p>NOISE</p>																	
<p>Hours of Work</p>																	
<p>B7.</p>	<p>The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.</p> <p>Table 2 Hours of Work</p> <table border="1" data-bbox="228 1197 1001 1410"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Monday – Sunday</td> <td>6 am to 10 pm</td> </tr> <tr> <td>Concrete works (internal to building only)</td> <td>Monday – Sunday</td> <td>3 am to 10 pm</td> </tr> <tr> <td>Operation</td> <td>Monday – Sunday (including public holidays)</td> <td>24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Sunday	6 am to 10 pm	Concrete works (internal to building only)	Monday – Sunday	3 am to 10 pm	Operation	Monday – Sunday (including public holidays)	24 hours	<p>Construction Operation</p>	<p>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.</p> <p>Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.</p>	<p>Requests to undertake OOH concrete pouring works during the construction phase were approved by DPE:</p> <ul style="list-style-type: none"> - on 01.04.2022 - on 02.06.2022 <p>(ref: SSD-9794683-PA-3)</p> <p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.</p>	<p>Compliant</p>
Activity	Day	Time															
Construction	Monday – Sunday	6 am to 10 pm															
Concrete works (internal to building only)	Monday – Sunday	3 am to 10 pm															
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				Inspections reports kept on site.																															
B8.	<p>Works outside of the hours identified in Condition B7 may be undertaken in the following circumstances:</p> <ul style="list-style-type: none"> (a) works that are inaudible at the nearest sensitive receivers; (b) works agreed to in writing by the Planning Secretary; (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. 	Construction Operation	<p>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.</p> <p>Regular inspections and monitoring were undertaken in the OEMP's during the reporting period.</p>	<p>Requests to undertake OOH concrete pouring works during the construction phase were approved by DPE:</p> <ul style="list-style-type: none"> - on 01.04.2022 - on 02.06.2022 <p>(ref: SSD-9794683-PA-3)</p> <p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.</p> <p>Inspections reports kept on site.</p>	Compliant																														
Operational Noise Limits																																			
B9.	<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> <th>Night LAMax</th> </tr> </thead> <tbody> <tr> <td>N1 N1 Emmaus Village Residential Emmaus Village Residential</td> <td>44</td> <td>43</td> <td>41</td> <td>52</td> </tr> <tr> <td>N3 Kemps Creek – nearest residential property</td> <td>39</td> <td>39</td> <td>37</td> <td>52</td> </tr> <tr> <td>N4 & N5 Kemps Creek – other residences</td> <td>39</td> <td>39</td> <td>37</td> <td>52</td> </tr> <tr> <td>All other non-associated residences</td> <td>402</td> <td>352</td> <td>352</td> <td>52</td> </tr> <tr> <td>N2 Emmaus Catholic College (school)</td> <td colspan="4">When in use: 45 Leq(1h)</td> </tr> </tbody> </table> <p>Notes: Noise generated by the development is to be measured in accordance with the relevant procedures and modifications, including certain meteorological conditions, of the Noise Policy for Industry (EPA, 2017). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.</p>	Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LAMax	N1 N1 Emmaus Village Residential Emmaus Village Residential	44	43	41	52	N3 Kemps Creek – nearest residential property	39	39	37	52	N4 & N5 Kemps Creek – other residences	39	39	37	52	All other non-associated residences	402	352	352	52	N2 Emmaus Catholic College (school)	When in use: 45 Leq(1h)				Operation	<p>Regular inspections and monitoring were undertaken in the OEMP's during the reporting period.</p>	<p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.</p> <p>Inspections reports kept on site</p>	Compliant
Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LAMax																															
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All other non-associated residences	402	352	352	52																															
N2 Emmaus Catholic College (school)	When in use: 45 Leq(1h)																																		
B10.	<p>The noise limits in Table 2 do not apply to receiver N3, N4 and N5 if the Applicant has a Noise Agreement with the relevant landowner to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that an agreement is in place.</p>	Operation		No noise agreement required yet	Not triggered																														

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Construction Noise Limits					
B11.	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 3.	Construction	Regular inspections and monitoring were undertaken in the CEMP during the construction phase.	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.	Not triggered
Road Traffic Noise					
B12.	Prior to the commencement of construction of the 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.	Prior to commencement of construction Operation	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D. The CTMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.	A Driver Code of Conduct was included within the Construction Traffic Management Plans for Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D). The Driver Code of Conducts were amended to the operation phase and included in the Operational Traffic Management Plan for Building 2A and for Buildings 2C&2D. The Operational Traffic Management Plans form part of the OEMPs. Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
VISUAL AMENITY					
Building Design					
B13.	The Applicant must construct Buildings 2A, 2C and 2D in accordance with the RtS and as shown on the figures in Appendix 1.	Construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant

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Landscaping					
B14.	Prior to the commencement of operation of the development, the Applicant must implement the Landscape Plan included in the RtS and shown on the figures in Appendix 1.	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant
B15.	The Applicant must maintain the landscaping on the site in accordance with the approved Landscape Plan for the life of the development. If any aspect of the landscaping has not been successful, the Applicant must undertake replanting and rehabilitation works, as reasonably practicable.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	The Landscape Plan for Building 2A (warehouse 2A) forms part of the OEMP (Appendix I). The DPE carefully reviewed the submitted plan and concluded the plan addresses the relevant conditions. The approval letter dated 31.10.2023 (ref: SSD-9794683 PA-8). The Landscape Plan for Buildings 2C&2D (warehouses 2C&2D) forms part of the OEMP (Appendix M). The OEMP for Buildings 2C&2D (warehouses 2C&2D) was prepared by SLR Consulting (Australia) Pty Ltd. Inspections reports kept on site.	Compliant

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Lighting					
B16.	<p>The Applicant must ensure the lighting associated with the development:</p> <ul style="list-style-type: none"> (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network 	As part of Estate Design	<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>Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</p>	<p>Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023</p> <p>Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023</p> <p>Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)</p> <p>Occupation certificates 2C&2D: OC-23181 dated 13.11.2023</p>	Compliant
Signage and Fencing					
B17.	<p>All signage and fencing must be erected in accordance with the development plans included in the RtS.</p> <p><i>Note: This condition does not apply to temporary construction and safety related signage and fencing</i></p>	Prior to commencement of operation	<p>These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.</p>	<p>Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023</p> <p>Occupation certificates 2C&2D: OC-23181 dated 13.11.2023</p>	Compliant
SOILS, WATER QUALITY AND HYDROLOGY					
Erosion and Sediment Control					
B18.	<p>Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain 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 C2.</p>	<p>Prior to commencement of construction</p> <p>Construction</p>	<p>Regular inspections and monitoring were undertaken in accordance with the CEMPs during the construction stage.</p>	<p>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.</p>	Not triggered

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Discharge Limits					
B19.	The 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 were undertaken in accordance with the CEMPs during the construction stage and continue to be carried out in accordance with OEMPs during the operation stage.	This Operation Compliance Report Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
Stormwater Management System					
B20.	The Applicant must install and operate a stormwater management system for the development that: <ul style="list-style-type: none"> (a) is designed by a suitably qualified and experienced person(s); (b) is generally consistent with the Civil, Stormwater and Infrastructure Services Report DA Modification No.7, Rev 01, report REP005-01-15-272-MOD 7 Civil Report, prepared by AT&L, dated June 2021; (c) is in accordance with applicable Australian Standards and Penrith City Council’s Design Guidelines for Engineering Works, Water Sensitive Urban Design Policy December 2013 and Water Management Development Control Plan; (d) ensures peak stormwater flows from the site are in accordance with DA Modification No.7, Rev 01, report REP005-01-15-272-MOD 7 Civil Report, prepared by AT&L, dated June 2021; (e) incorporate rainwater harvesting measures to supplement non-potable water demand for the development. 	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant
B21.	All stormwater drainage infrastructure on the site shall remain under the care, control and ownership of the registered proprietor of the lot.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant

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BUSHFIRE PROTECTION					
B22.	<p>The Applicant must ensure the development complies with:</p> <ul style="list-style-type: none"> (a) the relevant provisions of Planning for Bushfire Protection, 2019; (b) the recommendations of the Bushfire Report prepared by Blackash Bushfire Consulting dated 13 October 2021; and (c) the relevant sections of <i>Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014</i> as appropriate, and Section 7.5 of Planning for Bushfire Protection 2019. 	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>Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023</p> <p>Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)</p>	Compliant
B23.	<p>The Applicant must ensure the part of Building 2A located in the Bushfire Attack Level (BAL) 12.5 area is constructed entirely with non-combustible materials and provided with measures to improve ember protection. Ember protection improvements include enclosing all openings (excluding roof sheet and tile spaces) or covering openings with a noncorrosive metal screen mesh with a maximum aperture of 2 mm. This includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.</p>		<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>Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023</p>	Compliant
B24.	<p>The Applicant must ensure the entire site, including landscaping, is managed as an inner protection area (IPA) in accordance with Planning for Bushfire Protection 2019.</p>		<p>Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.</p>	<p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site</p>	Compliant
B25.	<p>Prior to the commencement of operation, the Applicant must prepare a Fire Management Plan (FMP) for the development. The FMP must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with the NSW RFS; (b) include 24-hour emergency contact details including alternative telephone contact (c) include plans of site infrastructure plan, firefighting water supply, site access and internal roads; (d) include implementation of asset protection zones (APZ) and on-going maintenance; (e) include location of hazards that will impact on firefighting operations and procedures to manage identified hazards during firefighting operations; and (f) any additional matters required by the RFS Fire Control Centre (e.g. FMP 	Prior to the commencement of operation	<p>The OEMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west</p>	<p>The FMP for Building 2A was prepared for operation and is attached as Appendix J to the OEMP. The DPE carefully reviewed the submitted OEMP for Building 2A and concluded the plan addresses the relevant conditions. Actual operation of building 2A (warehouse 2A) commenced on 01.03.2023. The FMP for Buildings 2C&2D was incorporated into the</p>	Compliant

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	review and updates)			<p>Bushfire Emergency Management and Evacuation Plan (BEMEP). The BEMEP is attached to the OEMP as Appendix N. The FMP for buildings 2C&2D was submitted to the DPE on 20.09.2023.</p> <p>The OEMP for buildings 2C&2D was prepared by SLR Consulting (Australia) Pty Ltd on 11.08.2023.</p> <p>Actual operation of Buildings 2C&2D (warehouses 2C&2D) commenced on 14.11.2023.</p>	
B26.	The Applicant must implement the most recent version of the Fire Management Plan for the duration of the development	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	<p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.</p> <p>Inspections reports kept on site</p>	Compliant
B27.	Prior to the commencement of operation, the Applicant must prepare a Bushfire Emergency and Evacuation Management Plan for the development, consistent with the <i>NSW RFS' A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan</i> and must include planning for the early relocation of occupants.	Prior to the commencement of operation	<p>The OEMPs are available on the project website: https://au.goodman.com/properly-lease-site/oakdale-west</p>	<p>The Bushfire Emergency Management and Evacuation Plan (BEMEP) (Blackash, 2022) was prepared for operation of Building 2A and is attached to the OEMP as Appendix K.</p> <p>The DPE carefully reviewed the submitted plan and concluded the plan addresses the relevant conditions.</p> <p>The actual operation of Building 2A (warehouse 2A) commenced on 01.03.2023.</p> <p>The BEMEP was prepared for operation of Buildings 2C&2D and is attached to the OEMP as Appendix N.</p> <p>The OEMP for buildings 2C&2D was prepared by SLR Consulting (Australia) Pty Ltd</p>	Compliant

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				on 11.08.2023. The actual operation of building Buildings 2C&2D (warehouses Buildings 2C&2D) commenced on 14.11.2023.	
HAZARDS AND RISK					
Dangerous Goods					
B28.	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
Bunding					
B29.	The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007)</i> .	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
AIR QUALITY					
Dust Minimisation					
B30.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
B31.	During construction of the development, the Applicant must comply with the dust minimisation measures detailed in the Construction Environmental Management Plan required by Condition C2.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMPs.	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.	Not triggered
Operational Air Quality – Building 2A					
B32.	Prior to the commencement of operation of Building 2A, the Applicant must prepare an Air Quality Management Plan (AQMP) for Building 2A. The AQMP must:	Prior to the commencement	The DPE approval letter of the OEMP for Building 2A,	The AQMP was prepared for operation of Building 2A to	Compliant

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	<ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) detail all emission sources from the operation of Building 2A; (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators; (d) identify the control measures that will be implemented for each emission source, including details of extractions systems and rooftop vents; (e) nominate the following for each of the proposed controls: <ul style="list-style-type: none"> (i) key performance indicator; (ii) monitoring method, location, frequency and duration of monitoring; (iii) response procedures; and (iv) compliance monitoring. (f) Include a complaint register and response procedures 	of operation	dated 31.10.2023 (ref: SSD-9794683 PA-8), is available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development	<p>cover the construction and operation. The AQMP is attached to the OEMP as Appendix F.</p> <p>The DPE carefully reviewed the submitted plan and concluded the plan addresses the relevant conditions.</p> <p>Actual operation of Building 2A (warehouse 2A) commenced on 01.03.2023</p>	
B33.	The Applicant must implement the AQMP for the duration of operation of Building 2A.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP for Building 2A during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
WASTE MANAGEMENT					
Waste Storage					
B34.	Waste must always be secured and maintained within designated waste storage areas and must not leave the site onto neighbouring public or private properties.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
Waste Management Plan					
B35.	The Applicant must implement the Waste Management Plan (WMP) in the RtS for the duration of construction and operation of the development.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	<p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.</p> <p>The WMP is attached as Appendix H to the OEMP for operation of Building 2A.</p> <p>The WMP is attached as Appendix J to the OEMP for operation of Buildings 2C&2D.</p>	Compliant

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				Inspections reports kept on site	
Statutory Requirements					
B36.	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
B37.	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 facility that may lawfully accept the waste.	All times	Regular inspections and monitoring were undertaken in the OEMP during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
B38.	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMPs.	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.	Not triggered
COMMUNITY ENGAGEMENT					
B39.	The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified in Figure 9, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Community engagement shall be undertaken in accordance with the Community Communication Strategy for the OWE.	All times	Goodman are committed to ongoing proactive consultation with the community and stakeholders while understanding the importance of addressing potential issues and minimising construction and operational related impacts.	A Community Communication Strategy (CCS) was prepared for the Oakdale West Estate (OWE) Concept and Stage 1 development (SSD 7348). This CCS is attached as Appendix H to the OEMP for Building 2A and as Appendix F for Buildings 2C&2D. This compliance report.	Compliant

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

C1.	<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) 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; (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (c) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (d) 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; (e) a program to investigate and implement ways to improve the environmental performance of the development over time; (f) a protocol for managing and reporting any: (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 (g) a protocol for periodic review of the plan. <p><i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	All times	The CEMPs and the OEMPs were developed in accordance with the requirements of this condition.	<p>The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021.</p> <p>The DPE approved the OEMP and sub-plans for Building 2A on 31.10.2022 (ref: SSD-9794683 PA-8).</p> <p>The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11).</p>	Compliant
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CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1	Prior to the commencement	The CEMP was developed in accordance with the	The DPE approved the CEMP and sub-plans for Building 2A	Compliant
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Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

	and to the satisfaction of the Planning Secretary.	of operation	<p>requirements of C1 condition.</p> <p>The DPE approval letters are available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development</p>	<p>on 23.12.2021.</p> <p>The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11).</p>	
C3.	<p>As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (a) Construction Traffic Management Plan (see Condition B1); (b) a Driver Code of Conduct (see Condition B12); (c) an Erosion and Sediment Control Plan (see Condition B18); and (d) a Waste Management Plan (see Condition B35). 	Prior to commencement of construction	<p>The CEMP for Building 2A was developed in accordance with the requirements of condition C1 and includes:</p> <ul style="list-style-type: none"> - Appendix H: Construction Traffic Management Plan which includes a Driver Code of Conduct - Appendix Ia: Erosion and Sediment Control Plan - Appendix M: Waste Management Plan <p>The CEMP for Buildings 2C&2D was developed in accordance with the requirements of condition C1 and includes:</p> <ul style="list-style-type: none"> - Appendix I: Construction Traffic Management Plan which includes a Driver Code of Conduct - Appendix Ja: Erosion and Sediment Control Plan - Appendix K: Waste Management Plan 	<p>The DPE carefully reviewed the submitted CEMPs and sub management plans and concluded the plans address the relevant conditions.</p> <p>The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021.</p> <p>The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11).</p> <p>The DPE approval letters are available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development</p>	Compliant
C4.	<p>The Applicant must:</p> <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	<p>The CEMPs for building are available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-</p>	<p>The DPE carefully reviewed the submitted CEMP and sub management plans and concluded the plans address the relevant conditions.</p>	Compliant

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			west	<p>The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021.</p> <p>Construction of Building 2A commenced on 23.12.2021.</p> <p>The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11).</p> <p>Construction of Buildings 2C&2D commenced on 23.12.2021.</p>	
	(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 were undertaken in accordance with the CEMPs	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.	Not triggered
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
C5.	Within three months of:	Within three months		The first Compliance Report to be submitted to the Planning Secretary in August 2024.	Not triggered
	(a) the submission of a Compliance Report under Condition C11;				
	(b) the submission of an incident report under Condition C7;			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" See Section 5 of Main Body of this Compliance Report for information.	Compliant
	(c) the approval of any modification of the conditions of this consent; or			Not required yet	Not triggered
(d) the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified			All Strategies, Plans and Programs to be reviewed within three months and cited by EC.	Not triggered	

Oakdale West Industrial Estate: Operation Compliance Report for Stage 3 (Buildings 2A, 2C and 2D)

	in writing of the outcomes of any review.				
C6.	<p>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 C8, or such other timing as agreed by the Planning Secretary.</p> <p>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></p>	Within six weeks	<p>The DPE approval letter is available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development</p>	The DPE approval letters of staging the development dated 23.12.2021 and dated 31.10.2022.	Compliant
REPORTING AND AUDITING					
Incident Notification, Reporting and Response					
C7.	<p>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 4.</p>	All times		<p>There have been no incidents, defined by the Conditions of Consent as: “An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance” See Section 5 of Main Body of this Compliance Report for information.</p>	Compliant
Non-Compliance Notification					
C8.	<p>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.</p>	All times	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	<p>There have been no non-compliances identified during this reporting period. This Operation Compliance Report</p>	Compliant
C9.	<p>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.</p>	All times	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	<p>There have been no non-compliances identified during this reporting period. This Operation Compliance Report</p>	Compliant
C10.	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	All times	Adherence to the OEMP forms part of the tenancy	<p>There have been no non-compliances identified during</p>	Compliant

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			agreement between Goodman and THE TENANT.	this reporting period. This Construction Compliance Report	
Compliance Reporting					
C11.	<p>Within six months after the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), 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 discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(b) describe what measures will be implemented over the next year to improve the environmental performance of the development.</p>	Within six months after commencement of operation	The first Compliance Report covers the period of 01.03.2023 – 30.08.2024 for the first year of commencement of operation of Stage 3 (Buildings 2A, 2C&2D).	The first Compliance Report to be submitted to the Planning Secretary in August 2024.	Compliant
C12.	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.	No later than 60 days after submission	Updates to website by Goodman.	The first Compliance Report to be submitted to the Planning Secretary in August 2024	Not triggered
Monitoring and Environmental Audits					
C13.	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development</p>	All times	Regular inspections and monitoring were undertaken in accordance with the CEMPs during the construction stage and continue to be carried out in accordance with OEMPs during the operation stage.	<p>This Operation Compliance Report</p> <p>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.</p> <p>Inspections reports kept on site</p>	Compliant
ACCESS TO INFORMATION					
C14.	<p>At least 48 hours before the commencement of construction of the development until the completion of all works under this consent, the Applicant must:</p> <p>(c) make the following information and documents (as they are obtained or approved) publicly available on its website:</p>	All times	Updates to website by Goodman.	Information is available at the project webpage https://au.goodman.com/prope-ty-lease-site/oakdale-west	Compliant

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	<ul style="list-style-type: none"> (i) the documents referred to in Condition A2 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 			Verified 22.08.2024.	
	(d) keep such information up to date, to the satisfaction of the Planning Secretary.	All times	Updates to website by Goodman.	Information is available at the project webpage https://au.goodman.com/property-lease-site/oakdale-west Verified 22.08.2024.	Compliant