



# Operational Environmental Management Plan

**Buildings 2C&2D – Oakdale West Industrial Estate  
SSD 9794683**

**Goodman Property Services (Aust) Pty Ltd**

The Hayesbery  
1-11 Hayes Road  
Rosebery NSW 2018

Prepared by:

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1.0	11 August 2023	Jessica Keegan	Alanna Ryan	Alanna Ryan
0.1	8 May 2023	Alexis Paramenter / Sam McDonald	Alanna Ryan	Alanna Ryan
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## Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Goodman Property Services (Aust) Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

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## Table of Contents

<b>Basis of Report .....</b>	<b>i</b>
<b>1.0 Introduction .....</b>	<b>1</b>
1.1 Development Overview .....	1
1.1.1 SSD 7348.....	1
1.1.2 SSD 9794683.....	1
1.2 OEMP Context .....	6
1.2.1 Scope.....	6
1.2.2 Objectives .....	8
1.2.3 Preparation.....	8
1.2.4 Consultation .....	9
<b>2.0 Operation Overview .....</b>	<b>11</b>
2.1 Location .....	11
2.2 Operational Activities.....	11
2.3 Hours of Operation .....	11
2.4 Site Access .....	11
2.5 Contact Details.....	12
2.6 Relevant Companies .....	12
2.6.1 Tenant.....	12
2.6.2 Goodman .....	12
2.6.3 Penrith City Council.....	13
<b>3.0 Environmental Management Framework.....</b>	<b>14</b>
3.1 Goodman Corporate Responsibility and Sustainability Policy .....	14
3.2 Roles and Responsibilities .....	14
3.3 Statutory Requirements.....	15
3.3.1 SSD 7348.....	15
3.3.2 SSD 9794683.....	15
3.3.3 Other Licences, Permits, Approvals and Approved Development Consents .....	16
3.4 Environmental Training.....	17
3.4.1 Environmental Induction Training .....	17
3.4.2 Toolbox Talks.....	17
3.5 Incident and Non-Compliance Response and Handling Procedure .....	18
3.5.1 Performance Objective .....	18
3.5.2 Definitions .....	18
3.5.3 Responsibility .....	18
3.5.4 Register.....	19



3.5.5 Notification Requirements .....	19
3.6 Complaints Response and Handling Procedure .....	23
3.6.1 Community Enquiries .....	23
3.6.2 Dispute Resolution .....	23
3.6.3 Complaints Register .....	23
<b>4.0 Environmental Management Commitments .....</b>	<b>25</b>
4.1 General .....	25
4.2 Noise.....	26
4.3 Air Quality.....	27
4.4 Traffic.....	27
4.5 Soil and Water.....	28
4.6 Waste.....	28
4.7 Biodiversity.....	29
4.8 Visual Amenity .....	30
4.9 Hazardous Goods and Contamination.....	31
4.10 Fire Safety and Emergency .....	31
4.11 Community.....	32
4.12 Sustainability .....	32
<b>5.0 Monitoring, Reporting and Auditing .....</b>	<b>34</b>
<b>6.0 Contingency Management Plan .....</b>	<b>38</b>
<b>7.0 Review.....</b>	<b>46</b>
<b>8.0 References.....</b>	<b>47</b>
<b>9.0 Feedback.....</b>	<b>49</b>

## Tables in Text

Table 1: OEMP Scope SSD 9794683 and SSD 7348.....	7
Table 2: Author Qualifications.....	8
Table 3: Consultation.....	9
Table 4: Contact Details .....	12
Table 5: Personnel Responsible for Environmental Management.....	14
Table 6: Other Licences, Permits, Approvals and Approved Development Consents .....	16
Table 7: Training Responsibilities.....	17
Table 8: Environmental Induction Training.....	17
Table 9: Material Harm Incident and Non-Compliance Notification .....	19
Table 10: Regulatory Authority Contact List.....	20
Table 11: General Operational Environmental Management Controls .....	25



Table 12: Operational Environmental Management Controls for Noise.....	26
Table 13: Environmental Management Controls for Air Quality.....	27
Table 14: Environmental Management Controls for Traffic.....	27
Table 15: Environmental Management Controls for Soil and Water.....	28
Table 16: Environmental Management Controls for Waste.....	28
Table 17: Environmental Management Controls for Biodiversity.....	29
Table 18: Environmental Management Controls for Landscaping and Visual Amenity.....	30
Table 19: Environmental Management Controls for Hazard, Risk and Emergency.....	31
Table 20: Environmental Management Controls Fire Safety and Emergency.....	31
Table 21: Environmental Management Controls for Community Communication.....	32
Table 22: Environmental Management Controls for Sustainability.....	32
Table 23: Monitoring and Inspection Requirements.....	34
Table 24: Contingency Plan.....	38

## Figures in Text

Figure 1: Oakdale West Staging Plans.....	3
Figure 2: Oakdale West Precinct Plan.....	4
Figure 3: Buildings 2C and 2D Layout.....	5
Figure 4: Site Access.....	12
Figure 5: Incidents and Non-Compliance Handling Procedure.....	22
Figure 6: Complaints Handling Procedure.....	24

## Appendices

<b>Appendix A</b>	<b>Approved Development Consent – SSD 7348</b>
<b>Appendix B</b>	<b>Approved Development Consent – SSD 9794683</b>
<b>Appendix C</b>	<b>Relevant Approved Development Consent Conditions – SSD 7348</b>
<b>Appendix D</b>	<b>Relevant Approved Development Consent Conditions – SSD 9794683</b>
<b>Appendix E</b>	<b>Event Notification</b>
<b>Appendix F</b>	<b>Community Communication Strategy</b>
<b>Appendix G</b>	<b>Construction and Operational Air Quality Management Plan</b>
<b>Appendix H</b>	<b>Operation Traffic Management Plan</b>
<b>Appendix I</b>	<b>Driver Code of Conduct</b>
<b>Appendix J</b>	<b>Waste Management Plan</b>
<b>Appendix K</b>	<b>Flora and Fauna Management Plan</b>
<b>Appendix L</b>	<b>Vegetation Management Plan</b>
<b>Appendix M</b>	<b>Landscape Management Plan</b>



- Appendix N**     **Bushfire Emergency Management and Evacuation Plan**
- Appendix O**     **Bulder User Guide**
- Appendix P**     **Sustainability Management Plan**



## 1.0 Introduction

### 1.1 Development Overview

Oakdale West Estate (Oakdale West) is a warehousing and a distribution hub at 2 Aldington Road, Kemps Creek in Western Sydney Employment Area (**Figure 1**) owned by Goodman Property Services (Aust) Pty Ltd (Goodman).

#### 1.1.1 SSD 7348

State Significant Development Consent (SSD) 7348 was approved on 13 September 2019 for the 'Concept Plan' and 'Stage 1 Development' of Oakdale West. The Concept Plan is a 'Master Plan' to guide the staged development of Oakdale West and core development controls that will form the basis for design and assessment of future development applications for the site (see **Figure 2**). The Stage 1 Development includes estate-wide earthworks, infrastructure, and services and the construction and operation of warehouses in Precinct 1.

SSD 7348 has been modified on twelve occasions, with the twelfth modification approved by the Department of Planning and Environment (DPE) on April 6th, 2023, available on the Major Projects website. For the purposes of this document, the Master Plan development is described in:

- *Environmental Impact Statement (EIS), Oakdale West Estate – State Significant Development Application (EIS)* prepared by Urbis (2017), including all specialist assessments and other appendices;
- *SSD 7348 MOD1 - Oakdale West Stage 4 – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan*, prepared by Goodman (2021), including appendices;
- *SSD 7348 MOD2 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan*, prepared by Goodman (2021), including appendices;
- *Oakdale West Industrial Estate (SSD 7348) Modification 1* prepared by Urbis (2019), including all specialist assessments and other appendices;
- *Oakdale West Industrial Estate Concept Plan and Stage 1 Modification (MOD 3 SSD 7348) and Stage 2 Development Application (SSD 10397) – Environmental Impact Statement* prepared by GHD (2020), including all specialist assessments and other appendices;
- *Modification Application 6, Oakdale West Industrial Estate SSD 7348*, prepared by Keyland Consulting (2020); and
- *Modification Application 9, Oakdale West Industrial Estate SSD 7348*, prepared by Keyland Consulting (2021), including all specialist assessments and other appendices.

A copy of Development Consent SSD 7348 MOD 12 is attached as **Appendix A**.

#### 1.1.2 SSD 9794683

Goodman obtained SSD 9794683 for the Oakdale West Stage 3 Development including construction, fit out, operation and use of warehouse buildings 2A, 2C and 2D and, associated office space and parking. SSD 9794683 has been modified on two occasions, with the second amendment approved on 18 April 2023 available on the [Major Projects website](#).



For the purposes of this document, 2C (including 2C1 and 2C2) and 2D are described in:

- *Oakdale West Industrial Estate Stage 3 Environmental Impact Statement (EIS)* prepared by Keylan Consulting (2021), including all specialist assessments and other appendices;
- *Modification Application 1, Oakdale West Industrial Estate State 3 SSD 9794683*, prepared by Keyland Consulting (2022) including appendices; and
- *Modification Application 2, Oakdale West Industrial Estate* prepared by Goodman (2022) including appendix.

A copy of Development Consent SSD 9794683 MOD 2 is attached as **Appendix B**.



Figure 1: Oakdale West Staging Plans

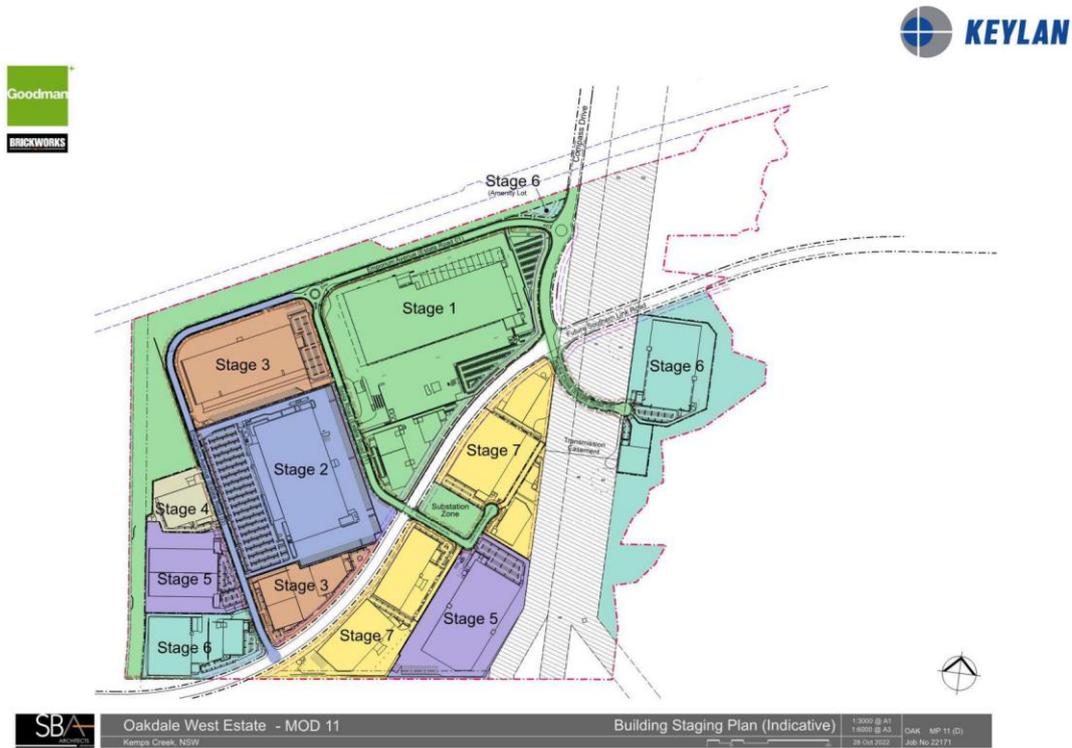
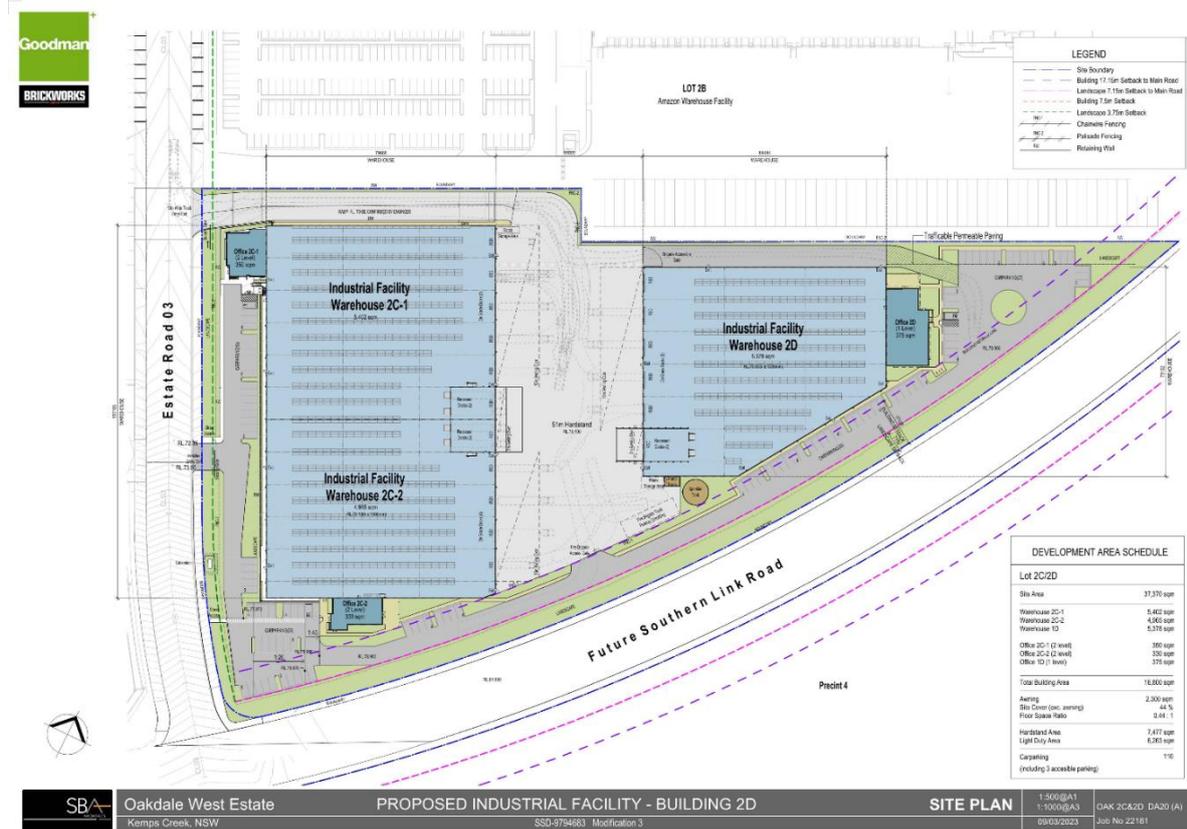


Figure 2: Oakdale West Precinct Plan



Figure 3: Buildings 2C and 2D Layout



## 1.2 OEMP Context

This Operational Environmental Management Plan (OEMP) has been prepared to address the scope and objectives listed below for the operation of Buildings 2C and 2D (see **Figure 3**), and in consideration of Guideline for the Preparation of Environmental Management Plans (Department of Infrastructure, Planning and Natural Resources 2004).

Reference should also be made to the Oakdale West Industrial Estate Operational Environmental Management Plan – Oakdale West Industrial Estate SSD 7348 (as modified) (SLR 2022) which details management requirements applicable to all developments within the Estate.

This OEMP contains the following key components:

- Environmental management framework, including key contacts, roles, and responsibilities, and regulatory requirements;
- Environmental incidents and Non-Compliance management strategy;
- Complaints management strategy;
- Environmental management commitments and responsibilities;
- Monitoring, inspections, and reporting requirements;
- Contingency Management Plan; and
- Inclusion of specialist management plans listed below:
  - OWE Community Communication Strategy;
  - 2C and 2D Operational Air Quality Management Plan;
  - 2C and 2D Operational Traffic Management Plan;
  - 2C and 2D Driver Code of Conduct
  - 2C and 2D Waste Management Plan;
  - OWE Flora and Fauna Management Plan;
  - OWE Vegetation Management Plan;
  - 2C and 2D Landscape Management Plan;
  - 2C and 2D Bushfire Emergency Management and Evacuation Plan;
  - 2C and 2D Building User's Guide; and
  - OWE Sustainability Management Plan.

### 1.2.1 Scope

This OEMP has been prepared to satisfy statement of commitment for the 'preparation of updated OEMP for OWE Concept Proposal for Stage 3' of Approved Development Consent SSD 9794683 in relation to Building 2C and 2D. The Approved Development Consent conditions within SSD 9794683 and SSD 7348 that define this OEMP Scope are listed below in **Table 1**, along with where these requirements have been addressed within this document.

In addition to this, all conditions of Approved Development Consent from SSD 7348 SSD and 9794683 relevant to this OEMP are attached as **Appendix C** and **Appendix D**, respectively, including reference to where they have been addressed.



**Table 1: OEMP Scope SSD 9794683 and SSD 7348**

Condition	Section
<b>SSD 9794683</b>	
C1. Management plans required under this Development Consent must be prepared in accordance with relevant guidelines, and include:	
details of: the relevant statutory requirements (including any relevant approval, licence, or lease conditions); any relevant limits or performance measures and criteria; and 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;	Section 3.3 Section 4 OWE OEMP specialist management plans
a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4
a program to monitor and report on the: impacts and environmental performance of the development; and effectiveness of the management measures set out pursuant to paragraph (b) above;	Section 5 Section 7
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;	Section 6
a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 5
a protocol for managing and reporting any: incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); complaint; failure to comply with statutory requirements; and	Section 3.5 Section 3.6 Section 3.5
a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	Section 7
<b>SSD 7348</b>	
D130. The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of Condition D118 and to the satisfaction of the Planning Secretary.	This Plan
D131. As part of the OEMP required under Condition D130 of this consent, the Applicant must include the following:	
describe the role, responsibility, authority, and accountability of all key personnel involved in the environmental management of operation of Stage 1;	Section 2.2
describe the procedures that would be implemented to: keep the local community and relevant agencies informed about the operation and environmental performance of Stage 1; receive, handle, respond to, and record complaints; resolve any disputes that may arise; respond to any non-compliance; respond to emergencies.	Section 4.2 Section 2.7 Section 2.8 Section 2.6 Section 2.6
include the following environmental management plans: Landscape Management Plan (LMP) (see Condition D35); Flora and Fauna Management Plan (FFMP) (see Condition D88); Waste Management Plan (WMP) (see Condition D112); and Operational Traffic Management Plan (OTMP) (see Condition D69A).	Section 3.7 Section 3.8 Section 3.5 Section 3.3



Condition	Section
D132. The Applicant must: not commence operation until the OEMP is approved by the Planning Secretary; and operate Stage 1 in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Noted

*In addition to meeting the specific performance measures and criteria in this Development 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 operation of the development.*

### 1.2.2 Objectives

The objectives of this OEMP are to guide and assist Goodman and the Tenant in ensuring:

- The buildings 2C and 2D Operational Environmental Management requirements under SSD Development Consent 9794683 are undertaken and adhered to in line with the relevant Approved Development Consent conditions;
- Establish the framework for managing and mitigating the potential for adverse environmental impacts as a result of the operation of Buildings 2C and 2D;
- Clearly and concisely document the commitments made in the relevant assessment reports (as listed in Section 1.1), including relevant management plans, which are required to be implemented during operation;
- Demonstrate to DPE how the applicant proposes to meet all of its regulatory obligations including those outlined in the Conditions of Approved Development Consent;
- Clearly and concisely document the conditions imposed by SSD 9794683 and SSD 7348 that are required to be implemented and/or complied with during operation; and
- Assist to establish Buildings 2C and 2D in a manner that avoids (where possible) or minimises impact to the surrounding environment and populace.

It is noted that this OEMP does not address workplace health and safety (WHS) requirements. These are managed in accordance with Goodman’s Current Work, Health & Safety Policy.

### 1.2.3 Preparation

This OEMP has been prepared by SLR Consulting (Australia) Pty Ltd (SLR). SLR provides global environmental and advisory solutions from a network of offices in Asia-Pacific, Europe, North America, and Africa. Author qualifications are listed in **Table 2** below.

**Table 2: Author Qualifications**

Name, Role & Discipline	Qualifications	Experience
<b>Alanna Ryan</b> Principal Consultant Environmental Assessment & Management	B Env Sc Grad Cert Community Engagement	Alanna is a Principal Environmental Consultant with over 15 years’ experience in industry. Experience Alanna has included Environmental Management systems (including risk assessment/management, strategies, management plans, inspections, and auditing) and statutory reporting. Since joining SLR, Alanna has been involved in the project management and writing of Construction Environmental Management Plans and Environmental Management Plans.
<b>Sam McDonald</b>	B Env Sc	Sam is a Senior Project Consultant with the Environmental Assessment & Management team and has over five years



Name, Role & Discipline	Qualifications	Experience
Senior Project Consultant Environmental Assessment & Management		of experience as a project consultant with SLR. Sam graduated with a Bachelor of Environmental Science (majoring in Environmental Sustainability) from the University of Newcastle in 2015. Sam has experience in project management, report writing and auditing.
<b>Alexis Parmenter</b> Project Consultant Environmental Assessment & Management	B Env Sc	Alexis is a Project Consultant in the SLR Environmental Assessment and Management team who endeavours to gain expertise in the Environmental consulting sector. Alexis has an interest in environmental impact assessments, management plans, environmental management systems, compliance, and approvals.
<b>Jessica Keegan</b> Project Consultant Environmental Assessment & Management	M Env M and S B SW/A	Jessica is a Project Environmental Consultant with past Quarry Industry experience. Jessica has gained experience in Environmental Reporting, Annual Reviews and Environmental monitoring, Jessica previously has worked as a Senior Social Worker and has experience in Government, and Stakeholder Consultation, Stakeholder and Community Engagement, Guardianship, NDIS and other relevant supportive reports, crisis management, social risk assessments, community and stakeholder engagement, psychosocial assessments, and culturally competent practice.

## 1.2.4 Consultation

In accordance with SSD 9794683 and SSD 7348, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 3**.

**Table 3: Consultation**

Condition	Comment
<b>SSD9794683</b>	
<p><b>Notification of Commencement</b></p> <p>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:</p> <p>(a) construction;</p> <p>(b) operation; and</p> <p>(c) cessation of operations.</p>	<p>Noted – The Applicant will notify the Planning Secretary of the commencement of operation as per Condition A9.</p>
<p><b>Notification of Commencement</b></p> <p>A10. If the 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.</p>	<p>Noted – The Applicant has notified The Department of the commencement of this stage of development as per Condition A10.</p>
<p><b>Sustainable Travel Plan</b></p> <p>B5. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Sustainable Travel Plan. The Sustainable Travel Plan must:</p> <p>be prepared in consultation with TfNSw;</p>	<p>Undertaken as part of the preparation of the Green Travel Plan (equivalent to a Sustainable Travel Plan) (refer to Appendix C of the OTMP (attached as Appendix H of this Plan).</p>



Condition	Comment
<b>Bushfire Protection</b> B25. Prior to the commencement of operation, the Applicant must prepare a Fire Management Plan (FMP) for the development. The FMP must: be prepared in consultation with the NSW RFS; ...	BEMEP has been submitted to NSW RFS for consultation.



## 2.0 Operation Overview

### 2.1 Location

Oakdale West 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) within the Penrith Local Government Area (LGA).

Oakdale West is bound to the north by the Water NSW Pipeline and to the east by the Ropes Creek riparian corridor. Land along the eastern boundary of the site is also affected by a transmission easement associated with Transgrid infrastructure. To the east of the site is Goodman's Oakdale South Estate. Emmaus Catholic College and Emmaus Retirement Village is located to the west of the site. Other boundaries interface with adjoining rural lands used for a mix of rural-residential and agricultural.

As shown in **Figure 2**, Buildings 2C and 2D are within Precinct 2, in the south-western corner of Oakdale West.

### 2.2 Operational Activities

In accordance with the Approved Development Consent, the site will operate as a warehouse and distribution centre.

### 2.3 Hours of Operation

The hours of operation are Monday to Sunday, 24 hours a day.

### 2.4 Site Access

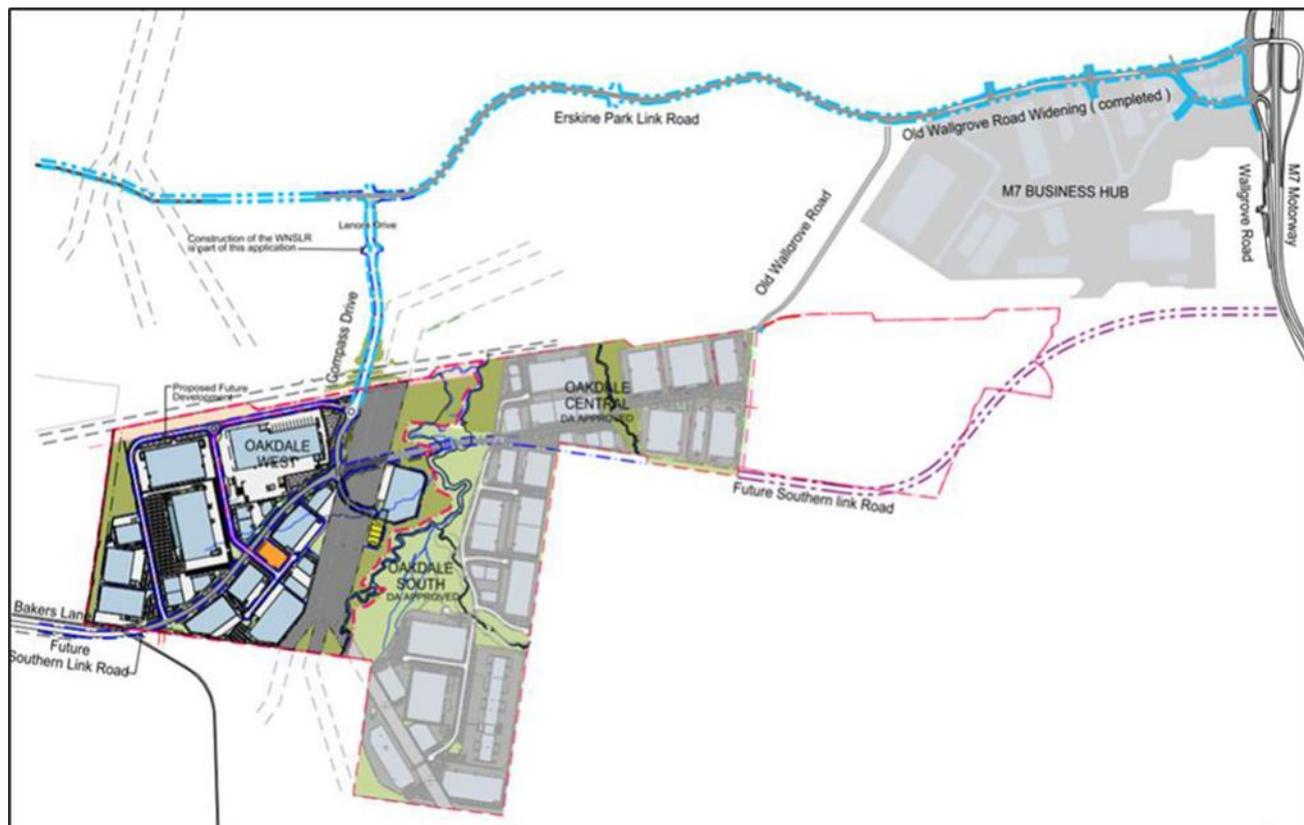
All access to the Estate is provided via Compass Drive. Vehicles will travel along Old Wallgrove Road from the M4 or Lenore Drive, before heading south on Compass Drive and onto the internal estate roads.

Southern Link Road (SLR) will form a connection with Mamre Road to the west and Wallgrove Road to the east.

Site access is detailed in **Figure 4** below.



**Figure 4: Site Access**



## 2.5 Contact Details

The Goodman Representative will be responsible for all environmental management at Buildings 2C and 2D. Contact details are outlined in **Table 4**.

**Table 4: Contact Details**

Role	Name	Contact Details
<b>Buildings 2C and 2D</b>		
Goodman's	Michael Trotnar	02 9230 7459
Tenant's Representative	TBC	TBC

## 2.6 Relevant Companies

### 2.6.1 Tenant

Buildings 2C and 2D has xx tenancy which includes:

<insert information on buildings>

### 2.6.2 Goodman

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, Bio-retention Basins, landscaped setbacks, Riparian Corridors and development lots including the Amenity Lot.

Goodman is only responsible for the site management of the assets it owns within Oakdale West Estate. It is to be noted that Goodman are not responsible for dedicated roads or the



Zone Substation within the Estate once the respective assets ownership is transferred to the relevant utility or authority.

### **2.6.3 Penrith City Council**

Penrith City Council will be responsible for the road network within Oakdale West, as well as the streetscape planting in the verges within the road reserves.



## 3.0 Environmental Management Framework

### 3.1 Goodman Corporate Responsibility and Sustainability Policy

Goodman maintains a *Corporate Responsibility and Sustainability Policy* (CRSP) (GMG 2018) with the primary purpose to:

- Communicate Goodman’s commitment to sustainable operating principles endorsed by the Goodman Boards;
- Establish a sustainability mandate which supports the long-term commitment to Goodman’s integrated business model;
- Support the adoption of sustainable design principles and innovations within Goodman’s development specifications;
- Establish an ongoing commitment to engage with our investors, capital partners, customers, the community, and industry peers on issues relating to sustainability; and
- Create a directive to engage with our supply chain to support Goodman in achieving innovative and sustainable outcomes.

Goodman have incorporated the CRSP into the design and construction of the Oakdale West and will continue to be implement it throughout operations as relevant to their ongoing responsibilities.

### 3.2 Roles and Responsibilities

The key personnel responsible for environmental management at Oakdale West are listed in **Table 5**.

**Table 5: Personnel Responsible for Environmental Management**

Site	Company and Role	Responsibilities
Oakdale West Estate Infrastructure (Council Owned Roads)	Penrith City Council (Council)	<ul style="list-style-type: none"> <li>• Ensure the dedicated internal Oakdale West Estate Road network is managed in accordance with the requirements noted under the SSD Approved Development Consent.</li> </ul>
Oakdale West Estate Infrastructure (Excluding Council Owned Roads)	Goodman’s Representative (Goodman Rep)	<ul style="list-style-type: none"> <li>• Ensure that non-Council owned infrastructure is managed in accordance with the requirements noted under the SSD Approved Development Consent and the OWE OEMP.</li> </ul>
Sites / Warehouses	Goodman’s Representative (Goodman Rep)	<ul style="list-style-type: none"> <li>• Ensure the Tenant Representatives are made aware of their obligations of the OEMP (as relevant to their respective site) and that management measures are appropriately implemented and maintained.</li> <li>• Advise and assist the tenant in the implementation of the OEMP, as required.</li> </ul>
Sites / Warehouses	Tenant Representatives (Tenant Rep)	<ul style="list-style-type: none"> <li>• Ensure that the obligations of this OEMP are implemented and communicated to all relevant parties.</li> <li>• Implement the Complaints and Incident Handling Procedures, as required.</li> </ul>



Site	Company and Role	Responsibilities
Sites / Warehouses	Tenants/Employees/ Contractors (T/E/C)	<ul style="list-style-type: none"> <li>• Ensure familiarity, implementation, and compliance with this OEMP and appended management plans;</li> <li>• Support the company's commitment to environmental management and compliance;</li> <li>• Work in a manner that will not harm the environment or impact on surrounding receptors;</li> <li>• Report all environmental incidents and complaints to the Goodman's Representative without delay; and</li> <li>• Report any inappropriate operational and/or environmental management practices to the Goodman's Representative without delay.</li> </ul>

### 3.3 Statutory Requirements

#### 3.3.1 SSD 7348

The Approved Development Consent conditions for SSD 7348 (as modified) applicable to the operation of Buildings 2C and 2D are listed in **Appendix C**. (N.B. The administrative conditions and conditions relating to the construction phase have not been included in **Appendix C**, only those conditions specific to site operation have been included).

The Concept Proposal shall be carried out in accordance with SSD 7348 (as modified) and also in accordance with the documents referenced under Condition B5 of the Approved Development Consent:

- EIS and RTS;
- the plans in Appendix 1 and Appendix 2;
- SSD 7348 MOD 1;
- the Applicant's Management and Mitigation Measures in Appendix 7; and
- modifications to this Approved Development Consent.

In accordance with Condition B6 and D4 of the SSD 7348 Approved Development Consent, if there is any inconsistency between the plans and documentation referred to in Condition B5, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of SSD 7348 and directions of the Planning Secretary prevail to the extent of any inconsistency.

#### 3.3.2 SSD 9794683

The Approved Development Consent conditions for SSD 9794683 applicable to the operation of Buildings 2C and 2D are listed in **Appendix D**. (N.B. The administrative conditions and conditions relating to the construction phase have not been included in **Appendix D**, only those conditions specific to site operation have been included).

The operation of Buildings 2C1, 2C1 and 2D shall be carried out in accordance with SSD 9794683 and also in accordance with the documents referenced under Condition A2 of the Approved Development Consent:

- EIS (Urbis 2017) and RTS;
- Development layout plans and drawings attached to the Development Approved Development Consent as Appendix 1 and Appendix 2;



- Modification Reports; and
- Modifications to SSD 9794683 and associated EIS's and assessment reports.

In accordance with Condition A3 of SSD 9794683, consistent with the requirements of the Development Approved Development Consent, the Planning Secretary may make written directions to Goodman 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 Approved Development Consent, including those that are required to be, and have been, approved by the Planning Secretary; and

(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) of the Development Approved Development Consent.

In accordance with Condition AA of SSD 9794683, the conditions of this Approved Development 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(e). In the event of an inconsistency, ambiguity, or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity, or conflict. Goodman's Representative will be notified if any inconsistencies are identified.

### 3.3.3 Other Licences, Permits, Approvals and Approved Development Consents

In accordance with Condition B4 of the SSD 7348 Approved Development Consent and Condition AN1 or SSD 9794683 Approved Development Consents, all licences, permits, approvals and Approved Development Consents as required by law must be obtained and maintained as required for the development. No condition of the Approved Development Consents removes any obligation to obtain, renew or comply with such licences, permits, approvals and Approved Development Consents.

We note all endeavours will be made to obtain the relevant permit's/licences etc, however we are reliant on the Tenants Representative to provide the information within a timeframe reasonably requested by Goodman's Representative.

All licences, permits, and approvals/Approved Development Consents required for the tenant's specific operational purposes will be obtained and maintained by the Tenants Representative as required post lease approval.

Additional licences, permits, approvals and Approved Development Consents required throughout operation as described in SSD 7348 and SSD 9794683 Approved Development Consent Conditions, including the documents listed above in **Section 3.3.1** and **3.3.2** are summarised in **Table 6**.

**Table 6: Other Licences, Permits, Approvals and Approved Development Consents**

Licence, Permit, Approval or Approved Development Consents	Person Responsible	Timing	References/ Notes
All licences, permits, approvals and Approved Development Consents as required by law must be obtained and maintained as required for the development.	Goodman	As required	SSD 9794683 Condition AN1 SSD 7348 Condition B4
A Compliance Certificate for water and sewerage infrastructure servicing of the site will be obtained.	Goodman	Before the commencement of operation	SSD 9794683 Condition A25



### 3.4 Environmental Training

Prior to the commencement of operation, the Tenant Representative will ensure their Operations Management Framework includes a detailed Training Plan to clearly address the training requirements outlined in the OEMP and appended management plans. The Tenant Representative will provide a copy of this Training Plan to Goodman.

Environmental training responsibilities are summarised in **Table 7** and minimum topics to be covered for environmental training are summarised in **Section 3.4.1** and Error! Reference source not found..

A register of all environmental training carried out, including dates, names of persons trained, and trainer name and qualification details will be established and maintained for the duration of operation.

**Table 7: Training Responsibilities**

Person Responsible	Reference/ Notes
Goodman Representative	Ensure all Tenant's Representatives and maintenance contractors engaged by Goodman are appropriately inducted and aware of their general obligations under this OEMP
Tenant Representative	<ul style="list-style-type: none"> <li>• Ensure all other employees and contractors are appropriately inducted and aware of their obligations under the OEMP.</li> <li>• To conduct regular "toolbox talks" to ensure continuing awareness of environmental management expectations and responsibilities as applicable to their operations.</li> </ul>

#### 3.4.1 Environmental Induction Training

The environmental induction training will cover all elements of the OEMP and will include, as a minimum, the following:



**Table 8: Environmental Induction Training**

Inductions and Environmental Training	Reference/ Notes
Purpose and objectives of the OEMP	Section 1.2
Obligation to minimise harm to the environment	Section 1.2.1
Hours of operation	Section 2.3
Goodman’s Responsibility and Sustainability Policy	Section 3.1
Conditions of any environmental licences, permits and Approved Development Consent approvals	Section 3.3
Appropriate response and management of environmental incidents (for example, a chemical spill) in accordance with the incidents protocol	Section 3.5
Appropriate response and management of complaints received from the public, government agencies or other stakeholders in accordance with the complaints protocol	Section 3.6
General site maintenance and management expectations and requirements	Sections 4
Familiarisation with site environmental controls	Sections 4
The environmental management commitments and responsibilities in this OEMP (including appended management plans)	Sections 4 and 5

### 3.4.2 Toolbox Talks

Toolbox talks or similar will be held to identify environmental issues and controls when works commence in a new area of the site or a new activity, as well as when environmental issues arise on site. The toolbox talk will include but not be limited to:

- A description of the activity and the area;
- Identification of the environmental issues and risks for the area; and
- Outline the mitigations measures for the works and the area (see **Section Error!** Reference source not found.).

## 3.5 Incident and Non-Compliance Response and Handling Procedure

### 3.5.1 Performance Objective

To ensure that any incident and/or non-compliance caused by or relating to site operation is effectively responded to, reported accordingly, and any resulting adverse environment and/or human health impact is promptly prevented or effectively managed.

### 3.5.2 Definitions

For the purposes of this OEMP, an ‘incident’ as an occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance. A ‘non-compliance’ is described as an occurrence, set of circumstances or development that is a breach of the Approved Development Consent.

Material Harm is defined within SSD 9794683 as harm that:

- (a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or
- (b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)



There is the possibility of minor environmental incidents occurring as part of this project. SLR have defined a 'Minor Environmental Incident' as an incident where there has been no potential or actual material harm to the environment (see 'material harm' definition above).

Minor environmental incidents will still be handled under the process outlined in **Non-Compliance Notification**

A non-compliance notification will identify the development and the application number for it, set out the condition of Approved Development 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.

A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

**Figure 5** Outlines the Incidents and Non-Compliance Handling Procedure.



Figure 5 except there will be no requirement for government notification. All minor or major incidents will be recorded in the Incident Register. A minor incident does not constitute a non-compliance with the Development Approved Development Consent.

### 3.5.3 Responsibility

The Tenant's Representative is responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance. All employees, contractors and subcontractors are to:

- Notify the Tenant's Representative who will notify the Goodman Representative of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale; and
- Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance.

The induction and toolbox talks outlined in **Section 3.4** will be used to ensure all site employees, contractors and subcontractors are aware of and understand their obligations for incident and/or non-compliance response.

### 3.5.4 Register

Records of all incidents and non-compliances will be maintained in Goodman's incident register system. Details of all incidents and complaints will be retained for at least five years after the event to which they relate.

### 3.5.5 Notification Requirements

In the instance of an incident or non-compliance, the notification protocols outlined in **Table 9** shall be adhered to.

**Table 9: Material Harm Incident and Non-Compliance Notification**

Notification Requirement	Responsible	Timeframe
<b>Incidents</b>		
Upon awareness of an incident, the Tenant's Representative shall be notified of and provided with all relevant information pertaining to the potential or actual incident.	Any person engaged as an employee or undertaking an activity with regard to the operation of Buildings 2C and 2D	Immediately after becoming aware of a potential or actual incident.
The Tenant's Representative will notify Goodman's Representative of any incident including all relevant information pertaining to the incident.	Tenant Rep	Immediately after becoming aware of a potential or actual incident.
The Goodman's Representative will notify DPE of an incident in writing via the Major Projects Website.	Goodman's Rep	Immediately
An Event Notification Report will be completed and provided to Goodman. This is attached to this OEMP as <b>Appendix E</b> .	Tenant Rep	Within 24 hours
Goodman's Representative will provide a formal written notification of an incident to DPE via the Major Projects Website.	Goodman Rep	Within 7 days after becoming aware of incident
Tenant's Representative will provide a written incident report to Goodman Representative. The written incident report will identify the following in accordance with SSD 10448 Appendix A Condition 2:	Tenant Rep	Within 25 calendar days after becoming aware of incident



Notification Requirement	Responsible	Timeframe
a) Development and Application number; b) Details of the Incident (date, time, location, a brief description of what has occurred and why it is classified as an incident); c) Identify how the incident was detected; d) Identify when the Applicant became aware of the incident; e) Identify and actual or potential non-compliance with conditions of consent; f) Describe what immediate steps were taken in relation to the incident; g) Identify further action(s) that will be taken in relation to the incident; and h) Identify a project contact for further communication regarding the incident.		
Goodman's Representative will provide DPE and any relevant public authorities a detailed report on the incident. The written incident report will identify the following in accordance with SSD 10448 Appendix A Condition 4: a) a summary of the incident; b) outcomes of an incident investigation, including identification of the cause of the incident; c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d) details of any communication with other stakeholders regarding the incident.	Goodman Rep	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary
<b>Non-Compliance</b>		
Provide written notification of the non-compliance to the Major Projects website.	Goodman Rep	Within 7 days after becoming aware of non-compliance

Under the POEO Act, “*relevant authority*” means any of the following:

- The appropriate regulatory authority – the Environment Protection Authority (EPA);
- If the EPA is not the appropriate regulatory authority – the local authority for the area in which the pollution incident occurs (i.e. Council);
- NSW Public Health Unit;
- SafeWork NSW;
- Fire and Rescue NSW; and
- Water NSW (if the event has an effect on the Water NSW pipeline corridor).

**Table 10** lists the contact details for these authorities. The person reporting the pollution incident will provide the following key details:

- Location of the pollution incident/emergency;
- Nature of the pollution incident/emergency;
- Their name and contact details; and



- Details of any required assistance.

**Table 10: Regulatory Authority Contact List**

Regulatory Authority/ Stakeholder	Key Contact	Contact Details	
<b>Department of Planning and Environment (DPE)</b>	Compliance Unit	1300 305 695 or 02 9228 6111 compliance@planning.nsw.gov.au	
<b>Environment Protection Authority (EPA)</b>	Environment Line	131 555 info@environment.nsw.gov.au	
	Head office (Sydney)	02 9995 5000	
<b>Environment, Energy and Science (EES) Group</b>	Main switchboard	1300 361 967 info@environment.nsw.gov.au	
<b>Penrith City Council</b>	Main switchboard	02 4732 777 council@penrith.city	
<b>Water NSW</b>	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
<b>NSW Public Health Unit</b>	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
<b>SafeWork NSW</b>	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
<b>Emergency Services</b>	NSW Police	131 444	In case of emergency – 000
	NSW Fire and Rescue	1300 729 579	
	NSW Ambulance Service	-	

### 3.5.5.1 Non-Compliance Notification

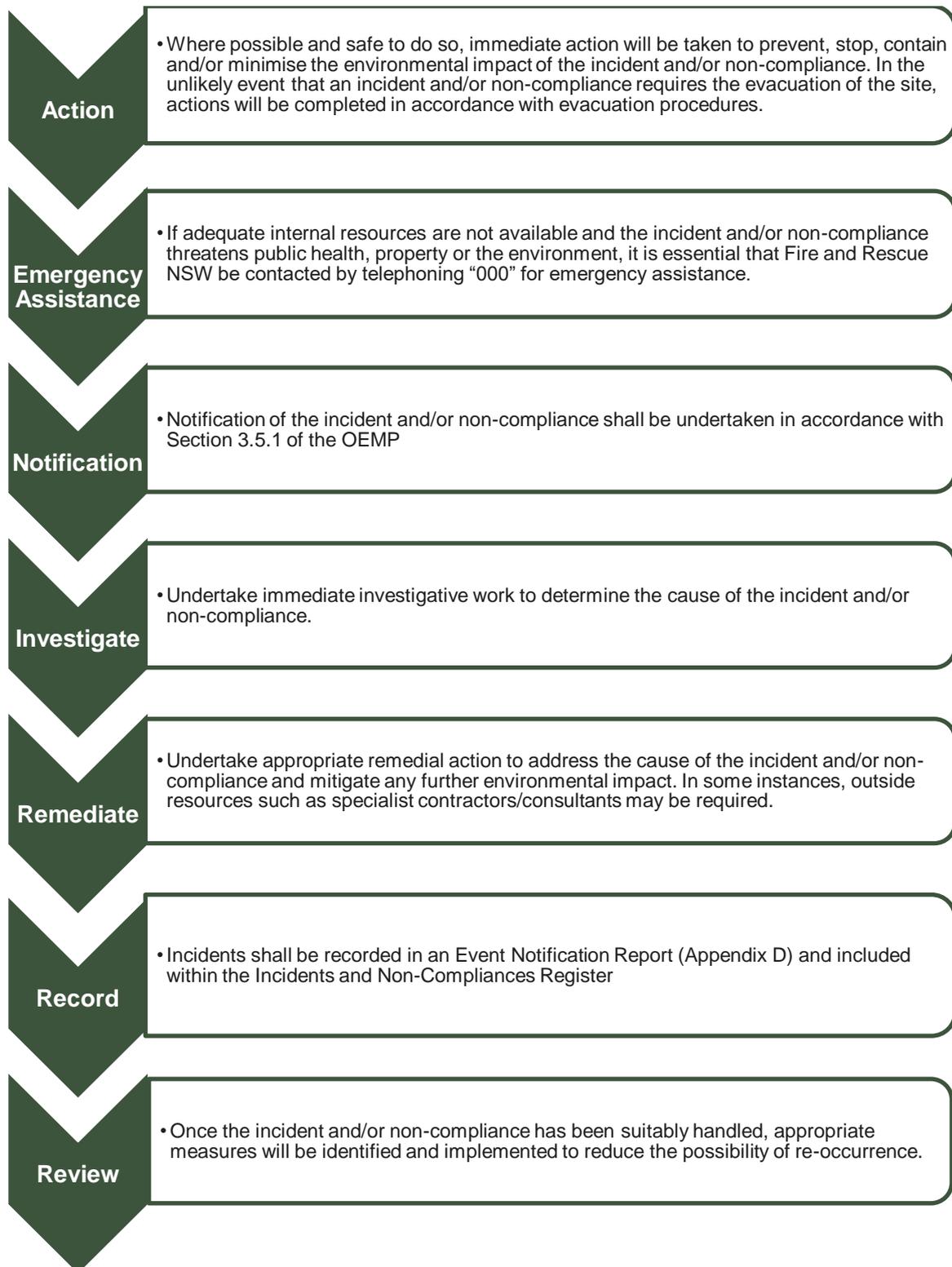
A non-compliance notification will identify the development and the application number for it, set out the condition of Approved Development Consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

**Figure 5** Outlines the Incidents and Non-Compliance Handling Procedure.



**Figure 5: Incidents and Non-Compliance Handling Procedure**



## 3.6 Complaints Response and Handling Procedure

All complaints will be handled in accordance with the Community Communication Strategy (CCS) (SLR, 2022) (see **Appendix F**).

All employees who take receipt of a complaint, either verbal or written, are to take note of the name and contact details of the complainant and the nature of the complaint and immediately notify the Tenant's Representative, who will then contact Goodman's Representative to commence proceedings.

The complaints handling procedure shown in **Figure 6** is duplicated from the CCS for quick reference. For further detail please consult the CCS.

### 3.6.1 Community Enquiries

Relevant contact details, including a phone number for community enquiries, will be included on site signage or are available on Goodman's website. All community enquiries should be forwarded to Goodman's Representative (**Section 2.5**).

### 3.6.2 Dispute Resolution

In the event that a dispute arises between Goodman or the Tenant and a public authority, in relation to an applicable requirement in this Approved Development Consent or relevant matter relating to the operation of Buildings 2C1, 2C2 and 2D, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's determination of any such dispute will be final and binding on the parties.

In the case of a dispute between the Proponent and a community member/complainant, either party may refer the matter to the DPE and/or relevant regulatory authority for consideration, advice and/or negotiation.

Additional information can be located in the CCS (SLR 2022) attached as **Appendix F**.

### 3.6.3 Complaints Register

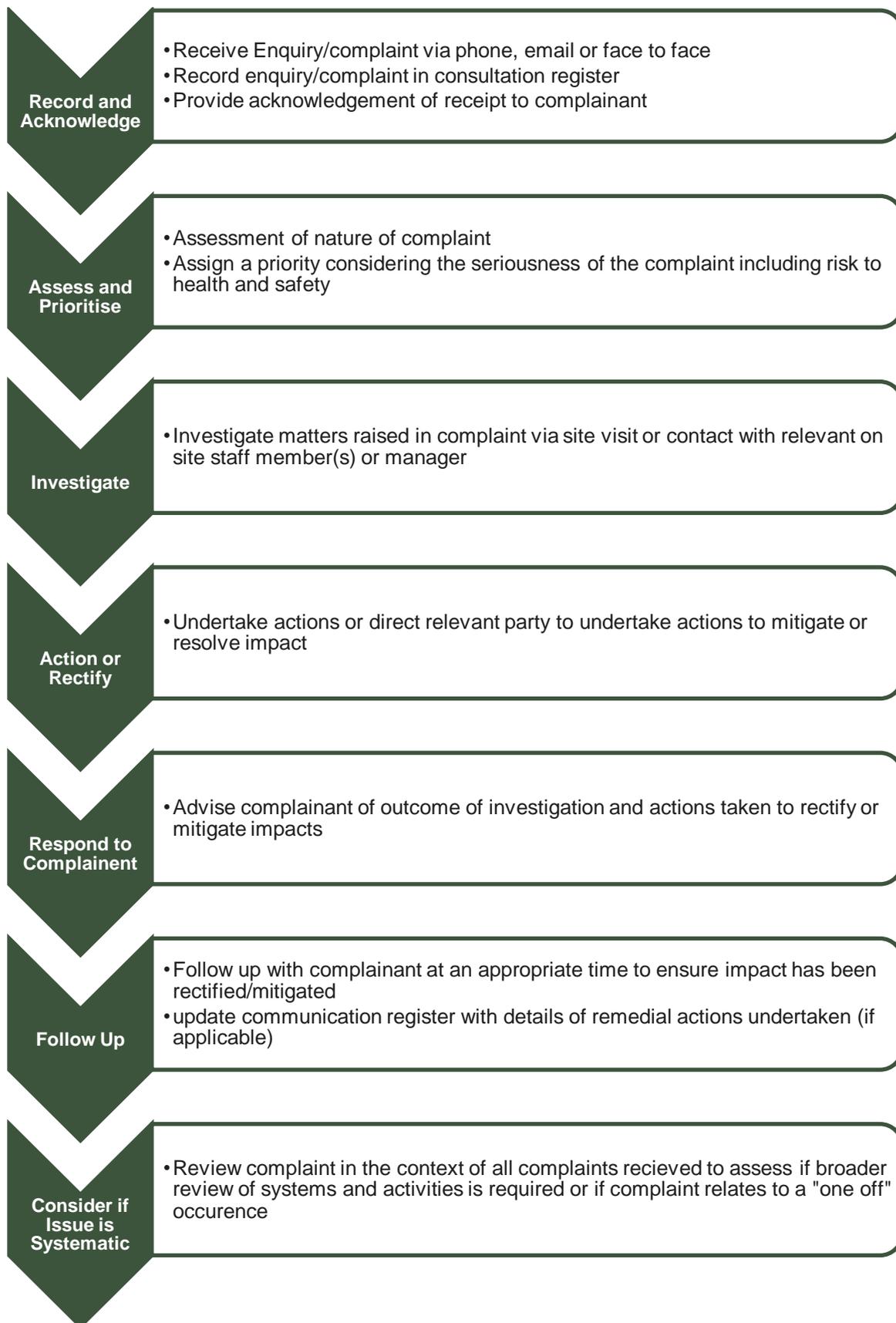
A Complaints Register will be maintained for the duration of operations and will contain the following:

- A copy of the environmental complaint handling procedure contained in **Section 3.6**;
- A separate reference sheet containing the contact details listed in **Table 4**;
- Blank hard copies of the Community Correspondence Register, and
- Copies of all completed Community Correspondence Register, which are to be maintained for at least five years after the event to which they relate.

**Figure 6** outlines the Complaints Handling Procedure.



**Figure 6: Complaints Handling Procedure**



## 4.0 Environmental Management Commitments

Environmental aspects with the potential to be impacted by Buildings 2C and 2D are addressed in the following sub-sections. These issues have specific regulatory requirements and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints.

### 4.1 General

**Table 11** lists the general environmental controls that will be implemented throughout the life of the development to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

**Table 11: General Operational Environmental Management Controls**

Environmental Management Control	Person Responsible	Timing/Frequency	Reference/ Notes
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 operation of the development.	Goodman and Tenant's Representative	Ongoing	SSD 9794683 Condition A1
All licences, permits, and approvals/consents will be obtained prior to Lease commencement	Goodman's Representative	Prior to commencing operation	SSD 7348 Condition B4
All licences, permits, and approvals/consents will be obtained and maintained as required post lease approval	Tennent Representative	Ongoing post lease commencement	SSD 7348 Condition B4
Safe and unobstructed access will be provided for TransGrid plant and personnel to access the transmission towers, lines and easement on the Site, 24 hours a day, 7 days a week.	Goodman's Representative	Ongoing	SSD 7348 Condition B21 and D30
All staff will comply with the requirements of TransGrid for any works in the TransGrid easement.	Goodman's Representative	Ongoing	SSD 7348 Condition B21 and D30
TransGrid will be advised of any proposed amended or modified encroachment into the easement.	Goodman's Representative	Ongoing	SSD 7348 Condition B21 and D30
Safe and unobstructed access will be provided for Water NSW plant and personnel to access the water pipelines corridor adjacent the site, 24 hours a day, 7 days a week.	Goodman's Representative	Ongoing	SSD 7348 Condition B23
All staff will comply with the requirements of Water NSW for any works adjacent to or over, the water pipelines corridor.	Goodman's Representative	Ongoing	SSD 7348 Condition B23
Water NSW will be advised of any proposed amended or modified encroachment into the water pipelines corridor.	Goodman's Representative	Ongoing	SSD 7348 Condition B23
All reasonable and feasible measures will be implemented to prevent and minimise, any material harm to the environment.	Goodman's Representative Tenant Representative	Ongoing	SSD 7348 Condition D1
All plant and equipment will be maintained and operated in a proper and efficient manner.	Tenant Representative	Ongoing	SSD 7348 Condition D21



Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
			SDD 9794683 D20

## 4.2 Noise

The environmental management controls in **Table 12** will be implemented in accordance with the NSW Noise Policy for Industry (EPA, 2017) to minimise the potential for adverse noise emissions from the operation.

**Table 12: Operational Environmental Management Controls for Noise**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
Operational noise will be managed in accordance with the operational noise limits within SSD 9794683 and SSD 7348.	Tenant Rep, T/E/C	Ongoing	SSD 9794683 Condition B9 and B10 SSD 7348 Conditions B18 and B19
All plant and equipment will be maintained and operated in a proper and efficient manner.	Tenant Rep	Ongoing	SSD 9794683 Condition A20
Any rooftop mechanical plant are not to operate during the night-time period.	Tenant Rep	Ongoing	SSD 7348 Condition B9
Forklifts are not to operate during the night-time period.	Tenant Rep	Ongoing	SSD 7348 Condition B9
The Applicant shall undertake operation of Stage 1 in a manner that ensures the Development complies with the noise limits for the Concept Proposal in Condition B 18 of consent.	Tenant Rep	Ongoing	SSD 7348 Condition D75
A Noise Verification Report must be prepared by a suitably qualified and experienced acoustic consultant and submitted to the satisfaction of the Planning Secretary at the following stages of the development: (a) within three months of commencing operation of any buildings on the site; and (b) two years after commencing operation of any buildings on the site	Goodman Rep	Ongoing	SSD 7348 Condition D75(b)
The Noise Verification Reports required by Condition D75(b) must include: (a) an analysis of compliance with the noise limits in Condition B18, undertaken in accordance with the NSW Noise Policy for Industry (EPA 2017) and Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Australian Standards 2018); (b) a detailed maximum noise level event assessment undertaken in accordance with the NSW Noise Policy for Industry (EPA 2017); (c) an assessment of the performance and effectiveness of applied noise mitigation measures, including the noise barrier; and (d) identification of additional noise control measures to be implemented to address any exceedances of the limits in Condition B18 and details of when these measures would be implemented and how their effectiveness would	Goodman Rep	Ongoing	SSD 7348 Condition D75(c)



Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
be measured and reported to the Planning Secretary.			
Adhere to the Noise Policy for Industry(EPA, 2017)	Goodman and Tenant Rep	Ongoing	Best Practice
Where practicable, all roller doors will be kept closed during the night-time period.	Tenant Rep, T/E/C	Ongoing	Best Practice
Outdoor fixed plant installed as part of the Base Building will be enclosed where possible.	Goodman Rep	Ongoing	Best Practice
Outdoor fixed plant installed post Practical Completion will be enclosed where possible.	Tenant Rep	Ongoing	Best Practice

### 4.3 Air Quality

Operational Traffic will be managed in accordance with the Operational Air Quality Management Plan (OAQMP) (SLR, 2023) and attached as **Appendix G**.

The environmental controls in **Table 13** will be implemented to further minimise the potential for adverse air quality impacts associated with operational activities.

**Table 13: Environmental Management Controls for Air Quality**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
All listed mitigation and management measures outlined in the COAQMP will be implemented throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>• Refuelling;</li> <li>• Minimisation of Onsite Vehicles Idling Times;</li> <li>• Onsite Vehicle Movements;</li> <li>• Fugitive Dust;</li> <li>• Exhaust Air Discharge;</li> <li>• Staff Awareness and Training; and</li> <li>• Contingency Plan</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	OAQMP Section 8 and 11

### 4.4 Traffic

Operational traffic will be managed in accordance with the Operational Traffic Management Plan (OTMP) (Ason,2021) and The Driver’s Code of Conduct(Ason, 2023). These are attached as **Appendix H** and **Appendix I**.

The environmental management controls in **Table 14** will be implemented to further minimise the potential for adverse impact associated with operational traffic.

**Table 14: Environmental Management Controls for Traffic**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
All listed mitigation and management measures outlined in the OTMP will be implemented throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>• Pedestrian Management;</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 D69A OTMP Section 4 to 6



Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
<ul style="list-style-type: none"> <li>Vehicle Management;</li> <li>Loading and Unloading Materials;</li> <li>Service Vehicle Access Rotes;</li> <li>Temporary or Unplanned Works;</li> <li>Dangerous Goods;</li> <li>Driver Code of Conduct; and</li> <li>Contingency Plan (also replicated in Section 6 of this OEMP).</li> </ul>			
<p>All listed mitigation and management measures outlined in the Driver's Code of Conduct will be implemented throughout operation. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>Speed limit</li> <li>Heavy vehicle routes</li> <li>Safe driving practices</li> </ul>			SSD 7348 D69B

## 4.5 Soil and Water

The environmental controls in **Table 15** will be implemented to ensure the effective management of soil and water in accordance with the conditions of Development Approved Development Consent SSD 7348 and Development Approved Development Consent SSD 9794683.

**Table 15: Environmental Management Controls for Soil and Water**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
Operation will comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Tenant Rep, T/E/C	Ongoing	SSD 9794683 Condition B19
The stormwater management system will be operated in accordance with Conditions B20 a)-e).	Goodman	Ongoing	SSD 9794683 Condition B20
Water storage basins and stormwater infrastructure owned and managed by Goodman will be managed in accordance with the manufacturer's specifications.	Goodman	Ongoing	Best practice

## 4.6 Waste

As required by Condition B35 of SSD 9794683, the Waste Management Plan (WMP) (SLR 2022) prepared as part of the RtS has been updated to be relevant to the operation. A copy of the WMP is attached as **Appendix J**.

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse waste impacts from the operation.

**Table 16: Environmental Management Controls for Waste**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
All listed mitigation and management measures outlined in the WMP will be implemented	Goodman Rep, Tenant Rep	Ongoing	WMP Section 6



Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>• Targets for Resource Recovery;</li> <li>• Waste Streams and Classifications;</li> <li>• Estimated Quantities of Operational Waste;</li> <li>• Waste Storage Area Size;</li> <li>• Waste Storage Room Location;</li> <li>• Waste Storage Area Features;</li> <li>• Waste Servicing;</li> <li>• Waste Avoidance, Reuse and Recycling Measures; and</li> <li>• Communication Strategies.</li> </ul>			
Recycling of packaging and pallets where possible	Goodman Rep, Tenant Rep, T/E/C	Ongoing	EIS Section 8.8 - Waste Management (Keylan Consulting, 2021)

## 4.7 Biodiversity

A Flora and Fauna Management Plan (FFMP) (Ecologique, 2021) has been prepared for the operation of Oakdale West and is attached as **Appendix K**.

As required by Condition D91 of SSD 7348 a Vegetation Management Plan (VMP) (Ecologique, 2021a) has been prepared for the operation of Oakdale West and is attached as **Appendix L**. The VMP applies to two management zones: (a) assisted bushland regeneration, and (b) reconstruction through revegetation.

**Table 17** outlines the mitigation measures to be implemented during operation to manage any impacts to biodiversity.

**Table 17: Environmental Management Controls for Biodiversity**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
Suitable measures will be implemented to manage pests, vermin and declared noxious weeds on the Site.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Condition D115
The Site will be inspected to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on Site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Condition D115
Flora and Fauna Management Plan for the site to inform the OEMP as relevant to manage potential impacts to biodiversity during operation.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Appendix 7 FFMP
Retained areas of native vegetation, including the Ropes Creek riparian corridor, will be rehabilitated and/or restored in accordance with the Vegetation Management Plan.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Appendix 7 VMP
Other areas of the site including road batters, embankments and bio-retention basins will be planted with native plant species and turf	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Appendix 7



Environmental Management Control	Person Responsible	Timing/Frequency	Reference/ Notes
species as specified in the Landscape Planting Schedule.			
Ongoing maintenance and management of these areas in accordance with the provisions of both the Vegetation Management Plan	Goodman Rep, Tenant Rep	Ongoing	VMP and LMP.
All listed mitigation and management measures outlined in the FFMP will be implemented throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>• General Management Requirements</li> <li>• Wildlife Protection</li> <li>• Erosion and Sediment Control</li> <li>• Weed, Pest Species and Pathogen Management</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	FFMP Section 5

## 4.8 Visual Amenity

The visual amenity and landscaping at Buildings 2C and 2D will be maintained in accordance with the Landscape Management Plan (LMP) (Scape Design 2021) and contained in **Appendix M**.

The environmental controls in **Table 18** will be implemented to minimise the visual impact of the development.

**Table 18: Environmental Management Controls for Landscaping and Visual Amenity**

Environmental Management Control	Person Responsible	Timing/Frequency	Reference/ Notes
Landscaping of key interfaces including the western boundary to minimise visual impact.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Appendix 7
Ongoing maintenance and management in accordance with the provisions of the Landscape Management Plan.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Appendix 7
Outdoor lighting will comply with AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting.	Goodman Rep, Tenant Rep	Ongoing	SSD 7348 Condition C6
Illuminated signage will be oriented away from the sensitive receivers on the western and southern Site boundaries.	Goodman Rep, Tenant Rep	Ongoing	Condition C7
All listed management measures outlined in the LMP will be implemented throughout operation. These management measures focus on the implementation of maintenance works including: <ul style="list-style-type: none"> <li>• Plant care;</li> <li>• Fertilising;</li> <li>• Spraying; and</li> <li>• Erosion control.</li> </ul> The LMP also includes a Contingency Plan (also replicated in Section 6 of this OEMP).	Goodman Rep, Tenant Rep	Ongoing	LMP Section 5 and 6



## 4.9 Hazardous Goods and Contamination

**Table 19** lists the management strategies for hazards, risks and emergencies as contained in SSD 7348 and SSD 9794683.

**Table 19: Environmental Management Controls for Hazard, Risk and Emergency**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
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.	Tenant Rep	Ongoing	9794683 Condition B28
Chemicals, fuels, and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change 2007).	Tenant Rep	Ongoing	SSD 7348 Condition D110 SSD 9794683 Condition B29
Spill kits will be provided and maintained on site.	Tenant Rep	Ongoing	Best practice
The actions specified on the relevant safety data sheets (SDS) will be implemented in the event of a minor spill/incident of a potentially hazardous material.	Tenant Rep	Ongoing	Best practice
In the event of a major spill, the Incident response actions in Section 3.5 will be implemented.	Tenant Rep	Ongoing	Section 3.5

## 4.10 Fire Safety and Emergency

The Bushfire Emergency Management and Evacuation Plan (BEMEP) (Blackash, 2023) have been prepared for operation and is attached as **Appendix N**.

**Table 20** lists the management strategies for fire safety and emergency.

**Table 20: Environmental Management Controls Fire Safety and Emergency**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
Maintain asset protection zones as indicated in the Bushfire Hazard Assessment (Blackash Bushfire Consulting, 2020)	Goodman Rep, Tenant Rep	Ongoing	EIS Section 8.11 – Bushfire (Keylan Consulting, 2021)
All listed mitigation and management measures outlined in the BEME will be implemented throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>Emergency Management and Evacuation;</li> <li>Preparation for Bushfires</li> <li>Bushfire Emergency Management and Evacuation</li> <li>Emergency Management Procedures</li> <li>Post Bushfire Event Actions; and</li> <li>Triggers for Action (also replicated in Section 6 of this OEMP).</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	BEMEP Section 3 to 9



## 4.11 Community

**Table 21** lists the management strategies for community communication as contained in SSD 7348 and the Community Communication Strategy (CCS) (SLR 2022) for Oakdale West, which applies to this development, is attached as **Appendix F**.

**Table 21: Environmental Management Controls for Community Communication**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
<p>All strategies outlined in the CCS will be implemented throughout operation. These include:</p> <ul style="list-style-type: none"> <li>• Communication, Management and Mitigation Tools;</li> <li>• Complaints Procedure; and</li> <li>• Contingency Management Plan (also replicated in Section 6 of this OEMP).</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	CCS Section 5

## 4.12 Sustainability

Sustainability will be managed in accordance with the Building User's Guide (SLR, 2023) and the Sustainability Management Plan (SLR, 2020) attached as **Appendix O** and **Appendix P** respectively.

**Table 22** lists the management strategies for Sustainability.

**Table 22: Environmental Management Controls for Sustainability**

Environmental Management Control	Person Responsible	Timing/ Frequency	Reference/ Notes
<p>Objectives, targets, and strategies will be implemented and managed for the following categories in accordance with Table 3 of the SMP 'ESD Assessment Summary':</p> <ul style="list-style-type: none"> <li>• Design and Management</li> <li>• Façade Performance</li> <li>• Social Sustainability</li> <li>• Minimising Transport</li> <li>• Optimising Indoor Environmental Quality (IEQ)</li> <li>• Minimising Energy Use</li> <li>• Choosing Materials</li> <li>• Minimising Waste</li> <li>• Water Conservation and Reuse</li> <li>• Land Use and Ecology Impact</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	Sustainability Management Plan Section 5.1
Controls as identified in the Building User's Guide	Goodman Rep, Tenant Rep	Ongoing	Building User's Guide
Electric Vehicle charging stations will be provided and maintained	Goodman Rep	Ongoing	SEE Section 6.4
End of trip facilities, including showers and changing areas will be provided and maintained to encourage active modes of transport	Goodman Rep	Ongoing	SEE Section 6.4





## 5.0 Monitoring, Reporting and Auditing

**Table 23** summarises the monitoring requirements for the operation of Buildings 2C and 2D as set out in SSD 7348 and relevant management plans.

Prior to the commencement of operation, the Tenant Representative will ensure their Operations Management Framework includes a detailed Monitoring and Reporting Matrix to clearly document the specific applicable forms, registers or reports that will be used (i.e. Weekly Environmental Inspection Checklist, Complaints Register etc). The Tenant Representative will provide a copy of this matrix to Goodman.

The Tenant Representative will ensure the checklists included in the Operations Management Framework, including the Daily Observations Checklist and Weekly Environmental Checklist, address all relevant monitoring and reporting commitments outlined in the OEMP and appended management plans.

**Table 23: Monitoring and Inspection Requirements**

Aspect	Monitoring/ Inspection Requirements	Person Responsible	Timing/ Frequency	References/ Notes
<b>Weekly</b>				
General	The Weekly Environmental Checklist will be completed as part of a general environmental site inspection 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 will be undertaken to comply with OEMP commitments.	Tenant Rep/ Goodman Rep	Weekly	Best practice
General	The Tenant Representative will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include: <ul style="list-style-type: none"> <li>Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken;</li> <li>Any complaints that have been received during the previous period, including any management / corrective actions taken.</li> <li>Any required maintenance, process improvements or staff training identified in order to comply with OEMP commitments.</li> </ul>	Tenant Rep	Weekly	Section 3.4
<b>Monthly</b>				
Sustainability	The building tuning will be provided by service contractors and overseen by an independent assessor, at least once a month within the Defects Liability Period (DLP) to ensure that services are operating effectively and efficiently. Monthly reports will be provided to the tenant for DLP.	Goodman Rep for DLP only	Monthly	Sustainability MP Section 6.1
Sustainability	The facility manager should also ensure all monitoring and audit results are well documented and carried out as specified	Goodman Rep	Monthly	Building User's Guide



Aspect	Monitoring/ Inspection Requirements	Person Responsible	Timing/ Frequency	References/ Notes
	in the Energy Management Plan. The monitoring system is designed to have the capability to generate reports on a monthly and/or as required basis for energy and water meters.			
<b>Quarterly</b>				
Energy efficiency	quarterly reviews to verify the performance of energy and water efficiency measures	Goodman Rep	Quarterly	SSD 9794683 Appendix 3
<b>Half-yearly</b>				
Waste	Visual assessments of bins and bin storage areas will be conducted to ensure waste is being managed to the standards outlined in the WMP.	Tenant Rep	Half-yearly	WMP Section 5.10
Waste	A waste audit will be conducted according to the WMP to ensure its provisions are being maintained.	Tenant Rep	Half-yearly	WMP Section 5.10
Sustainability	An energy audit and management review will be undertaken in accordance with the Sustainability Management Plan	Tenant Rep/ Goodman Rep	Half-yearly	Sustainability MP Section 6.1
<b>Annual</b>				
General	This OEMP and all specialist management plans will be reviewed in accordance with Section 7 of this CEMP	Tenant Rep / Goodman Rep	Annually	OEMP Section 7
General	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).	Goodman Rep	Within six months after the first year of commencement of operation of the development and annually thereafter	SSD 9794683 Condition C11
General	Compliance monitoring and reporting will be undertaken in accordance with the Compliance Monitoring and Reporting Program (SLR 2019).	Goodman Rep	Annually	SSD 7348 Condition D139
General	Compliance Reports of the Development will be carried out in accordance with the Compliance Reporting Post Approval Requirements (DPE 2018).	Goodman Rep	Annually	SSD 7348 Condition D140
General	Each Compliance Report will be made publicly available no later than 60 days after submitting it to the DPE and notify the DPE in writing at least 7 days before this is done.	Goodman Rep	Annually	SSD 7348 Condition D141
Sustainability	The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management	Tenant Rep / Goodman Rep	Annually	Sustainability MP Section 6.1



Aspect	Monitoring/ Inspection Requirements	Person Responsible	Timing/ Frequency	References/ Notes
	System and to promote continual improvement of energy management at the Project Site.			
<b>Event Based</b>				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, follow the process outlined in Section 3.5 of the OEMP.	Tenant Rep / Goodman Rep	In the event of an Incident or Non-Compliance	OEMP Section 3.5
General	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).	Goodman Rep	Within six months after the first year of commencement of operation	SSD 9794683 Condition C11
Noise	A noise verification report will be prepared in accordance with Conditions D75B and D75C of SSD 7348.	Goodman Rep	Within 3 months of commencing operation	SSD 7348 Condition D75B
Waste	Visual assessments of bins and bin storage areas will be conducted to ensure the waste management system is sufficient for the operation	Tenant Rep	Weekly in the first two months of operation	WMP Section 6.11
Landscaping	A final inspection will be undertaken prior to the completion of the Plant Establishment Maintenance Period (PEMP) (Defects Liability Period).	Goodman Rep	Prior to the completion of the PEMP.	LMP Section 5.4
Sustainability	All committed sustainability related measures need to be commissioned and tuned once the project is completed, to ensure all services operate to their full potential as designed.	Goodman Rep	Once the project is completed	Sustainability MP Section 6
<b>Other</b>				
General	All monitoring will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act.	Goodman Rep	Ongoing	SSD 7348 D142
Air Quality	Air quality reporting and monitoring will be conducted in accordance with Section 11.2 of the COAQMP.	Tenant Rep	Ongoing	COAQMP Section 8
Traffic	Traffic reporting and monitoring will be conducted in accordance with Section 6.1 of the OTMP.	Tenant Rep	Ongoing	OTMP Section 7.1
Waste	Waste reporting and monitoring will be conducted in accordance with Section 6.11 of the WMP.	Tenant Rep	Ongoing	WMP Section 6.11
Landscaping	Monitoring, maintenance, irrigation, and pruning will be undertaken in accordance with Section 6 of the LMP	Goodman Rep	Ongoing	LMP Section 6
Landscaping	A final monitoring report shall be prepared and provide a summary of all works undertaken during the plant establishment period.	Goodman Rep	Prior to handover, minimum of 18 months after the completion of works	LMP Section 5.4



Aspect	Monitoring/ Inspection Requirements	Person Responsible	Timing/ Frequency	References/ Notes
Fire Safety and Emergency	Monitoring and reporting will be undertaken in accordance with the BEMEP.	Tenant Rep/ Goodman Rep	Ongoing	BEMEP
Community	The performance of the Community Communication Strategy will be monitored in accordance with the CCS.	Goodman Rep	Ongoing	CCS Section 6
Sustainability	An energy usage review should be undertaken within the first few months of operation to ensure the Energy Management Plan is sufficient for the development's needs.	Goodman Rep	First few months of operation	Sustainability Management Plan Section 6.1
General	Regular reporting on environmental performance will be uploaded on the dedicated website as per the reporting arrangements in any plans or programs approved under the conditions of SSD 7348 and SSD 9794683.	Goodman Rep	Ongoing	SSD 7348 Condition D143 SSD 9794683 Condition C14



## 6.0 Contingency Management Plan

**Table 24** lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in **Table 23** and the specialist management plans are not effective in managing environmental impacts.

**Table 24: Contingency Plan**

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Noise	Trigger	Operational noise volume is in accordance with permissible and programmed volume constraints.	Operational noise volumes are within 90% of the permissible volume constraints.	Operational traffic volumes exceed permissible volume constraints.
	Response	No action. Continue ongoing monitoring activities.	Review and investigate noisy operational activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Undertake additional noise reviews to determine cause of higher limit noise issues in more detail.</li> <li>Review OTMP (and other sub-plans) and update where necessary.</li> <li>Provide additional training to tenants to provide information on lowering noise emissions.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Undertake additional noise surveys to review cause in more detail.</li> <li>Surveys of each tenancy shall be required to allow enforcement of site-specific thresholds.</li> <li>Review OTMP and update where necessary.</li> <li>Provide additional training to tenants to provide information on lowering noise emissions.</li> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
Traffic Operational Movements	Trigger	Visual monitoring of all traffic movements within the Site does not detect unsafe movement of traffic and risk to persons and property.	Monitoring of all traffic movements within the Site detects unsafe movement of traffic and risk to persons and property.	Monitoring of all traffic movements within the Site identifies several unsafe movements of traffic and risk to persons and property.
	Response	Visual monitoring to continue daily as part of an ongoing process.	Review needed to address persistent unsafe movements. Modification of traffic controls to self-enforce appropriate vehicle manoeuvres within the site.	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Direct cessation of unsafe movements.</li> </ul>



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
				<ul style="list-style-type: none"> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
	Trigger	Following periods of adverse weather conditions (e.g. a significant heavy rain event), internal roads/aisles have been inspected prior to heavy vehicle traffic use and no issues found.	Internal roads / aisles have been inspected following adverse weather conditions and minor issues found (small potholes, dirt / debris, or pooling water).	Internal roads / aisles have been inspected following adverse weather conditions and major issues found (failed road integrity, large diameter potholes, fallen light poles or trees).
	Response	No further action required until next adverse weather event.	Any impediments to access roads will be cleared. Road maintenance teams shall repair any potholes and remove excess water when expected traffic volumes are lowest.	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Install a detour around any unsafe obstacle to ensure safety for all motorists and/or pedestrians.</li> </ul>
Traffic Operational Movements	Trigger	Parking occupancy less than provided on-site capacity	Parking bay requirements are within 90% of the provided spaces	Parking requirements exceed parking spaces provided.
	Response	No response required. Continue monitoring program	Review and investigate parking rates and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Undertake additional parking reviews to determine cause of higher limit parking space issues in more detail.</li> <li>Review OTMP and update where necessary.</li> <li>Provide additional training to tenants to provide information on lowering parking demands.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Provide incentives for carpooling and utilising active transport measures.</li> </ul>
	Trigger	No unsafe pedestrian movements identified	Pedestrian behaviour identified to be risky and unsafe.	Site design/operations identified to place pedestrians in unsafe situations and multiple near miss events
	Response	No response required. Continue monitoring program	<ul style="list-style-type: none"> <li>Review needed to address persistent unsafe movements.</li> <li>Modification of traffic controls to self-enforce appropriate vehicle manoeuvres within the site.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Direct cessation of unsafe movements by amending design of Site.</li> </ul>



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
				<ul style="list-style-type: none"> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
Traffic Operational Movements	Trigger	Operational traffic volume is in accordance with permissible and programmed volume constraints	Operational traffic volumes are within 90% of the permissible volume constraints	Operational traffic volumes exceed permissible volume constraints
	Response	This operational traffic volume review shall be completed monthly for the first 6 months of operation and bi-annually thereafter.	Review and investigate operational activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Undertake review of the Site's traffic generation in more detail.</li> <li>Review OTMP and update where necessary.</li> <li>Provide additional training to tenants.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Surveys of accesses shall be required to allow enforcement of site-specific thresholds.</li> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
	Trigger	Loading / service bays are within operational constraints	Loading / service bays are within 90% of capacity	Loading / service bays exceed capacity.
	Response	No response required. Continue monitoring program	Review and investigate operational activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Drivers be provided with additional training and an extra copy of the Driver Code of Conduct.</li> <li>Provision of additional training to the tenants should be provided to ensure the most appropriate schedule can be created.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Approved traffic thresholds to be enforced for the peak periods</li> <li>Review OTMP and update where necessary.</li> <li>Notify the planning secretary within 7 business days of becoming aware of anon-compliance.</li> </ul>
Traffic Operational Movements	Trigger	Service bays are not restricted and being utilised as intended.	Vehicles other than service vehicles are stopped within the service area	Vehicles other than service vehicles are consistently parked within the service area
	Response	No response required.	Review and investigate operational	Condition Amber responses, plus the



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
		Continue monitoring program	activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Drivers be provided with additional training and an extra copy of the Driver Code of Conduct.</li> <li>Provision of additional training to the tenants should be provided to ensure the most appropriate schedule can be created.</li> </ul>	following additional responses; <ul style="list-style-type: none"> <li>Review OTMP and update where necessary.</li> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
	Trigger	No vehicles parked adjacent to TransGrid access	Vehicle stopped adjacent to TransGrid access	Vehicle parked adjacent to, and blocking, TransGrid access
	Response	No response required. Continue monitoring program	<ul style="list-style-type: none"> <li>Vehicle and driver to be moved from blocking the access.</li> <li>Provision of additional training to the tenants should be provided to ensure TransGrid easement is not to be restricted.</li> <li>Drivers be provided with additional training and an extra copy of the Driver Code of Conduct.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Review OTMP and update where necessary.</li> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
Traffic Queuing	Trigger	No queuing identified at the Site access.	Queuing identified at the Site access.	Queuing identified on the public road as a direct result from activities within the Site.
	Response	No response required. Continue monitoring program.	Review the delivery schedules prepared by the tenant. <ul style="list-style-type: none"> <li>Drivers be provided with additional training and an extra copy of the Driver Code of Conduct.</li> <li>Provision of additional training to the Tenant's representative should be provided to ensure the most appropriate schedule can be created.</li> </ul>	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>Approved traffic thresholds to be enforced for each sub-tenancy.</li> <li>Review OTMP and update where necessary.</li> <li>Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
	Trigger	No incidents observed or reported.	Near miss or minor incident occurred within the carriageway of OWE which did not	Major incident occurred within the carriageway of OWE which did not require



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Traffic Incidents			require medical attention (such as tripping on raised footpath).	medical attention (such as being hit by a truck while exiting a Site).
	Response	No action required at this stage, however reinforcement to the Tenant's representative to report all incidents shall continue.	Near miss to be reported to the appropriate Incident to be reported to Site Manager and Estate Coordinator, for immediate remedy.	Condition Amber responses, plus the following additional responses; <ul style="list-style-type: none"> <li>• Temporary halting of activities and resuming when incident has been remedied.</li> <li>• Incident to be reported to Site Manager and Estate Coordinator.</li> <li>• Review OTMP and update where necessary.</li> <li>• Notify the planning secretary within 7 business days of becoming aware of a non-compliance.</li> </ul>
Soil and Water - Infiltration Prevention	Trigger	No water pooling around hardstand surfaces and hardstand surfaces well maintained.	Minor water pooling and/or some degradation of hardstand surfaces	Ongoing minor or major water pooling and/or some degradation of hardstand surfaces
	Response	Continue OEMP implementation.	Remediate as required	A suitably trained person to undertake a review of the area/s. Remediate as soon as practicable.
Waste	Trigger	Monitoring/Inspections/Audits show waste and recycling is managed/segregated as per WMP and best practice	Monitoring/Inspections/Audits show waste and recycling management/segregation could be improved.	Monitoring/Inspections/Audits show waste and recycling management/segregation is poor and needs immediate improvement.
	Response	Continue OEMP implementation.	Undertake additional staff training and re-examine signage.	Undertake additional staff training, re-examine signage, review collection services provided and the WMP.
Biodiversity - Wildlife protection	Trigger	No unexpected wildlife is encountered in the estate.	Unexpected uninjured wildlife is encountered in the estate.	Unexpected injured/deceased wildlife is encountered in the estate.
	Response	Continue OEMP implementation.	Stop Work Procedure: <ul style="list-style-type: none"> <li>• Stop Work / Prevent personnel and contractors from entering area where fauna encountered</li> <li>• Tenant's to notify relevant Goodman's Representative</li> </ul>	Stop Work Procedure: <ul style="list-style-type: none"> <li>• Stop Work / Prevent personnel and contractors from entering area</li> <li>• Tenant's to notify relevant Goodman's Representative</li> </ul>



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
			<ul style="list-style-type: none"> <li>Manager to assess if animal can be encouraged to leave site voluntarily and safely or if WIRES or wildlife carer is required to capture and relocate animal.</li> </ul>	<ul style="list-style-type: none"> <li>Goodman's Representative to immediately contact WIRES or other relevant wildlife carer.</li> </ul>
Visual Amenity - Irrigation	Trigger	Irrigation system operating at optimum frequency.	Irrigation system yet to be installed.	Irrigation system fails.
	Response	No response required. Continue to monitor.	Provide additional hand watering until system is installed.	Provide additional hand watering until system is repaired. The irrigation system must be fully functional at all times to ensure that all plants, trees and lawns receive adequate water at optimal frequency.
Visual Amenity - Plant failure	Trigger	No significant plant failure is present. Monitoring verifies that there is <5% of plants failing.	Monitoring verifies there is plant failure at a rate between 5-10%.	Monitoring verifies there is plant failure at a rate greater than 10%.
	Response	No response required. Continue to monitor.	If the cause of failure is due to a controllable situation then correct situation prior to replacing plants. All planting areas are to be free of grass and weed. Replace plants with one of similar size and quality and identical species of variety of the ones failed.	If the cause of failure is due to a controllable situation then correct situation prior to replacing plants. All planting areas are to be free of grass and weed. Replace plants with one of similar size and quality and identical species of variety of the ones failed.
Visual Amenity - Revegetation failure	Trigger	Revegetation is growing to desired design surface levels.	Monitoring verifies that weed emergence has occurred.	Monitoring verifies that weed emergence and plant failure has occurred.
	Response	No response required. Continue to monitor.	Refer to LMP for monitoring requirements once problem has been identified. Possible solutions include the removal of weeds as per Section 5.3.7 of the LMP.	Refer to LMP for monitoring requirements once problem has been identified. Possible solutions include removal of weeds and re-seeding of revegetation cover crop as per Section 5.3.7 of the LMP.
Visual Amenity - Slope failure	Trigger	No significant erosion is present that would constitute a safety hazard or compromise the capability of supporting the end land use. Monitoring verifies there are no gully or tunnel erosion features, or rill erosion >200mm deep.	Monitoring verifies there is gully or tunnel erosion features, or rill erosion 200mm deep.	Monitoring verifies there is gully or tunnel erosion features, or rill erosion >200mm deep.



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue to monitor.	A suitably trained person to inspect the site. Investigate opportunities to install water management infrastructure to address erosion. Remediate as appropriate.	Undertake a review of the drainage of the area and provide recommendations to appropriately remediate the erosion. Remediate as soon as practicable.
Bushfire	Trigger	No bushfire or bushfire prone weather.	Bushfire prone weather during summer.	Bushfire in the vicinity of the site.
	Response	Continue OEMP implementation.	Ensure grass is kept short and vegetation is minimal at the site. Weather is to be monitored twice daily for chance of bushfire.	Follow the Triggers for Action table in Section 8 of the BEMEP. Stop work and contact NSW Fire and Rescue on '000'. Evacuate the site as directed by NSW Fire and Rescue.
Community - Submission	Trigger	General feedback/comment (no complaint)	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in consultation register. No further response required.	Acknowledge receipt and record in consultation register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in consultation register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
Community - Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.
	Response	Record in consultation register and advise Goodman media/marketing team. No further response required	Record in consultation register and advise Goodman media/marketing team. No further response required.	Record in consultation register and advise Goodman Project Team for further action and response. Contact relevant person for actioning and response within 48 hours
Community - Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response within 48 hours. Acknowledge in consultation register.	Contact relevant person for actioning and response immediately. Acknowledge in consultation register.



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
			Identify opportunities for improvement to manage potential future events.	Identify opportunities for improvement to manage potential future events.
Community - Political Interest	Trigger	General or non-specific enquiry by Local, State or Federal political representative.	Enquiry or complaint relating to minor issue by Local, State or Federal political representative.	Enquiry or complaint relating to major issue by Local, State or Federal political representative.
	Response	Goodman Project Team to prepare and provide response or assign response task to relevant staff member for comment. Record in consultation register.	Goodman Project Team to prepare and provide response within 48 hours. Record in consultation register.	Goodman Project Team to prepare and provide response within 24 hours. Record in consultation register.
Sustainability	Trigger	Energy and water usage reviews indicate systems are performing efficiently and employees are following energy savings procedures correctly.	Reviews indicate that energy savings procedures are not carried out effectively.	Reviews indicate that excessive water and energy usage is occurring.
	Response	Continue OEMP implementation	Undertake additional staff training, re-examine signage and procedures.	Undertake additional staff training, re-examine signage, review the SMP/Building Users' Guides.



## 7.0 Review

Review of the OEMP will be undertaken regularly by Goodman's Representative in and will comprise, as a minimum, the following:

- Identification of areas of opportunity for improved environmental performance;
- Analysis of the causes of non-compliances, including those identified in environment inspections and audits;
- Verification of the effectiveness of corrective and preventative actions; and
- Highlighting any changes in procedures resulting from process improvement.

Condition C5 of SSD 9794683 also states that all strategies, plans, and programs required under SSD 9794683 will be reviewed and Planning Secretary notified of the review within three months of:

- the submission of a Compliance Report under condition C11;
- the submission of an incident report under condition C7;
- the approval of any modification of the conditions of this Approved Development Consent; or
- the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review.

This OEMP will also be reviewed and, if necessary, revised in the following circumstances:

- Where there is any change to the scope of the operation activities and/or disturbance footprint;
- Where it is identified that the environmental performance is not meeting the objectives of the OEMP; and/or
- At the request of a relevant regulatory authority.

Notwithstanding the review requirements outlined above, in accordance with the requirements of Condition C1(g) the following is provided as the protocol for periodic review of this OEMP and all management plans required under SSD 9794683.

- All management plans required under SSD 9794683 are to be reviewed every 12 months by Goodman's Environmental Consultant;
- The periodic review is to take account of any required changes to procedures, updates or changes to best practice, any non-compliances in the proceeding 12 month period and whether changes can be made to improve the environmental performance of the development;
- As per Condition C6 of SSD 9794683, revised documents will be sent to DPE within 6 weeks of review. All employees and contractors will be informed of any revisions to the OEMP by the Tenant Representative's toolbox talk during toolbox talks; and
- Note: 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 conditions of SSD 9794683.



## 8.0 References

- Ason (2023) *Operational Traffic Management Plan*
- Australian Bushfire Protection Planners (ABPP) (2016) *Bushfire Protection Assessment*
- Blackash (2023) *Bushfire Emergency Management and Evacuation Plan – Building 2C-2D – Oakdale West Industrial Estate*
- Blackash Bushfire Consulting (2020) *Bushfire Hazard Assessment*
- Ecologique (2021) *Oakdale West Estate – Flora and Fauna Management Plan*
- Ecologique (2021) *Oakdale West Estate – Vegetation Management Plan*
- EPA(2017) *Noise Policy for Industry*
- GHD (2020) *SSD 7348 MOD3 – Oakdale West Industrial Estate Concept Plan and Stage 1 Modification (MOD 3) and Stage 2 Development Application (SSD 10397) – Environmental Impact Statement*
- Goodman (2018) *Corporate Responsibility and Sustainability Policy*
- Goodman (2021) *SSD 7348 MOD1 - Oakdale West Stage 4 – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan*
- Goodman (2021) *SSD 7348 MOD2 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan*
- Goodman (2021) *SSD 7348 MOD8 Oakdale West Stage – S.4.55(1A) Application to Modify Architecture Plans*
- Goodman (2021) *SSD 9794683 Oakdale West Estate Stage 3 - Response to Submissions Report (RtS)*
- Goodman (2022) *SSD7348 MOD 10, Oakdale West Stage – S.4.55(1a) Application to Modify Architecture Plans*
- Goodman (2022) *SSD 9794683 MOD 2 Oakdale West Industrial Estate Stage 3 Modification Application*
- Keylan Consulting (2021) *SSD 7348 MOD7 – 2 Aldington Road, Kemps Creek - Assessment Report Section 4.55(1A) Modification*
- Keylan Consulting (2021) *SSD 9794683 Environmental Impact Statement*
- Keylan Consulting (2022) *SSD 9794683 MOD 1 Oakdale West Industrial Estate Stage 3 Modification Application*
- Keylan Consulting (2021) *SSD7348 MOD9 – Oakdale West Industrial Estate Masterplan*
- NSW Rural Fire Service (2019) *Planning for Bushfire Protection*
- Scape Design (2021) *Oakdale West Estate Landscape Management Plan*
- SLR (2020) *Oakdale West Estate – Building 2C-2D Sustainability Management Plan*
- SLR (2023) *Oakdale West Industrial Estate – Lot 2C&2D –Operational Air Quality Management Plan*
- SLR (2022) *Oakdale West Estate – Building 2C-2D Waste Management Plan*
- SLR (2022) *Oakdale West Estate Concept and Stage 1 - Community Communication Strategy*
- SLR (2022) *Oakdale West Industrial Estate Operational Environmental Management Plan – Oakdale West Industrial Estate SSD 7348 Mod 9 Update (OWE OEMP)*



*Urbis (2017) Oakdale West Estate State Significant Development Application –  
Environmental Impact Statement*

*Urbis (2019) SSD 7348 MOD1 – Oakdale West Industrial Estate*

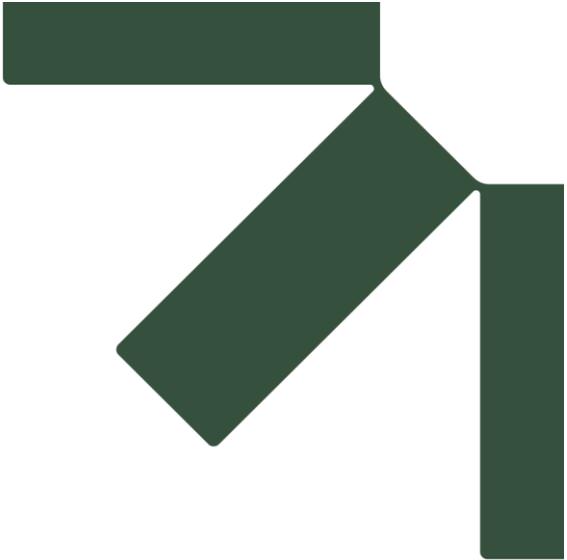


## 9.0 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.

To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via <https://www.slrconsulting.com/en/feedback>. We recognise the value of your time and we will make a \$10 donation to our 2023 Charity Partner - Lifeline, for every completed form.





# **Appendix A    Approved Development Consent – SSD 7348**

## **Operational Environmental Management Plan**

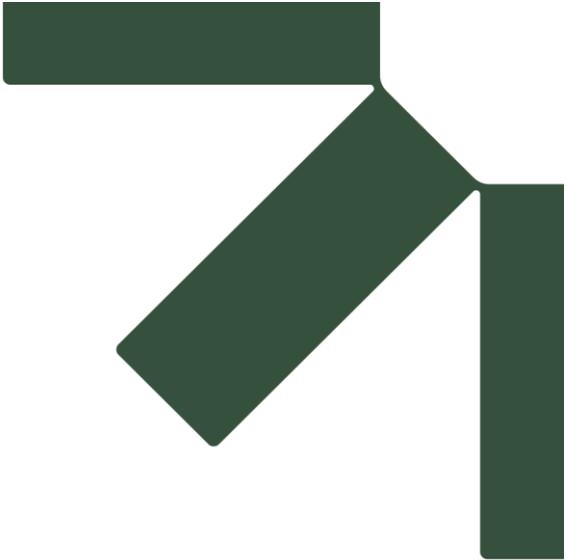
**Buildings 2C&2D – Oakdale West Industrial Estate  
SSD 9794683**

**Goodman Property Services (Aust) Pty Ltd**

SLR Project No.: 630.30536.00000

11 August 2023





# **Appendix B    Approved Development Consent – SSD 9794683**

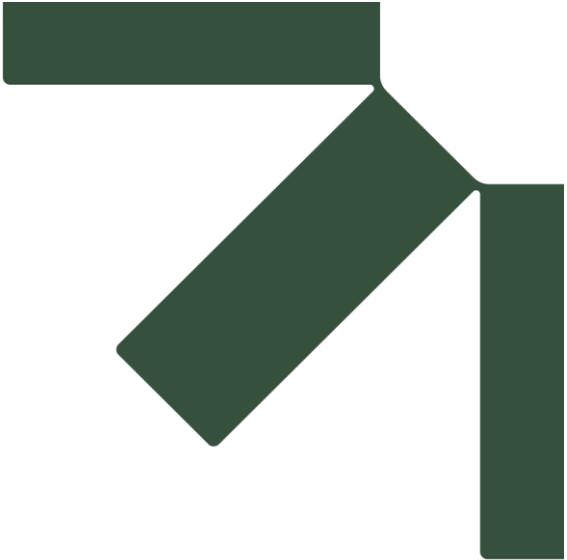
## **Operational Environmental Management Plan**

**Buildings 2C&2D – Oakdale West Industrial Estate  
SSD 9794683**

**Goodman Property Services (Aust) Pty Ltd**

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11 August 2023



# **Appendix C    Relevant Approved Development Consent Conditions – SSD 7348**

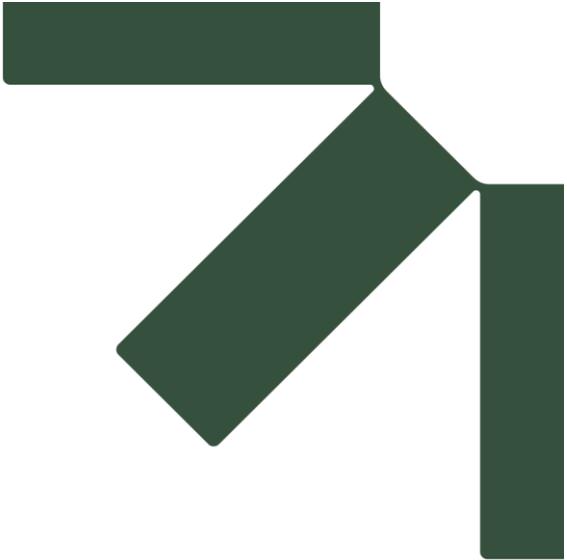
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SSD 9794683**

**Goodman Property Services (Aust) Pty Ltd**

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11 August 2023



# **Appendix D    Relevant Approved Development Consent Conditions – SSD 9794683**

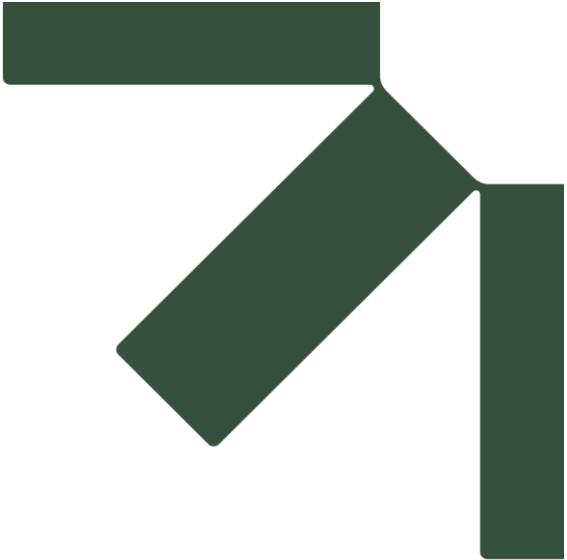
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11 August 2023



# Appendix E Event Notification

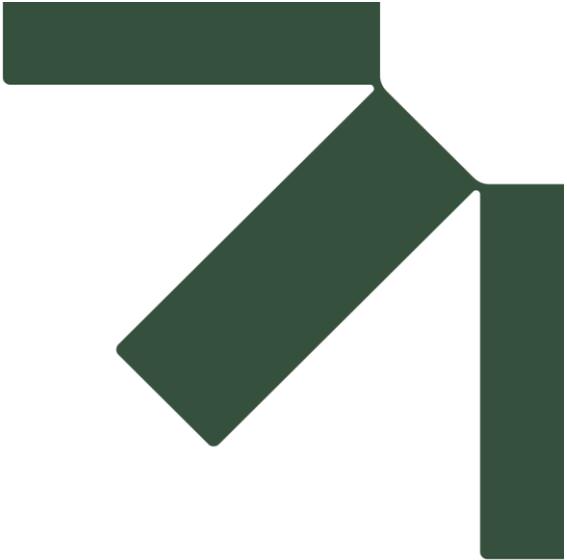
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SLR Project No.: 630.30536.00000

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# Appendix F    Community Communication Strategy

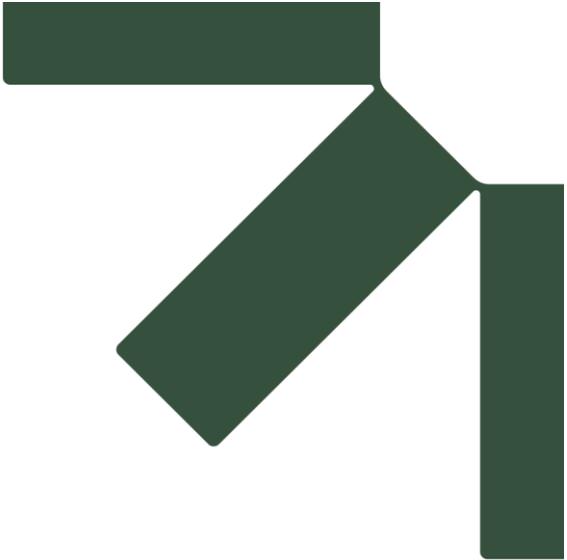
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11 August 2023



# **Appendix G    Construction and Operational Air Quality Management Plan**

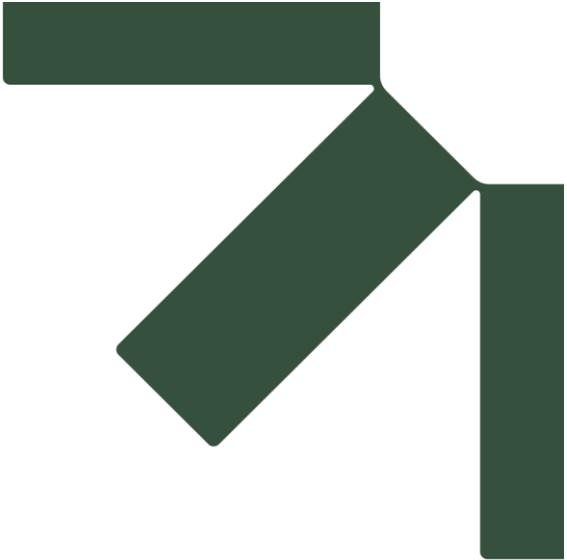
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11 August 2023



# Appendix H    Operation Traffic Management Plan

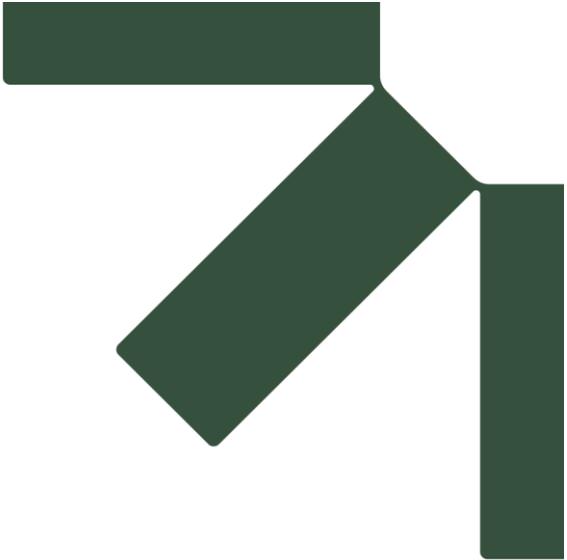
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**Buildings 2C&2D – Oakdale West Industrial Estate  
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11 August 2023



# Appendix I     Driver Code of Conduct

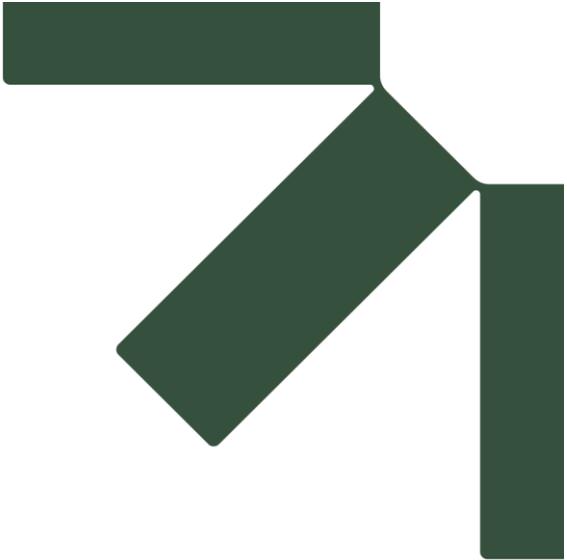
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# Appendix J Waste Management Plan

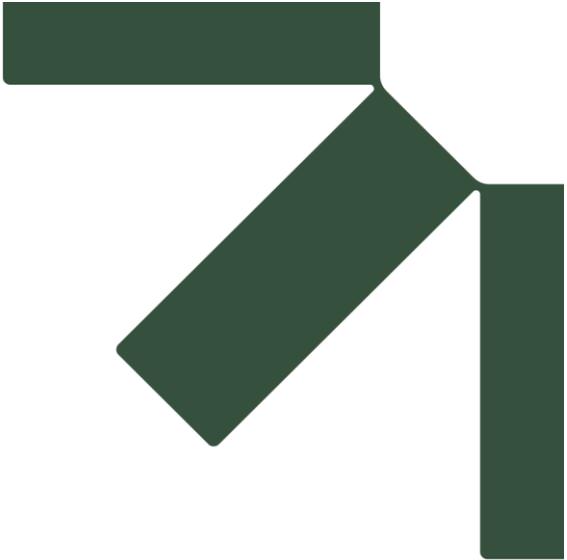
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11 August 2023



# Appendix K Flora and Fauna Management Plan

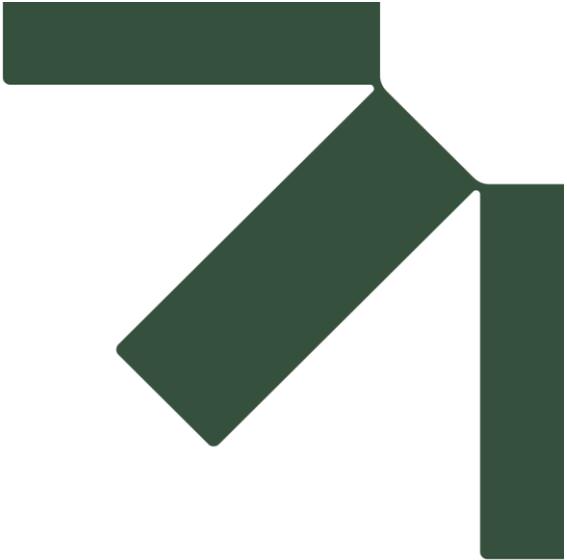
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**Buildings 2C&2D – Oakdale West Industrial Estate  
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11 August 2023



# Appendix L    Vegetation Management Plan

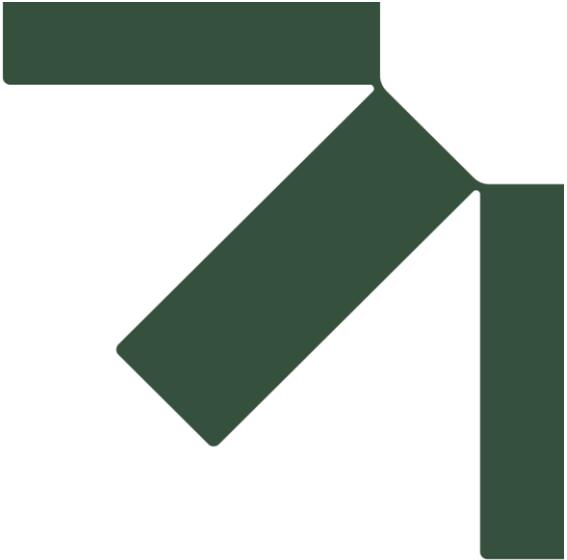
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SLR Project No.: 630.30536.00000

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# Appendix M Landscape Management Plan

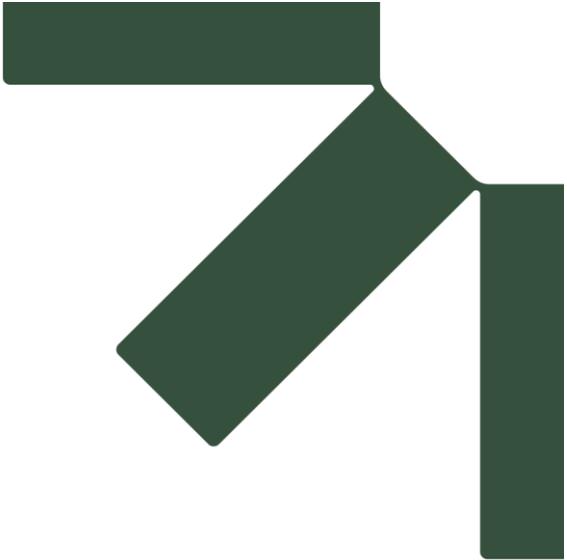
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SLR Project No.: 630.30536.00000

11 August 2023



# **Appendix N    Bushfire Emergency Management and Evacuation Plan**

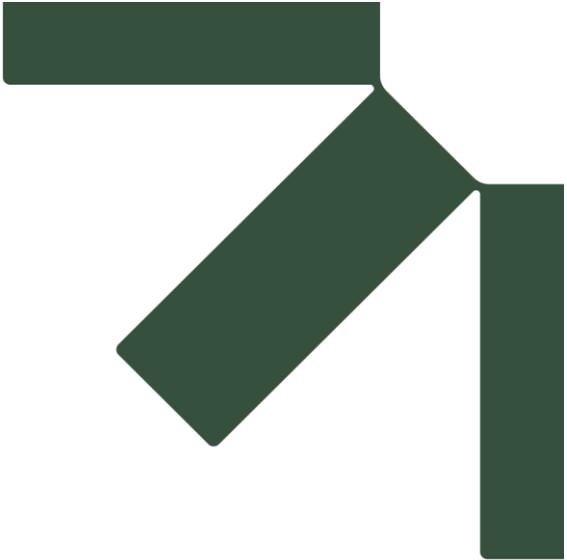
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11 August 2023



# Appendix O Bulder User Guide

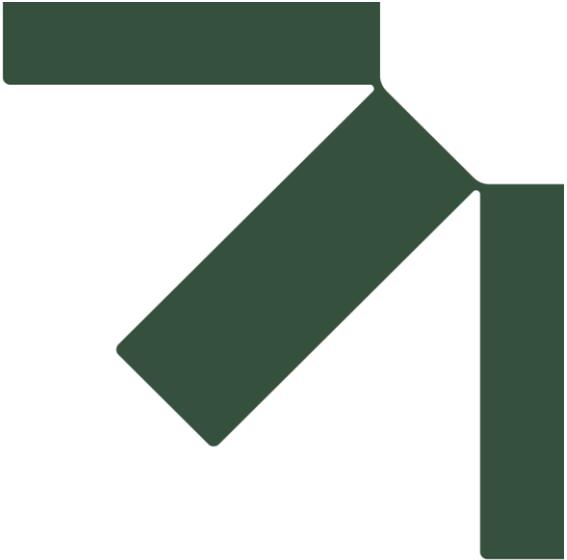
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11 August 2023



# **Appendix P   Sustainability Management Plan**

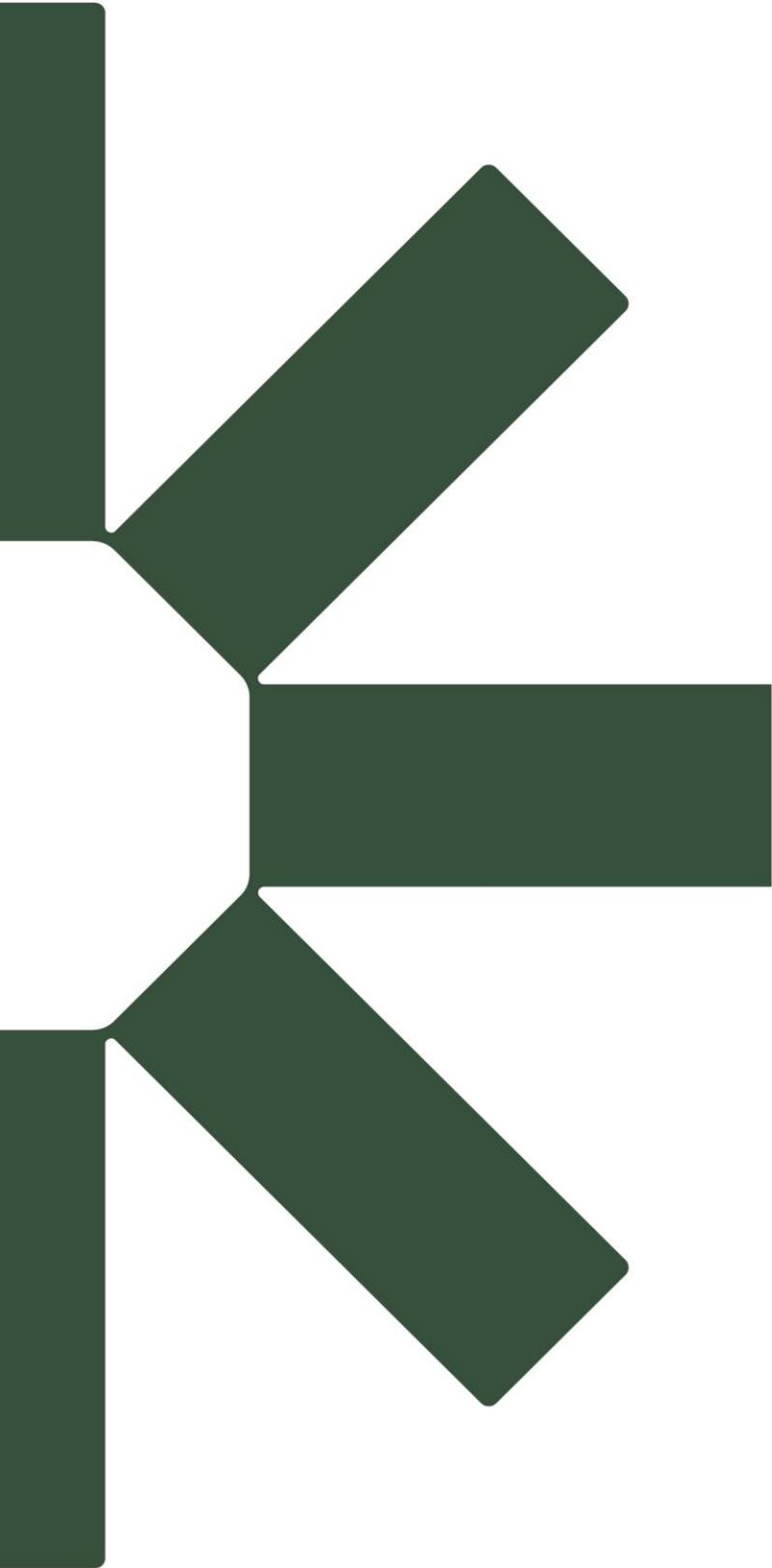
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