

# OAKDALE WEST INDUSTRIAL ESTATE

## Buildings 4A & 4B CEMP Construction Environmental Management Plan

### Prepared for:

Goodman Property Services (Aust) Pty Ltd  
The Hayesbery  
1-11 Hayes Road  
Rosebery NSW 2018

SLR Ref: 630.30539.00000 -R03  
Version No: 1.0  
September/July 2023



## PREPARED BY

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
10 Kings Road  
New Lambton NSW 2305 Australia  
T: +61 2 4037 3200  
E: newcastleau@slrconsulting.com www.slrconsulting.com

## BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (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.

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## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30539.00000-R03-v1.0	21 September 2023	Jessica Keegan	Alanna Ryan	Stephen Shoemsmith
630.30539.00000-R03-v0.1	6 July 2023	Sam McDonald	Alanna Ryan	Stephen Shoemsmith

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# 1 Introduction

## 1.1 Development Overview

Oakdale West Industrial Estate (Oakdale West) is a regional warehouse and distribution hub, located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Oakdale Industrial Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

Goodman Property Services (Aust) Pty Ltd (Goodman) obtained Development Consent SSD 7348 for the staged development of Oakdale West Industrial Estate (Oakdale West) comprising a warehousing and a distribution hub at Kemps Creek in Western Sydney. SSD 7348 incorporates the approval of a 'Concept Proposal' to guide the future development of the estate and consent for the 'Stage 1 Development'. The Stage 1 Development includes construction of the proposed Western North South Link Road (WNSLR), site-wide bulk earthworks, estate wide basins, and lead-in services. It also includes infrastructure and associated services, landscaping, and construction and use approval for Precinct 1 (**Figure 1**).

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

As per Condition B3 of SSD 7348, MOD 12, the Concept Proposal consent did not approve the building layout of Lots 4A and 4B and this was assessed by a separate DA submitted to Penrith City Council. The construction and use of Lots 4A and 4B as part of Stage 7 of the Concept Proposal was approved by Penrith City Council on 16 February 2023 under Development Application (DA) DA 22/1110.

A copy of DA 22/1110 is attached as **Appendix B**.

This Construction Environmental Management Plan (CEMP) has been prepared to cover the construction of Lots 4A and 4B in Precinct 4 as part of Stage 7 works at Oakdale West (**Figure 2**) under DA 22/1110. Works comprise the construction, use and fit-out of Warehouses 4A and 4B as a warehouse and distribution centre including:

- Ancillary office space;
- Associated truck and car parking areas;
- Loading bays;
- Site Landscaping;
- Signage;
- Fit out (office area and warehouse racking);
- 24/7 hours of operation; and
- Subdivision.

The layout of Lots 4A and 4B is shown in **Figure 3**.

For the purposes of this document, the development is described in:

- Environmental Impact Statement, Oakdale West Estate – State Significant Development Application (EIS) prepared by Urbis (2017), including all specialist assessments and other appendices;
- Oakdale West Industrial Estate (SSD 7348) Modification 1 prepared by Urbis (2019), including all specialist assessments and other appendices;

- 
- SSD7348 MOD 10, Oakdale West Stage – S.4.55(1a) Application to Modify Architecture Plans prepared by Keylan Consulting (2021) including all specialist assessments and other appendices;
  - SSD7348 MOD 11, Oakdale West Stage – S.4.55(1a) Application to modify Concept Plan and conditions of consent, prepared by Keylan Consulting (2022) including all specialist assessments and other appendices; and
  - SSD 7348 MOD 12, Oakdale West Stage – S.4.55(1a) Application was to modify Concept Plan and conditions of consent, prepared by Keylan Consulting (2022) including all specialist assessments and other appendices.

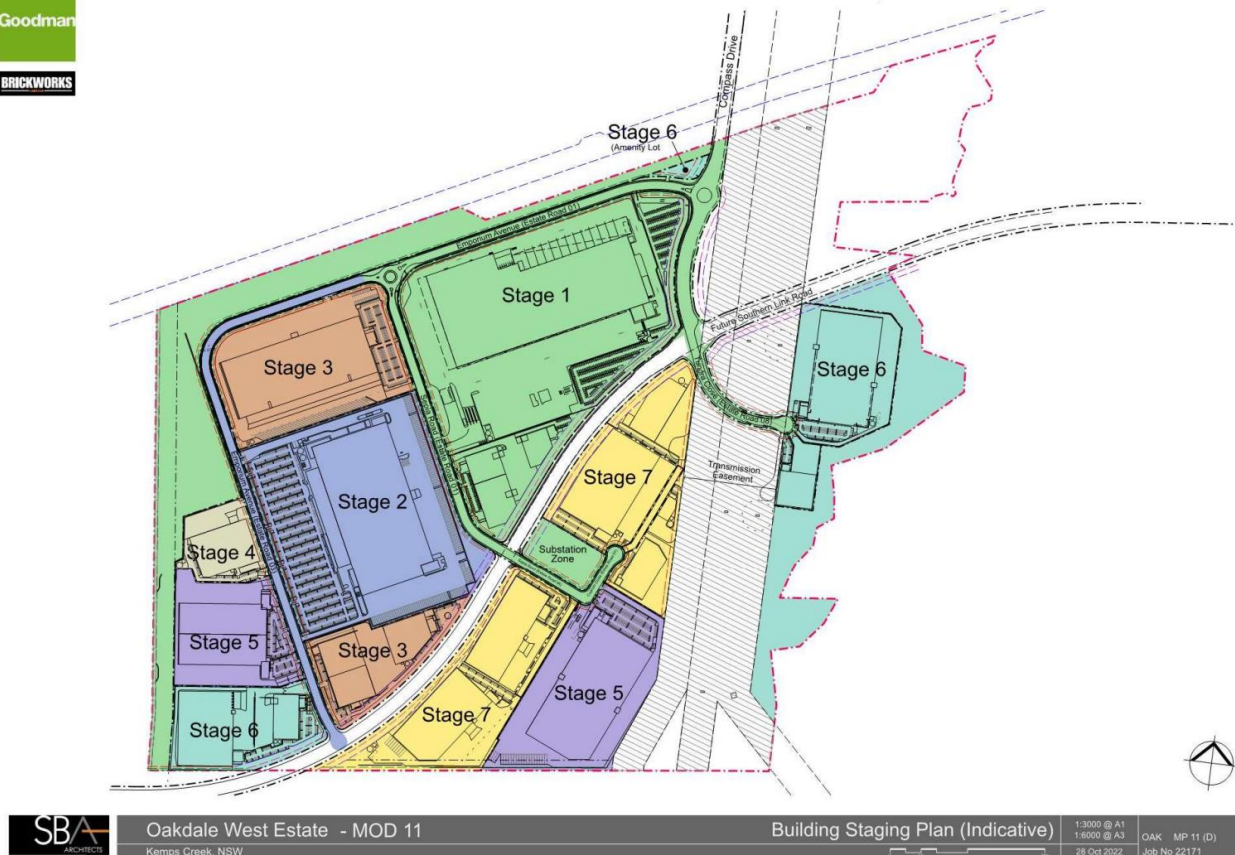


Figure 1 Oakdale West Staging Plan



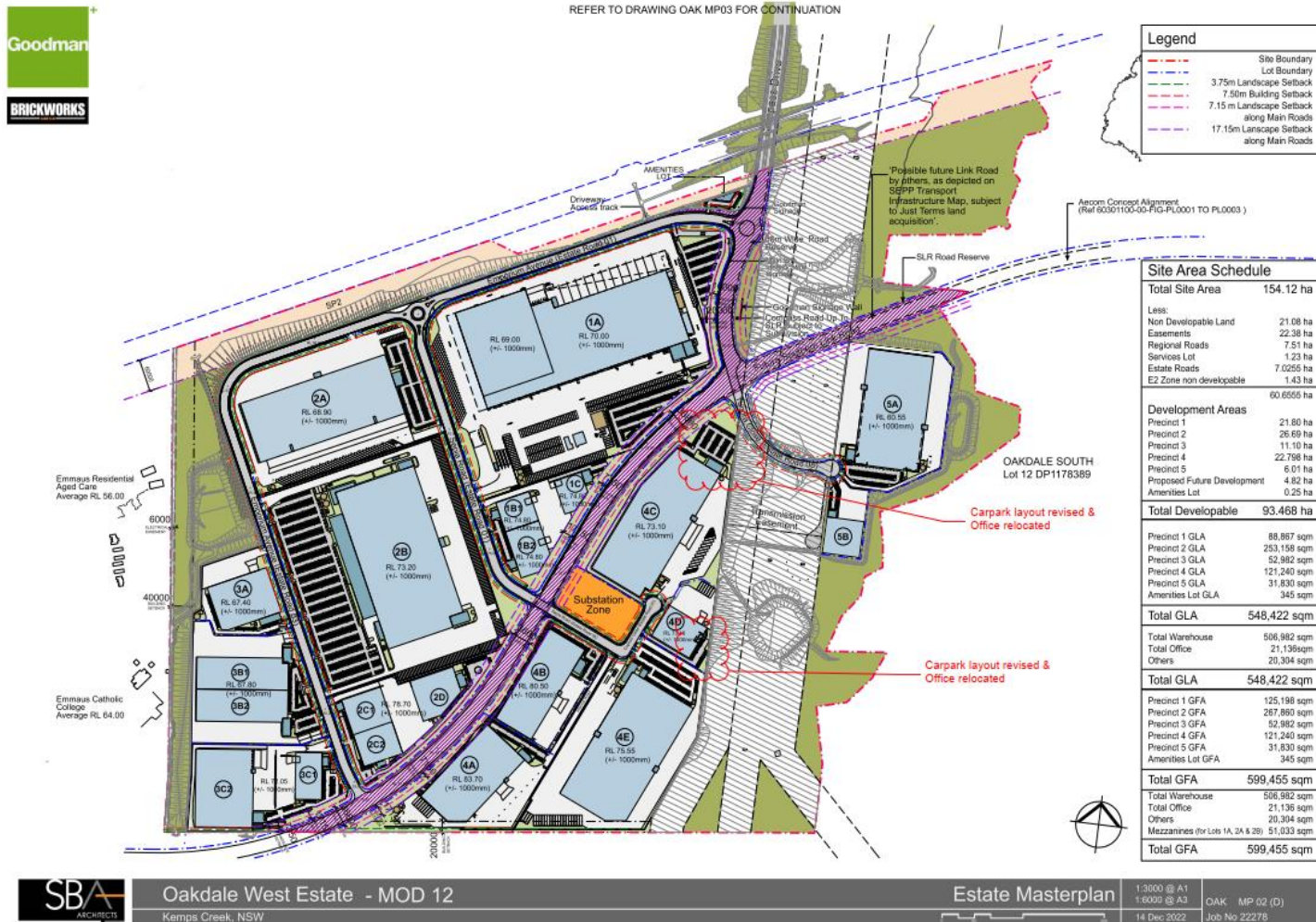


Figure 2 Oakdale West Precinct Plan

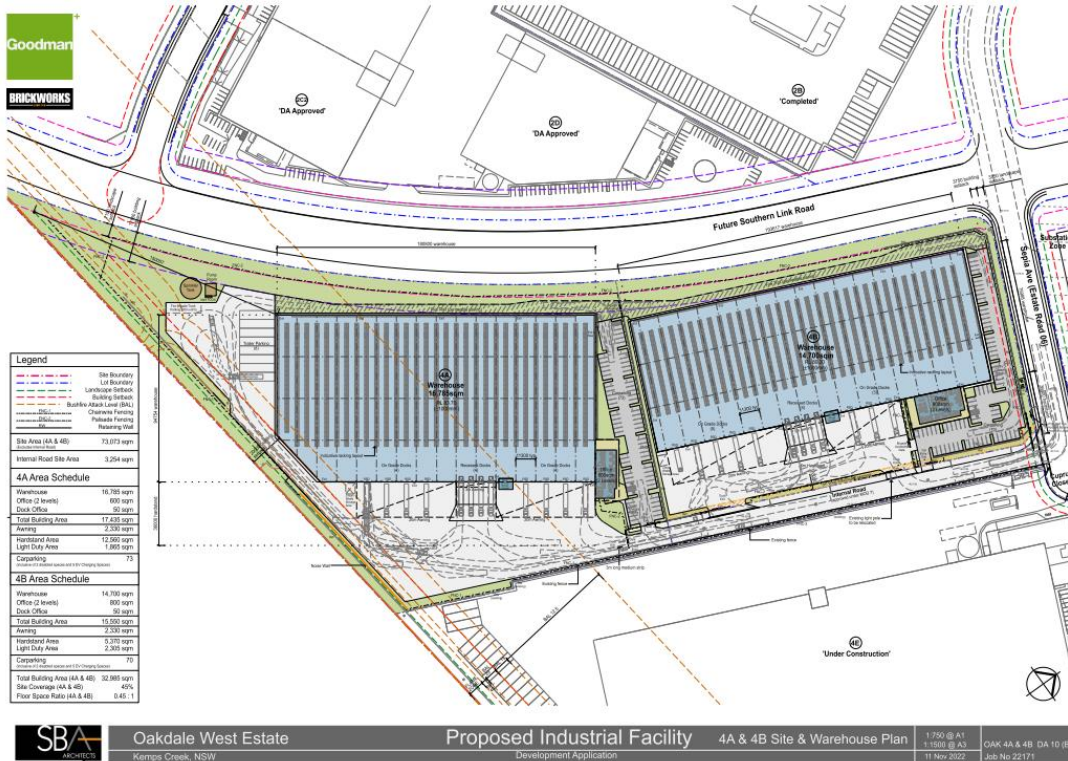


Figure 3 Building 4A and 4B Layout





Figure 4 Proposed Buildings 4A and 4B

## 1.2 CEMP Context

The CEMP has been prepared to address Schedule C Condition C18 of SSD 7348 as well as Condition 21 of DA 22/1110 for Lot 4A and 4B.

In addition to the above, this CEMP has included the following specialist management plans:

The following specialist management plans have been prepared to support this CEMP:

- Construction Noise and Vibration Management Plan (CNVMP) (SLR);
- Construction Air Quality Management Plan (CAQMP) (SLR);
- Community Consultation Strategy (CCS) (SLR);
- Construction Traffic Management Plan (CTMP) (Ason);
- Erosion and Sediment Control Plan (ESCP) (Rubicon);
- Soil and Water Management Plan (SWMP) (Rubicon);
- Unexpected Finds Protocol Contamination (AECOM);
- Unexpected Finds Protocol Archaeological (Rubicon);
- Landscape Plan (Scape Design);
- Sustainability Management Plan (SLR); and
- Waste Management Plan (WMP) (SLR).

### 1.2.1 Scope

This CEMP has been prepared to satisfy Condition C18 of SSD 7348 for future development at Oakdale West. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in **Table 1**.

**Table 1 CEMP Context**

SSD 7348 Consent Condition	CEMP Section
C18. A Construction Environmental Management Plan (CEMP) shall be submitted to the Consent Authority for each stage of the Concept Proposal prior to the commencement of construction of the relevant stage. The CEMP must:	This Plan
(a) be prepared by a suitably qualified and experienced environmental consultant, or the Environmental Representative appointed for Stage 1 of the Development;	Section 1.2.3
(b) be prepared in consultation with relevant Government agencies, infrastructure and utility providers, including but not limited to, TransGrid, Endeavour Energy, Water NSW and TfNSW, where relevant for each stage;	Section 1.2. 3
(c) detail the construction activities to be undertaken in the relevant Stage of the Development;	Section 2.2
(d) include detailed procedures for managing the environmental impacts of construction, including stormwater, erosion and sediment controls, dust, noise and traffic management; and	Section 4

SSD 7348 Consent Condition	CEMP Section
(e) detail the roles and responsibilities for environmental management on the Site.	Section 3.2

It is noted that the CEMP requirements under Schedule D Condition D119 to D122 of SSD 7348 are specific to the Stage 1 Development including the WNSLR and are generally not applicable to this Plan. Notwithstanding this, appropriate sub-plans have been prepared to ensure a consistent and robust approach to the management of construction environmental impacts across Oakdale West.

### 1.2.2 Objectives

The objectives of this CEMP are to:

- Establish the framework for managing and mitigating the potential for adverse environmental impacts as a result of the construction of the development;
- Clearly and concisely document the commitments made in the development application including relevant management plans, that are required to be implemented with during construction;
- Demonstrate to Council how the applicant proposes to meet all of its regulatory obligations including those outlined in the Conditions of Consent;
- Outline the controls to be implemented by the contractor in order to meet those obligations;
- Clearly and concisely document the conditions imposed by SSD 7348 and DA 22/1110 that are required to be implemented and/or complied with during the construction phase; and
- Assist to establish Lot 4A and 4B at Oakdale West in a manner that avoids (where possible) or minimises impact to the surrounding environment and populace.

### 1.2.3 Preparation

This CEMP 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.

This CEMP has been prepared with consideration to the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

## 2 Development Description

### 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 4A and 4B are located towards the southern boundary of Oakdale West, adjacent to Southern Link Road.

### 2.2 Construction Activities and Staging

Construction is scheduled to commence in July 2022 and extend until July 2024. The construction activities will be staged and are summarised in **Table 2**.

**Table 2 Construction Staging**

Stage	Indicative Duration
Civil works	July 2023 – December 2023
Establishment of site sheds and fencing	July 2023
Warehouse and office construction	September 2023 – March 2024
Warehouse and office fit out	February 2024-July 2024

Construction activities include:

- Detailed excavation;
- Pouring of concrete slabs on ground and suspended slabs to the office building;
- Erection of structural steel warehouse;
- Install of retaining walls;
- Install of civil stormwater infrastructure;
- Roofing and cladding to warehouse;
- Internal fit out of warehouse and office;
- Install of loading dock facilities and building services; and
- Building carpark road, external paving and landscaping.

No vegetation clearing, bulk earthworks or supporting infrastructure will be required as part of Stage 8 as this has been approved and undertaken as part of Stage 1 in accordance with SSD 7348.

## 2.3 Construction Hours

Construction hours will be in accordance with Conditions 36 which are reproduced below:

*36. All construction works that involve the use of heavy vehicles, heavy machinery and other equipment likely to cause offence to adjoining properties, are restricted to the following hours in accordance with the NSW Department of Environment and Climate Change's "Interim Construction Noise Guideline" 2009.*

Activity	Day	Time
Construction	Monday – Friday Saturday No work is permitted on Sundays and Public Holidays.	7 am to 6 pm 7 am to 1 pm (if inaudible on neighbouring residential premises), otherwise 8am to 1pm

*In the event that the work relates to activities inside the building and does not involve external walls or the roof, and does not involve the interim use of equipment that emits offensive noise, then the works are not restricted to the hours stated above. The provisions of the Protection of the Environment Operations Act 1997 in regulating offensive noise also apply to all works.* The construction hours will be provided to all staff and contractors in the induction. The movements of staff and contractors will be recorded for this project.

## 2.4 Construction Contact Details

**Table 3** lists the key contacts during the construction of Buildings 4A and 4B.

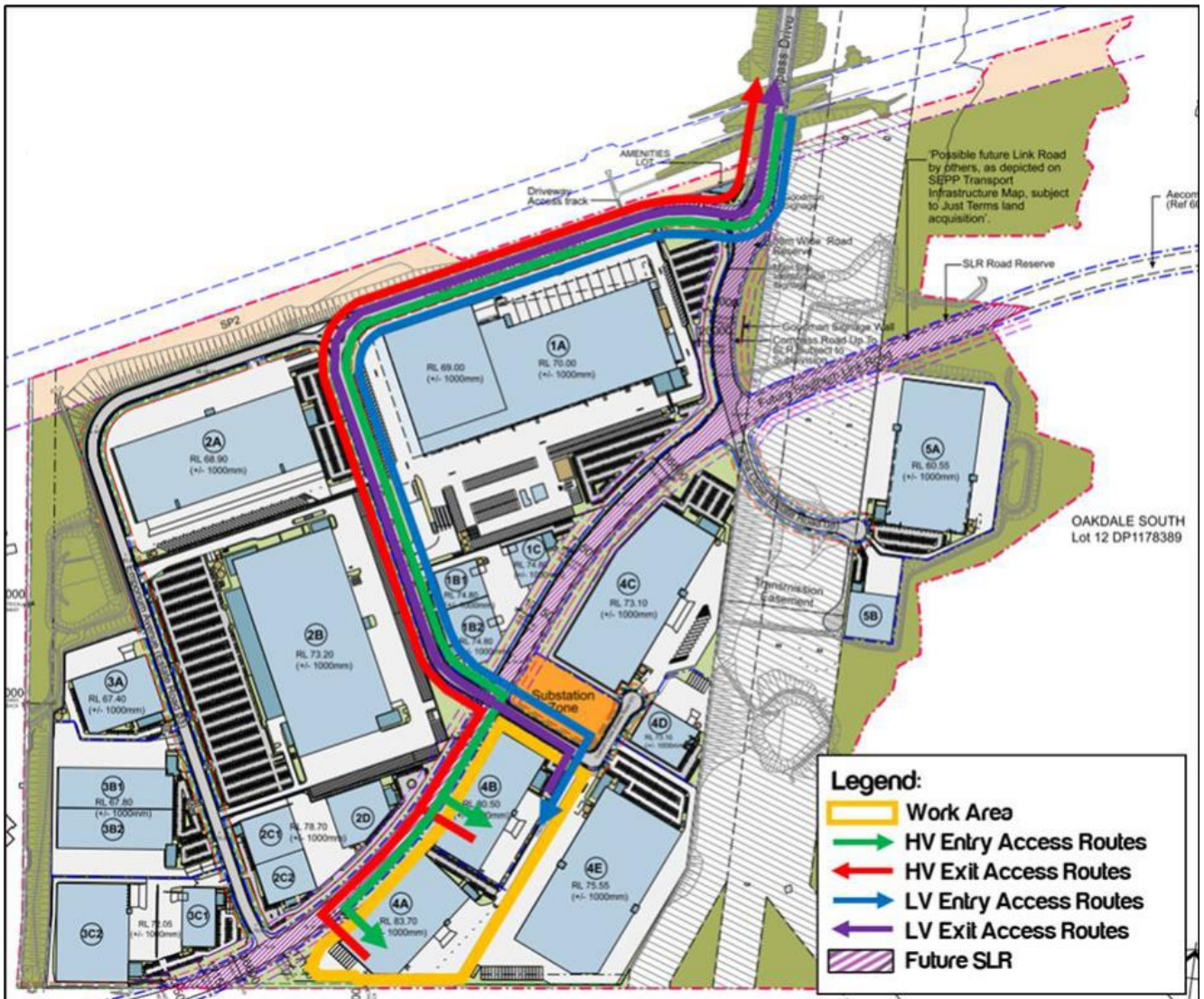
**Table 3 Construction Contact List**

Role	Name	Company	Contact Details
Project Principal/Superintendent	Rob Moody	Goodman	<a href="mailto:rob.moody@goodman.com">rob.moody@goodman.com</a>
Site Manager	Allistair Morris	Construction Contractor	<a href="mailto:amorris@ganstruct.com.au">amorris@ganstruct.com.au</a>
Contractor's Project Manager	Victoria Halls	Construction Contractor	<a href="mailto:vhalls@ganstruct.com.au">vhalls@ganstruct.com.au</a>
Contractor's WHS&E Advisor	Jacob Lourey	Construction Contractor	0439 344 448 <a href="mailto:jlourey@ganstruct.com.au">jlourey@ganstruct.com.au</a>
Environmental Representative	Carl Vincent	ERSED	0424 203 046 <a href="mailto:carl.vincent@ersed.com.au">carl.vincent@ersed.com.au</a>
Communications and Community Liaison Representative	Kiera Plumridge	SLR	0458 967 285 <a href="mailto:kplumridge@slrconsulting.com">kplumridge@slrconsulting.com</a>

## 2.5 Construction Site Access

Access to the site shall be available on Cuprum Close and the future SLR, as shown below. Trucks are expected to transport fill material between Lot 4C/4D and Lot 4A/4B via the future SLR. Vehicles should not use Bakers Lane to access the Site. Relevant truck routes are outlined within **Figure 5**.





Source: CTMP (Ason 2023)

**Figure 5 Construction Site Access Routes**

## 2.6 Contractor Car Parking

All contractor parking areas will be wholly within dedicated parking areas in the Oakdale West Estate. The engaged contractor shall nominate Contractor parking zones that do not obstruct any vehicle manoeuvre routes. The location of Contractor parking lots are expected to change as construction continues and encompasses various portions of the Site. Where possible, contractor car parking areas will be separated from truck movements.

### 3 Environmental Management Framework

#### 3.1 Environmental Policy

The Tenant promotes and encourages a sustainable environment throughout their business activities and sources supplies and services in ways that prevent pollution and promote compliance with legal and other requirements. As a result, an Environmental Policy has been developed and implemented, which will be implemented throughout the duration of the construction of Building 4A and 4B.

Construction Contractor Environmental Management System is certified by Global-Mark to ISO 14001:2016 Environmental Management Systems. A copy of the Environmental Policy is attached as **Appendix C**.

#### 3.2 Roles and Responsibilities

The key personnel responsible for environmental management during construction of Building 4A and 4B are listed in **Table 4**.

Where Goodman is nominated as having responsibility as the Applicant, this may be delegated to their specialist consultants and their contractors.

**Table 4 Personnel Responsible for Environmental Management**

Role	Responsibilities
Project Principal	<ul style="list-style-type: none"> <li>Environmental reporting responsibility associated with the development.</li> </ul>
Contract Superintendent	<ul style="list-style-type: none"> <li>Environmental reporting responsibility associated with the development.</li> </ul>
Project Manager	<ul style="list-style-type: none"> <li>Environmental reporting responsibility associated with the development.</li> </ul>
Contractor’s Project Manager	<ul style="list-style-type: none"> <li>Overall responsibility for environmental management and compliance;</li> <li>Oversee the implementation of this CEMP and request adequate resources to enable implementation of this CEMP;</li> <li>Report on the performance of the CEMP to the Project Manager for review and as a basis for system improvement;</li> <li>Liaise with Goodman to keep them informed of the project’s progress;</li> <li>Coordinate environmental inspections and reporting and authority liaisons;</li> <li>Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions;</li> <li>Direct reasonable steps be taken to avoid or minimise any unintended or adverse environmental impacts, and, failing the effectiveness of such steps, direct that the relevant actions cease immediately should an adverse impact on the environment be likely to occur.</li> <li>Attend the Environmental Review Group (ERG) meetings if ERG meetings are deemed necessary by the Environmental Consultant; and</li> <li>Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP.</li> </ul>

Role	Responsibilities
Contractor's National OHSE Manager	<ul style="list-style-type: none"> <li>• Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained;</li> <li>• Participate in risk and hazard identification and control;</li> <li>• Participate in incident investigations and management; and</li> <li>• Participate in health and safety inspections.</li> </ul>
All employees, contractors and subcontractors	<ul style="list-style-type: none"> <li>• Ensure familiarity, implementation and compliance with this CEMP and appended management plans;</li> <li>• Support Goodman's commitment to sustainability, 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 Project Manager without delay; and</li> <li>• Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.</li> </ul>

### 3.3 Statutory Requirements

#### 3.3.1 SSD 7348

The works at Buildings 4A and 4B will comply with the relevant conditions of SSD 7348.

SSD 7348 incorporates the approval of a 'Concept Proposal' to guide the future development of the estate and consent for the 'Stage 1 Development'. As such, conditions applicable to this CEMP are limited to those contained in Schedule B and Schedule C of SSD 7348.

Schedule D of SSD 7348 is specific to the Stage 1 Development (including the WNSLR) and is therefore generally not applicable to this CEMP. Notwithstanding this, where appropriate, relevant conditions have been considered and addressed to ensure a consistent and robust approach to the management of construction environmental impacts across the Oakdale West Estate. If there is any inconsistency between the plans and documentation referred to in Condition D2(c), the most recent document shall prevail to the extent of the inconsistency. The Project Manager will be notified if any inconsistencies are identified.

Relevant conditions of SSD 7348 to this CEMP and how they have been addressed are included in **Appendix D**.

#### 3.3.2 DA 22/1110

DA 22/1110 imposes a number of environmental performance and management requirements applicable to the construction of Lot 4A and 4B at Oakdale West. A copy of DA 22/1110 attached as **Appendix B**.

### 3.3.3 Other licences, permits, approvals and consents

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

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.

Additional licences, permits, approvals and consents required throughout operation as described in SSD 7348 and DA 22/1110 Consent Conditions, including the documents listed above in 1.1 and 1.2 are summarised in **Table 5**.

**Table 5 Other licences, permits, approvals and consents**

Licence, permit, approval or consent	Person Responsible	Timing	References / Notes
All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development.	Goodman	As required	SSD 7348 Condition B4

### 3.4 Inductions and Environmental Training

The Contractor's Project Manager will ensure that all employees and contractors involved in the construction of Buildings 4A and 4B at Oakdale West are appropriately inducted and trained prior to commencing work on site. Training in relation to environmental responsibilities and implementation of this CEMP will take place initially through the site induction training and then on an ongoing basis through 'toolbox talks' (or similar).

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

- Purpose and objectives of the CEMP;
- Requirements of due diligence and duty of care;
- Conditions of any environmental licences, permits and approvals;
- Potential environmental emergencies on site and the emergency response procedures (including the Emergency Spill Response Plan), locations and training in the use of emergency spill kits for spills on water and on land;
- Reporting, and notification and management requirements for pollution, contamination and other environmental incidents, and for damage and maintenance to environmental controls;
- High-risk activities and associated environmental safeguards i.e. earthworks, vegetation clearing, night works, operation and maintenance of concrete washouts, and washing, refuelling and maintenance of plant and equipment;
- the environmental sensitivity of all retained native vegetation, which are critically endangered ecological communities under both State and Federal legislation (Section 4 FFMP);

- 
- Legal duty of care to ensure that no deliberate or inadvertent clearing or damage resulting from the activities being undertaken;
  - The penalties that apply under both State and Federal legislation for any deliberate or inadvertent clearing or damage resulting from the activities being undertaken;
  - The stop work procedure required should any damage occur to native vegetation (refer Section 5).
  - Site-specific issues including:
    - Sound erosion and sediment control practices, water quality controls and sediment basin management (see **Section 4.6**);
    - Responsibilities under the *Heritage Act 1977* if an object of potential non-Aboriginal heritage is uncovered during construction;
    - The potential to encounter wildlife; and the stop works procedure that will be implemented in the event any fauna unexpectedly occurs (**see Section 4.9**);
    - Access into the Water NSW pipeline corridor is prohibited unless written access consent has been obtained from Water NSW;
    - Noise, vibration and air quality management controls (see **Sections 4.2, 4.3 and 4.4**);
    - Requirement to maintain surrounding property access for residences and businesses and to minimise disruptions to these properties for the duration of construction;
    - Location of reuse bins, washing, refuelling and maintenance of vehicles, plant and equipment;
      - Waste minimisation principles (see **Section 4.7**);
      - Identification, reporting and management of contaminated land (see **Section 4.11**); and
      - Incident management processes (see **Section 3.5**).

Toolbox talks 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 (including fauna or flora); and
- Outline the mitigations measures for the works and the area (see **Section 4**).

All employees conducting environmental training and site staff assigning work activities will demonstrate that they are competent and appropriately trained to train and manage construction site specific environmental issues.

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 works.



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

For the purposes of this CEMP, SSD 7348 describes 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. SSD 7348 describes a 'non-compliance' as an occurrence, set of circumstances or development that is a breach of the consent.

### 3.5.1 Performance Objective

To ensure that any incident and/or non-compliance caused by or relating to the construction of Buildings 4A and 4B is effectively responded to, and any resulting adverse environment and/or human health impact is promptly prevented or effectively managed.

### 3.5.2 Responsibility

The Contractor's Project Manager 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 immediately:

- Notify the Contractor's Project Manager who will notify Oakdale West's Environmental Representative (ER) 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.

### 3.5.3 Notification Requirements

#### 3.5.3.1 Incidents

Section 147 of the *Protection of the Environment Operations Act 1997* (POEO Act) defines material harm as:

- (a) *harm to the environment is material if:*
- (i) *it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial, or*
  - (ii) *it results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (or such other amount as is prescribed by the regulations), and*
- (b) *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.*

Notification responsibilities for incidents that have caused or threatened to cause material harm to the environment are detailed in Section 148 of the POEO Act. In summary, these are broadly categorised as:

### Duty of an employee or any person undertaking an activity:

Any person engaged as an employee or undertaking an activity with regard to Buildings 4A and 4B will, immediately after becoming aware of any potential incident (even if outside of normal business hours), notify the Contractor’s Project Manager who will notify the Environmental Consultant of the incident and all relevant information about it. The Contractor’s Project Manager will be available 24 hours a day, seven (7) days a week and will have the authority to stop or direct works.

### Duty of an employer or occupier of the premises to notify:

The employer or occupier of the premises (in this case, the ER) on which the incident occurred, who is notified (or otherwise becomes aware of) of the incident, will immediately notify the relevant authorities about the incident and all relevant information.

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; and
- Fire and Rescue NSW.

**Table 6** 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 6 Regulatory Authority Contact List**

Regulatory Authority / Stakeholder	Key Contact	Contact Details
Department of Planning and Environment (DPE)	Compliance Unit	1300 305 695 or 02 9228 6111 Major Projects website
Environment Protection Authority (EPA)	Environment Line	131 555 info@environment.nsw.gov.au
	Head office (Sydney)	02 9995 5000
Penrith City Council	Main switchboard	02 4732 777 council@penrith.city
Water NSW	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
	Incident Notification Number – 24 hours	1800 061 069	
NSW Public Health Unit	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
SafeWork NSW	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.	
Emergency Services	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 -	In case of emergency – 000

In accordance with Condition D135 of Development Consent SSD 7348, once Goodman becomes aware of an incident Goodman is required to immediately (within 24 hours) provide a written incident notification via email to the DPE and other relevant agencies of an incident, or potential incident, that causes (or may cause) harm to the environment. A detailed incident report (**Appendix F**) is then to be provided to the DPE within 30 days of the incident.

### 3.5.3.2 Non-Compliances

In accordance with Condition D136 of SSD 7348, the DPE will be notified in writing via the Major Projects website within seven days of becoming aware of any non-compliance.

D137 and D138 of SSD 7348 states a non-compliance notification will identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

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

#### i. Incidents and Non-Compliance Handling Procedure

Upon becoming aware of an incident and/or non-compliance, the procedure outlined below will be followed.

##### 1. Preventative Action

Where possible and safe to do so, immediate action will be taken to prevent, stop, contain and/or minimise the environmental impact of the incident and/or non-compliance.

In the unlikely event that an incident and/or non-compliance requires the evacuation of the site, actions will be completed in accordance with evacuation procedures. All employees and contractors are to be made aware of the location of emergency assembly areas through site inductions, signage and regular toolbox talks.



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## 2. Assistance

If adequate internal resources are not available and the incident and/or non-compliance threatens public health, property or the environment, it is essential that Fire and Rescue NSW be contacted by telephoning “000” for emergency assistance.

Contacting Fire and Rescue NSW does not negate the notification requirements in **Section 3.5.3**.

## 3. Notify

Under the provisions of the POEO Act, there is a duty to notify any incident that has caused or threatens to cause material harm to the environment and all relevant information about the incident. The specific duties to notify are outlined above in **Section 3.5.3**.

In the event of a serious incident or emergency, it is more than likely that Fire and Rescue NSW will take control and manage the required investigation and remedial activities. Any instructions issued will be strictly adhered to.

Condition D135 and Appendix 8 of Development Consent SSD 7348 requires that the DPE and other relevant authorities be provided with a written incident notification via email within 24 hours after the incident.

A written notification will:

- Identify the development and application number;
- Provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
- Identify how the incident was detected;
- Identify when the Applicant became aware of the incident;
- Identify any actual or potential non-compliance with conditions of consent;
- Describe what immediate steps were taken in relation to the incident;
- Identify further action(s) that will be taken in relation to the incident; and
- Identify a project contact for further communication regarding the incident.

Non-compliances will be notified in accordance with **Section 3.5.3.2**.

## 4. Investigate

Undertake immediate investigative work to determine the cause of the incident and/or non-compliance.

## 5. Remedial Action

Undertake appropriate remedial action to address the cause of the incident and/or non-compliance and mitigate any further environmental impact. In some instances, outside resources such as specialist contractors/consultants may be required.

## 6. Record

It is imperative that an honest assessment of the situation is carried out and documented in order to minimise the potential for similar events in the future. On this basis, every incident is to be recorded in the Construction Contractor’s Incident Report Form. A copy of the completed report will be maintained for at least five years by the Construction Contractor.

Condition D135 and Appendix 8 of Development Consent SSD 7348 requires that a detailed incident report be provided to the DPE within 30 days of the incident occurring.

The Event Notification Report will include:

- A summary of the incident;
- Outcomes of an incident investigation, including identification of the cause of the incident;
- Details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
- Details of any communication with other stakeholders regarding the incident.

All non-compliances are recorded in accordance with Condition D137 of SSD 7348.

## 7. Preventative Action

Once the incident and/or non-compliance has been suitably handled, appropriate measures will be identified and implemented to reduce the possibility of re-occurrence.

### 3.5.4 Incidents and Non-Compliance Register

An Incidents and Non-Compliance Register will be maintained during construction and will contain the following:

- A copy of the environmental incident and non-compliance notification requirements and handling procedure contained above in **Section 3.5.3** and **3.5.4**;
- Site evacuation procedures;
- A separate reference sheet containing the contact details for the contacts listed in **Table 4** and the contact details for the regulatory authorities listed in **Table 7**;
- Blank hard copies of Construction Contractor's Incident Report Form; and
- Copies of all completed Incident Report Forms, which are to be maintained for at least five years after the event to which they relate.

### 3.5.5 Minor Environmental Incidents

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 outlined in **Section 3.5.3**). Examples may include excessive dust impacts sighted by the project team or a small contained hydrocarbon spill that does not leave a site boundary and are cleaned up without residual on-site environmental harm (RMS 2018).

Minor environmental incidents will still be handled under the process outlined in **Section 3.5.4** except there will be no requirement for government notification. All minor or major incidents will be recorded in the Incidents Register, with details of the events also included in Oakdale West's Environmental Representative Monthly Report. A minor incident does not constitute a non-compliance with the Development Consent.

## 3.6 Complaints Response and Handling Procedure

All complaints will be handled in accordance with the sections below and the *Oakdale West Community Communication Strategy (CCS)* (SLR 2022b) (see **Appendix F**).

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### 3.6.1 Performance Objective

To ensure that all environmental complaints in relation to the construction of Buildings 4A and 4B at Oakdale West are promptly and effectively received, handled and addressed.

### 3.6.2 Responsibility

The Communications and Community Liaison Representative is responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental complaint. The induction and toolbox talks outlined in **Section 3.4** will be used to ensure all site employees are aware of and understand their obligations for complaints response.

All employees who take receipt of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager, who will then contact the Communications and Community Liaison Representative.

### 3.6.3 Complaints Handling Procedure

Upon becoming aware of a complaint, the protocol outlined below will be followed.

#### 1. Record and Acknowledge

Any employee who takes receipt of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager who will then contact the Communications and Community Liaison Representative. The Contractor's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. All relevant contact details are available in **Table 4**.

In the normal course of events, the first contact for complaints will usually be made in person or by telephone.

The complainant's name, address and contact details, along with the nature of the complaint, will be requested. If the complainant refuses to supply the requested information, a note will be made on the form and complainant advised of this.

#### 2. Assess and Prioritise

The Communications and Community Liaison Representative will prioritise all complaints by considering the seriousness of the complaint including risk to health and safety and will attempt to provide an immediate response via phone or email. This will be undertaken in accordance with the CCS (SLR 2022b).

#### 3. Investigate

A field investigation will be initiated in an attempt to confirm details relevant to the complaint and the cause of the problem. Any monitoring information and/or records at and around the time of the complaint will be reviewed for any abnormality or incident that may have resulted in the complaint.

If the complaint is due to an incident, the notification requirements and handling procedures outlined in **Section 3.5.3** and **3.5.4** respectively will be followed.

#### 4. Action or Rectify

Once the cause of the complaint has been established, every possible effort will be made to undertake appropriate action to rectify the cause of the complaint and mitigate any further impact. The Communications and Community Liaison Representative will assess whether the complaint is founded or unfounded and delegate the remediation of the issue to the Contractor's Project Manager for action, as required.

#### 5. Respond to Complainant

The Communications and Community Liaison Representative will oversee the rectification of the issue and respond to the complainant once the issue has been resolved. Where a complaint cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant within ten days.

#### 6. Record

It is imperative that an assessment of the situation is carried out and documented in order to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in in the CCS Complaints Register (**Appendix G**). A copy of the completed form will be maintained for at least five years. The complaint will also be recorded in the Complaints Register, as per **Section 3.6.4**.

#### 7. Preventative Action

Once the complaint has been suitably handled, appropriate measures will be identified and implemented to negate the possibility of re-occurrence. The Community Correspondence Register is not finalised until the preventative actions are completed and recorded on the form.

#### ii. Complaints Register

A Complaints Register will be maintained during construction and will contain the following:

- A copy of the environmental complaint handling procedure contained in **Section 3.6.3**;
- A separate reference sheet containing the contact details listed in **Table 4**, provided in **Appendix F**;
- Copies of all completed Complaint Forms which are to be maintained for at least five years after the event to which they relate.

### 3.7 Dispute Resolution

In the event that a dispute arises between Goodman and Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the construction of Buildings 4A and 4B at Oakdale West, 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 Goodman 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. If the matter escalates, a third party mediator may be required.

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

## 4 Environmental Management Commitments

Environmental aspects with the potential to be impacted through the construction of Buildings 4A and 4B are addressed in the following sub-sections. These issues have specific regulatory requirements imposed and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints. The tables in this section are a compliance management tool outlining how controls are to be implemented.

### 4.1 General

**Table 7** lists the general environmental controls that will be implemented throughout the construction of Buildings 4A and 4B to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

**Table 7 General Construction Environmental Management Controls**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All monitoring records will be maintained to demonstrate compliance with the CEMP, including: <ul style="list-style-type: none"> <li>• Site environmental inspection reports</li> <li>• Environmental monitoring data</li> <li>• Internal and external audit reports</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions</li> <li>• Minutes of management review meetings</li> <li>• Induction and training records</li> </ul>	Construction Contractor	For 5 years after completion date	Best practice
Construction employees and contractors will be suitably inducted and trained prior to commencing any work on site.	Construction Contractor	Prior to commencing construction and ongoing	CEMP Section 3.4
The incidents and complaints management strategies contained within Sections 3.5 and 3.6 will be implemented to ensure that any incidents and/or complaints relating to the construction activities are promptly and effectively addressed.	Construction Contractor	Ongoing	CEMP Sections 3.5 and 3.6
All licences, permits, approvals and consents as required by law will be obtained and maintained as required for the development.	Construction Contractor	Prior to commencing construction	SSD 7348 Condition B4

Environmental Management Control	Person Responsible	Timing Frequency	Reference / Notes
<p><b>Prior to the issue of a Construction Certificate</b>, the relevant construction certificate plans shall demonstrate the installation of a minimum 790 kW solar panel system (i.e. 420 kW for Lot 4A and 370 kW for Lot 4B).</p> <p>The system shall be operational within 12 months of the issue of any Occupation Certificate.</p> <p>Written confirmation shall be submitted to the Manager of Development Services at Penrith City Council once the system is installed and operation</p>	Construction Contractor	Prior to commencing construction	DA/1110 Condition 10
<p>During the construction phase of the development, the proponent shall have regard to, and adhere to the following technical guidelines issued by Endeavour Energy:</p> <ul style="list-style-type: none"> <li>• Work Near Underground Assets - Guide, Safework NSW, 2007</li> <li>• Electrical Safety for Building and Construction Workers, Endeavour Energy</li> <li>• Underground Cable Easement Approved Conditions, Endeavour Energy, 10/03/2020</li> <li>• Easements and Property Tenure, Endeavour Energy, 6 March 2017</li> <li>• Safety on the Job, Endeavour Energy</li> <li>• Safety Plan for Plumbers, Endeavour Energy</li> </ul>	Construction Contractor	Ongoing	DA/1110 Condition 12
Signage will be erected in accordance with DA22/1110 Condition 29.	Construction Contractor	Prior to commencing construction	DA22/1110 Condition 29
<p>30 Prior to the commencement of construction works:</p> <p>(a) Toilet facilities at or in the vicinity of the work site shall be provided at the rate of one toilet for every 20 persons or part of 20 persons employed at the site.</p> <p>(b) All excavations and back filling associated with the erection or demolition of a building must be executed safely and in accordance with the appropriate professional standards. All excavations associated with the erection or demolition of a building must be properly guarded and protected to prevent them from being dangerous to life or property.</p> <p>(c) If an excavation associated with the erection or demolition of a building extends below the level of the base of the footings of a building on an adjoining allotment of land, the person causing the excavation to be made.</p>	Construction Contractor	Prior to commencing construction	DA22/1110 Condition 30

Environmental Management Control	Person Responsible	Timing Frequency	Reference / Notes
(d) If the work involved in the erection or demolition of a building is likely to cause pedestrian or vehicular traffic in a public place to be obstructed or rendered inconvenient, or involves the enclosure of a public place, a hoarding or fence must be erected between the work site and the public place: <ul style="list-style-type: none"> <li>if necessary, an awning is to be erected, sufficient to prevent any substance from, or in connection with, the work falling into the public place,</li> <li>the work site must be kept lit between sunset and sunrise if it is likely to be hazardous to persons in the public place, and any such hoarding, fence or awning is to be removed when the work has been completed.</li> </ul>			

## 4.2 Noise

Construction noise relating to Buildings 4A and 4B works will be managed in accordance with the CNVMP (SLR 2023) prepared to support this CEMP, attached as **Appendix G**.

**Table 8** outlines the project specific Noise Management Levels (NMLs) to be adhered to during construction as outlined in the CNVMP (SLR 2023).

**Table 8 Project Specific Construction Noise Management Levels**

Receiver	Period	LAeq,15min Construction NMLs (dBA)	
		Standard Hours	Highly Noise Affected
N1, N7 & N8	Day	49	75
N9 – N14	Day	44	75
N2 & N6	Day	55 <sup>1</sup>	n/a

Note 1: Noise level of LAeq 55 dBA has been adopted, with consideration to the generally accepted 10 dB noise reduction typically achieved through a partially open window.

It is understood that a Noise Agreement between the applicant and receiver N3, N4 and N5 has been made. As such, no criteria are applicable at receivers N3, N4 and N5.

The environmental management controls in **Table 9** will be implemented to minimise the potential for adverse noise emissions from the construction of Buildings 4A and 4B.



**Table 9 Environmental Management Controls for Noise**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<b>Environmental Matters</b>			
The design and construction assumptions and recommendations detailed in the 'Noise & Vibration Assessment (Ref: RWDI# 2102730.07)' prepared by Wilkinson Murray RWDI Australia Pty Ltd and dated 17 March 2023 shall be implemented and incorporated into the design and construction of the development and shall be shown on plans accompanying the Construction Certificate application. This includes ensuring the warehouses are not temperature controlled.	Construction Contractor	Ongoing	DA 22/1110 Condition 19
Noise levels from the premises (including all associated plant and equipment) shall not exceed the relevant noise criteria detailed in the 'Noise & Vibration Assessment (Ref: RWDI# 2102730.07)' prepared by Wilkinson Murray RWDI Australia Pty Ltd and dated 17 March 2023, and consent SSD-7348 (as modified).  A certificate is to be obtained from a qualified acoustic consultant certifying that the buildings 4A and 4B, (including all associated mechanical plant and ventilation) have been constructed to meet the noise criteria.  This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.  The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.	Construction Contractor	Ongoing	DA 22/1110 Condition 20
<b>Project Planning</b>			
Less noise and vibration intensive construction techniques for rock breaking and concrete sawing will be used.	Construction Contractor	Ongoing	CNVMP / Best practice
Works will be completed during standard daytime construction hours outlined in <b>Section 2.3</b> .			
Truck routes to site will be in accordance with the approved Construction Traffic Management Plan.			
<b>Scheduling</b>			
Respite offers will be considered where high-noise works are predicted to exceed 75 dBA for residential receivers.  Respite offers will be considered for high-vibration works where the works are undertaken within the human comfort minimum working distances for all receiver types.  Consultation with these receivers will be undertaken to determine appropriate respite periods, such as exam periods for schools.	Communications and Community Liaison Representative	Ongoing	CNVMP / Best practice

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Duration respite will be considered where it may be beneficial to the sensitive receivers to increase the duration of blocks of work or number of consecutive periods in order to complete the works more quickly. The project team will engage with the community where Duration Respite is considered in accordance with the CCS.	Communications and Community Liaison Representative	Ongoing	CNVMP / Best practice
Notification detailing work activities, dates and hours, impacts and mitigation measures, indication of work schedule over the night time period, any operational noise benefits from the works (where applicable) and contact telephone numbers will be undertaken in accordance with the CCS.			
<b>Site Layout</b>			
Compounds and worksites will be designed to promote one-way traffic and minimise the need for vehicle reversing.	Construction Contractor	Ongoing	CNVMP / Best practice
Where practicable, work compounds, parking areas, and equipment and material stockpiles will be positioned away from noise-sensitive locations and take advantage of existing screening from local topography.			
Equipment that is noisy will be started away from sensitive receivers			
<b>Training</b>			
Training will be provided to all personnel on noise and vibration requirements for the project. Inductions and toolbox talks to be used to inform personnel of the location and sensitivity of surrounding receivers.	Construction Contractor	Ongoing	CNVMP / Best practice
<b>Plant and Equipment Source Mitigation</b>			
Where practicable, tonal reversing alarms (beepers) will be replaced with non-tonal alarms (squawkers) on all equipment in use (subject to occupational health and safety requirements).	Construction Contractor	Ongoing	Best practice
Noisy equipment will be sited behind structures that act as barriers, or at the greatest distance from the noise-sensitive area; or orienting the equipment so that noise emissions are directed away from any sensitive areas, to achieve the maximum attenuation of noise.			
Noise generating equipment will be regularly checked and effectively maintained, including checking of hatches/enclosures regularly to ensure that seals are in good condition and doors close properly against seals.	Construction Contractor	Ongoing	Best practice
Dropping materials from a height will be avoided.			

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Loading and unloading will be carried out away from noise sensitive areas, where practicable.			
Trucks will not queue outside residential properties. Truck drivers will avoid compression braking as far as practicable.			
Truck movements will be kept to a minimum, i.e. trucks are fully loaded on each trip.			
<b>Community Consultation</b>			
Notifications will be provided to the affected community where high impacts are anticipated or where out of hours works are required. Notification will be a minimum of 24 hours. Refer to the CCS.	Communications and Community Liaison Representative	Ongoing	CNVMP / Best practice
Where complaints are received, work practices will be reviewed and feasible and reasonable practices implemented to minimise any further impacts. Refer to <b>Section 3.6</b> .			
<b>Monitoring</b>			
Noise and/or vibration monitoring will be conducted (as appropriate) when noise/vibration intensive works are being undertaken in close proximity to sensitive receivers.	Construction Contractor	Ongoing	CNVMP / Best practice
Noise and/or vibration monitoring will be conducted (as appropriate) in response to any complaints received to verify that levels are not substantially above the predicted levels.			
Refer to <b>Section 5</b> for full details of monitoring requirements.			
<b>Roles and Responsibilities</b>			
All personnel will be made aware of their role and responsibilities to comply with the CNVMP.	Construction Contractor	Ongoing	CVNMP Section 10

### 4.3 Vibration

Vibration during the construction of Buildings 4A and 4B will be managed in accordance with the CNVMP (SLR 2023) prepared to adhere to best practice standards, and attached as **Appendix G**.

The vibration dose values (VDVs) recommended in the EPA's *Assessing Vibration: a technical guideline* (2006) for vibration of an intermittent nature are listed in **Table 10**.

**Table 10 Acceptable Vibration Dose Values for Intermittent Vibration**

Location	Daytime <sup>1</sup>		Night-time <sup>1</sup>	
	Preferred Value	Maximum Value	Preferred Value	Maximum Value
Residences	0.20	0.40	0.13	0.26
Offices, schools, educational institutions and places of worship	0.40	0.80	0.40	0.80
Workshops	0.80	1.60	0.80	1.60

Note 1: Daytime is 7:00 am to 10:00 pm and night-time is 10:00 pm to 7:00 am.

The recommended safe working distances for vibration intensive construction plant are listed in **Table 11**. These recommendations are for the practical management of potential vibration to minimise the likelihood of cosmetic damage to buildings and disturbance or annoyance in humans.

**Table 11 Recommended Safe Working Distances for Vibration Intensive Plant**

Plant Item	Rating / Description	Minimum Distance		
		Cosmetic Damage		Human Response (NSW EPA Guideline) <sup>1</sup>
		Residential and Light Commercial (BS 7385) <sup>1</sup>	Heritage Items (DIN 4150 Group 3) <sup>2</sup>	
Vibratory Roller	< 50 kN (Typically 1-2t)	5 m	11 m	15 m to 20 m
	< 100 kN (Typically 2-4t)	6 m	13 m	20 m
	< 200 kN (Typically 4-6t)	12 m	15 m	40 m
	< 300 kN (Typically 7-13t)	15 m	31 m	100 m
	> 300 kN (Typically 13-18t)	20 m	40 m	100 m
	> 300 kN (Typically > 18t)	25 m	50 m	100 m
Small Hydraulic Hammer	300 kg – 5 to 12t excavator	2 m	5 m	7 m
Medium Hydraulic Hammer	900 kg – 12 to 18t excavator	7 m	15 m	23 m
Large Hydraulic Hammer	1600 kg – 18 to 34t excavator	22 m	44 m	73 m
Vibratory Pile Driver	Sheet piles	2 m to 20 m	5 m to 40 m	20 m
Pile Boring	≤ 800 mm	2 m (nominal)	5 m	4 m
Jackhammer	Hand held	1 m (nominal)	3 m	2 m

Note 1: Criteria reference from Roads and Maritime CNVG.

Note 2: Criteria reference from DIN 4150.

The environmental management controls in **Table 12** will be implemented to minimise the potential for adverse vibration impacts from the construction of Buildings 4A and 4B.

**Table 12 Environmental Management Controls for Vibration**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<b>Vibration</b>			
<p>Noise levels from the premises (including all associated plant and equipment) shall not exceed the relevant noise criteria detailed in the 'Noise &amp; Vibration Assessment (Ref: RWDI# 2102730.07)' prepared by Wilkinson Murray RWDI Australia Pty Ltd and dated 17 March 2023, and consent SSD-7348 (as modified).</p> <p>A certificate is to be obtained from a qualified acoustic consultant certifying that the buildings 4A and 4B, (including all associated mechanical plant and ventilation) have been constructed to meet the noise criteria.</p> <p>This certificate is to be submitted to the Principal Certifying Authority prior to the issue of an Occupation Certificate.</p> <p>The provisions of the Protection of the Environment Operations Act 1997 apply to the development, in terms of regulating offensive noise.</p>	Construction Contractor	Ongoing	DA 22/1110 Condition 20
Where works are required within the minimum working distances, vibration monitoring will be undertaken to confirm that vibration is within acceptable levels.	Construction Contractor	Ongoing	CNVMP / Best practice
Where there is a risk that vibration activities may cause damage to nearby structures and buildings or if these are located within the minimum working distance from the construction activity, a building condition inspection will be undertaken at least three weeks before the construction activity commences.			
The Building Condition Inspection Reports will contain photographs of the inspected properties and include details of the inspectors' qualification and expertise, together with a list of any identified defects, where relevant. The reports will be submitted to the owner of each property and to Goodman before the commencement of any vibration intensive activities.		Before and after any vibration activities within minimum distances	
A copy of the Building Condition Inspection Reports and CNVMP will be submitted to Goodman at least 10 working days prior to commencement of piling, excavation by hammering or ripping, compaction, demolition operations, or any activity which may cause damage through vibration.			

#### 4.4 Air Quality

Construction air quality will be managed in accordance with the CAQMP (SLR 2023a) prepared to support this CEMP, attached as **Appendix H**.

The CAQMP will be implemented during the construction of Buildings 4A and 4B at Oakdale West to ensure that acceptable levels of amenity are maintained for surrounding residents and the relevant ambient air quality criteria are complied with for particulate matter at surrounding receptor locations.

The environmental controls in **Table 13** will be implemented to minimise the potential for adverse dust emissions and impacts during the construction.

Note: **Table 13** is replicated as Table 7 in the CAQMP.

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

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<b>Environmental Matters</b>			
Dust suppression techniques are to be employed during all works to reduce any potential nuisances to surround properties.	Construction Contractor	Ongoing	DA 22/1110 Condition 13
<b>Communications</b>			
The Community Communications Strategy will be implemented.	Communications and Community Liaison Representative	Prior to commencing construction and ongoing	Best practice
The name and contact details of person(s) accountable for air quality and dust issues will be displayed on the site boundary. This may be the Contractor's Project Manager.	Construction Contractor		
The head or regional office contact information will be displayed on site signage.			
<b>Site Management</b>			
All dust and air quality incidents will be undertaken as per Section 3.5 of the CEMP.	Construction Contractor	Ongoing	CEMP Section 3.5
All dust and air quality complaints will be undertaken as per Section 3.6 of the CEMP.			CEMP Section 3.6
Where excessive dust events occur (i.e. prolonged visual dust in a particular area), additional watering of dust producing activities will be undertaken or activities temporarily halted until such times that the dust source is under control.		During excessive dust events	Best practice
Horsley Park Bureau of Meteorology station weather forecast will be reviewed daily (i.e. wind, rain) to inform site dust management procedures for the day.		Daily	
<b>Preparing and Maintaining the Site</b>			
All reasonable steps to minimise dust generated will be undertaken during construction.	Construction Contractor	Ongoing	Best practice
Exposed surfaces and stockpile will be suppressed by regular watering or use of approved dust suppressants.			

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Land stabilisation works will be carried out in such a way on site to minimise exposed surfaces.			
Dust generating activities in areas close to receptors will be closely monitored and additional mitigation applied as required to best manage potential dust emissions			
Stockpiles that will be in place for more than 20 days and are not actively used as well as any stockpiles that are susceptible to wind or water erosion will be suitably protected from erosion within 10 days of the establishment of each stockpile. Temporary stabilisation of disturbed surfaces will be undertaken within two weeks of the stockpile being established.			
Site fencing and barriers will be kept clean using wet methods.			
<b>Operating Vehicle/Machinery and Sustainable Travel</b>			
Trucks associated with construction works will not track dirt off site and onto the public road network.	Construction Contractor	Ongoing	Best practice
Project access roads used by delivery trucks will be kept clean.			
All on-road vehicles will comply with relevant vehicle emission standards (prescribed by the NSW RMS), where applicable, and will be maintained in good condition, in accordance with manufacturer's specifications and POEO Act.			
Delivery trucks will switch off engines whilst undertaking a delivery on-site, if idling time is likely to exceed 5 minutes.			
Vehicle speed limit restrictions are implemented on site, including: <ul style="list-style-type: none"> <li>• General - 20km/h</li> <li>• High risk area - 10km/h</li> <li>• Haul routes – 50 km/h</li> </ul>			
Truck queuing and unnecessary trips will be minimised through logistical planning and by the identification and use of specific park up/hold areas away from the Project.			
<b>Operations</b>			
Only cutting, grinding or sawing equipment fitted with suitable dust suppression systems, such as water sprays will be used.	Construction Contractor	Ongoing	Best practice

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Adequate water supply will be available on the site for effective dust/particulate matter suppression/mitigation using a combination of potable and non-potable water sources.			
Water carts will be used on all denuded or exposed surfaces and unsealed roads to minimise dust emissions.	Construction Contractor	Ongoing	Best practice
Equipment, inclusive of, but not limited to Environmental spill kits will be readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.			
Works will be assessed during strong winds or in weather conditions where high levels of airborne particulates may potentially impact the sensitive receivers. Continual monitoring of wind speed and direction will be undertaken to guide this decision and ensure that adequate mitigation measures are undertaken		Continuously and during high winds	
<b>Waste Management</b>			
No waste materials, timbers or any other combustible materials will be burnt on site.	Construction Contractor	Ongoing	Best practice
<b>Earthworks</b>			
Scopes of work will be planned in such a way to assist in minimising the duration that surfaces are left denuded.	Construction Contractor	Ongoing	Best practice
Rehabilitation of disturbed surfaces will be undertaken within 20 days of final construction levels.		Within 20 days of final construction levels	
If unanticipated strong odours or significant visual dust emissions are noted or observed on site, an investigation will be undertaken by the Construction Contractor Project Manager to identify the scope of work or source of the emission prior to undertaking and applying any additional mitigation measures.		Ongoing	
<b>Construction</b>			
Sand and other aggregates will not be allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	Construction Contractor	Ongoing	Best practice
<b>Trackout</b>			
Water-assisted road sweeper(s) will be used on an as required basis should any material be tracked out of the site.	Construction Contractor	Ongoing	Best practice



Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Record all regular inspections and maintenance undertaken of site haul routes and project related access roads in a site log book.			
A wheel washing system and/or cattle grid system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site) will be implemented.			
<b>Demolition</b>			
Ensure effective water suppression of dust is used during demolition operations.	Construction Contractor	Ongoing	Best practice
Bag and remove any biological debris or damp down such material before demolition.			

## 4.5 Traffic

Construction traffic will be managed in accordance with the Construction Traffic Management Plan (CTMP) (Ason 2023) prepared to support this CEMP and is attached as **Appendix I**.

The CTMP seeks to minimise traffic impacts on the surrounding road network, ensure safety and efficiency for workers, pedestrians and other road users, and provide information regarding the construction vehicle access routes and any changed road conditions.

The anticipated vehicle movements generated by the construction of the Site have been estimated having consideration of the likely requirements for construction staff, plant, equipment and haulage. The anticipated construction schedule has been provided by the contractor, with the estimated traffic volumes are as follows:

- AM Peak 54 movements per hour (movements, in and out combined);
- PM Peak 54 movements per hour (movements, in and out combined); and
- Daily Total 624 daily movements (movements, in and out combined).

The environmental management controls in **Table 14** will be implemented to ensure road safety and network efficiency during construction.

**Table 14 Environmental Management Controls for Traffic**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Mud and soil from vehicular movements to and from the site must not be deposited on the road	Construction Contractor	Ongoing	DA 22/1110 Condition 14
All vehicles shall enter and leave to site in a forward direction.	Construction Contractor	Ongoing	DA 22/1110 Condition 50
Emergency vehicle access to and from the Site will be available at all times while the site is occupied by construction activities.	Drivers / Construction Contractor	Ongoing	CTMP Section 2.3

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
The delivery of any oversized plant or structure that require special arrangements to transport along public roads will require approval from the National Heavy Vehicle Regulator (NHVR) and Council.	Drivers / Construction Contractor	Ongoing	CTMP Section 2.3
Drivers will not use Bakers Lane for access to and from the Site.	Drivers / Construction Contractor	Ongoing	CTMP Section 3.1, 4.1.3 and 5.2
All construction vehicles will access the site via Compass Drive, the Link Road, Tundra Close and Emporium Ave and Sepia Rd as shown in Figure 5.	Drivers / Construction Contractor	Ongoing	CTMP Section 3.1
Any TGS shall maintain a suitable level of access past work areas for pedestrians or cyclists at all times.	Construction Contractor	Ongoing	CTMP Section 3.2
A bus route is available from St Marys Train Station to Oakdale West Estate for additional access for construction workers.	Construction Contractor	Ongoing	CTMP Section 3.3
A schedule for deliveries of materials and goods will be established on the previous day, and Traffic Controllers will maintain radio contact with construction vehicles at all times.	Construction Contractor	Ongoing	CTMP Section 4.1.3
At no stage will queueing occur on the public road network. In the event that vehicles are required to use a layover prior to arrival at site, they will laydown within Tundra Close before arriving to site in order to avoid any on-street queueing.	Construction Contractor	Ongoing	CTMP Section 4.1.3
Future contractors shall prepare Vehicle Movement Plans (VMP) for on-site circulation for key stages generating more than 60 truck movements (30 in, 30 out) per day, as per Section 4.1.3 of the CTMP.	Construction Contractor	As required	CTMP Section 4.1.3
Contractors shall nominate the parking zones without obstructing any vehicle manoeuvre routes. The location of Contractor parking lots are expected to change as construction continues and encompasses various portions of the Site.	Construction Contractor	Ongoing	CTMP Section 4.2.2
Vehicles will be tracked upon entry and exit of the Site's access to ensure that vehicles are abiding by both the timed restrictions and construction volume constraints.	Construction Contractor	Ongoing	CTMP Section 4.2.3
All material loading will occur within the construction site boundary.	Construction Contractor	Ongoing	CTMP Section 4.2.4
No loading will occur outside of the provisioned areas	Construction Contractor	Ongoing	CTMP Section 4.2.4
Equipment, materials and waste will be kept within the construction site boundary.	Construction Contractor	Ongoing	CTMP Section 4.2.4

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
During latter stages of construction, tie in works will be required within the kerbside of Emporium Avenue and Sepia Road. All materials handling shall be undertaken off the public roadway, however in the event materials handling are required from the roadway, then prior approval shall be sought and obtained from the relevant Authorities. Noting that Estate Roads are currently in private ownership, this would require consent of the Estate Management and be subject to special management.	Construction Contractor	Ongoing	CTMP Section 4.2.4
An application to Council will be submitted in the event that any special or discreet work activities require the use of kerbside parking for the purposes of a Works Zone.	Construction Contractor	As required	CTMP Section 4.2.5
Temporary exclusion fencing will be erected along the entire boundary of the site and will be maintained for the duration of the construction program. The fencing is to ensure unauthorised persons are kept out of the Site.	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 4.2.6
Site access gates would be provided within Tundra Close and will be closed at all times outside of the permitted construction hours	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 4.2.6
Pedestrians and cyclists using the footpath fronting the Site are to be managed using pedestrian boom gates or equivalent, as outlined in Section 4.2.7 of the CTMP.	Construction Contractor	Ongoing	CTMP Section 4.2.7
Chain mesh construction fencing will be provided along all site frontages accessible by the public to prevent unwanted pedestrian and/or cyclist access.	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 4.2.7
Any Signage and/or line marking to be installed as a result of these construction works shall be installed as per Council's Engineering Construction Specification for Civil Works document (October 2017).	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 4.2.8
Traffic Guidance Schemes (TGSs) will be prepared, approved and updated in accordance with Section 4.2.9 of the CTMP.	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 4.2.9
Safety to motorists and pedestrians throughout the area will be maintained during construction through the preparation and execution of TGS's, which will be monitored and updated accordingly throughout the project.	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 6.2
All drivers will adhere to the Driver Code of Conduct and Responsibilities outlined in Section 5 of the CTMP.	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 4.2.1 Section 5

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Drivers are to be issued with a copy of the Drivers Code of Conduct if driving any vehicle for work-related purposes.	Construction Contractor	Prior to commencing construction and ongoing	CTMP Section 5.2 and 5.3
Management will take all steps necessary to ensure company vehicles are as safe as possible, in accordance with Section 5.4 of the CTMP.	Construction Contractor	Ongoing	CTMP Section 5.4
If a vehicle crash or incident occurs, the procedure outlined in Section 5.5 of the CTMP will be followed.	Construction Contractor	Following a vehicle crash or incident	CTMP Section 5.5
The environmental mitigation measures outlined in Section 5.6 will be adhered to.	Construction Contractor	Ongoing	CTMP Section 5.6
Noting that construction works for the remainder of the OWE infrastructure and Building works will still be underway, each contractor shall liaise regularly in order to avoid any conflict of large deliveries and to ensure that the cumulative construction impacts are minimised and do not exceed approved operational limits.	Construction Contractor	Ongoing	CTMP Section 6.3
The CTMP will be reviewed in accordance with Section 7.1 of the CTMP.	Construction Contractor	Monthly, at minimum	CTMP Section 7.1

## 4.6 Soil and Water

The following documents have been prepared to ensure appropriate soil and water management during the construction of Buildings 4A and 4B:

- Soil and Water Management Plan (SWMP) (Rubicon Enviro 2022) – attached as **Appendix J(A)**. The SWMP aims to ensure appropriate controls and procedures are implemented during construction activities to avoid or minimise erosion and sedimentation impacts and potential impacts to water quality in creeks, waterways and groundwater along the project corridor.
- Erosion and Sediment Control Plan (ESCP) (Rubicon Enviro 2022) – attached as **Appendix J**. The ESCP aims to reduce the potential for risk of environmental impacts caused by erosion and sedimentation associated with project activities.

While these documents should be referred to for specifics, the environmental management controls are summarised in **Table 15**.

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

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<b>General</b>			
No fill material shall be imported to the site until such time as a certificate demonstrating that the material is suitable has been submitted to, considered and approved by Council.	Construction Contractor	Ongoing	DA 22/1110 Condition 15

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
An appropriately qualified person/s shall supervise all filling works.	Construction Contractor	Ongoing	DA 22/1110 Condition 15
<p>Upon completion of filling works, carry out an independent review of all documentation relating to the filling of the site and submit a review findings report to Council and any Principal Certifying Authority.</p> <p>All fill material documentation is to (at minimum):</p> <ul style="list-style-type: none"> <li>be prepared by an appropriately qualified person with consideration of all relevant guidelines, standards, planning instruments and legislation (e.g. EPA, NEPM, ANZECC, NH&amp;MRC),</li> <li>clearly state the legal property description of the fill material source site and the total amount of fill tested,</li> <li>provide details of the volume of fill material to be used in the filling operations,</li> <li>provide a classification of the fill material to be imported to the site in accordance with the NSW Environment Protection Authority's "Waste Classification Guidelines" 2014, and (based on the fill classification) determine whether the fill material is suitable for its intended purpose and land use and whether the fill material will or will not pose an unacceptable risk to human health or the environment.</li> </ul>	Construction Contractor	On completion of filling works	DA 22/1110 Condition 15
Certify by way of a Compliance Certificate or other written documentation that fill materials have been placed on the site in accordance with all conditions of this consent and that the site will not pose an unacceptable risk to human health or the environment.			
Submit a copy of the Compliance Certificate or other documentation to Council and any Principal Certifying Authority.			
<p>Where a building is to take place on any land that is to be filled, such filling is to be compacted in accordance with AS3798-1996. Certification is to be submitted to the Principal Certifying Authority by a Geotechnical Engineer verifying that the work has been undertaken prior to the commencement of the construction of any building.</p> <p>If Penrith City Council is not the Principal Certifying Authority, a copy of the certification is to be submitted to Council for their reference.</p>	Construction Contractor	On completion of filling works	DA 22/1110 Condition 16
Planning, permits and personnel for soil and water management activities and controls will be managed as per Table 9 in the ESCP.		Ongoing	ESCP Section 9
Training will be provided to all project personnel, including relevant sub-contractors on sound erosion and sediment control practices and the requirements from this plan through inductions, toolbox talks and pre-start briefings.		Pre-construction / Ongoing	SWMP Section 6

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
A Project Soil Conservationist (Certified Professional in Erosion & Sediment Control - CPESC) will be engaged and consulted throughout construction to provide advice and review SWMP preparation, erosion and sediment control design, installation, maintenance and the development of Progressive Erosion and Sediment Control Plans (PESCPs).	Construction Contractor	Pre-construction / Ongoing	SSD 7348 Condition D80(a) SWMP Section 6
Environmental Work Method Statements (EWMSs) may be required to be prepared and implemented to manage soil and water impacts for activities assessed as having high environmental risk (see SWMP Section 6 (SW3) for further examples of these activity types).		Ongoing	SWMP Section 6
Contaminated soils and Acid Sulfate Soils and / or Potential Acid Sulfate Soils are to be managed in accordance with the ESCP (see <b>Appendix L</b> ).		Pre-construction / Ongoing	SWMP Section 6
<b>Erosion and Sediment Control</b>			
Sediment and erosion control measures shall be installed in accordance with the approved Construction Certificate and to ensure compliance with the Protection of the Environment Operations Act 1997. The erosion and sediment control measures shall remain in place and be maintained until all disturbed areas have been rehabilitated and stabilised.	Goodman / Construction Contractor	Prior to construction / Construction	DA 22/1110
The Primary ESCP, prepared by the Soil Conservationist (CPESC) includes arrangements for managing wet weather events, including monitoring of potential high-risk events (such as storms) and specific controls and follow-up measures to be applied in wet weather. The ESCP is to be referred to and considered when preparing progressive erosion and sediment control plans.	Construction Contractor / Project Soil Conservationist	Pre-construction / Ongoing	SSD 7348 Condition D80(a) SWMP Section 6 (SW5) ESCP <b>Appendix L</b>
Progressive Erosion and Sediment Control Plans (PESCPs) will be prepared and implemented in advance of construction. PESCPs will be updated as required.	Construction Contractor / Project Soil Conservationist	Pre-construction / Ongoing	SSD 7348 Condition D81 SWMP Section 6 (SW6) ESCP Section 7.4 and 7.5 ESCP <b>Appendix L</b>
Harstand material, rumble grids, wheel wash facilities or similar will be provided at exit points from construction areas onto public roads to minimise the tracking soil and particulates onto public roads	Construction Contractor	Pre-construction/ Construction	SWMP Section 6 (SW6)

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan ( <b>Appendix L</b> ) included in the CEMP required by condition C2.	Goodman / Construction Contractor	Prior to construction / Construction	SWMP Section 6 (SW7)
Erosion and sediment controls for the site will be implemented in accordance with Section 6 of the SWMP (SW8-SW14).	Construction Contractor	Pre-construction / Ongoing	SSD 7348 Condition D80(c) SWMP Section 6
Key management strategies to mitigate potential erosion and sediment impacts will be followed in accordance with Section 7.4 of the ESCP.	Construction Contractor	Ongoing	ESCP Section 7.4
A structured erosion and sediment control training program will be implemented for all relevant site personnel in the form of inductions, toolbox talks and workshops / training presentations.	Construction Contractor	Ongoing	ESCP Section 7.4 and Section 7.6
A thorough inspection and maintenance program will be developed to monitor, record and schedule actions for maintenance and upgrades of controls, rectification works, and sediment removal and handling.	Construction Contractor	Ongoing	ESCP Section 7.4 and Section 7.7
A procedure will be established to monitor forecast weather events and implementing response plans for significant wind or rainfall events and flooding.	Construction Contractor	Ongoing	
Timely and progressive stabilisation will be undertaken of disturbed areas prior to final landscaping.	Construction Contractor	Ongoing	ESCP Section 7.4 and Section 9
Stabilisation measures will be monitored, and prompt and effective revegetation and permanent stabilisation promoted. The erosion and sediment control measures required for Project areas during the various construction areas will be determined by reference to the guidance and measures detailed in Appendix D of the 'Blue Book' Volume 2D: Main Road Construction 2007. Commonly employed methods and techniques that may be likely to be utilised on the Project are detailed in Table 9 of the ESCP.	Construction Contractor	Ongoing	ESCP Section 7.4 and Section 9
The ESCP is based on the assumption that controls will generally be installed in the progression outlined in Section 8 of the ESCP	Construction Contractor	Ongoing	ESCP Section 8



Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Sediment and Pollution Controls for soil and water management activities will be managed as per Table 9 in the ESCP.	Construction Contractor	Pre-construction / Ongoing	ESCP Section 9
<b>Stockpiles</b>			
Stockpiles will be managed in accordance with Section 6 of the SWMP.	Construction Contractor	Pre-construction / Ongoing	SSD 7348 Condition D80(c) SWMP Section 6 (SW15)
Clearing, site establishment, topsoil stripping and stockpiling will be managed as per Table 9 in the ESCP	Construction Contractor	Pre-construction / Ongoing	ESCP Section 9
<b>Sediment Basins</b>			
Construction sediment basins will be designed and constructed in accordance with the requirements and procedures detailed in the Blue Book Volume's 1 and 2D. The construction sediment basin design/s, restoration and revegetation methodology will be formulated and/or reviewed by the Project Soil Conservationist.	Construction Contractor	Prior to construction / Construction	SWMP Section 6 (SW15)
Sediment basins will be designed and managed in accordance with Section 6 of the SWMP (SW16-SW28).	Construction Contractor	Pre-construction / Ongoing	SSD 7348 Condition D81 & D82 SWMP Section 6
A sediment basin management register will be maintained for each sediment basin that records; <ul style="list-style-type: none"> <li>personnel approving the dewatering activities;</li> <li>time &amp; date;</li> <li>water quality test results and estimated volumes for each discharge.</li> </ul>	Construction Contractor	Ongoing	SWMP Section 6 ESCP <b>Appendix L</b>
The Sediment Basin Management and Dewatering Procedure will be referred to for actions to be taken for site dewatering in general and specific measures for the construction and maintenance of sediment basins including steps to be taken prior to any discharge.	Construction Contractor	Ongoing	ESCP <b>Appendix L</b>
<b>Dewatering</b>			
Personnel responsible for approval and/or carrying out dewatering activities will be adequately trained and inducted on the dewatering procedures and requirements.	Construction Contractor	Ongoing	SWMP Section 6 (SW24)



Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Dewatering activities will be managed in accordance with Section 6 of the SWMP (SW25-SW28).	Construction Contractor	Ongoing	SSD 7348 Condition D81 & D82 SWMP Section 6 ESCP <b>Appendix L</b>
Drainage and water management will be managed as per Table 9 in the ESCP.	Construction Contractor	Ongoing	ESCP Section 9
<b>Site stabilisation and restoration</b>			
Site stabilisation and restoration activities will be managed in accordance with Section 6 of the SWMP (SW29-SW31).	Construction Contractor	Ongoing / Post Construction	SSD 7348 Condition D80(c) SWMP Section 6
<b>Spill prevention and response</b>			
Spill prevention and response will be managed in accordance with Section 6 of the SWMP (SW32-SW33).	Construction Contractor	Ongoing	SSD 7348 Condition D82 and D109-D110 SWMP Section 6

## 4.7 Waste

Construction waste will be managed in accordance with the Waste Management Plan (WMP) (SLR 2022d) prepared to support the EIS and attached as **Appendix K**.

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse waste impacts from the construction of Buildings 4A and 4B.

**Table 16 Environmental Management Controls for Waste**

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
All resulting waste materials stored on-site are to be contained within a designated area such as a waste bay or bin to ensure that no waste materials are allowed to enter the stormwater system or neighbouring properties. The designated waste storage areas are to be fully enclosed when the site is unattended.	Construction Contractor	Ongoing	DA 22/1110 Condition 17

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes	
Waste materials associated with the construction phase of the development are to be classified and disposed of at a lawful waste facility, or, if suitable, re-used or recycled in accordance with the approved Waste Management Plan. All receipts and supporting documentation must be retained in order to verify lawful disposal of materials and are to be made available to Penrith City Council on request.			DA 22/1110 Condition 19	
Waste avoidance and minimisation measures from the WMP will be implemented to meet construction waste recycling and landfill reduction targets.			WMP Section 5	
Suitable measures will be implemented to manage pests, vermin and declared noxious weeds on the Site.			Best Practice	
The Site will be inspected on a regular basis to ensure that the pest/weed/vermin measures are working effectively, and that they are not present on Site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.				
Waste Avoidance In accordance with Council's Development Control Plan (DCP) and better practice waste management waste avoidance measures listed in the WMP should be followed.				WMP Section 5.5
Reuse, Recycling and Disposal In accordance with Council's DCP and better practice waste management waste reuse, recycling and disposal measures listed in the WMP should be followed.				WMP Section 5.6
Waste Storage and Servicing In accordance with Council's DCP and better practice waste management waste reuse, recycling and disposal measures listed in the WMP should be followed.	Construction Contractor	Ongoing	WMP Section 5.7	
All staff, including sub-contractors and labourers, employed during the site preparation and construction phases of the Project must undergo induction training regarding waste management for the Site.			WMP Section 5.8	
Standard signage is to be posted in all waste storage and collection areas. All waste containers should be labelled correctly and clearly to identify stored materials.			WMP Section 5.9	
All personnel will be made aware of their role and responsibilities to comply with the WMP.	Construction Contractor	Ongoing	WMP Section 5.11	

## 4.8 Hazardous Goods and Contamination

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to the hazardous goods and contamination are presented in **Table 17**. This includes an Unexpected Finds Protocol - Contamination (AECOM 2022), which has been prepared for Oakdale West to ensure that potentially contaminated material is appropriately managed, attached as **Appendix L**.

**Table 17 Environmental Management Controls for Dangerous Goods**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<b>Hazardous Goods</b>			
Contaminated or Hazardous Waste Management will be managed in accordance with Section 5.7.4 of the WMP.	Construction Contractor	Ongoing	WMP Section 5.7.4
Any material identified as contaminated will be disposed off site, with the disposal location and results recorded prior to its removal from the site.	Construction Contractor / Environmental Consultant	As required	Best practice
The Contractor's Project Manager and the Environmental Consultant will be notified of any suspected or potential contamination exposed during construction activities, and cease all work activities within the vicinity of actual or suspected contaminated land.	Construction Contractor	Immediately	
Adequate quantities of suitable material will be kept on site to counteract spillage readily available i.e. Emergency spill kits.		Prior to commencing construction and ongoing	
Emergency spill kits will be kept on site at all points of transfer for fuels and hydrocarbons, and at all other locations deemed necessary.		Prior to commencing construction and ongoing	
Safety Data Sheets (SDS) will be kept in the Site office and/or safety system for any potentially hazardous goods stored and/or used on site.		Ongoing	
The actions specified on the respective SDS will be implemented in the event of a minor chemical or fuel spill.			
Appropriate signage and spill kits will be maintained at key locations according to the construction schedule.			
All employees and contractors required to use potentially dangerous goods will be appropriately trained in the proper storage, use and handling.	Construction Contractor	Ongoing	Best practice
Any liquid wastes or dangerous goods waste generated by the construction activities (e.g. due to damage or leakage of containment) will be disposed of by a suitably qualified contractor to an appropriately licensed disposal facility.	Construction Contractor	Ongoing	Best practice
<b>Unexpected Finds - Contamination</b>			
Where the contamination is known or an unexpected contamination find has been identified, a Remediation Action Plan (RAP) will be prepared (as required) in accordance with G36 and the UCP (AECOM 2019).		As required	UCP Section 3.1

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
In the event that unexpected contamination finds are encountered: <ul style="list-style-type: none"> <li>Construction Contractor will immediately inform the Project Manager and AECOM.</li> <li>The Project Manager will inform Goodman.</li> </ul> AECOM will inspect the unexpected find (if required).	Construction Contractor / Project Manager / AECOM		UCP Section 3.1
In the event that fragments of Asbestos Containing Materials (ACM) are identified during the earthworks, works will cease and the procedure outlined in Section 3.3 of the UCP will be implemented.			UCP Section 3.3
In the event that burial pits relating to the former grazing activities are exposed, works will cease in that area and the procedure outlined in Section 3.4 of the UCP will be implemented.			UCP Section 3.4
In the event that other contaminated materials are identified during the earthworks, works will cease and the procedure outlined in Section 3.5 of the UCP will be implemented.			UCP Section 3.5
A Materials Tracking Plan (MTP) will be developed and implemented in accordance with Section 4 of the UCP.	Construction Contractor	Ongoing	UCP Section 4
AECOM will prepare a Validation Report in accordance with the requirements of the NSW OEH (2011) <i>Guidelines for Consultants Reporting on Contaminated Sites</i> and EPA (2017) <i>Guidelines for the NSW Site Auditor Scheme (3rd Edition)</i> .	Construction Contractor / AECOM	At the completion of the earthworks and if any unexpected finds were encountered that required remediation	UCP Section 5
Soil Contamination & Acid Sulphate Soils will be managed as per Table 9 in the ESCP.	Construction Contractor	Ongoing	ESCP Section 9

## 4.9 Fire Safety and Emergency

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to fire during the construction of Buildings 4A and 4B are presented in **Table 18**.

**Table 18 Environmental Management Controls for Fire Safety and Emergency**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Cutting, welding, grinding or other activities likely to generate fires will not be undertaken in the open on days when a total fire ban is proclaimed, unless an exemption is granted by the relevant Fire Service.	Construction Contractor	Ongoing	Best practice

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills.		Prior to commencing construction and ongoing	
Appropriate firefighting equipment will be provided as required for the safety of persons and property.			
Emergency vehicle access to and from the Site will be available at all times during construction.		Ongoing	
Fire extinguishers will be located at work locations where hot work is being undertaken or flammable gases are stored.			
Construction plant will be fitted with fire extinguishers, as required/appropriate.			
Waste material will not be burnt on site and no fires of any kind will be lit on site.			

## 4.10 Community

As required by, community engagement shall be undertaken in accordance with the Community Consultation Strategy (CCS) for Oakdale West, prepared by SLR (2022b) and is attached as **Appendix F**.

The community management controls in **Table 19** will be implemented during the construction of Buildings 4A and 4B.

**Table 19 Environmental Management Controls for the Community**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Sensitive receptors will be consulted prior to actions likely to generate noise, vibration, air quality of traffic impacts.	Goodman	No less than 48 hours prior	CCS Section 3.2
Should any works be likely to generate impacts beyond those identified within the approval's documentation, consultation will be undertaken with the applicable managing agency.		As required	
A Communications and Community Liaison Representative will be appointed as a single point of contact responsible for receiving and disseminating information requests and complaints, along with addressing any interface issues		Prior to commencing construction and ongoing	CCS Section 4

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Community consultation meetings will be held to provide a project update and act as an opportunity for the community and stakeholders to discuss recent experiences and upcoming construction activities.	Community Consultation Team	Monthly. Frequency to be revised subject to the level of interest and the construction program	CCS Section 5.3
Community workshops will be held to identify the overarching construction program and communications protocols, with the event advertised via local newspaper and letter box drop.		Prior to commencing construction	
A Consultation Register will be maintained and record community and stakeholder interactions, along with associated remedial actions as required.	Communications and Community Liaison Representative	Ongoing	CCS Section 5.3
ERG Meetings will be held with key environmental stakeholders and will be briefed on upcoming project tasks with key environmental implications, along with complaints and enquiries received.	Environmental Representative	As required	
Individual Community Meetings will be held with stakeholders as required to discuss a specific item.	Community Consultation Team	Prior to commencing construction and ongoing	
Newspaper Advertisements will be published in The Western Weekender and Mt Druitt – St Marys Standard identifying the project hotline number and web page address.		As required in accordance with Table 7 of the CCS	
Notification Letterbox Drop will be provided to specific receivers identified as being potentially affected by construction. This could be undertaken in tandem with door knocking.		Prior to commencing construction and ongoing	
Site Signage will display project information details including the hotline and web page, along with relevant project and safety information.			
Online Feedback Forms will be available on the web page, with feedback provided to be incorporated into the consultation register and actioned as required.	Communications and Community Liaison Representative		
A 24 hour Project Information and Complaints Number will be available for reporting project feedback.	Construction Contractor		
Text Message and Email Alerts will provide important information at short notice to potentially affected receivers. Text message details to be recorded in the consultation register.	Community Consultation Team	As required	

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
A dedicated web page will be established to provide project updates, along with real time environmental performance monitoring.		Prior to commencing construction and ongoing	
Notification requirements will be undertaken in accordance with Table 6, 7 and 8 of the CCS.		Ongoing	CCS Sections 5.3.2 and 5.3.3

## 4.11 Heritage

The environmental management controls in **Table 20** will be implemented to minimise the potential for adverse heritage impacts from the construction of Buildings 4A and 4B.

These controls outline the Unexpected Finds Protocol from Conditions D106, D107 and D108 of SSD 7348 to be followed in the event that unanticipated archaeological items are uncovered.

In addition to this, if any further instruction is required, please refer to the Oakdale West Estate-Wide Unexpected Finds Protocol – Archaeological Items, prepared by Artefact (2022) and attached as **Appendix M**.

**Table 20 Environmental Management Controls for Heritage**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
D106. If any item or object of Aboriginal heritage significance is identified on site: a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and c) Heritage NSW must be contacted immediately.	Construction Contractor	Ongoing	SSD 7348 Condition D106
D107. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	Construction Contractor	Ongoing	SSD 7348 Condition D107
D109. If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area. Unexpected finds must be evaluated and recorded in accordance with the requirements of Department of Premier and Cabinet, Heritage Division.			SSD 7348 Condition D108

## 4.12 Landscaping

Landscaping will be developed in accordance with the Landscape Plans (Scape Design 2022) prepared to support the DA 22/1110 Application and attached as **Appendix N**.

The environmental management controls in **Table 21** will be implemented to minimise the potential for adverse impacts while developing the landscaping during the construction of Buildings 4A and 4B.

**Table 21 Environmental Management Controls for Landscaping**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
All landscape works are to be constructed in accordance with the stamped approved plans.	Goodman	During construction	DA 22/1110 Condition 51
All landscape works will meet industry best practice and the following relevant Australian Standards: <ul style="list-style-type: none"> <li>AS 4419 Soils for Landscaping and Garden Use,</li> <li>AS 4454 Composts, Soil Conditioners and Mulches, and</li> <li>AS 4373 Pruning of Amenity Trees.</li> </ul>	Goodman	During construction	DA 22/1110 Condition 53
Trees will not be removed from within the development without the prior consent of Penrith City Council. Any trees to be removed as part of the engineering work are to be shown on engineering plans submitted for Council’s consideration and subsequent approval.	Goodman	During construction	DA 22/1110 Condition 54

### 4.13 Sustainability

Ecologically sustainable development (ESD) principles will be incorporated into the construction of Building 4A and 4B in accordance with the Sustainability Management Plan (SMP) (SLR 2022c) prepared to support this CEMP and attached as **Appendix O**. These environmental management commitments are outlined in **Table 22** and will be implemented for the construction of Buildings 4A and 4B.

**Table 22 Environmental Management Controls for Sustainability**

Environmental Management Commitments	Person Responsible	Timing / Frequency	References / Notes
This warehouse will comply with all the façade performance requirements specified within the SMP during construction stage.	Construction Contractor	Ongoing	SMP Section 4.1
More than 70% of the predicted construction waste arising from development can be reused (on-site or at another development) or recycled offsite. Refer to Waste Management Plan.	Construction Contractor	Ongoing	SMP Section 4.1
Construction will be undertaken in accordance with the ESD principles, as applicable to construction, outlined in Table 3 of the SMP.	Construction Contractor	Ongoing	SMP Section 4.1



Environmental Management Commitments	Person Responsible	Timing / Frequency	References / Notes
The following will be required to be submitted with the application for a Construction Certificate: Details or NCC Section J5 certification demonstrating compliance with air-conditioning energy efficiency requirements. A Project Section J report to demonstrate building fabric compliance.	Construction Contractor	With submission of construction certificate	SMP Section 4.5 and 4.6

## 5 Monitoring and Reporting

### 5.1 Environmental Monitoring and Inspections

**Table 23** summarises the monitoring requirements for the construction of Buildings 4A and 4B at Oakdale West as set out in and relevant management plans.

**Table 23 Monitoring and Inspection Requirements**

Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
<b>General</b>			
Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Construction Contractor	As specified by the manufacturer / supplier	Best practise
General environmental site inspection to ensure all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.	Construction Contractor	Weekly	Best practise
<b>Noise</b>			
Attended noise measurements will be undertaken at the start of noise intensive works in the vicinity of sensitive receivers to verify the levels are as predicted and to check the effectiveness of mitigation and management measures used to minimise the impacts	Construction Contractor	Prior to commencing noise intensive works	CNVMP Section 8.1
Attended monitoring will also be undertaken in response to any complaints regarding construction noise and will take place during the expected noisiest construction periods and be representative / indicative of any impact across all potentially affected sensitive receivers.	Construction Contractor	Following a noise-related complaint	CNVMP Section 8.1
All items of acoustic instrumentation utilised will be designed to comply with applicable guidelines and carry current calibration certificates.	Construction Contractor	Ongoing	CNVMP Section 8.1
<b>Vibration</b>			

Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Vibration will be monitored continuously within the minimum working distances where vibration intensive works (such as vibratory rolling and plate compacting) are proposed to be undertaken within the minimum working distances of sensitive receivers or structures.	Construction Contractor	Continuously	CNVMP Section 8.2
Attended vibration measurements will be undertaken at the commencement of vibration intensive works within the minimum working distances to confirm the levels of vibration are below the applicable vibration limits.		Prior to commencing vibration intensive works	
Geophones will be installed by an acoustic consultant at the closest points of the sensitive structure to the vibration intensive works to continuously monitor vibration for the duration of the works. Should the works location change, the geophones will be relocated to remain at the closest point of the structure to the works.		Prior to commencing construction and ongoing	
The monitoring equipment will have visible and audible alarms in accordance with Section 8.2 of the CNVMP.		Ongoing	
<b>Air Quality</b>			
The parameters identified in Table 14 will be used to assess the effectiveness of air quality control measures	Construction Contractor	Ongoing	CAQMP Section 8
Visual inspections will be undertaken to assess dust levels and the effectiveness of any dust controls that have been implemented, which may include engaging additional resources to reduce or mitigate the risk of dust leaving the site	Construction Contractor	Daily	CAQMP Section 8
Meteorological data recorded at Horsley Park AWS will be monitored and reviewed on a daily basis.			
The air quality monitoring program currently in place at Oakdale West will continue to be implemented throughout the construction of Buildings 4A and 4B.	Goodman	Ongoing	CAQMP Section 10
<b>Traffic</b>			
Delivery volumes will be monitored against the volumes outlined within the Traffic Impact Assessment report, including registration and time of entry	Construction Contractor	Ongoing	CTMP Section 7.1
Monitoring of movements to ensure drivers are adhering to the approved construction hours, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved	Construction Contractor	Fortnightly	CTMP Section 6.2
Monitor parking and access to identify shortfalls and issues.	Construction Contractor	Ongoing	CTMP Section 7.1
Monitor TGSs (if necessary) to ensure they are consistent with set-up on site.	Construction Contractor	Ongoing	CTMP Section 6.2 and 7.1

Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Regular checks will be undertaken to ensure all loads are entering and leaving site covered.	Construction Contractor	Ongoing	CTMP Section 7.1
A Dilapidation report shall be undertaken to assess the condition of the road and note whether there has been any reduction in quality of the road as result of construction vehicles.	Construction Contractor	Monthly	CTMP Section 7.1
Monitor designated heavy vehicle routes being used on site, and parking and access issues.	Construction Contractor	Ongoing	CTMP Section 5.4 and 7.1
A program will be developed to monitor the effectiveness of the CTMP.	Construction Contractor	Ongoing	CTMP Section 7.1
<b>Soil and Water</b>			
Any material transported onto road surfaces to be removed.	Construction Contractor	Daily and before rainfall	Best practice
Monitoring and Inspections will occur in accordance with Section 6 of the SWMP (SW38-SW41).	Construction Contractor	Ongoing	SWMP Section 6
Environmental Site Inspection to evaluate the effectiveness of erosion and sediment control measures in accordance with Table 6-1 of SWMP.	Environmental Site Representative	Weekly	SWMP Section 7.3
Rainfall Inspection (10mm or greater rainfall) to evaluate the effectiveness of erosion and sediment control measures in accordance with Table 6-1 of SWMP. A rain gauge is to be installed in the main compound as per Section 7.5 of SWMP.		Prior to rainfall event, during event, within 24 hours after the event.	
Establish a thorough inspection and maintenance program to monitor, record and schedule actions for maintenance and upgrades of controls, rectification works, and sediment removal and handling.	Construction Contractor	Ongoing	ESCP Section 7.4
Monitor forecast weather events and implement response plans for significant wind or rainfall events and flooding.	Construction Contractor	Ongoing	ESCP Section 7.4
Stabilisation measures will be monitored, and prompt and effective revegetation and permanent stabilisation promoted.	Construction Contractor	Ongoing	ESCP Section 7.4
<b>Waste</b>			
As per Council's DCP, records of waste volumes recycled, reused or contractor removed are to be maintained.	Construction Contractor	Daily	WMP Section 5.10
Visual inspections of waste storage areas will be undertaken.			
<b>Visual Amenity</b>			

Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
The Site will be inspected to ensure 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.	Construction Contractor / ER	During Environmental Consultant inspections	Best practice
<b>Community</b>			
The following will be monitored: <ul style="list-style-type: none"> <li>Total number of complaints</li> <li>Number of complaints relating to lack of consultation / misinformation / confusion</li> <li>Number of enquiries relating to information previously disseminated</li> <li>Number of complaints / enquiries within defined categories based on theme or subject</li> <li>Response timeframes</li> </ul>	Communications and Community Liaison Representative	Monthly	CCS Section 6.1

## 5.2 Reporting

**Table 24** summarises the reporting requirements for the construction of Buildings 4A and 4B at Oakdale West as set out in and relevant management plans.

**Table 24 Reporting Requirements**

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
<b>General Environmental Performance</b>			
The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include: <ul style="list-style-type: none"> <li>Results of any monitoring activities undertaken</li> <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> </ul>	Construction Contractor	Weekly	Section 3.4
A copy of all environmental records will be maintained, including: <ul style="list-style-type: none"> <li>Site environmental inspection reports</li> <li>Environmental monitoring data</li> <li>Internal and external audit reports</li> <li>Reports of environmental incidents, environmental, associated actions taken, and follow-up actions</li> <li>Minutes of management review meetings</li> <li>Induction and training records</li> </ul>	Construction Contractor	For at least 5 years after completion	Best practice

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
Meteorological data including rainfall will be recorded.		Daily	
<b>Incident / Non-Compliance Reporting</b>			
A register of all complaints and non-compliances will be kept.	Construction Contractor	For at least 5 years after completion	Best practice
<b>Noise</b>			
Monitoring reports will be produced following each monitoring survey and provided to Goodman for review.	Construction Contractor	Following each monitoring survey	CNVMP Section 8.1
<b>Vibration</b>			
Vibration monitoring reports will be prepared at the following stages: <ul style="list-style-type: none"> <li>Prior to commencement of works (baseline report)</li> <li>Monthly during works (at a minimum)</li> <li>Within one week of an exceedance of the vibration limit alarm level (15 mm/s PPV)</li> <li>Upon completion of construction</li> </ul>	Construction Contractor	Monthly at minimum	CNVMP Section 8.2
<b>Traffic</b>			
Reporting of movements to ensure drivers are adhering to the approved construction hours, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved.	Construction Contractor	Fortnightly	CTMP Section 6.2
<b>Soil and Water</b>			
A site dewatering register will be maintained for site areas (other than sediment basins) that require treatment, dewatering and discharge to off-site areas. The register will record; <ul style="list-style-type: none"> <li>dewatering procedure;</li> <li>date and time for each discharge at each location;</li> <li>water quality test results for each discharge;</li> <li>personnel approving the dewatering activities;</li> <li>evidence of discharge monitoring, or risk assessment and mitigation; and</li> <li>measures used to eliminate the risks of pollution or erosion.</li> </ul>	Construction Contractor	Ongoing	SSD 7348 Condition D81 & D82 SWMP Section 6 (SW27)
<b>Waste</b>			
Waste Record Keeping will occur in accordance with Section 5.7.3 of the WMP.	Construction Contractor	Ongoing	WMP Section 5.7.3
<b>Hazardous Goods and Contamination</b>			
Any material identified as contaminated will be disposed off site, with the disposal location and results of testing recorded prior to its removal from the site.	Construction Contractor / Environmental Consultant	As required	Best practice

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
Where the contamination is known or an unexpected contamination find has been identified, a Remediation Action Plan (RAP) will be prepared (as required) in accordance with G36 and the UCP (AECOM 2019).	Construction Contractor	As required	UCP Section 3.1
AECOM will prepare a Validation Report in accordance with the requirements of the NSW OEH (2011) <i>Guidelines for Consultants Reporting on Contaminated Sites</i> and EPA (2017) <i>Guidelines for the NSW Site Auditor Scheme (3<sup>rd</sup> Edition)</i> .	Construction Contractor / AECOM	At the completion of the earthworks and if any unexpected finds were encountered that required remediation	UCP Section 5
<b>Community</b>			
The monthly community consultation summary will be made publicly available on the project web page and shall include: <ul style="list-style-type: none"> <li>• A summary of community consultation activities undertaken within the preceding month</li> <li>• A summary of community consultation activities proposed within the following month</li> </ul> A summary of all enquiries and complaints received within the preceding month, including details of response and/or remediation activities	Communications and Community Liaison Representative	Monthly	CCS Section 6.2

### 5.3 Auditing

**Table 25** summarises the auditing requirements for Buildings 4A and 4B works and relevant management plans.

**Table 25 Audit Requirements**

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
<b>General</b>			
A project audit will be undertaken to ensure all aspects of the project are implemented.	Environmental Consultant	Within 6 months of the commencement of construction	Environmental Consultant recommendation
<b>Soil and Water</b>			

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
An audit program will be developed: <ul style="list-style-type: none"> <li>Noting the condition of installed erosion and sediment controls onsite</li> <li>Detailing maintenance requirements (if any) for installed erosion and sediment controls</li> <li>Recording the volumes of sediment removed from sediment controls and sediment traps, where applicable</li> <li>Recording the location to where extracted sediments are disposed.</li> </ul>	Construction Contractor	Weekly, before extended shut-down and after rainfall events over 10 mm	ESCP Section 7.7
Audits (both internal and external) will be undertaken to assess the effectiveness of environmental mitigation and management measures.	Construction Contractor	As required	SWMP Section 7.6

## 5.4 Contingency Management Plan

**Table 26** lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in **Section 4** and the specialist management plans are not effective in managing environmental impacts.

All Condition Amber and Condition Red occurrences will be recorded in Oakdale West’s Environmental Representative Monthly Report and discussed during the toolbox talks.

**Table 26 Contingency Plan**

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise impacts at sensitive receiver locations	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected criteria (75 dBA)
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Undertake all feasible and reasonable mitigation and management measures to ensure noise levels are below Highly Noise Affected criteria. If noise levels cannot be kept below Highly Noise Affected criteria then a different construction method or equipment must be utilised.
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits then a different construction method or equipment must be utilised.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Visible dust leaving the site	Trigger	Daily inspections show that there is no visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site.	Daily inspections show there is visible dust leaving the site multiple times a day OR from multiple locations within the site.
	Response	Continue monitoring program as normal.	Review and investigate construction activities and respective control measures. Where appropriate, implement additional remedial measures, such as: <ul style="list-style-type: none"> <li>Deployment of additional water sprays, water trucks etc</li> </ul>	Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust generating activities
Dust deposition reading of >4g/m <sup>2</sup> /month	Trigger	Dust deposition rates are less than 4 g/m <sup>2</sup> /month at all the dust gauges.	Dust deposition rate greater than 4 g/m <sup>2</sup> /month is recorded by any of the dust gauges	Dust deposition rates greater than 4 g/m <sup>2</sup> /month are recorded by two or more dust gauges for two months in a row.
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>OWE Project Manager to analyse data to try to identify the source(s) of dust.</li> <li>Construction Contractor to review operations to reduce dust emissions from the identified key source(s). Implement any additional mitigation measures as required, such as additional watering.</li> </ul>	<ul style="list-style-type: none"> <li>OWE Project Manager to review and investigate construction activities and respective control measures for the monitoring period.</li> <li>If it is concluded that construction activities at Buildings 4A and 4B were directly responsible for the exceedance (i.e. the exceedance event was not caused due to high regional dust levels or local non-project dust source), Construction Contractor to submit an incident report to government agencies.</li> </ul>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Complaints received regarding nuisance dust	Trigger	There are no complaints received during the construction	An air-quality related complaint is received from a nearby resident	Further complaints are received from the same complainant after the additional mitigation measures have been implemented
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>Report the complaint to the regulator, in line with complaints handling procedure (See Section 3.6.3).</li> <li>Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.</li> </ul>	Review real-time monitoring data at the existing continuous monitors to investigate the likelihood of onsite activities contributing.
Real-time suspended particulate matter monitoring (TSP and PM <sub>10</sub> )	Trigger	Running 24-hour average PM <sub>10</sub> concentrations < 40 µg/m <sup>3</sup>	Running 24-hour average PM <sub>10</sub> concentrations >40 µg/m <sup>3</sup> but <50 µg/m <sup>3</sup>	Running 24-hour average PM <sub>10</sub> concentrations >50 µg/m <sup>3</sup>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue monitoring program as normal.	<p>OWE Project Manager to review and investigate construction activities and respective control measures.</p> <p>Where appropriate, implement additional remedial measures, such as:</p> <ul style="list-style-type: none"> <li>• Deployment of additional water sprays, water trucks etc</li> <li>• Relocation or modification of dust-generating sources</li> <li>• Record findings of investigations and actions taken to reduce dust levels</li> <li>• Continue to closely monitor dust levels to ensure they are decreasing</li> </ul> <p>If elevated dust levels are due to regional dust event (fire, dust storm etc) – still take action to minimise dust from the Buildings 4A and 4B to minimise cumulative impacts, but also record details of the cause of the elevated background levels.</p>	<ul style="list-style-type: none"> <li>• OWE Project Manager to review and investigate construction activities and respective control measures for the monitoring period, in an air pollution incident report.</li> </ul> <p>If it is concluded that construction activities at Buildings 4A and 4B were directly responsible for the exceedance (i.e. the exceedance event was not caused due to high regional dust levels or local non-project dust source), Construction Contractor to submit an incident report to government agencies.</p>
Traffic Construction movements	Trigger	Construction traffic volume is in accordance with permissible and programmed volume and time constraints.	Construction traffic volumes exceeds programmed volume but is within permissible volume constraints.	Construction traffic volumes exceeds permissible volume and time constraints.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Review CTMP and update where necessary</li> <li>Provide additional training</li> </ul>	As with Condition Amber, plus; <ul style="list-style-type: none"> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Stop all transportation into and out of the site.</li> </ul>
Traffic Queuing	Trigger	No queuing identified.	Queuing identified within site.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As with Condition Amber, plus <ul style="list-style-type: none"> <li>Review and investigate construction activities.</li> <li>If it is concluded that construction activities were directly responsible for the exceedance,                             <ul style="list-style-type: none"> <li>submit an incident report to government agencies.</li> <li>Temporary halting of activities and resuming when conditions have improved.</li> </ul> </li> <li>Review CTMP and update where necessary, provide additional training</li> </ul>
Traffic Noise	Trigger	Noise levels do not exceed imposed noise constraints.	Noise levels in minor excess of imposed noise constraints.	Noise levels greatly in excess of imposed noise constraints.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required.	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic Guidance Scheme	Trigger	No observable issues.	Minor inconsistencies with TGS to onsite operations.	Near miss or incident occurring regardless of / as a result of the TGS being implemented.
	Response	No response required.	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertaken into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Traffic Dust	Trigger	No observable dust.	Minor quantities of dust in the air and tracking on to the road.	Large quantities of dust in the air and tracking on to the road.
	Response	No response required.	Review and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as: <ul style="list-style-type: none"> <li>• Deployment of additional water sprays</li> <li>• Relocation or modification of dust-generating sources</li> <li>• Check condition of vibrating grids to ensure they are functioning correctly.</li> <li>• Temporary halting of activities and resuming when conditions have improved</li> </ul>	As with Condition Amber. <ul style="list-style-type: none"> <li>• If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>• Implement relevant responses and undertake immediate review to avoid such occurrence in future.</li> </ul>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.	Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.
	Response	Continue CEMP implementation.	A suitably trained person to inspect the site. Review of erosions and sediment structures. Remediate as appropriate.	A suitably trained person to inspect the site. Review of erosion and sediment structures. Remediate as soon as practical.
Water management structures	Trigger	Water management structures have been designed, constructed and managed in accordance with the Blue Book and the ESCPs.	Inspections indicate that water management structures illustrate minor non-compliance with the Blue Book and the ESCPs.	Inspections indicate a failure of the water management structures.
	Response	Continue CEMP implementation.	A suitably trained person to inspect the site. Review of water management structures. Remediate as appropriate.	A suitably trained person to inspect the site. Remediate as soon as practical. Review of engineering design and revise ESCPs.
Waste	Trigger	Weekly Environmental Consultant inspections identified no waste outside of dedicated bins and stockpiles.	Weekly Environmental Consultant inspections identified minimal waste outside of dedicated bins and stockpiles.	Weekly Environmental Consultant inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue CEMP implementation.	The Project Manager is notified and the waste is cleaned up immediately.	The Project Manager is notified and the waste is cleaned up immediately. The Communications and Community Liaison Representative is also notified and the complaints handling process outlined in Section 3.6 and the CCS is implemented.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Unexpected Contamination	Trigger	No contamination uncovered during earthworks.	Areas of possible contamination uncovered.	Areas of contamination uncovered.
	Response	Continue CEMP implementation.	Stop work immediately and assess the contamination according to the UCP (Aecom 2022).	Stop work immediately and a RAP is to be prepared. A validation report is to be prepared following remediation. Refer to UCP (Aecom 2022).
Heritage Find	Trigger	No unknown heritage items uncovered.	Potential heritage item uncovered.	Potential heritage item uncovered causing significant delays to project.
	Response	Continue CEMP implementation.	Stop work and follow unexpected finds protocol as outlined in. Refer to UFP (Artefact 2019).	Stop work and follow unexpected finds protocol, Heritage item to be salvaged and removed from site by a qualified archaeologist. Refer to UFP (Artefact 2019).
Feedback/Complaints	Trigger	General feedback/comment (no complaint or query).	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.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
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
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. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response immediately. Acknowledge in consultation register. Identify opportunities for improvement to manage potential future events.
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	Community consultation team in conjunction with Goodman Project Team to prepare and provide response or assign response task to relevant staff member for comment. Record in consultation register.	Community consultation team in conjunction with Goodman Project Team to prepare and provide response within 48 hours. Record in consultation register.	Community consultation team in conjunction with Goodman Project Team to prepare and provide response within 24 hours. Record in consultation register.

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## 6 Review and Improvement of Environmental Performance against CEMP

Review of the CEMP will be undertaken at least quarterly and will include participation by Goodman. The review 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.

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

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

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## 7 References

- Aecom (2022) Unexpected Finds Protocol Archaeological
- Ason (2023) *Construction Traffic Management Plan*
- Department of Infrastructure, Planning and Natural Resources (2004) *Guideline for the Preparation of Environmental Management Plans*
- Environmental Protection Authority (2005) *Assessing Vibration: a technical guideline*
- Environmental Protection Authority (2017) *Guidelines for the NSW Site Auditor Scheme*
- Keylan Consulting (2021) *SSD7348 MOD 10, Oakdale West Stage – S.4.55(1a) Application to Modify Architecture Plans*
- Keylan Consulting (2022) *SSD7348 MOD 11, Oakdale West Stage – S.4.55(1a) Application to Modify Architecture Plans*
- Keylan Consulting (2022) *SSD7348 MOD 12, Oakdale West Stage – S.4.55(1a) Application to Modify Architecture Plans*
- Landcom (2004) *Volume 1: Blue Book*
- Office of Environment and Heritage (2011) *Guidelines for Consultants Reporting on Contaminated Sites*
- Rubicon (2022) *Soil and Water Management Plan*
- Rubicon (2022) *Erosion and Sediment Control Plan*
- Rubicon (2019) *Unexpected Finds Protocol Contamination*
- SLR (2020) *Oakdale West Industrial Estate Construction Environmental Management Plan (CEMP) SSD 7348*
- SLR (2022) *Construction Air Quality Management Plan*
- SLR (2022a) *Construction Noise and Vibration Management Plan*
- SLR (2022b) *Oakdale West Community Consultation Strategy*
- SLR (2022c) *Sustainability Management Plan*
- SLR (2022d) *Waste Management Plan*
- Urbis (2017) *Environmental Impact Statement, Oakdale West Estate – State Significant Development Application*
- Urbis (2019) *Oakdale West Industrial Estate (SSD 7348) Modification 1*

# APPENDIX A

Development Consent SSD 7348

# APPENDIX B

Development Consent DA 22/0110

# APPENDIX C

## Environmental Policy

# APPENDIX D

## Relevant Conditions of Consent



# APPENDIX E

## Incident Report Form

# APPENDIX F

## Community Consultation Strategy

# APPENDIX G

## Construction Noise and Vibration Management Plan

# APPENDIX H

## Construction Air Quality Management Plan

# APPENDIX I

## Construction Traffic Management Plan

# APPENDIX J(A)

## Soil and Water Control Plan

# APPENDIX J

## Erosion and Sediment Control Management Plan



# APPENDIX K

## Waste Management Plan

# APPENDIX L

## Unexpected Finds Protocol – Contamination

# APPENDIX M

## Unexpected Finds Protocol – Archaeological

# APPENDIX N

## Landscape Plan

# APPENDIX O

## Sustainability Management Plan

## ASIA PACIFIC OFFICES

### ADELAIDE

60 Halifax Street  
Adelaide SA 5000  
Australia  
T: +61 431 516 449

### BRISBANE

Level 16, 175 Eagle Street  
Brisbane QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

### CAIRNS

Level 1 Suite 1.06  
Boland's Centre  
14 Spence Street  
Cairns QLD 4870  
Australia  
T: +61 7 4722 8090

### CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

### DARWIN

Unit 5, 21 Parap Road  
Parap NT 0820  
Australia  
T: +61 8 8998 0100  
F: +61 8 9370 0101

### GOLD COAST

Level 2, 194 Varsity Parade  
Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

### MACKAY

1/25 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

### MELBOURNE

Level 11, 176 Wellington Parade  
East Melbourne VIC 3002  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

### NEWCASTLE CBD

Suite 2B, 125 Bull Street  
Newcastle West NSW 2302  
Australia  
T: +61 2 4940 0442

### NEWCASTLE

10 Kings Road  
New Lambton NSW 2305  
Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

### PERTH

Grd Floor, 503 Murray Street  
Perth WA 6000  
Australia  
T: +61 8 9422 5900  
F: +61 8 9422 5901

### SYDNEY

Tenancy 202 Submarine School  
Sub Base Platypus  
120 High Street  
North Sydney NSW 2060  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

### TOWNSVILLE

12 Cannan Street  
South Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

### WOLLONGONG

Level 1, The Central Building  
UoW Innovation Campus  
North Wollongong NSW 2500  
Australia  
T: +61 2 4249 1000

### AUCKLAND

201 Victoria Street West  
Auckland 1010  
New Zealand  
T: 0800 757 695

### NELSON

6/A Cambridge Street  
Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628

### WELLINGTON

12A Waterloo Quay  
Wellington 6011  
New Zealand  
T: +64 2181 7186

### SINGAPORE

39b Craig Road  
Singapore 089677  
T: +65 6822 2203