

COMPLIANCE MONITORING AND REPORTING PROGRAM

Oakdale West Industrial Estate

Prepared for:

Goodman Property Services (Aust) Pty Ltd
Level 17
60 Castlereagh Street
Sydney NSW 2000

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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.

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

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
610.17948-R01-v1.0	27 August 2019	Samantha Hayes	Chris Jones	Chris Jones

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1 Introduction

Condition D133 of Development Consent SSD 7348 requires a Compliance Monitoring and Reporting Program be prepared and implemented for the construction of the Oakdale West Industrial Estate (Oakdale West) and the Western North South Link Road (WNSLR). Ongoing Compliance Reports will be carried out in accordance with **Section 3**.

This Compliance Monitoring and Reporting Program has been prepared in accordance with the Department of Planning and Environment's (DPE) *Compliance Reporting – Post Approval Requirements* (2018).

1.1 Development Overview

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 which is located within the Western Sydney Employment Area (WSEA). The Western North South Link Road (WNSLR) is an Interim Regional Road located on the eastern boundary of the Oakdale West.

Goodman Property Services (Aust) Pty Ltd (Goodman) is currently awaiting approval of Development Consent SSD 7348 from the DPE for the Oakdale West 'Concept Proposal' and 'Stage 1 Development'. The Concept Proposal essentially comprises a 'Master Plan' to guide the staged development of Oakdale West and core development controls that will form the basis for design and assessment of future development applications for the site. It includes:

- Establishing primary site access, road layouts (including internal road network and connections to the external road network), developable and non-developable lands, biodiversity offsets, indicative development stages and development controls for the future development of the site;
- Stage 1 Development of the Estate including:
 - Estate Works, including site preparation, bulk earthworks and retaining walls, catchment level stormwater infrastructure, trunk services connections and utility infrastructure, roads and access infrastructure associated with Stage 1 and subdivision in Stage 1 development works;
 - Precinct Development, including construction, fit out and use of warehouse buildings within Precinct 1, detailed earthworks, on lot stormwater, services and utility infrastructure and construction of industrial/warehouse buildings;
 - Construction of a new regional road known as the WNSLR connecting to Lenore Drive to the proposed Southern Link Road; and
 - Western boundary landscaping.

Construction of Oakdale West and the WNSLR is to be managed as Superintendent by AT&L Associates (AT&L). The role of Environmental Representative (ER) will be undertaken by Carl Vincent of ERSED, as approved by the Department of Planning, Industry and Environment (DPIE). Goodman has engaged SLR to manage community engagement and act as the Communications and Community Liaison Representative. The construction contractors (Burton and Robson) will undertake monitoring in accordance with the Construction Environmental Management Plan (CEMP) for the first phase of construction works on site.

2 Contact Details

Table 1 lists the key contacts during the construction of Oakdale West and the WNSLR. All contacts are subject to change as appointed by the Project Principal.

Table 1 Construction Contact List

Role	Name	Company	Contact Details
Project Principal and Authorised Reporting Officer	Kym Dracopoulos	Goodman	0411 511 431 kym.dracopoulos@goodman.com
Project Manager	Alex Lohrisch	AT&L	0415 398 014 alexl@atl.net.au
Contractor's Project Manager	Mark Dolan	Robson	0409 161 886 mark.dolan@robsoncivil.com.au
Contractor's Project Manager	David Claxton	Burton	0418 286 093 david.claxton@burtoncontractors.com.au
Environmental Representative and Compliance Consultant	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au
Communications and Community Liaison Representative	Dan Thompson	SLR	0428 060 995 dthompson@slrconsulting.com

3 Compliance and Monitoring Schedule

The schedule outlined in **Table 2** details the name of the Compliance Report, the phase of the development it relates to and the date it is due to be submitted to the DPE. Where the timing is to be confirmed (TBC), the date cannot be determined until the commencement of that Phase of the development is known, timing details will be updated when the date is known.

Table 2 Status of Compliance Reports

Compliance Report	Phase	Frequency	Timing
Pre-Construction Compliance Report	Prior to commencement of construction	Single report only	September 2019
Construction Compliance Report	During Construction	Quarterly from the date of commencement of construction (no later than every 26 weeks)	Quarterly
Pre-Operational Compliance Report	Prior to occupation or commencement of use	Single report only	TBC
Operation Compliance Report	Post occupation	Annually (52 weeks) from the date of commencement of operation	TBC

The Compliance Table outlined in **Table 4** identifies the requirements of all consent conditions outlined in SSD 7348 that must be complied with during each phase of the development. It also details the compliance monitoring methodology to be used to assess compliance with each condition and sets out the type of data or evidence that will be collected to assess whether compliance has been achieved.

It should be noted that some Monitoring Methodology and Comments/Evidence may not be known at the time of preparing this Compliance Monitoring and Reporting Program. This Program is a live document, therefore the Monitoring Methodology and Comments/Evidence details will be updated when available.

Table 3 details the legend applicable to the proposed timing outlined in **Table 4**.

Table 3 Compliance Table Legend

Colour	Action
	Actions prior to commencing construction
	Actions following the commencement of construction
	Ongoing general items relating to compliance
	Items to consider for operation
	Item to consider for future development applications

Table 4 Compliance Table

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL				
Future Development Applications				
B1.	In accordance with section 4.22 of the EP&A Act, each Stage of the Concept Proposal (excluding Stage 1) is to be subject to future development applications (DAs). Future DAs are to be consistent with this consent.	Future development applications	Future DAs will be compared for consistency with this consent condition.	
B2.	To avoid any doubt, this Concept Proposal consent does not permit the construction or operation of any Development, except for the Stage 1 DA covered by Schedule D.	Future development applications	Approvals will be sought from the Planning Secretary for works outside of Stage 1.	
B3.	This Concept Proposal consent does not approve the building layouts shown on Lot 2E, 2F, 2G, 2H, 2J or 4A on Figure 1 in Appendix 1. The location of the buildings on these lots must be assessed by separate DAs, and must satisfy the interface requirements of Conditions C3 and C4.	Future development applications	Approvals will be sought from the Planning Secretary for works outside of Stage 1.	
Statutory Requirements				
B4.	The Applicant shall ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Concept Proposal. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals/consents.	At all times	The Compliance Consultant will monitor that all licences, permits, and approvals/consents are obtained/maintained as required by law and/or as detailed within the CEMP/OEMP.	<ul style="list-style-type: none"> • Compliance reports • CEMPs • OEMP • Legislation

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Terms Of Consent				
B5.	The Applicant shall carry out the Concept Proposal in accordance with the: (a) EIS and RTS;	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> • EIS and RTS • Engineering Plans • Management and Mitigation Measures • CEMPs • OEMP • Compliance reports
	(b) the plans in Appendix 1 and Appendix 2; and	At all times		
	(c) the Applicant's Management and Mitigation Measures in Appendix 7.	At all times		
B6.	If there is any inconsistency between the plans and documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.	At all times		
B7.	The Applicant shall comply with any reasonable requirement(s) of the Planning Secretary arising from the Department's assessment of: (a) any reports, plans or correspondence that are submitted in accordance with this consent; and	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> • EIS and RTS • Engineering Plans • Management and Mitigation Measures • CEMPs • OEMP • Compliance reports • Other submissions to the Planning Secretary
	(b) the implementation of any actions or measures contained within these reports, plans or correspondence.	At all times	Compliance Consultant to check consistency during compliance reporting.	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence								
Limits Of Consent												
B8.	This consent lapses five (5) years after the date from which it operates, unless any Stage of the Development has physically commenced on the land to which the consent applies before that date	Within five years of the date of consent	Construction is planned to commence during the five (5) years after the date the consent is approved.	<ul style="list-style-type: none"> Commencement of construction prior to August 2024 								
B9.	The following limits apply to the Concept Proposal: (a) the maximum GLA for the land uses in the Development shall not exceed the limits in Table 1; Table 1: GLA Maximum for Concept Proposal <table border="1"> <thead> <tr> <th>Land Use</th> <th>Maximum GLA square metres (m²)</th> </tr> </thead> <tbody> <tr> <td>Total Warehousing</td> <td>453,000</td> </tr> <tr> <td>Total Office</td> <td>23,000</td> </tr> <tr> <td>Total GLA</td> <td>476,000</td> </tr> </tbody> </table>	Land Use	Maximum GLA square metres (m ²)	Total Warehousing	453,000	Total Office	23,000	Total GLA	476,000	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review concept and confirm this is true.	<ul style="list-style-type: none"> Concept proposal documents
	Land Use	Maximum GLA square metres (m ²)										
	Total Warehousing	453,000										
Total Office	23,000											
Total GLA	476,000											
(b) a minimum 60 metre (m) wide corridor along the northern Site boundary shall not be developed and shall be maintained and preserved for the future WSFL corridor, in accordance with the requirements of TfNSW; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to confirm final width in accordance with site survey prior to commencement of construction.	<ul style="list-style-type: none"> Masterplan Drawings Site survey Pre-Construction Compliance Report 									
(c) the building layouts and footprints shown on Lot 2E, 2F, 2G, 2H, 2J and 4A on Figure 1 in Appendix 1, are not approved. The position, layouts and footprints of the buildings on these lots must be assessed by separate DAs, and must satisfy the interface requirements of Conditions C3 and C4.	Applicable to estate lot design	Approvals will be sought from the Planning Secretary for works outside of Stage 1. The layouts and footprints will be assessed against SSD 7348. Compliance Consultant to confirm DA's are received before works start for buildings in each of the Lots.	<ul style="list-style-type: none"> EIS and RTS Engineering Plans and design Future consents 									

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence																												
B10.	<p>The Applicant shall ensure the Concept Proposal is consistent with the development controls in Table 2:</p> <p>Table 2: Development Controls</p> <table border="1"> <thead> <tr> <th>Development Aspect</th> <th>Control</th> </tr> </thead> <tbody> <tr> <td colspan="2">Minimum building setbacks from:</td> </tr> <tr> <td>• Southern Link Road</td> <td>20 m</td> </tr> <tr> <td>• West-North-South Link Road</td> <td>20 m</td> </tr> <tr> <td>• Local estate Roads</td> <td>7.5 m</td> </tr> <tr> <td>• Western site boundary</td> <td>40 m</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Development Aspect</th> <th>Control</th> </tr> </thead> <tbody> <tr> <td>• Southern site boundary</td> <td>20 m (excluding parking areas)</td> </tr> <tr> <td>Rear boundary setbacks within the estate</td> <td>5 m</td> </tr> <tr> <td>Side boundary setbacks within the estate</td> <td>0 m, subject to compliance with fire rating requirements</td> </tr> <tr> <td>Height</td> <td>15 m</td> </tr> <tr> <td>Minimum lot size</td> <td>5,000 m²</td> </tr> <tr> <td>Minimum frontage</td> <td>40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line</td> </tr> <tr> <td>Site coverage</td> <td>Maximum of 65 per cent (excluding awnings)</td> </tr> </tbody> </table>	Development Aspect	Control	Minimum building setbacks from:		• Southern Link Road	20 m	• West-North-South Link Road	20 m	• Local estate Roads	7.5 m	• Western site boundary	40 m	Development Aspect	Control	• Southern site boundary	20 m (excluding parking areas)	Rear boundary setbacks within the estate	5 m	Side boundary setbacks within the estate	0 m, subject to compliance with fire rating requirements	Height	15 m	Minimum lot size	5,000 m ²	Minimum frontage	40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line	Site coverage	Maximum of 65 per cent (excluding awnings)	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review concept and confirm this is true.	<ul style="list-style-type: none"> • Concept proposal documents
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B11.	Notwithstanding the controls listed in Table 2 in Condition B10, no warehouse building in the Concept Proposal shall exceed a ridgeline height of 13.7 m, excluding roof mounted mechanical plant and solar panels.	Prior to commencing construction at WNSLR and/or Stage 1	Assess against development controls in SSD 7348 or construction drawings and WAE drawings.	<ul style="list-style-type: none"> • EIS and RTS • Engineering Plans • CC • OC 																												
B12.	The Applicant shall lodge the proposed revisions to the <i>Penrith Development Control Plan 2014</i> (Penrith DCP), in accordance with Table 2 in Condition B10, with Council within 6 months of the date of this consent.	Within six months of the date of consent	If required, this will be undertaken in accordance with the Penrith DCP and cited by the Compliance Consultant prior to submission.	<ul style="list-style-type: none"> • Penrith DCP 																												
B13.	<p>The Applicant shall ensure the Concept Proposal provides car parking in accordance with the following rates:</p> <p>(a) 1 space per 300 m² of warehouse GFA;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review concept and confirm this is true.	<ul style="list-style-type: none"> • Concept proposal documents 																												

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) 1 space per 40 m ² of office GFA; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review concept and confirm this is true.	<ul style="list-style-type: none"> • Concept proposal documents
	(c) 2 spaces for disability parking for every 100 car parking spaces.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review concept and confirm this is true.	<ul style="list-style-type: none"> • Concept proposal documents
B14.	The Applicant shall provide bicycle racks, and amenity and change room facilities for cyclists in accordance with <i>Planning Guidelines for Walking and Cycling</i> (December, 2004), NSW Department of Infrastructure, Planning and Natural Resources and the Roads and Traffic Authority.	Applicable to estate lot design	Assess against development controls in SSD 7348 or construction drawings and WAE drawings.	<ul style="list-style-type: none"> • CC • OC • Plans
Staging Plan				
B15.	Prior to the commencement of construction of any Stage of the Development, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> • Staging Plan • Record of submission • Record of acceptance by Planning Secretary • Pre-Construction Compliance Report
	(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> • Records of acceptance

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts on adjacent sensitive receivers;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> Staging Plan approved by Planning Secretary
	(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> Staging Plan approved by Planning Secretary
	(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> Staging Plan approved by Planning Secretary
	(e) include conceptual design for the provision of services, utilities and infrastructure to the Site.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> Staging Plan approved by Planning Secretary
B16.	The Applicant must: (a) not commence construction of any Stage of the Development until the Staging Plan required by Condition B15 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite approved Staging Plan prior to the commencement of construction.	<ul style="list-style-type: none"> Record of acceptance by Planning Secretary
	(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.	At all times	Compliance Consultant to confirm any updates to Staging Plan each compliance report before assessing compliance for that period.	<ul style="list-style-type: none"> ER Reports Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence																												
B17.	<p>The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.</p> <p><i>Notes: The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary</i></p> <p><i>The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.</i></p>	At all times	Compliance Consultant to cite actions requested by the Planning Secretary and evidence of completion/satisfaction.	<ul style="list-style-type: none"> Staging Plan Record of submission Record of acceptance by Planning Secretary Compliance reports 																												
Noise Limits																																
B18.	<p>The Applicant shall ensure the Development does not exceed the noise limits in Table 3 at the receiver locations N1, N2, N3, N4 and N5 shown on the plan in Appendix 5.</p> <p>Table 3: Noise Limits dB(A)</p> <table border="1"> <thead> <tr> <th>Location</th> <th>Day</th> <th>Evening</th> <th>Night</th> </tr> </thead> <tbody> <tr> <td></td> <td>L_{Aeq}(15 minute)</td> <td>L_{Aeq}(15 minute)</td> <td>L_{Aeq}(15 minute)</td> </tr> <tr> <td>N1 Emmaus Village Residential</td> <td>44</td> <td>43</td> <td>41</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Location</th> <th>Day</th> <th>Evening</th> <th>Night</th> </tr> </thead> <tbody> <tr> <td>N3 Kemps Creek – nearest residential property</td> <td>39</td> <td>39</td> <td>37</td> </tr> <tr> <td>N4 & N5 Kemps Creek – other residences</td> <td>39</td> <td>39</td> <td>37</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th>Location</th> <th>When in Use</th> </tr> </thead> <tbody> <tr> <td>N2 Emmaus Catholic College (school)</td> <td>35 (internal)</td> </tr> </tbody> </table> <p><i>Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the Noise Policy for Industry, EPA 2017.</i></p>	Location	Day	Evening	Night		L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	N1 Emmaus Village Residential	44	43	41	Location	Day	Evening	Night	N3 Kemps Creek – nearest residential property	39	39	37	N4 & N5 Kemps Creek – other residences	39	39	37	Location	When in Use	N2 Emmaus Catholic College (school)	35 (internal)	Applicable to operation	<p>Regular monitoring will be undertaken by consultants in accordance with the OEMP.</p> <p>Noise monitoring records provided by the consultants will be compared against the criteria in the OEMP.</p> <p>Any exceedance will be reported in accordance with the requirements of the consent and the OEMP.</p>	<ul style="list-style-type: none"> Monitoring records/reports Complaints ER Reports Record of consultation with Planning Secretary Construction Compliance Report OEMP
Location	Day	Evening	Night																													
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N4 & N5 Kemps Creek – other residences	39	39	37																													
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N2 Emmaus Catholic College (school)	35 (internal)																															
B19.	The noise limits in Table 3 do not apply to receiver N3 if the Applicant has a Noise Agreement with the relevant landowner to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that an agreement is in place.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite Noise Agreement with the relevant landowner to exceed the noise limits, if developed.	<ul style="list-style-type: none"> Noise Agreement for receiver N3 Pre-Construction Compliance Report 																												

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Bush Fire Protection				
B20.	The Applicant shall ensure the Development complies with: (a) the relevant provisions of <i>Planning for Bushfire Protection 2006</i> ;	Applicable to estate lot design	Compliance Consultant to undertake review of documentation (prior to and post construction of buildings) against the <i>Planning for Bushfire Protection 2006</i>	<ul style="list-style-type: none"> • ER Reports • EIS and RTS • Engineering Plans • CC • OC • Certifier reports
	(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016; and	Applicable to estate lot design	Compliance Consultant to undertake review of documentation (prior to and post construction of buildings) against the Bushfire Protection Assessment (ABPP 2016)	
	(c) AS2419.1 – 2005 for fire-fighting water supply.	Applicable to estate lot design	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	
Transgrid Easement				
B21.	The Applicant must: (a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easement on the Site, 24 hours a day, 7 days a week;	At all times	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. Compliance Consultant to also undertake inspections based on information provided by the Contractor or Project Manager.	<ul style="list-style-type: none"> • Inspection reports • CEMPs • OEMP • Construction Compliance Report
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and	At all times	Contractor Project Managers to undertake daily inspections to ensure compliance with the requirements of TransGrid. Compliance Consultant to cite requirements. Compliance Consultant to also undertake inspections based on information provided by the Contractor or Project Manager.	<ul style="list-style-type: none"> • Inspection reports • CEMPs • OEMP • Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) advise TransGrid of any proposed amended or modified encroachment into the easement.	At all times	Contractors or Project Manager to undertake correspondence and agreements with TransGrid where necessary and provide documentation of standards and agreements.	<ul style="list-style-type: none"> ER Reports Evidence of consultation CEMPs Construction Compliance Report
Endeavour Energy				
B22.	The Applicant must comply with the requirements of Endeavour Energy for the provision of land for a new zone substation as shown on the plans in the RTS.	At all times	All contractors/project managers to provide documents and agreements with Endeavour Energy. Compliance Consultant to also cite documentation provided by Contractor or Project Manager.	<ul style="list-style-type: none"> Construction Compliance Report WAE Drawings Endeavour Energy consultation
Water NSW				
B23.	The Applicant must: (a) provide safe and unobstructed access for WNSW plant and personnel to access the water pipelines corridor adjacent the Site, 24 hours a day, 7 days a week;	At all times	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. Compliance Consultant to also undertake inspections to ensure conformance with CEMP.	<ul style="list-style-type: none"> Inspection reports CEMPs Construction Compliance Report
	(b) comply with the requirements of WNSW for any works adjacent to or over, the water pipelines corridor; and	At all times	Contractor Project Managers to undertake daily inspections to ensure compliance with the requirements of Water NSW. Compliance Consultant to also undertake inspections to ensure conformance with CEMP.	<ul style="list-style-type: none"> Inspection reports CEMPs Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) advise WNSW of any proposed amended or modified encroachment into the water pipelines corridor.	At all times	Contractors or Project Manager to undertake correspondence and agreements with Water NSW where necessary and provide details of Water NSW requirements.	<ul style="list-style-type: none"> ER Reports Evidence of consultation CEMPs Construction Compliance Report
Amenities Lot				
B24.	The amenities lot located north of Estate Road 1, as shown on the plans in Appendix 1, must only provide for small-scale local services such as commercial, retail and community facilities and landscaping that service or support the needs of local employment-generating uses.	Applicable to estate lot design	<p>Approvals will be sought from the Planning Secretary for works outside of Stage 1. The layouts and footprints will be assessed against SSD 7348.</p> <p>Compliance Consultant to confirm DA's are received before works start at the Amenities Lot.</p>	<ul style="list-style-type: none"> CC OC Compliance reports
SCHEDULE C – CONDITIONS FOR FUTURE DEVELOPMENT APPLICATIONS				
Interface With Residential Areas				
C3.	Future DAs for warehouses on lots 2E, 2F, 2G, 2H, 2J and 4A shall be accompanied by an Urban Design Assessment. The assessment must:	Future development applications	A specialist consultant will be engaged to prepare Urban Design Assessment. Compliance Consultant to review Urban Design Assessment prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Approval from the Planning Secretary
	(a) be prepared by an independent urban design consultant;	Future development applications	Compliance Consultant to cite consultation with Council.	<ul style="list-style-type: none"> Evidence of consultation with Council Urban Design Assessment
	(b) be prepared in consultation with Council;			

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) detail the key objectives for the interface with the sensitive receivers on the western and southern Site boundaries, including consideration of optimal uses and operational hours;	Future development applications	Compliance Consultant to review Urban Design Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design Urban Design Assessment
	(d) determine the optimal building location and setbacks on the western and southern boundaries, noting the design controls in Condition B10 are the minimum setback requirements;	Future development applications	Compliance Consultant to review Urban Design Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design Urban Design Assessment
	(e) present the optimal design for the building layouts along the western and southern site boundaries with detailed justification for the preferred option;	Future development applications	Compliance Consultant to review Urban Design Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design
	(f) identify appropriate orientations and architectural treatments for the facades facing sensitive receivers; and	Future development applications	Compliance Consultant to review Urban Design Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design Urban Design Assessment
	(g) incorporate noise mitigation into the layout and design of buildings, internal roads, loading docks and parking areas to ensure the Development can meet the noise limits in Condition B18.	Future development applications	Compliance Consultant to review Urban Design Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design Urban Design Assessment
C4.	Prior to the commencement of construction of warehouses or office buildings on lots 2E, 2F, 2G, 2H, 2J and 4A, the Applicant must obtain approval from the Consent Authority for the preferred design option, including uses, building and loading dock layouts, setbacks, façade treatments and colours.	Future development applications	Approvals will be sought from the Planning Secretary and cited by the Compliance Consultant.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Visual Amenity				
C5.	Landscaping Future DAs shall be accompanied by a Landscape Assessment. The assessment must:	Future development applications	A specialist consultant will be engaged to prepare Landscape Assessment. Compliance Consultant to review Landscape Assessment prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Approval from the Planning Secretary Landscape Assessment
	(a) be prepared by a qualified landscape design consultant;	Future development applications	Compliance Consultant to cite consultation with Council.	<ul style="list-style-type: none"> Evidence of consultation with Council Landscape Assessment
	(b) be prepared in consultation with Council;	Future development applications	Compliance Consultant to review Landscape Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Staging Plan Approval from the Planning Secretary Landscape Assessment
	(c) describe how the landscaping for the relevant Stage of the Development is consistent with the Staging Plan approved in accordance with Condition B15;	Future development applications	Compliance Consultant to review Landscape Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Landscape Assessment
	(d) describes the landscaping works to be completed as part of the relevant Stage of the Development and details a program for monitoring the success of landscaping works over time;	Future development applications	Compliance Consultant to review Landscape Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Landscape Assessment
	(e) assesses the condition of and adequacy of landscaping completed as part of earlier Stages of the Development, in providing visual screening for adjacent sensitive receivers; and	Future development applications	Compliance Consultant to review Landscape Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Landscape Assessment Engineering Plans and design
(f) details any additional landscaping or rehabilitation works required to ensure the visual impacts of the Development are minimised for the adjacent sensitive receivers.	Future development applications	Compliance Consultant to review Landscape Assessment against the requirements of the condition.	<ul style="list-style-type: none"> Approval from the Planning Secretary Landscape Assessment Engineering Plans and design 	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C6.	<p>Outdoor lighting</p> <p>Future DAs must ensure compliance with <i>AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting</i> and <i>AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting</i>.</p>	Future development applications	<p>Assessments will be undertaken by suitably qualified experts to satisfy the condition.</p> <p>Approvals will be sought from the Planning Secretary for future DAs.</p> <p>Approvals will be cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> • Engineering Plans and design reports • Certifier documents
C7.	<p>Signage</p> <p>(a) Future DAs must ensure illuminated signage is oriented away from the sensitive receivers on the western and southern Site boundaries.</p>	Future development applications	<p>Assessments will be undertaken by suitably qualified experts to satisfy the condition.</p> <p>Approvals will be sought from the Planning Secretary for future DAs.</p> <p>Approvals will be cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> • Approval from the Planning Secretary • Engineering Plans and design reports • Certifier documents
C8.	<p>Reflectivity</p> <p>The visible light reflectivity from materials used on the façades and roofs of the warehouses and office buildings shall be designed to minimise glare. A report demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority for each future warehouse and office building prior to the issue of the relevant Construction Certificate.</p>	Applicable to estate lot design	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • Engineering Plans and design reports • Certifier documents
Transport, Access And Parking				
C9.	<p>Future DAs shall be accompanied by a transport, access and parking assessment. The assessment must:</p> <p>(a) assess the impacts on the safety and capacity of the surrounding road network and access points during construction and operation of the relevant Stage;</p>	Future development applications	<p>Compliance Consultant to review the Transport, Access and Parking Assessment against the requirements of the condition.</p> <p>Approvals will be sought from the Planning Secretary for future DAs.</p> <p>Approvals will be cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> • Approval from the Planning Secretary • Engineering Plans and design • Transport, Access and Parking Assessment • Certifier Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) demonstrate internal roads and car parking complies with relevant Australian Standards and the car parking rates in Condition B13;	Future development applications	Compliance Consultant to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • Approval from the Planning Secretary • Engineering Plans and design • Transport, Access and Parking Assessment • Certifier Report
	(c) detail the scope and timing of any required road upgrades to service the relevant Stage; and	Future development applications	Compliance Consultant to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • Approval from the Planning Secretary • Engineering Plans and design • Transport, Access and Parking Assessment • Certifier Report
	(d) detail measures to promote non-car travel modes, including a Sustainable Travel Plan identifying pedestrian and cyclist facilities to service the relevant Stage of the Development.	Future development applications	Compliance Consultant to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • Approval from the Planning Secretary • Engineering Plans and design • Transport, Access and Parking Assessment • Certifier Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Noise And Vibration				
C10.	Future DAs shall be accompanied by a noise and vibration impact assessment. The assessment must: (a) identify the noise and vibration impacts during construction and operation;	Future development applications	Compliance Consultant to review the Noise and Vibration Impact Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Approval from the Planning Secretary Noise and Vibration Impact Assessment Certifier Report
	(b) demonstrate compliance with the noise limits in Condition B18;	Future development applications	Compliance Consultant to cite Planning Secretary approvals to confirm compliance.	<ul style="list-style-type: none"> Approval from the Planning Secretary Noise and Vibration Impact Assessment
	(c) provide an analysis of all external plant and equipment, including but not limited to, forklifts, air conditioners and refrigeration systems;	Future development applications	Compliance Consultant to cite Planning Secretary approvals to confirm compliance.	<ul style="list-style-type: none"> Approval from the Planning Secretary Noise and Vibration Impact Assessment
	(d) incorporate noise mitigation measures, such as increased building setbacks, building insulation, noise barriers, layout of truck loading areas or source controls, to demonstrate the noise limits in Condition B18 can be achieved; and	Future development applications	Compliance Consultant to cite Planning Secretary approvals to confirm compliance.	<ul style="list-style-type: none"> Approval from the Planning Secretary Noise and Vibration Impact Assessment
	(e) detail the timing to construct the noise walls shown in Appendix 5, to ensure noise from operation of the Development does not exceed the noise limits in Condition B18; and	Future development applications	Compliance Consultant to cite Planning Secretary approvals to confirm compliance.	<ul style="list-style-type: none"> Approval from the Planning Secretary Noise and Vibration Impact Assessment
	(f) recommend mitigation and management measures to be implemented to minimise noise during construction.	Future development applications	Compliance Consultant to cite Planning Secretary approvals to confirm compliance.	<ul style="list-style-type: none"> Approval from the Planning Secretary Noise and Vibration Impact Assessment

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Stormwater Management				
C11.	Future DAs shall demonstrate the design of the warehouses, offices and hardstand areas are consistent with (or the latest revision of) the: (a) <i>Civil, Stormwater and Infrastructure Services Report</i> , prepared by AT&L, dated October 2018; and	Future development applications	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans and design
	(b) <i>Flood Impact Assessment: Oakdale West Estate</i> , prepared by Cardno, dated 27 March 2017.	Future development applications	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans and design
Bushfire Protection				
C12.	The Applicant shall ensure future DAs comply with: (a) the relevant provisions of <i>Planning for Bushfire Protection 2006</i> ;	Future development applications	Compliance Consultant to undertake inspections and monitoring against the <i>Planning for Bushfire Protection 2006</i> .	<ul style="list-style-type: none"> • Compliance reports • EIS and RTS • Engineering Plans • CC • OC
	(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016; and	Future development applications	Compliance Consultant to undertake inspections and monitoring against the Bushfire Protection Assessment (ABPP 2016).	
	(c) AS2419.1 – 2005 for fire-fighting water supply.	Future development applications	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Transgrid Easement				
C13.	The Applicant must consult with TransGrid, prior to lodging DAs for Stages 4 and 5 of the Development as shown on Figure 2 in Appendix 1, and any other Stage or road infrastructure that may affect the TransGrid easement. The Applicant must design, construct and operate each Stage of the development in accordance with the reasonable requirements of TransGrid relating to their use of the TransGrid easement.	Future development applications	Consultation with Transgrid will be cited by Compliance Consultant. Evidence provided to certifier or Planning Secretary.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans and design • Consultation records
C14.	The Applicant must consult with TransGrid, prior to lodging DAs for buildings in Stage 5 adjacent to Ropes Creek, to identify and implement any required flood management measures within the transmission line easement.	Future development applications	Consultation with Transgrid will be cited by Compliance Consultant. Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans and design
Endeavour Energy				
C15.	The Applicant must obtain relevant approvals from Endeavour Energy, prior to the construction of any utility works to service each Stage of the Development.	Prior to electrical construction	Consultation with Endeavour Energy will be cited by Compliance Consultant.	<ul style="list-style-type: none"> • Consultation evidence and approval from Endeavour Energy
Water NSW				
C16.	The Applicant must consult with WNSW, prior to lodging DAs for works on Lot 2A and 2B adjoining the water pipelines corridor, to identify and implement any requirements of WNSW for protection of the water pipelines corridor.	Future development applications	Consultation with Water NSW will be cited by Compliance Consultant.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans and reports in DA submission • Consultation records

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Waste				
C17.	Future DAs shall include a Waste Management Plan prepared in accordance with the EPA's <i>Waste Classification Guidelines</i> (DECCW, 2009).	Future development applications	A WMP will be undertaken by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • Consultation records • WMP
Construction Management				
C18.	A Construction Environmental Management Plan (CEMP) shall be submitted to the Consent Authority for each Stage of the Development, prior to the commencement of construction of the relevant Stage. The CEMP must:	Future development applications	A CEMP will be undertaken by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Evidence of approval will be cited by the Compliance Consultant or certifier prior to consultation.	<ul style="list-style-type: none"> • Approval from the Planning Secretary • CEMP
	(a) be prepared by a suitably qualified and experienced environmental consultant, or the Environmental Representative appointed for Stage 1 of the Development;	Future development applications	Compliance Consultant to cite consultation with Council.	<ul style="list-style-type: none"> • Evidence of consultation with Council • CEMP
	(b) be prepared in consultation with relevant Government agencies, infrastructure and utility providers, including but not limited to, TransGrid, Endeavour Energy, WNSW and TfNSW, where relevant for each Stage;	Future development applications	Compliance Consultant to review CEMP against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> • Approval from the Planning Secretary • Engineering Plans and design • CEMP
(c) detail the construction activities to be undertaken in the relevant Stage of the Development;	Future development applications			

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(d) include detailed procedures for managing the environmental impacts of construction, including stormwater, erosion and sediment controls, dust, noise and traffic management; and	Future development applications	Compliance Consultant to review CEMP against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design CEMP
	(e) detail the roles and responsibilities for environmental management on the Site.	Future development applications	Compliance Consultant to review CEMP against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Approval from the Planning Secretary Engineering Plans and design CEMP
Community Communication Strategy				
C19.	<p>No later than one month before the commencement of construction of any Stage of the Development, a Community Communication Strategy must be prepared and submitted to the Planning Secretary for approval. The Community Communication Strategy is to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners, schools, businesses, and others directly impacted by Stage 1), during design, construction and operation. The Community Communication Strategy must:</p> <p>(a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the Development;</p>	One month prior to commencing construction at WNSLR and/or Stage 1	<p>A Community Communication Strategy will be prepared by a suitable qualified expert and will be submitted to the Planning Secretary for approval.</p> <p>Evidence of approval will be cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> Community Communication Strategy Record of submission date Record of approval from the Planning Secretary Pre-Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) detail the mechanisms for regularly consulting with the local community throughout the Development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results;	One month prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Community Communication Strategy Record of submission date Record of approval from the Planning Secretary
	(c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions;	One month prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Community Communication Strategy Record of submission date Record of approval from the Planning Secretary
	(d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and	One month prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Community Communication Strategy Record of submission date Record of approval from the Planning Secretary

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>(e) include a complaints procedure for recording, responding to and managing complaints, including:</p> <ul style="list-style-type: none"> i) email, contact telephone number and postal addresses for receiving complaints; ii) advertising the contact details for complaints before and during operation, via the local newspaper and through on site signage; iii) a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and iv) procedures for the resolution of any disputes that may arise during the course of the Development. 	<p>One month prior to commencing construction at WNSLR and/or Stage 1</p>	<p>Compliance Consultant to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> • Community Communication Strategy • Record of submission date • Record of approval from the Planning Secretary
C20.	<p>The Applicant must:</p> <p>(a) not commence construction of the relevant Stage of Development until the Community Communication Strategy has been approved by the Planning Secretary; and</p>	<p>Prior to commencing construction at WNSLR and/or Stage 1</p>	<p>Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.</p>	<ul style="list-style-type: none"> • Community Communication Strategy • Record of submission date • Record of approval by Planning Secretary • ER Reports
	<p>(b) implement the Community Communication Strategy for each Stage of the Development and following the completion of operation of the Development.</p>	<p>At all times</p>	<p>Regular monitoring and inspections will be undertaken to ensure that the Community Communication Strategy is implemented accordingly.</p>	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
SCHEDULE D – CONDITIONS FOR STAGE 1				
Part 1 - General Conditions				
Obligation To Minimise Harm To The Environment				
D1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of Stage 1, and any rehabilitation required under this consent.	At all times	Contractors to provide methodology and data for Compliance Consultant to review. Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP.	<ul style="list-style-type: none"> • CEMPs • OEMP • Construction Compliance Report
Terms Of Consent				
D2.	Stage 1 of the Development may only be carried out:	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP.	<ul style="list-style-type: none"> • Compliance Reports • CEMPs • OEMP • EIS • RTS
	(a) in compliance with the conditions of this consent;	At all times		
	(b) in accordance with all written directions of the Planning Secretary;	At all times		
	(c) in accordance with the EIS and RTS;	At all times		
	(d) in accordance with the plans in Appendix 2 and Appendix 3; and	At all times		
(e) in accordance with the Applicant's Management and Mitigation Measures in Appendix 7.	At all times			

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	At all times	Compliance Consultant to cite actions requested by the Planning Secretary and evidence of completion/satisfaction.	<ul style="list-style-type: none"> Evidence of consultation CEMPs OEMP
	(b) the implementation of any actions or measures contained in any such document referred to in Condition D3(a).	At all times		
D4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition D2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition D2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		
Limits Of Consent				
D5.	This consent lapses five (5) years after the date from which it operates, unless Stage 1 has physically commenced on the land to which the consent applies before that date.	Within five years of the date of consent	Construction is planned to commence during the five (5) years after the date from which it operates.	<ul style="list-style-type: none"> Commencement of construction prior to August 2024

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence								
D6.	<p>The following limits apply to the Concept Proposal:</p> <p>(a) the maximum GLA for the land uses in the Development shall not exceed the limits in Table 4;</p> <p>Table 4: GLA Maximum for Stage 1</p> <table border="1"> <thead> <tr> <th>Land Use</th> <th>Maximum GLA (m²)</th> </tr> </thead> <tbody> <tr> <td>Total Warehousing</td> <td>111,000</td> </tr> <tr> <td>Total Office</td> <td>7,000</td> </tr> <tr> <td>Total GLA</td> <td>118,000</td> </tr> </tbody> </table>	Land Use	Maximum GLA (m ²)	Total Warehousing	111,000	Total Office	7,000	Total GLA	118,000	Applicable to estate lot design	Regular monitoring and inspections will be undertaken to ensure consistency with the limits during construction.	<ul style="list-style-type: none"> EIS and RTS Engineering Plans CC OC
	Land Use	Maximum GLA (m ²)										
Total Warehousing	111,000											
Total Office	7,000											
Total GLA	118,000											
(b) a minimum 60 m wide corridor along the northern Site boundary shall not be developed and shall be maintained and preserved for the future WSFL corridor, in accordance with the requirements of TfNSW.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to confirm final width in accordance with site survey prior to commencement of construction. This corridor will be indicated on site plans.	<ul style="list-style-type: none"> Masterplan Drawings Site survey 									
D7.	The Applicant shall ensure Stage 1 is consistent with the development controls in Table 2: Development Controls in Condition B10.	Applicable to estate lot design	Regular monitoring and inspections will be undertaken to ensure consistency with the controls during construction. Assess against development controls in SSD 7348.	<ul style="list-style-type: none"> EIS and RTS Engineering Plans CC OC 								
Notification Of Commencement												
D8.	<p>The date of commencement of each of the following phases of Stage 1 must be notified to the Department in writing, at least one month before that date, or otherwise agreed with the Planning Secretary:</p> <p>(a) construction; and</p>	One month prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite notification and approval prior to the commencement of construction.	<ul style="list-style-type: none"> Record of submission Record of acceptance by Planning Secretary (if other agreement made) Compliance Monitoring and Reporting Program Pre-Construction Compliance Report 								

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) operation;	One month prior to commencing operation at Stage 1	Compliance Consultant to cite certification prior to the commencement of operation.	<ul style="list-style-type: none"> Record of submission Record of acceptance by Planning Secretary (if other agreement made) Pre-Operational Compliance Report
D9.	If the construction or operation of Stage 1 is to be delivered in sub-stages, the Department must be notified in writing at least one month before the commencement of each sub-stage, of the date of commencement and the works to be carried out in that sub-stage.	One month prior to the commencement of each sub-stage	Compliance Consultant to cite evidence of sub-stage consultation prior to the commencement of construction.	<ul style="list-style-type: none"> Record of submission Record of acceptance by Planning Secretary Pre-Construction Compliance Report
Evidence Of Consultation				
D10.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	At all times	Compliance Consultant to cite evidence of consultation and evidence of consultation provided to Planning Secretary.	<ul style="list-style-type: none"> Record of submission Record of acceptance by Planning Secretary ER Reports Compliance reports
	(b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	Compliance Consultant to cite evidence of consultation and evidence of consultation provided to Planning Secretary.	<ul style="list-style-type: none"> Record of submission Record of acceptance by Planning Secretary ER Reports Compliance reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Staging, Combining And Updating Strategies, Plans Or Programs				
D11.	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	At all times	Compliance Consultant to cite evidence of staging approval by the Planning Secretary. Goodman and Compliance Consultant to review of Plans prior to submission to Planning Secretary. All strategies, plans or programs will be reviewed and resubmitted to the Planning Secretary, as required.	<ul style="list-style-type: none"> Evidence of Planning Secretary acceptance to staged approach Record of submission Record of acceptance by Planning Secretary Compliance reports
	(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	At all times	Compliance Consultant to cite evidence of staging approval by the Planning Secretary. Goodman and Compliance Consultant to review of Plans prior to submission to Planning Secretary. All strategies, plans or programs will be reviewed and resubmitted to the Planning Secretary, as required.	<ul style="list-style-type: none"> Evidence of Planning Secretary acceptance to staged approach Record of submission Record of acceptance by Planning Secretary Compliance reports
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	Compliance Consultant to cite evidence of staging approval by the Planning Secretary. Goodman and Compliance Consultant to review of Plans prior to submission to Planning Secretary. All strategies, plans or programs will be reviewed and resubmitted to the Planning Secretary, as required.	<ul style="list-style-type: none"> Evidence of Planning Secretary acceptance to staged approach Record of submission Record of acceptance by Planning Secretary Compliance reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D12.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times	Compliance Consultant to cite evidence of no consultation approved by the Planning Secretary.	<ul style="list-style-type: none"> Evidence of Planning Secretary approval Compliance reports
D13.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Compliance Consultant to cite evidence of Planning Secretary.	<ul style="list-style-type: none"> Evidence of Planning Secretary approval Compliance reports
Protection of Public Infrastructure				
D14.	Before the commencement of construction of Stage 1, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected, to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review consultation. Note: Arrangement likely to include further work once construction commenced.	<ul style="list-style-type: none"> Consultation records Community Consultation Strategy Pre-Construction Compliance Report CEMP CC Services Authority approval
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite Dilapidation Reports completed by contractors.	<ul style="list-style-type: none"> Dilapidation Reports Pre-Construction Compliance Report

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	(c) submit a copy of the dilapidation report to the Planning Secretary and Council.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite submission to planning Secretary and Council.	<ul style="list-style-type: none"> Record of submission Pre-Construction Compliance Report
D15.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out Stage 1; and	At all times	Evidence of satisfaction of this condition will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Applicable authority Works in Kind (WIK) approval Compliance reports
	(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of Stage 1.	At all times		
D16.	Before the commencement of construction of Stage 1, the Applicant must: (a) prepare a dilapidation report identifying the condition of all infrastructure within the water pipelines corridor, in the vicinity of the WNSLR bridge crossing;	Prior to commencing construction at WNSLR	Compliance Consultant to cite Dilapidation Reports completed by contractors.	<ul style="list-style-type: none"> Dilapidation Reports Pre-Construction Compliance Report

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	(b) implement all practical measures to protect this infrastructure, as required by WNSW; and	Prior to commencing construction at WNSLR	Compliance Consultant to review works in line with evidence documents. Implementation of most measures can only occur once commenced.	<ul style="list-style-type: none"> WMS and Safe Work Plan for works adjacent to WNSW infrastructure Inspection records CEMPs Consultation evidence Pre-Construction Compliance Report Water NSW approval of Safe Work Plan
	(c) repair, or pay the full costs associated with repairing, any water supply infrastructure that is damaged by carrying out Stage 1	Prior to the completion of construction at WNSLR	Evidence of satisfaction of this condition will be cited by the Compliance Consultant once works and any rectification works are completed.	<ul style="list-style-type: none"> Authority approval Compliance reports
Demolition				
D17.	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	At all times	Compliance Consultant to confirm and review separate WMS for demolition. Compliance Consultant to confirm licenced contractor for demolition.	<ul style="list-style-type: none"> Contractor WMS and ER Confirmation Letter Demolition certificates, if required Construction Compliance Report

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Structural Adequacy				
D18.	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. • Part 8 of the EP&A Regulation sets out the requirements for the certification of the development. 	At all times	Compliance Consultant to site construction and occupation certificates for the building works.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans • Construction Compliance Report
Compliance				
D19.	<p>The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of Stage 1.</p>	At all times	<p>All contractors and consultants to be issued with conditions of consent.</p> <p>Compliance Consultant to review and confirm induction and training program/records for all contractors working on site to show this is included.</p> <p>Inductions and training records are to be retained by the contractors.</p>	<ul style="list-style-type: none"> • Induction/training records • CEMP • OEMP • Construction Compliance Report • Construction contracts

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Developer Contributions				
D20.	The Applicant shall provide all monetary contributions and/or works-in-kind contributions under Subdivision 2 of Division 7.1 of Part 7 of the EP&A Act, in accordance with the Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd (the developer) and BGMG 11 Pty Limited as trustee for the BGMG 1 Oakdale West Trust (the landowner) and executed on XX XX 2019, and as attached in Appendix 4.	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of payment/agreement will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Evidence of payment / agreement Evidence of Planning Secretary approval Pre-Construction Compliance Report WIK proposal or approval
Operation Of Plant And Equipment				
D21.	All plant and equipment used on site, or to monitor the performance of Stage 1 must be:	At all times	Contractors to provide evidence of their equipment Monitoring and maintenance records to be regularly cited by Compliance Consultant.	<ul style="list-style-type: none"> Plant pre-start records Compliance Reports Maintenance records
	(a) maintained in a proper and efficient condition; and	At all times		
	(b) operated in a proper and efficient manner.	At all times		
Easements				
D22.	Within 12 months of commencing operation of Stage 1, or a timing otherwise agreed with Council, an easement under section 88A and/or restriction or public positive covenant under section 88E of the <i>Conveyancing Act 1919</i> naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and provides for a drainage outlet swale from bio-retention basin 1, must be registered on title of Lot 19 on DP 1250578.	Within 12 months of the date of commencing operation of Stage 1	Evidence of registration will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Records of registration of easement on title of Lot Operation Compliance Report

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External Walls And Cladding				
D23.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Applicable to estate lot design	Compliance Consultant to cite CC and OC for the building works.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans
D24.	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.	Prior to commencing construction of buildings at Stage 1	Compliance Consultant to cite CC and OC for the building works.	<ul style="list-style-type: none"> • CC • OC • Engineering Plans • Pre-Construction Compliance Report • Pre-Operational Compliance Report
D25.	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to commencing construction of buildings at Stage 1	Compliance Consultant to cite CC and OC for the building works.	<ul style="list-style-type: none"> • CC • OC • Record of submission • Record of acceptance by Planning Secretary • Pre-Construction Compliance Report • Pre-Operational Compliance Report

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Utilities And Services				
D26.	Before the construction of any utility works associated with Stage 1, the Applicant must obtain relevant approvals from service providers.	Prior to commencing construction of utility works	The Compliance Consultant will monitor and cite all approvals from service providers are obtained. This will be reported in the ER Reports.	<ul style="list-style-type: none"> • Compliance reports • CEMPs • OEMP • Record of approvals from service providers • Pre-Construction Compliance Report
D27.	Before the commencement of operation of Stage 1, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing Stage 1, under section 73 of the <i>Sydney Water Act 1994</i> .	Prior to commencing operation at Stage 1	The Compliance Consultant will monitor and cite compliance certificate. This will be reported in the ER Reports.	<ul style="list-style-type: none"> • Compliance reports • CEMPs • OEMP • Record of receipt of Compliance Certificate
D28.	Before the issue of a Subdivision or Construction Certificate for Stage 1, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for the provision of communication facilities to Stage 1.	Prior to commencing construction at Stage 1	Compliance Consultant to cite evidence of arrangements made.	<ul style="list-style-type: none"> • Agreement with Authority • Record of approval by Certifying Authority • Pre-Construction Compliance Report
D29.	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to the operation of Stage 1	The Compliance Consultant will monitor and cite written confirmation from carrier. This will be reported in the ER Reports.	<ul style="list-style-type: none"> • Compliance reports • Record of approval by relevant carrier

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Transgrid Easement				
D30.	The Applicant must: (a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easement on the Site, 24 hours a day, 7 days a week;	At all times	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. Compliance Consultant to also undertake inspections based on information provided by the Contractors Project Manager.	<ul style="list-style-type: none"> • Inspection reports • CEMPs • OEMP • Construction Compliance Report
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and	At all times	Contractor Project Managers to undertake daily inspections to ensure compliance with the requirements of TransGrid. Compliance Consultant to cite requirements. Compliance Consultant to also undertake inspections based on information provided by the Contractors Project Manager.	<ul style="list-style-type: none"> • Inspection reports • CEMPs • OEMP • Construction Compliance Report
	(c) advise TransGrid of any proposed amended or modified encroachment into the easement.	At all times	Contractors to undertake correspondence and agreements with TransGrid where necessary and provide documentation of standards and agreements.	<ul style="list-style-type: none"> • Evidence of consultation • CEMPs • OEMP • Construction Compliance Report

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Water NSW				
D31.	The Applicant must: (a) comply with the requirements of WNSW for any works adjacent to, or over, the water pipelines corridor;	At all times	All contractors/project managers will ensure the Water NSW pipeline corridor requirements are included in the CEMP where applicable. Compliance Consultant to also undertake inspections to monitor conformance with the CEMP.	<ul style="list-style-type: none"> • CEMPs • Construction Compliance Report • Consultation records
	(b) consult with WNSW during detailed design of Stage 1 works near the corridor including: i) design of drainage upgrade works within the corridor; ii) batters and access tracks; iii) final bridge design for the WNSLR;	Prior to commencing construction at WNSLR	Compliance Consultant to cite evidence of consultation.	<ul style="list-style-type: none"> • Evidence of consultation • Consultation Schedule for Water NSW • Engineering Plans
	(c) obtain from WNSW, an access consent and construction licence to work within the water pipelines corridor, prior to the commencement of construction;	Prior to commencing construction at WNSLR	Compliance Consultant to cite evidence of consent from Water NSW.	<ul style="list-style-type: none"> • Evidence of Water NSW access consent and construction licence • Pre-Construction Compliance Report
	(d) consult with WNSW during preparation of the CEMP, in accordance with Condition D111, and attend a site visit with WNSW personnel, prior to finalising the CEMP, to mark the exact works area for the WNSLR bridge crossing; and	Prior to commencing construction at WNSLR	Compliance Consultant to cite evidence of consultation and Meeting Minutes.	<ul style="list-style-type: none"> • Evidence of consultation • CEMPs • ER Reports

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	(e) notify any incidents that affect or could affect the water pipelines corridor to WNSW on the 24 hour Incident Notification Number 1800 061 069, as a matter of urgency.	At all times	Incident notification will be undertaken in accordance with the CEMPs and Water NSW agreements. A copy of the Incident Forms will be cited by the Compliance Consultant. Discussion of incidents to be included in regular ER Reports.	<ul style="list-style-type: none"> Records of incident notification correspondence Copy of Incident Forms CEMPs ER Reports
Works As Executed Plans				
D32.	Before the issue of the final Occupation Certificate for Stage 1, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA.	Prior to commencing operation at Stage 1	Contractors to provide the certifying authority with the required information for OC approval. Signed drawings to be cited by Compliance Consultant.	<ul style="list-style-type: none"> OC Engineering Plans Pre-Operational Compliance Report
Applicability of Guidelines				
D33.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times		
D34.	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Principal to address any direction from the Planning Secretary. Compliance Consultant to cite replaced consents, if required.	<ul style="list-style-type: none"> Contractors or consultants documentation, as applicable

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Advisory Notes				
AN1.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for Stage 1. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	The Compliance Consultant will monitor that all licences, permits, and approvals/consents are obtained/maintained as required by law and as detailed within the CEMP/OEMP.	<ul style="list-style-type: none"> • Compliance reports • CEMPs • OEMP
Part 2 - Environmental Performance Conditions				
Visual Amenity				
D35.	Landscape Management Plan Prior to the commencement of construction of Stage 1, the Applicant must prepare a Landscape Management Plan (LMP), to the satisfaction of the Planning Secretary. The plan must form part of the CEMP in accordance with Condition D111 and the OEMP in accordance with Condition D122 and must:	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite consultation with Council. LMP to be reviewed by the Compliance Consultant prior to submission to Planning Secretary to confirm Plan is accurate with the condition.	<ul style="list-style-type: none"> • LMP • Approval from the Planning Secretary • Records of consultation with Council • ER Reports • Pre-Construction Compliance Report
	(a) be prepared in consultation with Council;			
	(b) detail procedures for the retention of existing native vegetation in the north-western corner of the Site and protection of this vegetation from construction impacts;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> • LMP • Approval from the Planning Secretary • Pre-Construction Compliance Report

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	(c) include visual impact mitigation measures for construction including but not limited to: <ol style="list-style-type: none"> i. the location of site sheds, compounds and machinery parking areas, avoiding the western and southern site boundaries, or other locations highly visible from adjacent residential properties; ii. procedures for progressive grassing of exposed soil, as soon as reasonably practicable after disturbance, focusing on areas where building construction will occur at a later stage; 	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> • LMP • Approval from the Planning Secretary • Pre-Construction Compliance Report
	(d) detail the works to construct the landscape bund along the western boundary of the Site, as shown on Figure 5 in Appendix 2, including provision for the landscaping to incorporate mature trees (no less than 75 litre pot size);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> • LMP • Approval from the Planning Secretary • Pre-Construction Compliance Report
	(e) include a program for implementing the landscape bund as soon as reasonably practicable, and no later than prior to operation of Stage 1;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> • LMP • Approval from the Planning Secretary • Pre-Construction Compliance Report
	(f) describe the integration of landscaping with fixed elements, including retaining walls and noise walls; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> • LMP • Approval from the Planning Secretary • Pre-Construction Compliance Report

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	(g) describe the monitoring and maintenance procedures to ensure the success of the landscaping works over the life of the Development.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> LMP Approval from the Planning Secretary Pre-Construction Compliance Report
D36.	The Applicant must: (a) not commence construction of Stage 1 until the Landscape Management Plan is approved by the Planning Secretary;	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> LMP Record of submission date Record of approval by Planning Secretary Pre-Construction Compliance Report
	(b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and	At all times	Regular monitoring and inspections will be undertaken to ensure that the LMP is implemented accordingly.	
	(c) include the monitoring and maintenance procedures contained in the Landscape Management Plan within the OEMP required in accordance with Condition D122.	Prior to commencing operation at Stage 1	Compliance Consultant to cite LMP within OEMP.	
D37.	Landscaping The Applicant must implement the landscape bund along the western boundary of the Site as described in the RTS, prior to the commencement of operation of Stage 1.	Prior to commencing operation at Stage 1	Compliance Consultant to undertake monitoring and inspections to ensure the landscape bund complies with the RTS.	<ul style="list-style-type: none"> WAE drawings of landscape bund RTS design Pre-Operational Compliance Report LMP

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D38.	The Applicant must maintain all landscaping implemented as part of Stage 1, as shown on Figure 5 in Appendix 2, for the duration of the Development. If the monitoring carried out as part of Condition D37 indicates that any aspect of the landscaping has not been successful, the Applicant must undertake re-planting and rehabilitation works, as soon as reasonably practicable.	At all times	Compliance Consultant to undertake monitoring and inspections of landscaping. Compliance Consultant to direct re-planting and rehabilitation works, if required.	<ul style="list-style-type: none"> Contractor monitoring records/reports LMP Operation Compliance Report LMP
D39.	Setbacks The Applicant must ensure building services including tanks are integrated into the building design and landscaped areas to reduce visibility from public areas, unless otherwise required by an authority or Australian Standard, to be located within the front boundary setback.	Applicable to estate lot design	Consultants to demonstrate compliance with design in contractors drawings	<ul style="list-style-type: none"> Monitoring records/reports Compliance Report Engineering Plans
D40.	Lighting and Security Cameras The Applicant must ensure the lighting associated with Stage 1: (a) complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and</i>	Applicable to estate lot design	Certifying authority to sign off on lighting installation. Compliance Consultant to cite signed certification.	<ul style="list-style-type: none"> CC OC Compliance Report Complaint forms
	(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Applicable to estate lot design	Review lighting if complaints are received.	

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D41.	The Applicant must ensure any security cameras installed as part of Stage 1 are directed away from adjacent private properties.	Applicable to estate lot design	Certifying authority to sign off on security camera installation. Compliance Consultant to cite signed certification. Review security cameras if complaints are received.	<ul style="list-style-type: none"> • Compliance Report • Consultants drawings
D42.	Reflectivity The visible light reflectivity from building materials used in the facades and roofs of the warehouses and offices must be designed to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Applicable to estate lot design	Certifying authority to sign off on reflectivity materials. Compliance Consultant to cite signed certification.	<ul style="list-style-type: none"> • CC • OC • Compliance Report • Consultants documents
D43.	Signage and Fencing All signage and fencing must be erected in accordance with the plans in the RTS. <i>Note: This condition does not apply to temporary construction and safety related signage and fencing.</i>	At all times	Compliance Consultant to undertake inspections of signage and fencing in accordance with RTS. Certification from Condition D44.	<ul style="list-style-type: none"> • RTS design • Compliance Reports
D44.	All fencing along building frontages must be located behind the landscape setbacks and not along the front boundary. The fencing must be a maximum height of 2.1 metre and be an open style.	Applicable to estate lot design	Compliance Consultant to cite consultation plans.	<ul style="list-style-type: none"> • Compliance Report • Certification • Drawings
D45.	The Applicant must: (a) remove existing rural fencing along the water pipelines corridor adjacent the site and dispose to an appropriate waste facility licensed to accept the waste;	Following the completion of construction of WNSLR and/or Stage 1	Compliance Consultant to monitor removal of fencing and disposal of waste is as specified.	<ul style="list-style-type: none"> • Waste disposal records • Certification of works • Construction Compliance Report

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	(b) install and maintain temporary security fencing along the water pipelines corridor adjacent the site, for the duration of construction, or until a permanent fence is installed;	Following the completion of construction of WNSLR and/or Stage 1	Compliance Consultant to inspect and confirm compliance with CEMP.	<ul style="list-style-type: none"> • CEMP • Certification of works • Construction Compliance Report
	(c) install permanent 2.4 metre high fencing along the water pipelines corridor adjacent the site, including the approaches to the WNSLR bridge over the water pipelines corridor and above retaining walls, unless otherwise agreed with WNSW;	Following the completion of construction of WNSLR and/or Stage 1	Compliance Consultant to confirm barrier is built as per drawings and consultation.	<ul style="list-style-type: none"> • Certification of works • Design Drawings • Consultation • Construction Compliance Report
	(d) install concrete barriers or barrier guard rails (including barriers leading up to bridge structure) to the WNSLR where there is potential for large vehicles to drive over retaining walls and into the water pipelines corridor. Barriers must be rated to withstand impact from B-Double size vehicles; and	Following the completion of construction of WNSLR and/or Stage 1	Compliance Consultant to confirm screen is built as per drawings and consultation.	<ul style="list-style-type: none"> • Certification of works • Design Drawings • Consultation • Construction Compliance Report
	(e) install cranked throw screens on both sides of the WNSLR bridge crossing the WNSW water pipelines corridor.	Following the completion of construction of WNSLR and/or Stage 1	Compliance Consultant to confirm fence is built as per drawings and consultation.	<ul style="list-style-type: none"> • Certification of works • Design Drawings • Consultation • Construction Compliance Report

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Western North South Link Road (WNSLR)				
D46.	General Requirements The Applicant must design and construct the WNSLR in accordance with the requirements of: (a) the Relevant Roads Authority, the PCA, and any approval issued under section 138 of the <i>Roads Act 1993</i> including the WAD;	Prior to commencing and completing construction at WNSLR	Compliance Consultant to cite certification of the construction of the WNSLR in accordance with the condition.	<ul style="list-style-type: none"> Monitoring records/reports Engineering Plans Certification of works Pre-Construction Compliance Report
	(b) TfNSW for the bridge crossing of the future WSFL; and	Prior to commencing and completing construction at WNSLR	Compliance Consultant to cite consultation with TfNSW the WNSLR and ensure condition achieved.	<ul style="list-style-type: none"> Monitoring records/reports Engineering Plans Certification of works Pre-Construction Compliance Report
	(c) WNSW for the bridge crossing of the water pipelines corridor.	Prior to commencing and completing construction at WNSLR	Compliance Consultant to cite consultation with TfNSW the WNSLR and ensure condition achieved.	<ul style="list-style-type: none"> Engineering Plans Certification of works Pre-Construction Compliance Report Evidence of consultation
D47.	The Applicant must design and construct the intersections of the WNSLR with Estate Road 1 and Lockwood Road to the satisfaction of the Relevant Roads Authority.	Prior to commencing and completing construction at WNSLR	Compliance Consultant to cite certification of the design and construction which is to the satisfaction of the Relevant Roads Authority.	<ul style="list-style-type: none"> Contractor inspections and test plans Engineering Plans CC OC Approval by relevant Authority Pre-Construction Compliance Report

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D48.	<p>Pre-Construction</p> <p>Prior to the commencement of construction of the WNSLR, the Applicant must:</p> <p>(a) obtain the written consent of the Minister for Planning under the Biodiversity Covenant, to construct the WNSLR over the Erskine Park Biodiversity Corridor; and</p>	Prior to commencing construction at WNSLR	Compliance Consultant to cite written approval by minister.	<ul style="list-style-type: none"> Evidence of approval by Minister Pre-Construction Compliance Report
	<p>(b) Prior to the commencement of construction of the WNSLR, the Applicant must provide evidence to the satisfaction of the Planning Secretary, demonstrating the design of the WNSLR and bridge crossings have been agreed with the Relevant Roads Authority, TfNSW and WNSW.</p>	Prior to commencing construction at WNSLR	Compliance Consultant to cite evidence of satisfaction by the Relevant Roads Authority, TfNSW and Water NSW.	<ul style="list-style-type: none"> Approval by the Relevant Roads Authority, TfNSW, and Water NSW Pre-Construction Compliance Report
D49.	<p>Consultation</p> <p>The Applicant must develop a schedule for consultation with and approval by TfNSW for the construction of the bridge foundations over the future WSFL, including geotechnical and structural certification as required by TfNSW. The schedule must form part of the CEMP required by Condition D111.</p>	Prior to commencing construction at WNSLR	The Consultation Schedule for TfNSW will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> Consultation Schedule for TfNSW Pre-Construction Compliance Report
D50.	The Applicant must develop a schedule for consultation with and approval by WNSW for the construction of the bridge over the water pipelines corridor. This schedule must form part of the CEMP required by Condition D111.	Prior to commencing construction at WNSLR	The Consultation Schedule for Water NSW will be cited by the Compliance Consultant and approved by the Planning Secretary.	<ul style="list-style-type: none"> Consultation Schedule for Water NSW Pre-Construction Compliance Report

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D51.	Pre-Operation Prior to operation of any Stage of the Development, the Applicant must complete construction of the WNSLR to the satisfaction of the Relevant Roads Authority and the PCA.	Prior to commencing operation of Stage 1	Certifying authority and Relevant Roads Authority to sign off on WNSLR. Compliance Consultant to cite certification.	<ul style="list-style-type: none"> • Written approval • WAE Engineering Plans • Pre-Operational Compliance Report
D52.	Prior to the commencement of operation of the WNSLR, the Applicant must provide works-as-executed drawings to WNSW for the WNSLR bridge. The drawings must clearly show any changes to the bridge design or the works adjacent to the water pipelines corridor.	Prior to the commencement of operation of WNSLR	Drawings to be cited by Compliance Consultant prior to submission to Water NSW. Submission of drawings to be cited /recorded and reported prior to operations.	<ul style="list-style-type: none"> • WAE Engineering Plans • Record of submission to Water NSW • Construction Compliance Report
D53.	Prior to the commencement of operation of the WNSLR, the Applicant must design and construct a stormwater management system for the WNSLR. The system must: (a) be designed by a suitably qualified and experienced person(s);	Prior to the completion of construction at WNSLR	Compliance Consultant to cite engineering certification of the construction of the stormwater management system.	<ul style="list-style-type: none"> • Engineering Certification confirming qualification of designer • Construction Compliance Report
	(b) be generally in accordance with the conceptual design in the RTS;	Prior to the completion of construction at WNSLR	Compliance Consultant to cite engineering certification of the construction of the stormwater management system in accordance with the RTS.	<ul style="list-style-type: none"> • RTS • Engineering Certification
	(c) ensure that the system capacity has been designed in accordance with AUSTROADS guidelines;	Prior to the completion of construction at WNSLR	Compliance Consultant to cite engineering certification of the construction of the stormwater management system in accordance with the AUSTROADS guidelines.	<ul style="list-style-type: none"> • Engineering Certification confirming design in accordance with AUSTROADS • Engineering Certification

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(d) achieve the pollutant reduction targets specified in RMS's <i>Water Sensitive Urban Design (WSUD) Guidelines (March 2016)</i> and Council's <i>Water Sensitive Urban Design (WSUD) Policy (December 2013)</i> ;	Prior to the completion of construction at WNSLR	Compliance Consultant to cite engineering certification of the construction of the stormwater management system in accordance with the pollutant targets.	<ul style="list-style-type: none"> Engineering Certification
	(e) ensure the outlet structures are designed in accordance with NRAR's <i>Guidelines for Controlled Activities on Waterfront Land (May 2018)</i> .	Prior to the completion of construction at WNSLR	Compliance Consultant to cite engineering certification of the construction of the stormwater management system in accordance with the NRAR's guidelines.	<ul style="list-style-type: none"> <i>Guidelines for Controlled Activities on Waterfront Land</i> Engineering Certification
D54.	Dedication of Infrastructure and Land Prior to the completion of construction of the WNSLR, the Applicant must consult with WNSW regarding land subdivision and stratum arrangements for the acquisition and dedication of WNSW land to the Relevant Roads Authority for the WNSLR bridge.	Prior to the completion of construction at WNSLR	Compliance Consultant to cite documentation of dedicated land to confirm compliance.	<ul style="list-style-type: none"> Consultation with WaterNSW Relevant Roads Authority or surveyor documents Construction Compliance Report Stratum arrangements
D55.	Following completion of construction of the WNSLR to the satisfaction of the Relevant Roads Authority, the Applicant must dedicate the WNSLR and its associated land owned by BGMG 11 Pty Limited as trustee for the BGMG 1 Oakdale West Trust and WNSW, to the Relevant Roads Authority in accordance with the requirements of the Planning Agreement.	After completion of the WNSLR	Compliance Consultant to cite consultation with Relevant Road Authority with respect to dedication of WNSLR	<ul style="list-style-type: none"> Record of dedication of WNSLR Pre-Operational Compliance Report
D56.	The Applicant shall retain care, control and ownership of bio-retention basin no. 1 associated with the WNSLR.	At all times	Ongoing maintenance in accordance with OEMP.	<ul style="list-style-type: none"> OEMP Operation Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Transport, Access And Parking				
D57.	<p>Construction Traffic Management Plan Prior to the commencement of construction of Stage 1, the Applicant must prepare a Construction Traffic Management Plan (CTMP) to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by Condition D111 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>	Prior to commencing construction at WNSLR and/or Stage 1	<p>A specialist consultant will be engaged to prepare CTMP. Compliance Consultant to review CTMP prior to submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> CTMP approved by Planning Secretary Pre-Construction Compliance Report
	<p>(b) be prepared in consultation with Council, Mamre Anglican School, Emmaus Catholic College, Emmaus Catholic Care Village and Trinity Catholic Primary School;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite evidence of consultation.	<ul style="list-style-type: none"> Records of consultation with stakeholders CTMP
	<p>(c) detail specific measures to manage construction traffic to avoid school drop off and pick up times (Monday to Friday 8 am – 9.30 am and 2.30 pm – 4 pm, and Higher School Certificate exam periods), including any temporary infrastructure arrangements and traffic safety measures;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CTMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Specific measures included in CTMP
	<p>(d) detail the measures to be implemented to ensure road safety and network efficiency during construction, including scheduling deliveries of heavy plant and equipment outside of peak periods, or during school holidays where possible;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CTMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Specific measures included in CTMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) detail heavy vehicle (HV) routes, access and parking arrangements;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CTMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> HV routes, access and parking arrangements within CTMP
	(f) include a Driver Code of Conduct to: <ul style="list-style-type: none"> i. minimise the impacts of construction on the local and regional road network; ii. minimise conflicts with other road users including the students, staff, visitors and residents of the neighbouring schools and aged care village; iii. minimise road traffic noise, both on Bakers Lane and from construction vehicles on Site; and iv. ensure truck drivers use specified routes and adhere to the speed restrictions on Bakers Lane; 	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CTMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Driver Code of Conduct within CTMP Evidence the Driver Code of Conduct has been provided to key contractors
	(g) include a program to monitor the effectiveness of these measures; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CTMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Monitoring Program within CTMP
	(h) detail procedures for early notification to residents and the community (including local schools), of any potential disruptions to routes.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CTMP and Community Communication Strategy prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Procedures for notifications within CTMP Community Communication Strategy

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D58.	The Applicant must: (a) not commence construction of Stage 1 until the Construction Traffic Management Plan required by Condition D57 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> • CTMP • Record of submission date • Record of approval by Planning Secretary
	(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the CTMP is implemented accordingly.	<ul style="list-style-type: none"> • ER Reports • Contractor records, if relevant • CTMP
D59.	Estate Roads and Intersections The Applicant must design and construct the internal estate roads and intersections to accommodate the turning path of a B-Double, to the satisfaction of the Relevant Roads Authority.	Prior to commencing and completing construction at WNSLR	Compliance Consultant to confirm turning paths are approved by Council and cite WAE drawing.	<ul style="list-style-type: none"> • Approval of design and construction of internal estate roads/intersections by relevant Roads Authority • Engineering Plans • Pre-Construction Compliance Report
D60.	Following the issue of a Subdivision Certificate, the estate roads shall be dedicated to the Relevant Roads Authority. Prior to any dedication, the Applicant shall ensure construction of the estate roads has been completed to the satisfaction of the Relevant Roads Authority and measures (such as a performance bond) are in place for any prescribed maintenance period, to the satisfaction of the Relevant Roads Authority.	Prior to dedication of estate roads	Compliance Consultant to monitor the following: <ul style="list-style-type: none"> • Subdivision certificate and dedication process for estate roads • Consultation with Relevant Roads Authority in respect to completion of internal roads • Measures for prescribed maintenance periods 	<ul style="list-style-type: none"> • Certification of construction of estate roads by relevant Roads Authority • Measures for prescribed maintenance period • WAE Engineering Plans • Pre-Operational Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D61.	<p>Operating Conditions The Applicant must ensure:</p> <p>(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) are constructed and maintained in accordance with the latest version of AS 2890.1:2004 <i>Parking facilities Off-street car parking</i> (Standards Australia, 2004) and AS 2890.2:2002 <i>Parking facilities Off-street commercial vehicle facilities</i> (Standards Australia, 2002);</p>	Applicable to estate lot design and operations	Compliance Consultant to cite certification of the construction of the internal roads, driveways and parking in accordance with the condition.	<ul style="list-style-type: none"> Approval by Certifying Authority Consultants drawing and reports
	(b) parking for Stage 1 is provided in accordance with the rates in Condition B13;	Applicable to estate lot design and operations	Compliance Consultant to cite certification of the construction of the parking in accordance with the condition.	<ul style="list-style-type: none"> Approval by Certifying Authority Consultants drawing and reports
	(c) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;	Applicable to estate lot design and operations	Compliance Consultant to cite certification of the swept path in accordance with the condition.	<ul style="list-style-type: none"> Approval by Certifying Authority Consultants drawings and reports
	(d) Stage 1 does not result in any vehicles queuing on the public road network;	Applicable to estate lot design and operations	Compliance Consultant to cite documents and show this is achieved.	<ul style="list-style-type: none"> Consultants Reports CEMPs OEMP
	(e) heavy vehicles associated with Stage 1 are not parked on local roads or footpaths in the vicinity of the Site;	Applicable to estate lot design and operations	Compliance Consultant to cite documents and show this is achieved.	<ul style="list-style-type: none"> Engineering Drawings WAE street signage drawings CEMPs OEMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence									
	(f) all vehicles are wholly contained on site before being required to stop;	Applicable to estate lot design and operations	Compliance Consultant to cite documents and show this is achieved.	<ul style="list-style-type: none"> • CEMPs • OEMP 									
	(g) all loading and unloading of materials is carried out on Site;	Applicable to estate lot design and operations	Compliance Consultant to cite documents and show this is achieved.	<ul style="list-style-type: none"> • CEMPs • OEMP 									
	(h) all trucks entering or leaving the Site with loads have their loads covered and do not track dirt onto the public road network; and	Applicable to estate lot design and operations	Contractors Project Manager and Compliance Consultant to undertake regular inspections.	<ul style="list-style-type: none"> • CEMPs • OEMP 									
	(i) the proposed turning areas in the car parks are kept clear of any obstacles, including parked cars, at all times.	Applicable to estate lot design and operations	Compliance Consultant to cite documents and show this is achieved.	<ul style="list-style-type: none"> • CEMPs • OEMP 									
Noise													
D62.	<p>Hours of Work The Applicant must comply with the hours detailed in Table 5, unless otherwise agreed in writing by the Planning Secretary.</p> <p>Table 5: Hours of Work</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td>Construction</td> <td>Monday – Friday Saturday</td> <td>7 am to 6 pm 8 am to 1 pm</td> </tr> <tr> <td>Operation</td> <td>Monday – Sunday (including public holidays)</td> <td>24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm	Operation	Monday – Sunday (including public holidays)	24 hours	At all times	Compliance Consultant to monitor the following contractor information: <ul style="list-style-type: none"> • Staff and subcontractors log in/out records • Site induction records • Site access and designated access points • Complaints • Non-compliance registers 	<ul style="list-style-type: none"> • ER Reports • Complaints Register • Incidents / Non-compliance Register • Contractor information • CEMPs • OEMP • Compliance Reports • CNVMP
Activity	Day	Time											
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm											
Operation	Monday – Sunday (including public holidays)	24 hours											

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D63.	Works outside of the hours identified in Condition D62 may be undertaken in the following circumstances: (a) works that are inaudible at the nearest sensitive receivers;	At all times	Contractors are to notify any works where this is applicable. Compliance Consultant to monitor and record details of any applicable works.	<ul style="list-style-type: none"> • Monitoring reports • CEMPs • OEMP • Written approval for agreed works by the Planning Secretary • CNVMP • ER Reports
	(b) works agreed to in writing by the Planning Secretary;	At all times		
	(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	At all times		
	(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	At all times		
D64.	<p>Construction Noise Limits</p> <p>Stage 1 must be constructed with the aim of achieving the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan required by Condition D65.</p>	At all times	<p>Noise will be managed in accordance with the CEMP/CNVMP.</p> <p>Compliance Consultant to cite monitoring reports, undertake regular inspections, cite complaints and compliances, and results of responses to complaints.</p>	<ul style="list-style-type: none"> • CNVMP • CEMPs • Inspection records • ER Reports • Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D65.	<p>Construction Noise and Vibration Management Plan The Applicant must prepare a Construction Noise and Vibration Management Plan for Stage 1, to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition D111 and must:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert;</p>	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to prepare CNVMP. Compliance Consultant to review CNVMP.	<ul style="list-style-type: none"> • CNVMP approved by Planning Secretary • Pre-Construction Compliance Report
	<p>(b) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time);</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific measures included in CNVMP • Consistent with EPA's <i>Interim Construction Noise Guideline</i>
	<p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific measures included in CNVMP
	<p>(d) include strategies to minimise impacts to sensitive receivers, including, where practicable, starting noisy equipment away from sensitive receivers and implementing respite periods;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific strategies included in CNVMP
	<p>(e) include strategies that have been developed with the sensitive receivers identified in Appendix 5 for managing high noise generating works;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific strategies included in CNVMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(f) describe the community consultation undertaken to develop the strategies in Condition D65(e);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP and Community Communication Strategy prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Procedures for notifications within CNVMP Community Communication Strategy
	(g) include a monitoring program that: <ol style="list-style-type: none"> includes a protocol for determining exceedances of the relevant conditions in this approval; (ii) evaluates and reports on the effectiveness of the noise and vibration management measures; include procedures to relocate, modify, mitigate or stop work to ensure compliance with relevant criteria; 	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Monitoring Program within CNVMP
	(h) include a complaints management system that would be implemented for the duration of Stage 1.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CNVMP and Community Communication Strategy prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Complaints management within CNVMP Community Communication Strategy
D66.	The Applicant must: (a) not commence construction of Stage 1 until the Construction Noise and Vibration Management Plan required by Condition D65 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> CNVMP Record of submission date Record of approval by Planning Secretary
	(b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the CNVMP is implemented accordingly.	<ul style="list-style-type: none"> ER Reports Contractor records, if relevant CNVMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D67.	<p>Operational Noise Limits</p> <p>The Applicant shall undertake operation of Stage 1 in a manner that ensures the Development complies with the noise limits for the Concept Proposal in Condition B18 of this consent.</p>	Applicable to operation	<p>Noise will be managed in accordance with the OEMP/ONVMP.</p> <p>Compliance Consultant to cite monitoring reports and undertake regular inspection.</p>	<ul style="list-style-type: none"> • ONVMPs/OEMP • Inspection records • Operation Compliance Report
Vibration				
D68.	<p>Vibration Criteria</p> <p>Vibration caused by construction works on the site, as measured at any residence or structure outside the site, must be limited to:</p> <p>(a) for structural damage, the latest version of <i>DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures</i> (German Institute for Standardisation, 1999); and</p>	At all times	<p>Vibration will be managed in accordance with the CEMP/CNVMP.</p> <p>Compliance Consultant to cite monitoring reports and undertake regular inspections.</p>	<ul style="list-style-type: none"> • CNVMP • CEMPs • Inspection records • ER Reports • Construction Compliance Report
	<p>(b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time).</p>	At all times	<p>Vibration will be managed in accordance with the CEMP/CNVMP.</p> <p>Compliance Consultant to cite monitoring reports and undertake regular inspections.</p>	<ul style="list-style-type: none"> • CNVMP • CEMPs • Inspection records • ER Reports • Construction Compliance Report
D69.	<p>Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in Condition D68.</p>	At all times	<p>Vibration will be managed in accordance with the CEMP/CNVMP.</p> <p>Compliance Consultant to cite monitoring reports and Environmental Work Method Statements (EWMS) for activities within 30m of residential buildings, and undertake regular inspections.</p>	<ul style="list-style-type: none"> • CNVMP • CEMPs • Inspection records • ER Reports • Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D70.	The limits in Conditions D68 and D69 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by Condition D111 of this consent.	At all times	Vibration will be managed in accordance with the CEMP/CNVMP. Compliance Consultant to cite monitoring reports and undertake regular inspections.	<ul style="list-style-type: none"> • CNVMP • CEMPs • Inspection records • ER Reports
Soils and Water				
D71.	Imported Soil The Applicant must prepare a Fill Importation Protocol (FIP) for Stage 1. The protocol must form part of the CEMP required by Condition D111 and must detail the measures to: (a) ensure only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review FIP against this requirement.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • FIP
	(b) keep accurate records of the volume and type of fill to be used; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite these items in the FIP.	<ul style="list-style-type: none"> • FIP
	(c) make these records available to the Department upon request.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite these items in the FIP.	<ul style="list-style-type: none"> • FIP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D72.	<p>Erosion and Sediment Control</p> <p>The Applicant must prepare Erosion and Sediment Control Plans (ESCP) for Stage 1, including the WNSLR, to the satisfaction of the Planning Secretary. The Plans must form part of a CEMP in accordance with Condition D111 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to prepare ESCP. Compliance Consultant to review ESCP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • ESCP approved by Planning Secretary • Pre-Construction Compliance Report
	<p>(b) be generally consistent with the Erosion and Sediment Control Plans in the RTS and those prepared by the contractor for each sequence of works, as approved by the PCA;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review ESCP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • RTS • ESCP
	<p>(c) include detailed erosion and sediment controls developed in accordance with the relevant requirements of <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> (Landcom, 2004) guideline;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review ESCP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • <i>Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book</i> • ESCP
	<p>(d) include procedures for maintaining erosion and sediment controls in efficient working order for the duration of construction, to ensure Stage 1 complies with Condition D74.</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review ESCP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific measures included in ESCP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D73.	Prior to the commencement of bulk earthworks as part of Stage 1, the Applicant must implement erosion and sediment controls identified by Condition D72 and maintain those controls throughout bulk earthworks and construction, to ensure stormwater flows do not increase in any downstream areas. The Environmental Representative, appointed in accordance with Condition D115, shall make a written statement to the Planning Secretary confirming the erosions and sediment controls are operational, prior to the commencement of bulk earthworks and other construction activities required for Stage 1.	Prior to commencing bulk earthworks	Compliance Consultant to review ESCP prior to submission to the Planning Secretary. Compliance Consultant to review ESCP has been implemented	<ul style="list-style-type: none"> ER Reports Specific measures included in ESCP CEMP
D74.	Discharge Limits Stage 1 must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	At all times	Discharge will be managed in accordance with the CEMPs/OEMP Compliance Consultant to cite monitoring reports and undertake regular inspections.	<ul style="list-style-type: none"> CEMPs/OEMP Inspection records Compliance Reports
D75.	Stormwater Management System The Applicant must design, construct and operate a stormwater management system for Stage 1 that: (a) is designed by a suitably qualified and experienced person(s);	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to design the Stormwater Management System. Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> Engineering Plans Pre-Construction Compliance Report Certification
	(b) is generally in accordance with the conceptual design in the RTS;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> Consistent with RTS Engineering Plans Certification

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) is in accordance with applicable Australian Standards;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> • In accordance with applicable Australian Standards • Engineering Plans • Certification
	(d) ensures the system capacity is designed in accordance with <i>Australian Rainfall and Runoff</i> (Engineers Australia, 2016), <i>Managing Urban Stormwater: Council Handbook</i> (EPA, 1997) and <i>Stormwater Drainage Specifications for Building Development</i> (Penrith Council, May 2018);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> • Satisfies consent requirement • Engineering Plans • Certification
	(e) ensures peak stormwater flows from the Site do not exceed pre-development flows in any downstream areas for all rainfall events up to and including the 1 in 100 year average recurrence interval (ARI);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> • Engineering Plans • Certification
	(f) ensures peak stormwater flows from the Site do not exceed existing flows in the WNSW drainage lines and water pipelines corridor;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> • Engineering Plans • Certification
	(g) achieves the pollutant reduction targets specified in Council's <i>Water Sensitive Urban Design (WSUD) Policy, (December 2013)</i> .	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> • Engineering Plans • Certification

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D76.	All stormwater drainage infrastructure on the Site, including bio-retention basins, shall remain under the care, control and ownership of the registered proprietor of the lots.	At all times	Ongoing maintenance in accordance with OEMP.	<ul style="list-style-type: none"> • OEMP • Operation Compliance Report
D77.	The Applicant shall create a drainage easement for the outlet swales from the bio-retention basins on the site, in accordance with the requirements of Council and Condition D22.	Applicable to estate lot design	Compliance Consultant to review Engineering Plans and design drawing to ensure easement is captured. Compliance Consultant to cite certification.	<ul style="list-style-type: none"> • Engineering Plans and design • Certification
D78.	Groundwater If groundwater is intersected during construction of Stage 1, the Applicant must: (a) obtain the necessary water licences or approvals from NRAR;	At all times	Compliance Consultant to cite necessary water licences or approvals if required.	<ul style="list-style-type: none"> • Licences / approval • ER Reports
	(b) develop a Groundwater Management Plan for the testing, dewatering, storage, movement and treatment of groundwater, to the satisfaction of NRAR.	At all times	Compliance Consultant to cite Groundwater Management Plan prior to submission to NRAR, if required.	<ul style="list-style-type: none"> • Groundwater Management Plan • ER Reports • NRAR approval
D79.	Waterfront Land The Applicant must carry out all works on or adjacent to waterfront land in accordance with the Department of Industry <i>Guidelines for Controlled Activities on Waterfront Lands 2012</i> .	At all times	Compliance Consultant to undertake monitoring and inspections. Waterfront land to be identified on site plans.	<ul style="list-style-type: none"> • CEMPs • OEMP • ER Reports • Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Biodiversity				
D80.	<p>Flora and Fauna Management Plan The Applicant must prepare a Flora and Fauna Management Plan (FFMP) for Stage 1, to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition D111 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>	Prior to commencing construction at WNSLR and/or Stage 1	<p>A specialist consultant will be engaged to prepare FFMP. Compliance Consultant to review FFMP prior to submission to the Planning Secretary.</p>	<ul style="list-style-type: none"> FFMP approved by Planning Secretary Pre-Construction Compliance Report
	(b) describe procedures to manage impacts on biodiversity values during earthworks, clearing and dam decommissioning;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review FFMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Specific measures included in FFMP
	(c) include procedures for clearing marking and protecting the areas of vegetation to be retained on the Site, including the mature vegetation in the north-western corner and the Biodiversity Offset Area, established in accordance with Condition D83 adjacent to Ropes Creek; and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review FFMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Specific measures included in FFMP
	(d) detail the specific erosion and sediment controls to protect the retained vegetation.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review FFMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Specific measures included in FFMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D81.	The Applicant must: (a) not commence bulk earthworks until the Flora and Fauna Management Plan required by Condition is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> • FFMP • Record of submission date • Record of approval by Planning Secretary
	(b) implement the most recent version of the Flora and Fauna Management Plan approved by the Planning Secretary for the duration of bulk earthworks and construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the FFMP is implemented accordingly.	<ul style="list-style-type: none"> • ER Reports • Contractor records, if relevant • FFMP
D82.	Offsets for Stage 1 Within 12 months of the date of this development consent or otherwise agreed with the Planning Secretary, the Applicant must retire 172 ecosystem credits to offset the removal of 4.41 hectares of native vegetation on the Site.	Within 12 months of the date of the consent	Compliance Consultant to cite certification of retired credits by Planning Secretary.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report • Records of retired credits
D83.	The Applicant shall establish a Biodiversity Offset Area on the Site, consistent with the area described in the RTS, in accordance with a Biodiversity Stewardship Agreement with the Biodiversity Conservation Trust.	Within 12 months of the date of the consent		
D84.	Biodiversity Action Management Plan The Applicant must maintain the Biodiversity Offset Area on the site in accordance with a Biodiversity Management Action Plan approved by the Biodiversity Conservation Trust.	Within 12 months of the date of the consent		

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D85.	<p>Offsets for the WNSLR</p> <p>Within 12 months of the date of this consent, or as otherwise agreed with the Planning Secretary, the Applicant must:</p> <p>(a) offset 0.42 ha of vegetation lost in the Erskine Park Biodiversity Corridor as a result of the WNSLR by carrying out planting within the area shown in green edging on Figure 9 of Appendix 6; and</p>	Within 12 months of the date of the consent	Compliance Consultant to cite certification that the area shown in green edging on Figure 9 of Appendix 6 of consent has been undertaken accordingly.	<ul style="list-style-type: none"> • Figure 9 of Appendix 6 of consent • Pre-Construction Compliance Report
	<p>(b) plant the area shown in green edging on Figure 9 of Appendix 6 with species similar to those identified for zone 4a, on the south-eastern side of Ropes Creek, in the Biodiversity Management Plan Erskine Park Employment Area (HLA-Envirosciences, 2 May 2006).</p>	Within 12 months of the date of the consent	Compliance Consultant to cite certification that the area shown in green edging on Figure 9 of Appendix 6 of consent has been undertaken accordingly.	<ul style="list-style-type: none"> • Figure 9 of Appendix 6 of consent • Pre-Construction Compliance Report
D86.	The Applicant shall monitor and maintain the planting for a period of six months to ensure a minimum 85% survival rate of the planting.	For six months after planting	Compliance Consultant to undertake monitoring and inspections of area shown in green edging on Figure 9 of Appendix 6 of consent to ensure a minimum 85% survival rate of the planting.	<ul style="list-style-type: none"> • 85% success rate • ER Reports • Contractor inspection and maintenance reports • Compliance Report
D87.	The Applicant must notify the Planning Ministerial Corporation at least one month before the completion of planting to enable the Planning Ministerial Corporation to arrange ongoing maintenance.	Notification one month prior to completion of planting	Compliance Consultant to cite notification.	<ul style="list-style-type: none"> • Evidence of notification • ER Reports • Operation Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D88.	<p>Snake Management Measures</p> <p>Prior to construction of Stage 1, the Applicant must implement snake management measures to limit, to the extent practicable, movement of snakes from the Site into the adjacent school and retirement village on the western boundary of the Site. The measures shall be detailed in the CEMP required by Condition D111 and shall include, but not be limited to, provision of alternative snake habitat on Site, fencing along the western boundary and installation of snake deterrents.</p>	Prior to commencing construction at Stage 1	<p>Compliance Consultant to review Terrestrial Flora and Fauna Management Plan (Terrestrial FFMP).</p> <p>Compliance Consultant to undertake monitoring and inspections of contractor implementation of snake management measures.</p> <p>Note: Implementation measures required some construction works. Compliance Consultant to monitor works in accordance with condition.</p>	<ul style="list-style-type: none"> • Terrestrial FFMP • CEMP • ER Reports • Pre-Construction Compliance Report
Bushfire Protection				
D89.	The Applicant shall ensure the Development complies with:	Applicable to estate lot design	Compliance Consultant to undertake review of documentation (prior to and post construction of buildings) against the <i>Planning for Bushfire Protection 2006</i>	<ul style="list-style-type: none"> • ER Reports • EIS and RTS • Engineering Plans • CC • OC
	(a) the relevant provisions of <i>Planning for Bushfire Protection 2006</i> ;			
	(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016; and	Applicable to estate lot design	Compliance Consultant to undertake review of documentation (prior to and post construction of buildings) against the Bushfire Protection Assessment (ABPP 2016)	
	(c) AS2419.1 – 2005 for fire-fighting water supply.	Applicable to estate lot design	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Air Quality				
D90.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs / AQMP (as relevant) to ensure compliance.	<ul style="list-style-type: none"> • AQMP • CEMPs • OEMP • ER Reports • Construction Compliance Report
D91.	During construction of Stage 1, the Applicant must ensure that:	At all times	Compliance Consultant to undertake monitoring and inspections. Compliance Consultant to cite any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.	<ul style="list-style-type: none"> • AQMP • CEMPs • OEMP • ER Reports • Construction Compliance Report
	(a) exposed surfaces and stockpiles are suppressed by regular watering;	At all times		
	(b) all trucks entering or leaving the Site with loads have their loads covered;	At all times		
	(c) trucks associated with Stage 1 do not track dirt onto the public road network;	At all times		
	(d) public roads used by these trucks are kept clean; and	At all times		
(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	At all times			

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D92.	<p>Construction Air Quality Management Plan Prior to the commencement of construction of Stage 1, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Planning Secretary. The AQMP must form part of the CEMP required by Condition D111. The AQMP must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p>	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to prepare AQMP. Compliance Consultant to review AQMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • AQMP approved by Planning Secretary • Pre-Construction Compliance Report
	<p>(b) detail and rank all emissions from all construction activities, including particulate emissions;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review AQMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Emissions included in AQMP
	<p>(c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review AQMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific program included in AQMP
	<p>(d) identify the control measures that will be implemented for each emission source; and</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review AQMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific measures included in AQMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) nominate the following for each of the proposed controls: <ol style="list-style-type: none"> i. key performance indicator; ii. monitoring method; iii. location, frequency and duration of monitoring; iv. record keeping; v. complaints register; vi. response procedures; and vii. compliance monitoring. 	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review AQMP prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> • Specific measures included in AQMP
D93.	The Applicant must: (a) not commence construction of Stage 1 until the Air Quality Management Plan required by Condition D92 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> • AQMP • Record of submission date • Record of approval by Planning Secretary
	(b) implement the most recent version of the Air Quality Management Plan approved by the Planning Secretary for the duration of construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the AQMP is implemented accordingly.	<ul style="list-style-type: none"> • ER Reports • Contractor records, if relevant • AQMP
D94.	Odour Management The Applicant must ensure Stage 1 does not cause or permit the emission of any offensive odour, as defined in the POEO Act.	At all times	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs / AQMP.	<ul style="list-style-type: none"> • AQMP • CEMPs • OEMP • Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Aboriginal Heritage				
D95.	<p>Statutory Requirements</p> <p>Prior to the commencement of construction of Stage 1, the Applicant must register identified Aboriginal items or objects on the OEH's Aboriginal Heritage Information Management System (AHIMS) Aboriginal Sites Register.</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite certification of registered identified Aboriginal items or objects by the OEH.	<ul style="list-style-type: none"> • OEH approval of registered identified Aboriginal items or objects • Pre-Construction Compliance Report
D96.	<p>Archaeological Test Excavation</p> <p>Prior to the commencement of construction of Stage 1, the Applicant must undertake archaeological test excavation in the identified area of archaeological sensitivity adjacent to Ropes Creek and the ridgeline immediately to the west, that would be impacted by Stage 1. The test excavation must:</p> <p>(a) be undertaken in accordance with a methodology developed in consultation with registered Aboriginal parties;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite methodology developed in consultation with registered Aboriginal parties.	<ul style="list-style-type: none"> • Pre-Construction Compliance Report
	<p>(b) be undertaken in accordance with the requirements of the OEH NSW Heritage Division;</p>	Prior to commencing construction at WNSLR and/or Stage 1	Consultant to attend archaeological test excavation to ensure compliance with condition.	<ul style="list-style-type: none"> • Consultants reports
	<p>(c) include a report detailing any further work, including archaeological salvage and monitoring, conducted in the presence of Aboriginal stakeholders.</p>	Prior to commencing construction at WNSLR and/or Stage 1	Consultant to cite report prepared as part of the Archaeological Test Excavation.	<ul style="list-style-type: none"> • Report prepared as part of the Archaeological Test Excavation

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D97.	The Applicant must not commence construction of Stage 1 until the Archaeological Test Excavation Report is provided to the OEH NSW Heritage Division and the Planning Secretary.	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of issue of report to the OEH NSW Heritage Division and the Planning Secretary will be cited by the Compliance Consultant prior to commencing construction.	<ul style="list-style-type: none"> Archaeological Test Excavation Report Record of submission date Record of submission to the OEH NSW Heritage Division and Planning Secretary
D98.	<p>Unexpected Finds Protocol</p> <p>If any item or object of Aboriginal heritage significance is identified on Site:</p> <p>(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;</p>	At all times	<p>Compliance Consultant to undertake monitoring and inspections.</p> <p>Compliance Consultant to cite this requirement included in site inductions and process to confirm all staff have been appropriately inducted.</p> <p>Compliance Consultant to be notified by contractors of any unexpected finds and confirm compliance of this condition.</p> <p>If required, RR will confirm work has ceased, buffer has been installed and OEH contacted.</p>	<ul style="list-style-type: none"> UFP – Archaeological Items CEMPs OEMP ER Reports Evidence of contact with OEH Construction Compliance Report
	(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and	At all times	Compliance Consultant to cite Unexpected Finds Protocol – Archaeological Items (UFP – Archaeological Items).	
	(c) the OEH must be contacted immediately.	At all times	Compliance Consultant to cite Unexpected Finds Protocol – Archaeological Items (UFP – Archaeological Items).	
D99.	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> .	At all times	<p>Compliance Consultant to undertake monitoring and inspections.</p> <p>Compliance Consultant to be notified of any unexpected finds and confirm compliance of this condition.</p> <p>Compliance Consultant to conform recommencement in accordance with the UFP – Archaeological Items and the <i>National Parks and Wildlife Act 1974</i>.</p>	<ul style="list-style-type: none"> UFP – Archaeological Items CEMPs OEMP ER Reports <i>National Parks and Wildlife Act 1974</i>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Historic Heritage				
D100.	<p>Unexpected Finds Protocol If any archaeological relics are uncovered during construction of Stage 1, then all works in the immediate vicinity of the relic must cease immediately. Unexpected finds must be evaluated and recorded in accordance the requirements of OEH NSW Heritage Division.</p>	At all times	<p>Compliance Consultant to undertake monitoring and inspections. Compliance Consultant to confirm work has ceased, buffer has been installed and OEH contacted. Compliance Consultant to cite UFP – Archaeological Items.</p>	<ul style="list-style-type: none"> • UFP – Archaeological Items • CEMPs • OEMP • ER Reports • Evidence of contact with OEH
Hazards And Risk				
D101.	<p>Dangerous Goods The quantities of dangerous goods stored and handled at the Site must be below the threshold quantities listed in the Department of Planning's <i>Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.</p>	At all times	<p>Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.</p>	<ul style="list-style-type: none"> • CEMPs • OEMP • Construction Compliance Report
D102.	<p>Bunding The Applicant must store all chemicals, fuels and oils used on Site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).</p>	At all times	<p>Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.</p>	<ul style="list-style-type: none"> • CEMPs • OEMP • Construction Compliance Report
Waste Management				
D103.	<p>Waste must be secured and maintained within designated waste storage areas at all times and must not leave the Site onto neighbouring public or private properties.</p>	At all times	<p>Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.</p>	<ul style="list-style-type: none"> • WMP • CEMPs • OEMP • Compliance Reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D104.	<p>Waste Management Plan</p> <p>The Applicant must implement the Waste Management Plan (WMP) in the EIS for the duration of construction and operation of Stage 1.</p>	At all times	Compliance Consultant to undertake monitoring and inspections to ensure WMP is implemented.	<ul style="list-style-type: none"> • WMP • CEMPs • OEMP • ER Reports • Compliance Reports
D105.	<p>Statutory Requirements</p> <p>The Applicant must assess and classify all liquid and non-liquid wastes to be taken off Site in accordance with the latest version of EPA's <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.</p>	At all times	Compliance Consultant to undertake monitoring and inspections and review of tracking and classification for waste taken off site.	<ul style="list-style-type: none"> • WMP • CEMPs • OEMP • Compliance Reports • Contractor documentation, if required
D106.	Waste generated outside the Site must not be received at the Site for storage, treatment, processing, reprocessing, or disposal.	At all times	Compliance Consultant to undertake monitoring and inspections. Records to be kept of materials entering the site and control process at gates.	<ul style="list-style-type: none"> • WMP • CEMPs • OEMP • Compliance Reports • Contractor documentation, if required
D107.	<p>Pests, Vermin and Noxious Weed Management</p> <p>The Applicant must:</p> <p>(a) implement suitable measures to manage pests, vermin and declared noxious weeds on the Site; and</p>	At all times	Compliance Consultant to undertake monitoring and inspections to ensure measures listed in the CEMPs/OEMP are implemented. Contractor to undertake weeding/pest management, if required.	<ul style="list-style-type: none"> • FFMP • CEMPs • OEMP • Compliance Reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<p>(b) inspect the Site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on Site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.</p> <p><i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.</i></p>	At all times	<p>Compliance Consultant to undertake monitoring and inspections to ensure measures listed in the CEMPs/OEMP are implemented.</p> <p>Contractor to undertake weeding/pest management, if required.</p>	<ul style="list-style-type: none"> • FFMP • CEMPs • OEMP • Compliance Reports • Contractor inspection reports
Contamination				
D108.	<p>Prior to the commencement of construction of Stage 1, the Applicant must prepare an unexpected finds protocol to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with Condition D111 and must ensure any material identified as contaminated is disposed off Site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the Site.</p>	Prior to commencing construction at WNSLR and/or Stage 1	<p>An Unexpected Finds Protocol – Contamination (UFP – Contamination) will be prepared, cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> • UFP – Contamination • Pre-Construction Compliance Report
Community Engagement				
D109.	<p>The Applicant must consult with the community regularly throughout Stage 1, including consultation with the nearby sensitive receivers identified in Appendix 5, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Community engagement shall be undertaken in accordance with the Community Communication Strategy approved in accordance with Condition C19.</p>	At all times	<p>A Community Communication Strategy will be prepared by a suitable qualified expert and will be submitted to the Planning Secretary for approval.</p> <p>Evidence of approval will be cited by the Compliance Consultant.</p>	<ul style="list-style-type: none"> • Community Communication Strategy • Record of submission date • Record of approval from the Planning Secretary • ER Reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
PART 3 – ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING				
D110.	<p>Management Plan Requirements Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) details of:</p> <ul style="list-style-type: none"> i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, Stage 1 or any management measures; 	At all times	<p>Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.</p> <p>Compliance Consultant to review all management plans prior to submission to the Planning Secretary.</p> <p>A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.</p>	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table
	<p>(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p>	At all times	<p>Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.</p> <p>Compliance Consultant to review all management plans prior to submission to the Planning Secretary.</p> <p>A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.</p>	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) a program to monitor and report on the: <ul style="list-style-type: none"> i. impacts and environmental performance of Stage 1; and ii. effectiveness of the management measures set out pursuant to paragraph (b) above; 	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table
	(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) a program to investigate and implement ways to improve the environmental performance of Stage 1 over time;	At all times	<p>Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.</p> <p>Compliance Consultant to review all management plans prior to submission to the Planning Secretary.</p> <p>A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.</p>	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table
	(f) a protocol for managing and reporting an <ul style="list-style-type: none"> i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and 	At all times	<p>Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.</p> <p>Compliance Consultant to review all management plans prior to submission to the Planning Secretary.</p> <p>A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.</p>	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(g) a protocol for periodic review of the plan. <i>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> • Compliance Reports • Management plan scoping table
Construction Environmental Management Plan				
D111.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for Stage 1, including the WNSLR, in accordance with the requirements of Condition D110 and to the satisfaction of the Planning Secretary. The Applicant may prepare separate CEMPs for the Stage 1 works and the WNSLR, addressing all relevant requirements of this consent.	Prior to commencing construction at WNSLR and/or Stage 1	CEMPs will be prepared, cited by the Compliance Consultant and approved by the Planning Secretary.	<ul style="list-style-type: none"> • CEMPs • Planning Secretary approval • Pre-Construction Compliance Report
D112.	Prior to finalising the CEMP, the Applicant must consult with TfNSW, Council, RMS and WNSW. The Applicant must also attend a site visit with WNSW personnel to mark the exact works area for the WNSLR bridge crossing.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to cite evidence of consultation.	<ul style="list-style-type: none"> • Evidence of consultation • Engineering Plans

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D113.	As part of the CEMP required under Condition D111 of this consent, the Applicant must include: (a) detailed procedures for managing bulk earthworks to avoid adverse water quality impacts on Ropes Creek, including, but not limited to: i. any staging of earthworks to minimise disturbed areas; ii. limits on the areal extent of earthworks; iii. progressive grassing of exposed areas, as soon as reasonably practicable, focusing on areas where building construction will occur at a later stage;	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs to ensure inclusion of bulk earthworks procedures prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Approval from the Planning Secretary Bulk earthworks procedures in CEMPs
	(b) Landscape Management Plan (see Condition D35);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(c) Construction Traffic Management Plan (see Condition D57);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(d) Consultation Schedule for TfNSW and WNSW (see Conditions D49 and D50);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) Construction Noise and Vibration Management Plan (see Condition D65);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(f) Fill Importation Protocol (see Condition D71) and Erosion and Sediment Control Plan (see Condition D72);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(g) Flora and Fauna Management Plan (see Condition D80);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(h) Snake Management Measures (see Condition D88);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(i) Air Quality Management Plan (see Condition D92);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(j) Unexpected Finds Protocol (see Conditions D98 and D100);	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(k) Unexpected Contamination Protocol (see Condition D108); and	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
	(l) a Community Consultation and Complaints Handling Procedure.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review CEMPs prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> Included in CEMP
D114.	The Applicant must: (a) not commence construction of Stage 1 until the CEMP is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> CEMPs Record of submission date Record of approval by Planning Secretary
	(b) carry out the construction of Stage 1 in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	At all times	Regular monitoring and inspections will be undertaken to ensure that the CEMPs is implemented accordingly.	<ul style="list-style-type: none"> Construction Compliance Report Contractor records, if relevant CEMP

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
Environmental Representative (ER)				
D115.	The Applicant must engage an Environmental Representative (ER) to oversee construction of Stage 1. Construction of Stage 1 must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.	Prior to commencing construction at WNSLR and/or Stage 1	Carl Vincent has been appointed as the ER.	<ul style="list-style-type: none"> • Carl Vincent will fill the role as ER • Approval by Planning Secretary • Pre-Construction Compliance Report
D116.	The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of construction of Stage 1, or within another timeframe agreed with the Planning Secretary.	Prior to commencing construction at WNSLR and/or Stage 1	Carl Vincent has been approved as ER by the Planning Secretary.	<ul style="list-style-type: none"> • Carl Vincent will fill the role as ER • Approval by Planning Secretary • Pre-Construction Compliance Report
D117.	The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS or RTS, and is independent from the design and construction personnel for Stage 1.	Prior to commencing construction at WNSLR and/or Stage 1	Carl Vincent has a degree in Environmental Science and Business Management, and is a Certified Professional In Erosion and Sediment Control and Trained Lead Auditor. Car Vincent has over 20 years' experience working in environmental management in civil construction. Carl Vincent was not involved in the EIS or RTS process.	<ul style="list-style-type: none"> • Approval by Planning Secretary • Pre-Construction Compliance Report
D118.	The Applicant may engage more than one ER for Stage 1, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of Stage 1.	Prior to commencing construction at WNSLR and/or Stage 1	Approval will be sought from the Planning Secretary, if required.	<ul style="list-style-type: none"> • Approval by Planning Secretary • Pre-Construction Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D119.	For the duration of construction of Stage 1, or as agreed with the Planning Secretary, the approved ER must: (a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of Stage 1;	At all times	Review of all correspondence from / to Planning Secretary	<ul style="list-style-type: none"> Evidence of correspondence with Planning Secretary
	(b) consider and inform the Planning Secretary on matters specified in the terms of this consent;	At all times	Notify Planning Secretary, as required	<ul style="list-style-type: none"> Evidence of correspondence with Planning Secretary
	(c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;	At all times	Review potential environmental and community impacts	<ul style="list-style-type: none"> Evidence of correspondence with Goodman
	(d) review the CEMP identified in Condition D111 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent, and if so: i. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or ii. make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);	At all times	ER to review CEMPs, if required. ER to prepare written statement, if required.	<ul style="list-style-type: none"> Provide comments on CEMP, if required Evidence of written statement to Planning Secretary

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) regularly monitor the implementation of the CEMP, and any other documents identified by the Planning Secretary, to ensure implementation is being carried out in accordance with the document and the terms of this consent;	At all times	Regular monitoring and inspections will be undertaken to ensure implementation of CEMPs.	<ul style="list-style-type: none"> ER Reports CEMPs
	(f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of Stage 1 commissioned by the Department including scoping audits, programming audits, briefings, and site visits;	At all times	ER to undertake audits, if requested.	<ul style="list-style-type: none"> Requested by Planning Secretary
	(g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;	At all times	ER to assist the Department in the resolution of community complaints, if requested.	<ul style="list-style-type: none"> Requested by Planning Secretary
	(h) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Environmental Representative Protocol under the heading “Environmental Representative Monthly Reports.” The Environmental Representative Monthly Report must be submitted within seven calendar days following the end of each month for the duration of the ER’s engagement, or as otherwise agreed with the Planning Secretary.	At all times	ER to prepare ER Reports (Environmental Representative Monthly Reports) to the satisfaction of the Planning Secretary	<ul style="list-style-type: none"> Approval by Planning Secretary ER Reports

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D120.	The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in Condition D119 (including preparation of the ER monthly report), as well as: (a) the complaints register; and	At all times	ER to cite all information requested is received.	<ul style="list-style-type: none"> All documents provided and cited by ER
	(b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).	At all times	ER to cite all information requested is received.	<ul style="list-style-type: none"> All documents provided and cited by ER
D121.	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under Condition D134. The Applicant must: (a) facilitate and assist the Planning Secretary in any such audit; and	At all times	ER to undertake audits, if requested.	<ul style="list-style-type: none"> Requested by Planning Secretary
	(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.	At all times	ER to undertake audits, if requested.	<ul style="list-style-type: none"> Requested by Planning Secretary
Operational Environmental Management Plan				
D122.	The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of Condition D110 and to the satisfaction of the Planning Secretary.	Prior to commencing operation of Stage 1	OEMP will be prepared, cited by the Compliance Consultant and approved by the Planning Secretary.	<ul style="list-style-type: none"> OEMP Planning Secretary approval Pre-Operational Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D123.	As part of the OEMP required under Condition D122 of this consent, the Applicant must include the following: (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of operation of Stage 1;	Prior to commencing operation at Stage 1	Compliance Consultant to cite OEMP for inclusion of role, responsibility, authority and accountability of all key personnel prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> OEMP Pre-Operational Compliance Report
	(b) describe the procedures that would be implemented to: i. keep the local community and relevant agencies informed about the operation and environmental performance of Stage 1; ii. receive, handle, respond to, and record complaints; iii. resolve any disputes that may arise; iv. respond to any non-compliance; v. respond to emergencies; and	Prior to commencing operation at Stage 1	Compliance Consultant to cite OEMP for inclusion prior to submission to the Planning Secretary. Community Communications Strategy to be implemented during operation as required by C19.	<ul style="list-style-type: none"> OEMP to include procedures Community Communications Strategy Pre-Operational Compliance Report
	(c) include the following environmental management plans: i. Landscape Management Plan (see Condition D35); ii. Flora and Fauna Management Plan (see Condition D80); iii. Waste Management Plan (see Condition D104).	Prior to commencing operation at Stage 1	Compliance Consultant to review OEMP for inclusion prior to submission to the Planning Secretary.	<ul style="list-style-type: none"> OEMP to include management plans Pre-Operational Compliance Report

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D124.	The Applicant must: (a) not commence operation until the OEMP is approved by the Planning Secretary; and	Prior to operation at Stage 1	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"> • OEMP • Record of submission date • Record of approval by Planning Secretary • ER Reports
	(b) operate Stage 1 in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	At all times	Regular monitoring and inspections will be undertaken to ensure that the OEMP is implemented accordingly.	
Revision Of Strategies, Plans And Programs				
D125.	Within three months of: (a) the submission of a Compliance Report under Condition D133;	At all times	All Strategies, Plans And Programs to be reviewed within three months and cited by Compliance Consultant.	<ul style="list-style-type: none"> • ER Reports • Approval by Planning Secretary, if required • Evidence of management plan version control • Compliance Reports • Incident Reports
	(b) the submission of an Environmental Representative Monthly Report under Condition D119;	At all times		
	(c) the submission of an incident report under Condition D127;	At all times		
	(d) the approval of any modification of the conditions of this consent; or	At all times		
	(e) the issue of a direction of the Planning Secretary under Condition D2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed.	At all times		

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
D126.	<p>If necessary to either improve the environmental performance of Stage 1, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.</p> <p><i>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of Stage 1.</i></p>	At all times	All Strategies, Plans And Programs to be reviewed and submitted to the Planning Secretary within six weeks (if required) and cited by Compliance Consultant.	<ul style="list-style-type: none"> Approval by Planning Secretary, if required Evidence of management plan version control
Reporting And Auditing				
D127.	<p>Incident Notification, Reporting and Response</p> <p>The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 8.</p>	At all times	Written notification provided immediately and cited by Compliance Consultant.	<ul style="list-style-type: none"> Evidence of written notification submitted the Planning Secretary Incident and Non-Compliance Register Compliance Reports
D128.	<p>Non-Compliance Notification</p> <p>The Department must be notified in writing to within seven days after the Applicant becomes aware of any non-compliance.</p>	At all times	Written notification provided within seven days and cited by Compliance Consultant.	<ul style="list-style-type: none"> Evidence of written notification submitted the Planning Secretary ER Reports Incident and Non-Compliance Register Compliance Reports

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D139.	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times	Written notification requirements cited by Compliance Consultant.	<ul style="list-style-type: none"> Evidence of written notification requirements included as per condition ER Reports Incident and Non-Compliance Register
D130.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Compliance Consultant to ensure non-compliance has not been previously reported as incident.	<ul style="list-style-type: none"> ER Reports Incident and Non-Compliance Register
D131.	Compliance Reporting No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	Prior to commencing construction at WNSLR and/or Stage 1	Compliance Consultant to review and cite submission details. Compliance Consultant to ensure no construction will occur prior to six weeks of notification date unless otherwise agreed to by the Planning Secretary.	<ul style="list-style-type: none"> Approval by Planning Secretary Evidence of submission date Compliance Monitoring and Reporting Program ER reports Pre-Construction Compliance Report
D132.	Compliance Reports of the Development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	Compliance Consultant to cite Compliance Reports.	<ul style="list-style-type: none"> Compliance Reports Compliance Reporting Post Approval Requirements (Department 2018)
D133.	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	At all times	Compliance Consultant to cite report on website and written notification. Updates to website by Goodman.	<ul style="list-style-type: none"> Publically available Compliance Reports Evidence of notification to the Planning Secretary

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D134.	<p>Monitoring and Environmental Audits</p> <p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p><i>Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</i></p>	At all times	<p>Compliance Consultant to review all monitoring or environmental audits.</p> <p>Compliance Consultant to confirm preparation of audit and monitoring program.</p>	<ul style="list-style-type: none"> • ER Reports • Monitoring Reports • Environmental Audits • CEMPs • OEMP
Access To Information				
D135.	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ol style="list-style-type: none"> i. the documents referred to in Condition D2 of this consent; ii. all current statutory approvals for the Development; 	Prior to commencing construction at WNSLR and/or Stage 1 and ongoing	<p>Updates to website by Goodman.</p> <p>Compliance Consultant to cite the latest information required by the condition is on website.</p>	<ul style="list-style-type: none"> • Latest version of all information uploaded to website • Pre-Construction and Ongoing Compliance Report

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	<ul style="list-style-type: none"> iii. all approved strategies, plans and programs required under the conditions of this consent; iv. the proposed staging plans for the Development if the construction, operation or decommissioning of the Development is to be staged; v. regular reporting on the environmental performance of the Development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; vi. a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vii. a summary of the current stage and progress of the Development; viii. contact details to enquire about the Development or to make a complaint; ix. a complaints register, updated monthly; x. the Compliance Report of the Development; xi. audit reports prepared as part of any monitoring or environmental audit of the Development and the Applicant's response to the recommendations in any audit report; xii. any other matter required by the Planning Secretary; and 			

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	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Prior to commencing construction at WNSLR and/or Stage 1 and ongoing	Updates to website by Goodman. Compliance Consultant to cite the latest information required by the condition is on website.	<ul style="list-style-type: none"> • Latest version of all information uploaded to website • ER reports • Pre-Construction and Ongoing Compliance Report

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