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

Operation Compliance Report 2

AUG 2025

Application Number	SSD 9794683
Reporting Period	1 March 2024 to 1 March 2025
File Name	19007-RPT-OCR2-1-2A-2C-2D-20250827
Compliance Report Version	Rev2

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Document title	Oakdale West Industrial Estate – Stage 3 (Buildings 2A, 2C and 2D) Operation Compliance Report

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	Name of Person making declaration in Appendix A
Accepted for Goodman Property Services (Aust) Pty Ltd	Ellen Slaven
Title	Attorney for Goodman Property Services (Aust) Pty Ltd

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Acronym Glossary

AQMP (AQMP)	Air Quality Management Plan
BEMEP	Bushfire Emergency Management and Evacuation Plan
CC	Construction Certificate
CCS	Community Communication Strategy
CTMP	Construction Traffic Management Plan
CEMP	Construction Environmental Management Plan
DA	Development Application
DECCW	Department of Environment Climate Change and Water
DPHI	Department of Planning Housing and Infrastructure
EIS	Environmental Impact Statement
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act (1979)
ESCP	Erosion and Sediment Control Plan
FFMP	Flora and Fauna Management Plan
FMP	Fire Management Plan
GPSA	Goodman Property Services (Aus) (Goodman)
LMP	Landscape Management Plan
LGA	Local Government Area
OC	Occupation Certificate
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
OCR	Operational Compliance Report
OTMP	Operational Traffic Management Plan
OWE	Oakdale West (Industrial) Estate
RTS	Response to Submissions
SSD	State Significant Development
TfNSW	Transport for NSW
WMP	Waste Management Plan
WSEA	Western Sydney Employment Area

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1 Executive Summary

This Operation Compliance Report (OCR) is written in accordance with the Compliance Reporting Post Approval Requirements (NSW Department of Planning, Industry and Environment, May 2020).

This report covers the reporting period from 1 March 2024 to 1 March 2025 and will be submitted to the Planning Secretary of the NSW Department of Planning and Environment (the Planning Secretary) in accordance with Condition C11 of SSD-9794683 (Consent), which requires, within six months after the first year of commencement of operation of Stage 3 (Buildings 2A, 2C and 2D) to submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the project.

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

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

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

2 Introduction

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

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

2.1 Project Name and Application Number

Project Name: Oakdale West Estate

Application Number: SSD-9794683

2.2 Modifications to SSD-9794683

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

Table 1 - Planning Approval and Subsequent Modifications

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

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This OCR2 has been prepared against the Consolidated Development Consent that are available on the NSW planning portal (https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development) including the above Consent Modification.

2.3 Project Location

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

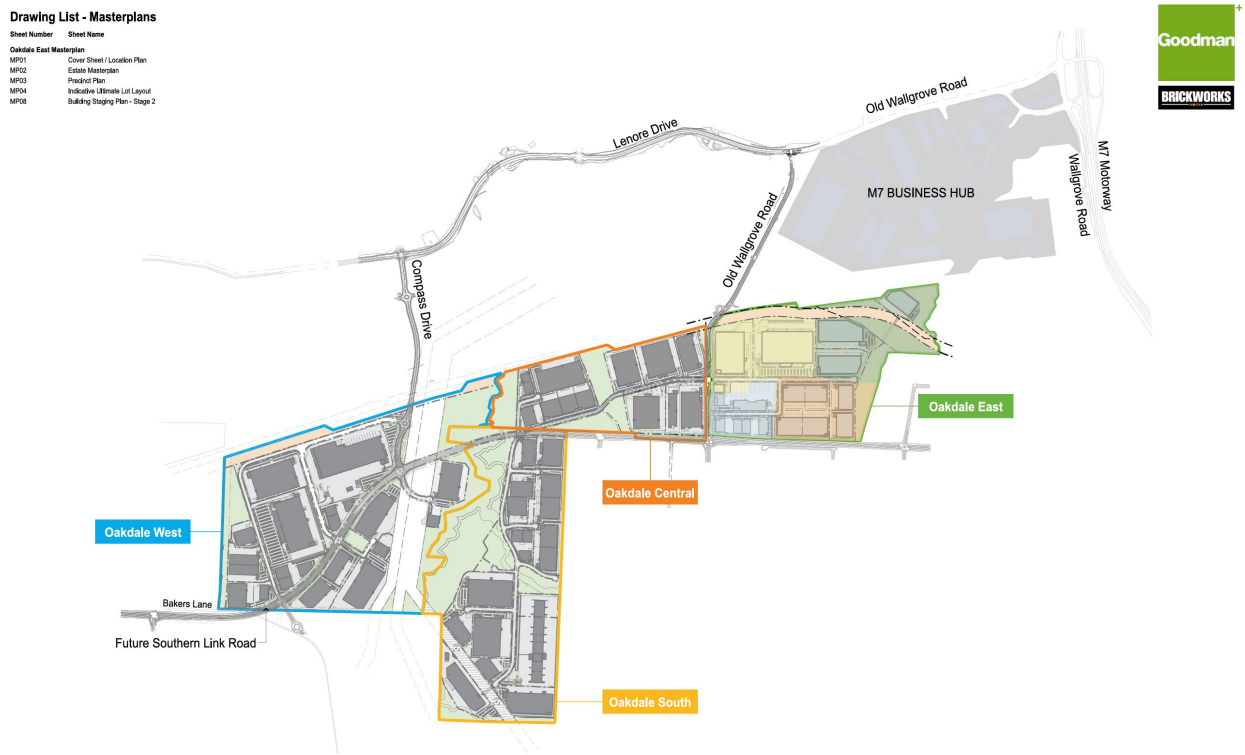

Figure 1 - Oakdale West Estate Location Plan

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Figure 2 - Oakdale West Estate Staging Plan

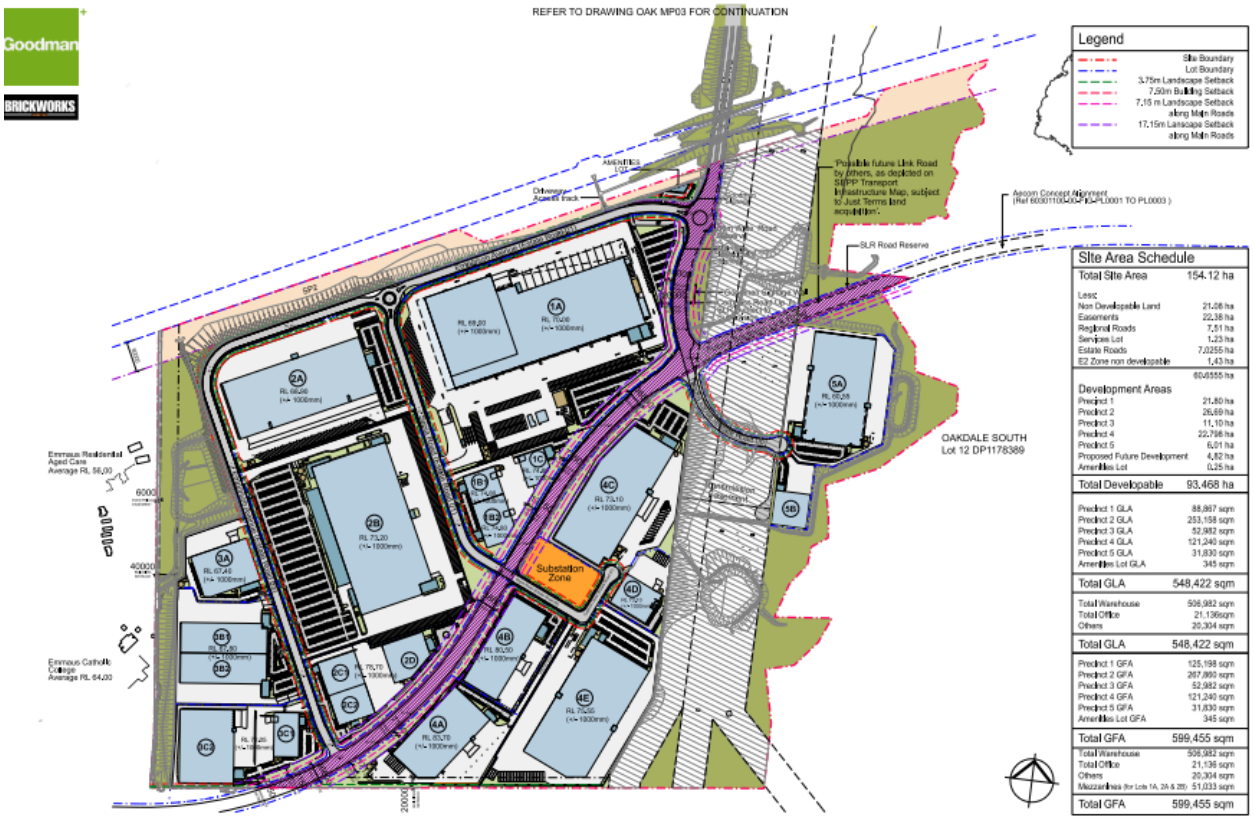

Figure 3 - Oakdale West Estate Masterplan

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2.4 Project Description

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

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

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

Stage 3 of the OWE includes the fit-out and operation of Warehouse 2A, which is used for the sorting and distribution of parcels by Australia Post, as well as three additional buildings: Warehouses 2C-1, 2C-2, and 2D designated for smaller warehouse operations. Warehouses 2C-1 and 2C-2 (collectively referred to as Warehouse 2C) are operated by Gildan Brands Australia (Gildan Brands). Warehouse 2D remained vacant during this reporting period, and no operational activities have occurred since the occupancy certificate for the building was issued in November 2023.

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

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

A separate OEMP has been prepared to address the operation of Warehouses 2C-1, 2C-2, and 2D (Buildings 2C and 2D) in Precinct 2 (see Figure 4), also under SSD-9794683 and SSD-7348 (MOD 9), covering the activities associated with the three smaller warehouse facilities (see Figure 6).

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Figure 4 - Oakdale West Estate, Precinct Plan

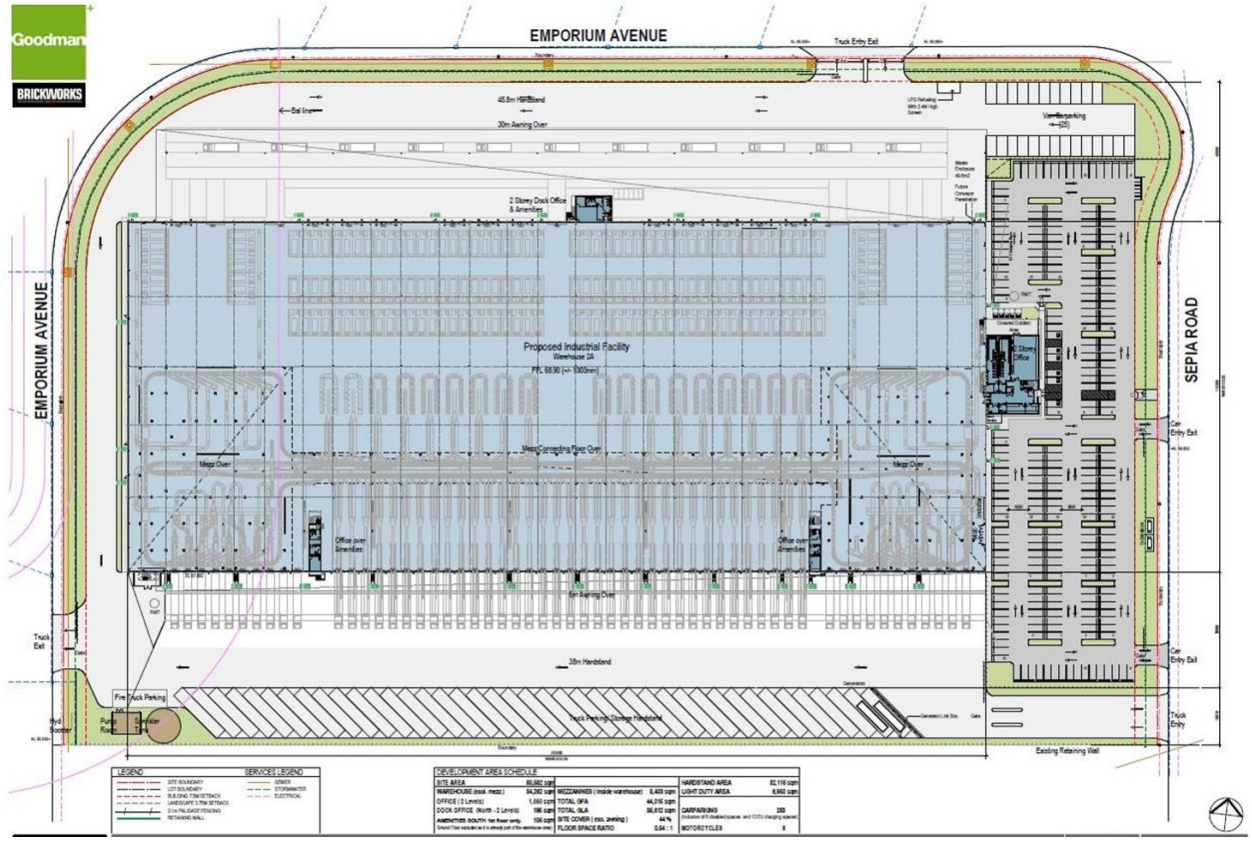

Figure 5 - Oakdale West Estate, 2A Site and Warehouse Plan

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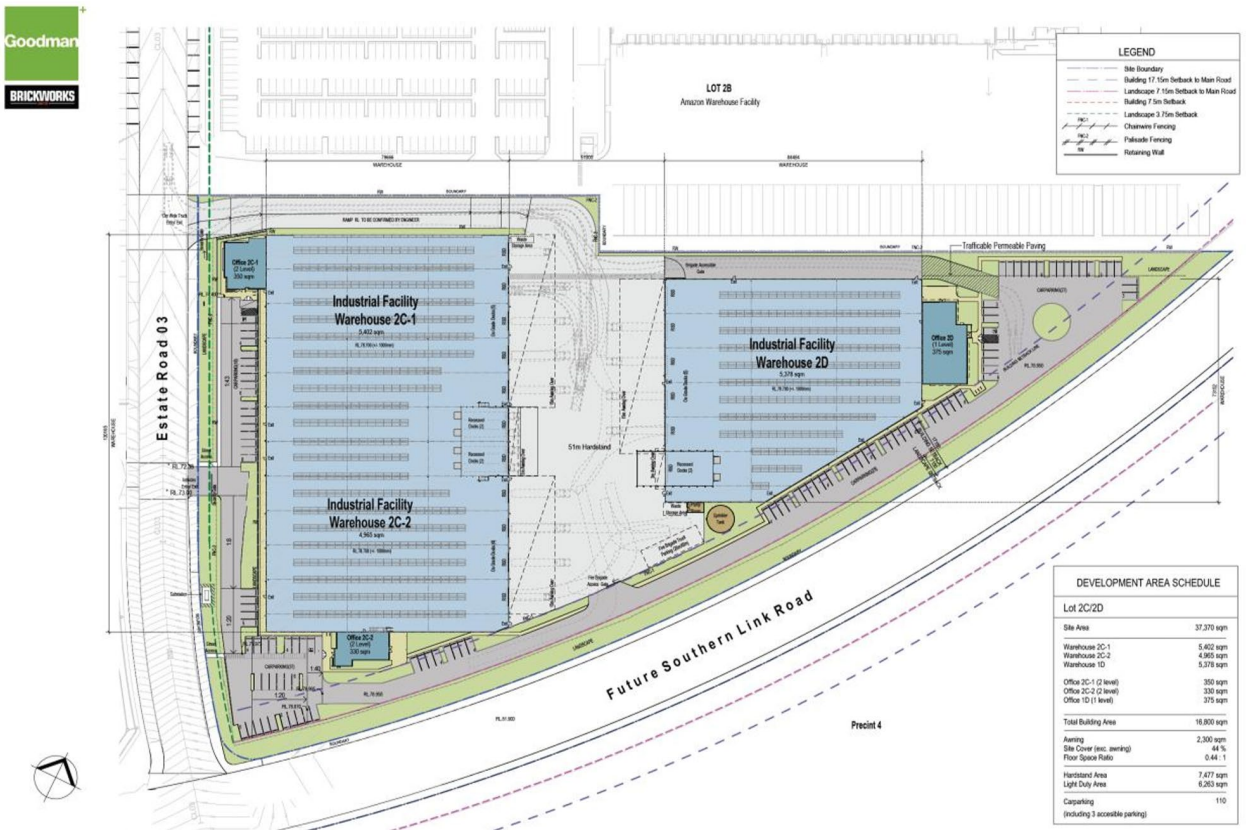

Figure 6 - Oakdale West Estate, 2C-1, 2C-2 and 2D Site and Warehouse Plan

2.5 Compliance Reporting Schedule

This OCR2 demonstrates compliance with the consent conditions during the second year of operation of Warehouse 2A and Warehouses 2C and 2D. **Table 2** gives the schedule for the project compliance reporting. In accordance with Condition C11 of SSD-9794683, no compliance reporting is required during the construction phase.

Table 2 - Compliance Reporting Schedule

Compliance Report	Phase	Timing
Operation Compliance Report	Operation	27.08.2024
Operation Compliance Report 2	Operation	27.08.2025
Operation Compliance Report 3	Operation	August 2026
Post-Decommissioning Compliance Report	Decommissioning	TBA

2.6 Project Activity Summary

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

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2.7 Discrepancies

This section compares the predicted and actual project impacts, as required under Condition C11(a) of the consent. Key findings are summarised in **Table 3** below.

Assessment of the final design's compliance with the relevant conditions of consent and standards was conducted by a chartered engineer as part of the verification process for the issue of construction and occupation certificates for the development (Refer to **Appendix B**).

Table 3 - Discrepancies between predicted and actual impacts

Key Aspect	Summary of the predicted impact	Summary of actual impacts	Consistent
Noise	Noise generated during operation of Stage 3 will not exceed project noise trigger levels at nearby receivers, with the proprietary noise reduction measures incorporated into the design.	Actual noise impact below predicted levels in RTS Appendix A2 as Warehouse 2D remained vacant during this reporting period, and no operational activities have occurred since the occupancy certificate for the building was issued in November 2023.	Y
Traffic	In summary, the projected traffic associated with this SSD will not result in requirements for any additional upgrades onto the surrounding road network during interim (2026) and ultimate (2036) from what has already been approved.	Actual traffic impact below predicted levels in EIS Appendix Gas Warehouse 2D remained vacant during this reporting period, and no operational activities have occurred since the occupancy certificate for the building was issued in November 2023.	Y
Stormwater Quality	During the operational phase of Stage 3, the proposed stormwater quality treatment system incorporating the use of a treatment train of gross pollutant traps is proposed to mitigate any increase in stormwater pollutant load generated by the development.	All stormwater drainage infrastructure within the site remains under the care, control, and management of GPSA.	Y

2.8 Environmental Performance under the OEMP

SLR Consulting Australia Pty Ltd (SLR) has prepared two Operational Environmental Management Plans (OEMP), one for the operation of Warehouse 2A and another one for the operation of Warehouses 2C and 2D. These OEMPs have been prepared to satisfy statement of commitment for the 'preparation of updated OEMP for OWE Stage 3' of Approved Development Consent SSD 9794683. Both OEMPs were approved by DPHI prior to the commencement of Stage 3 operations (refer to **Appendix B**).

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

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

The Warehouse 2A operations are compliant with all environmental and planning requirements as summarised in **Table 4** below and detailed in **Appendix B**.

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Table 4 - Key environmental Performance Indicators for Warehouse 2A

<table>
<tr><th>Aspect</th><th>Monitoring, Reporting and Auditing Requirements from the OEMP</th><th>Timing / Frequency</th><th>Responsibility</th><th>Observations</th></tr>
<tr><td>Operation of Plant and Equipment</td><td>All plant and equipment will be maintained and operated in a proper and efficient manner</td><td>Ongoing</td><td>Tenant
Landlord (GPSA)</td><td>A maintenance program is in place to monitor the condition of plant and equipment. Maintenance and necessary repairs were carried out during the reporting period, and records have been provided.</td></tr>
<tr><td>Water</td><td>Water storage basins and stormwater infrastructure owned and managed by Goodman will be managed in accordance with the manufacturers' specifications.</td><td>Ongoing</td><td>Landlord (GPSA)</td><td>In April 2025, JET BLK Plumbers inspected the stormwater infrastructure (Gross Pollutant Trap) and subsequently provided a list of recommended repairs.</td></tr>
<tr><td>Landscaping and Visual Amenity</td><td>Monitoring, maintenance, irrigation and pruning will be undertaken in accordance with Section 6 of the LMP</td><td>Ongoing</td><td>Landlord (GPSA)</td><td>General maintenance was completed by the nominated landscape contractor and included weed spraying, watering, removing dead trees, mulching, trimming of vegetation and removing all tree suckers. Maintenance records have been provided.</td></tr>
<tr><td>Traffic</td><td>All commercial vehicle drivers of Goodman Tenanted facilities will be familiar with the Driver Code of Conduct.</td><td>Ongoing</td><td>Tenant</td><td>All drivers attending site complete a strict Yard training process which includes Driver Code of Conduct.
No Driver can enter the premises without completing this training.</td></tr>
<tr><td>Traffic</td><td>The operational traffic volume review shall be completed bi-annually.</td><td>Bi-annually</td><td>Tenant
Landlord (GPSA)</td><td>Traffic volumes were monitored by the Tenant, and the average daily traffic volumes are presented in the table below.
<table>
<tr><th colspan="2">Rigid Trucks (6.4m SRV, 8.8m MRV, 12.5m HRV)</th><th colspan="2">20m Articulated Vehicles</th><th colspan="2">26m B-Doubles</th><th colspan="2">30m B-Doubles</th></tr>
<tr><td>IN</td><td>OUT</td><td>IN</td><td>OUT</td><td>IN</td><td>OUT</td><td>IN</td><td>OUT</td></tr>
<tr><td>17</td><td>17</td><td>20</td><td>20</td><td>12</td><td>12</td><td>1</td><td>1</td></tr>
</table>
These traffic volumes are well below the limits specified in the OTMP.</td></tr>
<tr><td>Hazard, Risk and Emergency</td><td>Chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change 2007).</td><td>Ongoing</td><td>Tenant</td><td>A small quantity of cleaning chemicals was stored appropriately, with Safety Data Sheets (SDS) available at the storage location. Photographic evidence has been provided.</td></tr>
<tr><td>Waste</td><td>Visual assessments of bins and bin storage areas will be conducted to ensure waste is being managed to the standards outlined in the WMP.
The WMP will be implemented for the duration of operation.</td><td>Half-yearly</td><td>Tenant</td><td>Australia Post provided photos confirming that waste was stored correctly and in accordance with the WMP. Cardboard, office paper and glass were separated and stored in the designated areas.</td></tr>
</table>

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Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations
Waste	A waste audit will be conducted according to the WMP to ensure its provisions are being maintained.	Half-yearly	Tenant	Australia Post provided waste reports confirming compliance with the relevant requirements. The reported waste breakdown is as follows: • Recycled Waste (bulk glass, cardboard, and office paper): 30% • Landfill Disposal (general waste): 70% Liquid Waste Disposal: No hazardous liquid waste was generated or disposed of during the reporting period.
Sustainability	The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.	Annually	Tenant Landlord (GPSA)	Energy consumption is continuously monitored to ensure no abnormal usage is detected. Australia Post provided the corresponding report for the reporting period.

The Warehouses 2C and 2D operations are compliant with all environmental and planning requirements as summarised in **Table 5** below and detailed in **Appendix B**.

Table 5 - Key environmental Performance Indicators for Warehouses 2C and 2D

Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations
Operation of Plant and Equipment	All plant and equipment will be maintained and operated in a proper and efficient manner.	Ongoing	Tenant Landlord (GPSA)	A maintenance program is in place to monitor the condition of plant and equipment. Maintenance and necessary repairs were carried out during the reporting period, and records have been provided.
Water	Water storage basins and stormwater infrastructure owned and managed by Goodman will be managed in accordance with the manufacturers' specifications.	Ongoing	Landlord (GPSA)	The stormwater infrastructure (Gross-Pollutant Trap) was inspected in December 2024 by JET BLK Plumbers.
Landscaping and Visual Amenity	Monitoring, maintenance, irrigation and pruning will be undertaken in accordance with Section 6 of the LMP	Ongoing	Landlord (GPSA)	General maintenance was completed by the nominated landscape contractor and included weed spraying, watering, planting, mulching, and trimming of vegetation. Maintenance records have been provided.
Traffic	All commercial vehicle drivers of Goodman Tenanted facilities will be familiar with the Driver Code of Conduct.	Ongoing	Tenant	All drivers attending site complete a strict Yard training process which includes Driver Code of Conduct. No Driver can enter the premises without completing this training.
Traffic	The operational traffic volume review shall be completed bi-annually.	Bi-annually	Tenant Landlord (GPSA)	Gildan Brands has complied with the required reporting schedule, submitting monthly reports for the first six months and bi-annual reports thereafter. Average traffic volumes at the

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Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations
				Goodman facility remained consistent with the OEMP, with approximately 20 inbound trucks (>5 tonne) per week and around 20 car licence vehicle movements per day (about 100 per week). Gildan Brands has submitted a letter confirming its compliance with the relevant requirements.
Hazard, Risk and Emergency	Chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change 2007).	Ongoing	Tenant	Gildan Brands provided a letter confirming the following: • All chemical storage volumes have remained within the threshold quantities specified by the OEMP and applicable regulations. • No hazardous or industrial-use chemicals are stored or utilised beyond standard cleaning agents, and all relevant Material Safety Data Sheets (MSDS) are maintained on site.
Waste	Visual assessments of bins and bin storage areas will be conducted to ensure waste is being managed to the standards outlined in the WMP. The WMP will be implemented for the duration of operation.	Half-yearly	Tenant	Gildan Brands has submitted a letter confirming its compliance with the relevant requirements.
Waste	A waste audit will be conducted according to the WMP to ensure its provisions are being maintained.	Half-yearly	Tenant	Gildan Brands has submitted a letter confirming its compliance with the relevant requirements. Gildan Brands reported the following for the specified period: • Recycled Waste: 72% • Disposed to Landfill: 28% Liquid Waste Disposal: No hazardous liquid waste was generated or disposed of during the reporting period.
Sustainability	The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.	Annually	Tenant Landlord (GPSA)	Thermal Insight was engaged to perform a thermal survey of the electrical facilities at Warehouses 2C and 2D on 11 February 2025. The purpose of the audit was to identify any abnormal heating survey that could pose a risk to energy supply reliability and to assess the severity and required rectification priorities. No abnormal heating was identified during the inspection. Thermal Insight recommended to conduct inspections at twelve (12) monthly intervals. This will assist with effective maintenance, reduction of costly unscheduled downtime and failures of equipment. The plant and equipment are operating within normal specifications. The energy consumption report has been provided for review, with no abnormal energy use identified.
Energy Efficiency	Quarterly reviews to verify the performance of energy	Quarterly	Tenant	Energy consumption is continuously monitored to ensure no abnormal usage is detected. Gildan

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Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations
	and water efficiency measures.		Landlord (GPSA)	Brands provided the corresponding report for the reporting period. Ongoing maintenance of water equipment is undertaken to prevent any leakages.

2.9 Key Project Personnel

Table 6 - Key Project Personnel

Role	Name	Company	Contact Details
Goodman's Representative	Michael Trotnar – Senior Building Manager	Goodman	0409 999 447 michael.trotnar@goodman.com
Tenant's Representative (Warehouse 2A)	Steve Zoric	Australian Post	0450 803 357 ateve.zoric@auspost.com.au
Tenant's Representative (Warehouse 2C)	David Hillen	Gildan Brands Australia	0423 390 871 dhillen@gildanbrands.com
Tenant's Representative (Warehouse 2D)	The warehouse was vacant during the reporting period.		Goodman Representative.
Environmental Consultant (EC)	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au

3 Compliance Status Summary

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

The terminology discussed in **Table 7** has been used to describe compliance status within the Compliance Report provided in **Appendix B** of this report.

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Table 7 - Compliance Status Descriptors

Compliant	The proponent has collected sufficient verifiable evidence to demonstrate that all elements of the requirement have been complied with.
Non-Compliant	The proponent has identified a non-compliance with one or more elements of the requirement.
Not triggered	A requirement has an activation or timing trigger that has not been met at the phase of the development when the compliance assessment is undertaken; therefore, an assessment of compliance is not relevant.

3.1 Non-Compliances

No non-compliances have been identified during this reporting period. All activities undertaken were consistent with the conditions of approval and relevant regulatory requirements.

3.2 Recommended Actions

Observations and recommended improvements of the environmental performance are discussed in **Section 7** of this report.

4 Previous Report Actions

Table 8 summarise the responses to the recommendations for improvement provided by DPHI on 27/09/2024 (Ref: SSD-9794683-PA-18).

Table 8 - Response to Improvements Requested in the Previous Report

#	DPHI Comments	Response
For future Operation Compliance Reports, please include the following information as a separate section within the report, in accordance with Condition C11 of the Consent.		
1	Identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and	A new Section 2.7 Environmental Performance – Discrepancies has been included in this report to describe discrepancies between the predicted and actual impacts of the development, and to present an analysis of the potential causes of these discrepancies, as required by Condition C11(a) of the consent.
2	Describe what measures will be implemented over the next year to improve the environmental performance of the development.	A new Section 7.1 Mitigation Measures for Improvements has been included in this report to describe what measures will be implemented over the next year to improve the environmental performance of the development, as required by Condition C11(b) of the consent.

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Table 9 summarise the responses to the recommendations for improvement provided by DPHI on 01/10/2025 (Ref: SSD-9794683-PA-20).

Table 9 - Response to Improvements Requested in the Current Report

#	DPHI Comments	Response
An amended Operational Compliance Report is to be submitted in response to Request for Information (RFI-95621707), addressing the points outlined below:		
1	State the reporting period on the cover page (DD MM YYYY to DD MM YYYY).	A table has been included on the front page (cover page) of this report to clearly identify the applicable reporting period and corresponding revision number, thereby ensuring transparency and facilitating ease of reference for regulators and stakeholders.
2	State the version or revision number of the report on the cover page.	
3	Revise Section 4 of the report to capture comments provided by NSW Planning in response to the previous Operation Compliance Report.	Section 4 has been amended to include Table 8, which captures comments provided by NSW Planning in response to the previous Operation Compliance Report (August 2024).
4	Include a separate section that identifies discrepancies between predicted and actual impacts of the development and analyse the potential cause of discrepancies, as required by Condition C11(a) of the consent.	A new Section 2.7 Discrepancies has been included in this report to describe discrepancies between the predicted and actual impacts of the development, and to present an analysis of the potential causes of these discrepancies, as required by Condition C11(a) of the consent.
5	Include a separate section that describes what measures will be implemented over the next year to improve the environmental performance of the development as required by Condition C11(b) of the consent.	A new Section 7.1 Mitigation Measures for Improvements has been included in this report to describe what measures will be implemented over the next year to improve the environmental performance of the development, as required by Condition C11(b) of the consent.

5 Incidents

There have been no incidents, defined by the Conditions of Consent as:

“An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance”.

6 Complaints

There are no complaints were received during the reporting period.

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7 Monitoring and Measures for Improvements

7.1 Mitigation Measures for Improvement

In recognition of the project's ongoing compliance with environmental performance requirements, the existing mitigation measures outlined in the OEMPs will continue to be implemented and maintained over the coming year, as detailed in **Section 7.2** below. Their ongoing implementation will be subject to regular monitoring, verification through routine inspections, and reporting to ensure continued effectiveness and compliance.

Ongoing education of the building management team will be undertaken to ensure that the project's environmental performance requirements are clearly communicated to Tenants.

To enhance traffic movement monitoring, a traffic camera is currently being installed, with installation works underway.

A real-time monitoring system (SiteHive) is currently being implemented to monitor air quality and noise emissions. The monitoring results will be presented in the next reporting period.

7.2 Mitigation Measures under the OEMP

The OEMP for Warehouse 2A and a separate OEMP for Warehouses 2C-1, 2C-2, and 2D have been prepared to address operational activities in accordance with Development Consent SSD-9794683. No amendments have been made to either OEMP since their approval.

Warehouse 2D remained vacant during this reporting period. Its OEMP will form part of the tenancy agreement between Goodman and new Tenants, requiring compliance during the operation of Warehouse 2D.

The OEMPs for Warehouse 2A and Warehouse 2C were implemented during the reporting period to minimise any material harm to the environment and will continue to be applied in the next reporting period to ensure compliance with the Development Consent.

Key measures include:

- Weekly Environmental Checklist: Tenants will conduct inspections to verify that all environmental controls and specialist management plan requirements are in place. Any identified maintenance, process improvements, or staff training were implemented to ensure ongoing compliance.
- Plant and Equipment: All plant and equipment will continue to be maintained and operated efficiently, with corrective actions applied as required with maintenance records retained within the warehouse management system.

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

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Appendix A - Compliance Report Declaration

Compliance Report Declaration Form	
Project Name:	Oakdale West Estate – Stage 3
Project Application Number:	SSD-9794683
Description of Project: Oakdale West Estate including: ▪ Oakdale West Estate Stage 3 Development includes construction, fit out, operation and use of warehouse buildings 2A, 2C and 2D, associated office space and parking	
Project Address:	2 Aldington Road, Kemps Creek, NSW
Proponent:	Goodman Property Services (Aust) Pty Ltd
Title of Compliance Report:	Operation Compliance Report (OCR2), Rev 2
Date:	13 October 2025

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

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

Notes:

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

Name of Authorised Reporting Officer	Ellen Slaven
Title	Mrs
Signature	DocuSigned by: Ellen Slaven 5F30B39D8C9341D...
Qualification	Attorney for Goodman Property Services (Aus) Pty Ltd
Company	GOODMAN PROPERTY SERVICES (AUS) PTY LTD
Company Address	The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018

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Appendix B - Compliance Table

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

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

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

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	and				
	(b) the implementation of any actions or measures contained in any such document referred to in Condition A3(a).	At all times			
A4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		This Operation Compliance Report	Not triggered
LIMITS OF CONSENT					
Lapsing					
A5.	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	At all times	Noted		Not triggered
Development Controls					
A6.	The total area of warehousing and office space at the development must not exceed the following maximum gross lettable area: (a) Building 2A – 35,612 square metres;	At all times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025	Compliant
	(b) Building 2C – 11,047 square metres; and (c) Building 2D – 5,753 square metres.	At all times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with	Construction certificates: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates:	Compliant

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<table>
<tr><td></td><td></td><td></td><td>this condition.</td><td>OC-23181 dated 13.11.2023
Occupation certificates 2C:
240322-01 dated 27.02.2025
OC 00118306 dated 04.04.2025</td><td></td></tr>
<tr><td colspan="6">Development Controls</td></tr>
<tr><td>A7.</td><td>The development must be consistent with the development controls in the OWE, as shown in Table 1.

Table 1: Development Controls
<table>
<tr><th>Development Aspect</th><th>Control</th></tr>
<tr><td>Minimum building setbacks from:</td><td></td></tr>
<tr><td>• Southern Link Road</td><td>17.15 m</td></tr>
<tr><td>• Western North-South Link Road</td><td>20 m</td></tr>
<tr><td>• Local estate Roads</td><td>7.5m</td></tr>
<tr><td>• Western site boundary</td><td>40 m</td></tr>
<tr><td>• Southern site boundary</td><td>20 m (excluding parking areas)</td></tr>
<tr><td>Rear boundary setbacks within the estate</td><td>5 m</td></tr>
<tr><td>Side boundary setbacks within the estate</td><td>0 m, subject to compliance with fire rating requirements</td></tr>
<tr><td>Height</td><td>15 m</td></tr>
<tr><td>- Building 2A</td><td>18 m</td></tr>
<tr><td>- Building 2C</td><td>22.2 m</td></tr>
<tr><td>Minimum lot size</td><td>5,000 m^2</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>
</table></td><td>At all times</td><td>These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.
Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</td><td>Construction certificates for 2A:
CC-21203 dated 23.12.2021
CC-22022 dated 23.02.2022
CC-22044 dated 22.04.2022
CC-22120 dated 28.06.2022
CC-22120/A dated 28.04.2023
Occupation certificates for 2A:
OC-22142 dated 19.12.2022
OC-23040 dated 08.05.2023
OC-23073 dated 23.05.2023
Complying Development Certificate dated 28.05.2025
Construction certificates for 2C&2D:
CC-22247 dated 13.12.2022
CC-23061 dated 14.04.2023
CC-23061/A dated 20.10.2023 (amended)
Occupation certificates 2C&2D:
OC-23181 dated 13.11.2023
Occupation certificates 2C:
240322-01 dated 27.02.2025
OC 00118306 dated 04.04.2025</td><td>Compliant</td></tr>
<tr><td>A8.</td><td>Notwithstanding the controls listed in Table 1 in Condition A7, no warehouse building in the development, except Buildings 2A and 2C in Precinct 2, shall exceed a ridgeline height of 13.7 m, excluding roof mounted mechanical plant and solar panels.</td><td>At all times</td><td>These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.
Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</td><td>Construction certificates for 2A:
CC-21203 dated 23.12.2021
CC-22022 dated 23.02.2022
CC-22044 dated 22.04.2022
CC-22120 dated 28.06.2022
CC-22120/A dated 28.04.2023
Occupation certificates for 2A:
OC-22142 dated 19.12.2022
OC-23040 dated 08.05.2023</td><td>Compliant</td></tr>
</table>

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				OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
NOTIFICATION OF COMMENCEMENT					
A9.	The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction;	At least one month before Construction	EC to site evidence of Submission of Notice to the Planning Secretary	Notice to commence construction of Warehouse 2A was given in writing to the Planning Secretary on 25.11.2021. Construction of Warehouse 2A commenced on 23.12.2021. Notice to commence construction of Warehouses 2C&2D was given in writing to the Planning Secretary on 29.09.2022. Construction of Warehouses 2C&2D commenced on 13.12.2022.	Compliant and closed
	(b) operation; and	At least one month before Operation	EC to site evidence of Submission of Notice to the Planning Secretary	Notice to commence operation of Warehouse 2A was given in writing to the Planning Secretary on 23.09.2022. The actual operation of Warehouse 2A commenced on 01.03.2023. Notice to commence operation of Warehouses 2D&2C was given in writing to the Planning Secretary on 21.08.2023. The actual operation of Warehouse Warehouses 2D&2C commenced on 14.11.2023.	Compliant and closed

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	(c) cessation of operations	A least one month before Cessation of operations		The development is under operation.	Not triggered
A10.	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	All times	EC to site evidence of notification	The DPE approval letters of staging the development dated 23.12.2021 and dated 31.10.2022.	Compliant and closed
EVIDENCE OF CONSULTATION					
A11.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All times	Consultation was undertaken with the relevant parties during the development of the OEMPs. The OEMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west	The DPE carefully reviewed the submitted OEMP for Warehouse 2A and sub management plans and concluded the plans address the relevant conditions. The approval letter dated 31.10.2023 (ref: SSD-9794683 PA-8). The OEMP for Warehouses 2C&2D was prepared by SLR Consulting (Australia) Pty Ltd on 11.08.2023, with no consultation required with the DPE under SSD-9794683.	Compliant
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
A12.	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	All times	EC to site evidence of notification	The DPE approval letters of staging the development dated 23.12.2021 and dated 31.10.2022.	Compliant and closed
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).		EC to site evidence of notification	Not required yet	Not triggered and closed

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A13.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent	All times	EC to site evidence of notification	Not required yet	Not triggered and closed
A14.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	All times	EC to site evidence of notification	Not required yet	Not triggered and closed
PROTECTION OF PUBLIC INFRASTRUCTURE					
A15.	Before the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	Prior to commencement of construction		The construction phase of Building 2A (Warehouse 2A) and Buildings 2C&2D (Warehouses 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses.	No triggered
A16.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	Prior to commencement of construction	No damage to infrastructure occurred during the construction stage and the assets have been handed over to Penrith City Council.	The construction phase of Building 2A (Warehouse 2A) and Buildings 2C&2D (Warehouses 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses.	No triggered
STRUCTURAL ADEQUACY					
A17.	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. ***Note:*** • *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	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023	Compliant and closed

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				(amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
COMPLIANCE					
A18.	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	EC to site evidence that all employees and contractors involved in the project are appropriately inducted and trained prior to commencing work on site.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT with compliance requirements highlighted within the OEMP, including promptly reporting to Goodman's representative any improper operational and/or environmental management practices. THE TENANT Induction Register	Compliant
CONTRIBUTIONS TO COUNCIL					
A19.	Before the issuing of an occupation certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act. ***Note:*** *There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area.*	Before the issuing of an occupation certificate		S 7.12 Receipt No. R000060772 dated 17.11.2022 S7.12 Receipt R000060531 dated 10.11.2022 Section 7.12 Receipt No. 000005223 + Remittance dated 11.09.2023	Compliant and closed
OPERATION OF PLANT AND EQUIPMENT					
A20.	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	At all times	Regular inspections and monitoring are undertaken in accordance with the OEMPs during the operation stage.	This Operation Compliance Report	Compliant
EXTERNAL WALLS AND CLADDING					
A21.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022	Compliant and closed

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			Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
A22.	Prior to the issuing of: (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and	Prior to commencement of construction	EC to site evidence	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)	Compliant and closed
	(b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	Prior to commencement of operation	EC to site evidence	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	Compliant and closed

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A23.	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to commencement of construction Prior to commencement of operation	EC to site evidence of submission of the documentation given to the Certifier to the Planning Secretary	All construction certificates and occupation certificates are required to be submitted and approved via the Planning Portal. The OWE – Stage 3 (Buildings 2A, 2C&2D) planning website lists out relevant transmittal of approved documentation.	Compliant and closed
UTILITIES AND SERVICES					
A24.	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencement of Construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)	Compliant and closed
A25.	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Section 73 Compliance Certificate was issued by SydneyWater on 09.02.2022 and it forms part of occupation certification. Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant and closed
A26.	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant and closed

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A27.	Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre ready facilities are fit for purpose.	Prior to commencement of operation	Occupation certification of the complete buildings was carried out upon completion of the construction phase.	Occupation certificates: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OO-23073 dated 23.05.2023	Compliant and closed
WORK AS EXECUTED PLANS					
A28.	Before the issuing of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	Before the issuing of the Occupation Certificate	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant and closed
APPLICABILITY OF GUIDELINES					
A29.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period. The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
A30.	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period. The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
ADVISORY NOTES					
AN1.	All licenses, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licenses, permits, approvals and consents	All times	Noted		Not triggered

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PART B SPECIFIC ENVIRONMENTAL CONDITIONS					
TRAFFIC AND ACCESS					
Construction Traffic Management Plan					
B1.	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) detail the measures that are to be implemented to ensure road safety and network efficiency during construction; (c) detail heavy vehicle routes, access and parking arrangements; (d) include a Driver Code of Conduct (see Condition B12); (e) include a program to monitor the effectiveness of these measures; and (f) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes	Prior to commencement of construction	The Construction traffic Management Plan (CTMP) for Building 2A had been prepared in accordance with this condition and appended to the CEMP as Attachment H. A Driver Code of Conduct and induction training were developed for the construction phase as part of the CTMP. The Construction traffic Management Plan (CTMP) for Buildings 2C&2D had been prepared in accordance with this condition and appended to the CEMP as Attachment I. A Driver Code of Conduct and induction training were developed for the construction phase as part of the CTMP.	The DPE approval letter of the CTMP – Building 2A dated 23.12.2021. The actual construction of Building 2A commenced on 23.12.2021. The DPE approval letter of the CTMP – Buildings 2C&2D dated 22.11.2022. The actual construction of Buildings 2C&2D commenced on 13.12.2022.	Compliant and closed
B2.	The Applicant must: (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and	Prior to commencement of construction	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	The DPE approval letter of the CTMP – Building 2A dated 23.12.2021. The actual construction of Building 2A commenced on 23.12.2021. The DPE approval letter of the CTMP – Buildings 2C&2D dated 22.11.2022. The actual construction of Buildings 2C&2D commenced on 13.12.2022.	Compliant and closed
	(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMPs during the construction stages.	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	Not triggered and closed
Parking					

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B3.	The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	Compliant and closed
Operating Conditions					
B4.	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2018) and AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009) (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended)	Compliant and closed

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				Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
	(c) the development does not result in any vehicles queuing on the public road network; (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (e) all vehicles are wholly contained on site before being required to stop; (f) all loading and unloading of materials are carried out on-site; (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	Operation	Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
Sustainable Travel Plan					
B5.	Prior to the commencement of operation of any part of the development, the Applicant must prepare a Sustainable Travel Plan. The Sustainable Travel Plan must: (a) be prepared in consultation with TfNSW; (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site	Prior to commencement of operation	Green Travel Plans (equivalent to a Sustainable Travel Plans) are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west	A Green Travel Plan (equivalent to a Sustainable Travel Plan) has been prepared as part of the operational traffic management plan. The Green Travel Plan was prepared to address this condition. The Green Travel Plan for building 2A (warehouse 2A) was approved by the DPE on 31.10.2022 (ref: SSD-9794683 PA-8). The actual operation of building 2A (warehouse 2A) commenced on 01.03.2023. The Green Travel Plan for buildings 2C&2D (warehouses 2C&2D) was prepared by SLR Consulting	Compliant

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<table>
<tr><td></td><td></td><td></td><td></td><td>(Australia) Pty Ltd on 11.08.2023. The actual operation of buildings 2C&2D (warehouses 2C&2D) commenced on 14.11.2023.</td><td></td></tr>
<tr><td>B6.</td><td>The Applicant must implement the Sustainable Travel Plan throughout operation of the development.</td><td>Operation</td><td>Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.</td><td>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.</td><td>Compliant</td></tr>
<tr><td colspan="6">NOISE</td></tr>
<tr><td colspan="6">Hours of Work</td></tr>
<tr><td>B7.</td><td>The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.
Table 2 Hours of Work
<table>
<tr><th>Activity</th><th>Day</th><th>Time</th></tr>
<tr><td>Construction
Concrete works (internal to building only)</td><td>Monday – Sunday
Monday – Sunday</td><td>6 am to 10 pm
3 am to 10 pm</td></tr>
<tr><td>Operation</td><td>Monday – Sunday (including public holidays)</td><td>24 hours</td></tr>
</table></td><td>Construction
Operation</td><td>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.

Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.</td><td>Requests to undertake OOH concrete pouring works during the construction phase were approved by DPE:
- on 01.04.2022
- on 02.06.2022
(ref: SSD-9794683-PA-3)
Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.
Inspections reports kept on site.</td><td>Compliant</td></tr>
<tr><td>B8.</td><td>Works outside of the hours identified in Condition B7 may be undertaken in the following circumstances:
(a) works that are inaudible at the nearest sensitive receivers;
(b) works agreed to in writing by the Planning Secretary;
(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</td><td>Construction
Operation</td><td>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D.

Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.</td><td>Requests to undertake OOH concrete pouring works during the construction phase were approved by DPE:
- on 01.04.2022
- on 02.06.2022
(ref: SSD-9794683-PA-3)
Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.</td><td>Compliant</td></tr>
</table>

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<table>
<tr><th colspan="6">Operational Noise Limits</th></tr>
<tr><td>B9.</td><td>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.

Table 3 Noise Limits dB(A)
<table><tr><th>Location</th><th>Day LAeq(15 minute)</th><th>Evening LAeq(15 minute)</th><th>Night LAeq(15 minute)</th><th>Night LAMax</th></tr><tr><td>N1 N1 Emmaus Village Residential Emmaus Village Residential</td><td>44</td><td>43</td><td>41</td><td>52</td></tr><tr><td>N3 Kemps Creek – nearest residential property</td><td>39</td><td>39</td><td>37</td><td>52</td></tr><tr><td>N4 & N5 Kemps Creek – other residences</td><td>39</td><td>39</td><td>37</td><td>52</td></tr><tr><td>All other non-associated residences</td><td>402</td><td>352</td><td>352</td><td>52</td></tr><tr><td>N2 Emmaus Catholic College (school)</td><td colspan="4">When in use: 45 Leq(1h)</td></tr></table>
Notes: Noise generated by the development is to be measured in accordance with the relevant procedures and modifications, including certain meteorological conditions, of the Noise Policy for Industry (EPA, 2017). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.</td><td>Operation</td><td>Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.</td><td>Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.
Inspections reports kept on site</td><td>Compliant</td></tr>
<tr><td>B10.</td><td>The noise limits in Table 2 do not apply to receiver N3, N4 and N5 if the Applicant has a Noise Agreement with the relevant landowner to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that an agreement is in place.</td><td>Operation</td><td></td><td>No noise agreement required yet</td><td>Not triggered</td></tr>
<tr><th colspan="6">Construction Noise Limits</th></tr>
<tr><td>B11.</td><td>The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 3.</td><td>Construction</td><td>Regular inspections and monitoring were undertaken in the CEMP during the construction phase.</td><td>The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.</td><td>Not triggered and closed</td></tr>
</table>

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Road Traffic Noise					
B12.	Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.	Prior to commencement of construction Operation	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the first year of operation of Warehouses 2A, 2C&2D. Regular inspections and monitoring were undertaken in the OEMPs during the reporting period.	A Driver Code of Conduct was included within the Construction Traffic Management Plans for Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D). The Driver Code of Conducts were amended to the operation phase and included in the Operational Traffic Management Plan for Building 2A and for Buildings 2C&2D. The Operational Traffic Management Plans form part of the OEMPs. Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
VISUAL AMENITY					
Building Design					
B13.	The Applicant must construct Buildings 2A, 2C and 2D in accordance with the RtS and as shown on the figures in Appendix 1.	Construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023	Compliant and closed

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				(amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
Landscaping					
B14.	Prior to the commencement of operation of the development, the Applicant must implement the Landscape Plan included in the RtS and shown on the figures in Appendix 1.	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant and closed
B15.	The Applicant must maintain the landscaping on the site in accordance with the approved Landscape Plan for the life of the development. If any aspect of the landscaping has not been successful, the Applicant must undertake replanting and rehabilitation works, as reasonably practicable.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	The Landscape Plan for Building 2A (warehouse 2A) forms part of the OEMP (Appendix I). The DPE carefully reviewed the submitted plan and concluded the plan addresses the relevant conditions. The approval letter dated 31.10.2023 (ref: SSD-9794683 PA-8). The Landscape Plan for Buildings 2C&2D (warehouses 2C&2D) forms part of the OEMP (Appendix M). The OEMP for Buildings 2C&2D (warehouses 2C&2D) was prepared by SLR Consulting (Australia) Pty Ltd. Inspections reports kept on site.	Compliant
Lighting					
B16.	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023	Compliant and closed

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			Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
Signage and Fencing					
B17.	All signage and fencing must be erected in accordance with the development plans included in the RtS. ***Note:*** *This condition does not apply to temporary construction and safety related signage and fencing*	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.	Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Occupation certificates 2C&2D: OC-23181 dated 13.11.2023	Compliant and closed

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SOILS, WATER QUALITY AND HYDROLOGY					
Erosion and Sediment Control					
B18.	Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.	Prior to commencement of construction Construction	Regular inspections and monitoring were undertaken in accordance with the CEMPs during the construction stage.	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	Not triggered and closed
Discharge Limits					
B19.	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL	All times	Regular inspections and monitoring were undertaken in accordance with the CEMPs during the construction stage and continue to be carried out in accordance with OEMPs during the operation stage.	This Operation Compliance Report Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
Stormwater Management System					
B20.	The Applicant must install and operate a stormwater management system for the development that: (a) is designed by a suitably qualified and experienced person(s); (b) is generally consistent with the Civil, Stormwater and Infrastructure Services Report DA Modification No.7, Rev 01, report REP005-01-15-272-MOD 7 Civil Report, prepared by AT&L, dated June 2021; (c) is in accordance with applicable Australian Standards and Penrith City Council's Design Guidelines for Engineering Works, Water Sensitive Urban Design Policy December 2013 and Water Management Development Control Plan; (d) ensures peak stormwater flows from the site are in accordance with DA Modification No.7, Rev 01, report REP005-01-15-272-MOD 7 Civil Report, prepared by AT&L, dated June 2021; (e) incorporate rainwater harvesting measures to supplement non-potable water demand for the development.	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025	Compliant and closed

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				OC 00118306 dated 04.04.2025	
B21.	All stormwater drainage infrastructure on the site shall remain under the care, control and ownership of the registered proprietor of the lot.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
BUSHFIRE PROTECTION					
B22.	The Applicant must ensure the development complies with: (a) the relevant provisions of Planning for Bushfire Protection, 2019; (b) the recommendations of the Bushfire Report prepared by Blackash Bushfire Consulting dated 13 October 2021; and (c) the relevant sections of *Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014* as appropriate, and Section 7.5 of Planning for Bushfire Protection 2019.	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022 OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	Compliant
B23.	The Applicant must ensure the part of Building 2A located in the Bushfire Attack Level (BAL) 12.5 area is constructed entirely with non-combustible materials and provided with measures to improve ember protection. Ember protection improvements include enclosing all openings (excluding roof sheet and tile spaces) or covering openings with a noncorrosive metal screen mesh with a maximum aperture of 2 mm. This includes any subfloor areas, openable windows, vents, weep holes and eaves. External doors are to be fitted with draft excluders.	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction certificates for 2A: CC-21203 dated 23.12.2021 CC-22022 dated 23.02.2022 CC-22044 dated 22.04.2022 CC-22120 dated 28.06.2022 CC-22120/A dated 28.04.2023 Occupation certificates for 2A: OC-22142 dated 19.12.2022	Compliant

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				OC-23040 dated 08.05.2023 OC-23073 dated 23.05.2023 Complying Development Certificate dated 28.05.2025 Construction certificates for 2C&2D: CC-22247 dated 13.12.2022 CC-23061 dated 14.04.2023 CC-23061/A dated 20.10.2023 (amended) Occupation certificates 2C&2D: OC-23181 dated 13.11.2023 Occupation certificates 2C: 240322-01 dated 27.02.2025 OC 00118306 dated 04.04.2025	
B24.	The Applicant must ensure the entire site, including landscaping, is managed as an inner protection area (IPA) in accordance with Planning for Bushfire Protection 2019.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
B25.	Prior to the commencement of operation, the Applicant must prepare a Fire Management Plan (FMP) for the development. The FMP must: (a) be prepared in consultation with the NSW RFS; (b) include 24-hour emergency contact details including alternative telephone contact (c) include plans of site infrastructure plan, firefighting water supply, site access and internal roads; (d) include implementation of asset protection zones (APZ) and on-going maintenance; (e) include location of hazards that will impact on firefighting operations and procedures to manage identified hazards during firefighting operations; and (f) any additional matters required by the RFS Fire Control Centre (e.g. FMP review and updates)	Prior to the commencement of operation	The OEMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west	The FMP for Building 2A was prepared for operation and is attached as Appendix J to the OEMP. The DPE carefully reviewed the submitted OEMP for Building 2A and concluded the plan addresses the relevant conditions. Actual operation of building 2A (warehouse 2A) commenced on 01.03.2023. The FMP for Buildings 2C&2D was incorporated into the Bushfire Emergency Management and Evacuation Plan (BEMEP). The BEMEP is attached to the OEMP as Appendix N. The FMP for buildings 2C&2D was submitted to the DPE on 20.09.2023. The OEMP for buildings 2C&2D was prepared by SLR Consulting (Australia) Pty Ltd on 11.08.2023.	Compliant

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				Actual operation of Buildings 2C&2D (warehouses 2C&2D) commenced on 14.11.2023.	
B26.	The Applicant must implement the most recent version of the Fire Management Plan for the duration of the development	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
B27.	Prior to the commencement of operation, the Applicant must prepare a Bushfire Emergency and Evacuation Management Plan for the development, consistent with the *NSW RFS' A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* and must include planning for the early relocation of occupants.	Prior to the commencement of operation	The OEMPs are available on the project website: https://au.goodman.com/property-lease-site/oakdale-west	The Bushfire Emergency Management and Evacuation Plan (BEMEP) (Blackash, 2022) was prepared for operation of Building 2A and is attached to the OEMP as Appendix K. The DPE carefully reviewed the submitted plan and concluded the plan addresses the relevant conditions. The actual operation of Building 2A (warehouse 2A) commenced on 01.03.2023. The BEMEP was prepared for operation of Buildings 2C&2D and is attached to the OEMP as Appendix N. The OEMP for buildings 2C&2D was prepared by SLR Consulting (Australia) Pty Ltd on 11.08.2023. The actual operation of building Buildings 2C&2D (warehouses Buildings 2C&2D) commenced on 14.11.2023.	Compliant
HAZARDS AND RISK					
Dangerous Goods					
B28.	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant

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			period.		
Bunding					
B29.	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).*	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
AIR QUALITY					
Dust Minimisation					
B30.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
B31.	During construction of the development, the Applicant must comply with the dust minimisation measures detailed in the Construction Environmental Management Plan required by Condition C2.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMPs.	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	Not triggered and closed
Operational Air Quality – Building 2A					
B32.	Prior to the commencement of operation of Building 2A, the Applicant must prepare an Air Quality Management Plan (AQMP) for Building 2A. The AQMP must: (a) be prepared by a suitably qualified and experienced person(s); (b) detail all emission sources from the operation of Building 2A; (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators; (d) identify the control measures that will be implemented for each emission source, including details of extractions systems and rooftop vents; (e) nominate the following for each of the proposed controls: (i) key performance indicator; (ii) monitoring method, location, frequency and duration of monitoring; (iii) response procedures; and	Prior to the commencement of operation	The DPE approval letter of the OEMP for Building 2A, dated 31.10.2023 (ref: SSD-9794683 PA-8), is available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development	The AQMP was prepared for operation of Building 2A to cover the construction and operation. The AQMP is attached to the OEMP as Appendix F. The DPE carefully reviewed the submitted plan and concluded the plan addresses the relevant conditions. Actual operation of Building 2A (warehouse 2A) commenced on 01.03.2023	Compliant

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	(iv) compliance monitoring. (f) Include a complaint register and response procedures				
B33.	The Applicant must implement the AQMP for the duration of operation of Building 2A.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP for Building 2A during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
WASTE MANAGEMENT					
Waste Storage					
B34.	Waste must always be secured and maintained within designated waste storage areas and must not leave the site onto neighbouring public or private properties.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
Waste Management Plan					
B35.	The Applicant must implement the Waste Management Plan (WMP) in the RtS for the duration of construction and operation of the development.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. The WMP is attached as Appendix H to the OEMP for operation of Building 2A. The WMP is attached as Appendix J to the OEMP for operation of Buildings 2C&2D. Inspections reports kept on site.	Compliant
Statutory Requirements					
B36.	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMPs during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
B37.	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	All times	Regular inspections and monitoring were undertaken in the OEMP during the reporting period.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
B38.	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Construction	Regular inspections and monitoring were undertaken	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A,	Not triggered

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			in accordance with the CEMPs.	2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	and closed
COMMUNITY ENGAGEMENT					
B39.	The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified in Figure 9, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Community engagement shall be undertaken in accordance with the Community Communication Strategy for the OWE.	All times	Goodman are committed to ongoing proactive consultation with the community and stakeholders while understanding the importance of addressing potential issues and minimising construction and operational related impacts.	A Community Communication Strategy (CCS) was prepared for the Oakdale West Estate (OWE) Concept and Stage 1 development (SSD 7348). This CCS is attached as Appendix H to the OEMP for Building 2A and as Appendix F for Buildings 2C&2D. This compliance report.	Compliant
PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING					
ENVIRONMENTAL MANAGEMENT					
Management Plan Requirements					
C1.	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	All times	The CEMPs and the OEMPs were developed in accordance with the requirements of this condition.	The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021. The DPE approved the OEMP and sub-plans for Building 2A on 31.10.2022 (ref: SSD-9794683 PA-8). The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11).	Compliant
	(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;				
	(c) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;				
	(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;				

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	(e) a program to investigate and implement ways to improve the environmental performance of the development over time; (f) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (g) a protocol for periodic review of the plan. ***Note:*** *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*				
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN					
C2.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Prior to the commencement of operation	The CEMP was developed in accordance with the requirements of C1 condition. The DPE approval letters are available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development	The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021. The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11).	Compliant and closed
C3.	As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following: (a) Construction Traffic Management Plan (see Condition B1); (b) a Driver Code of Conduct (see Condition B12); (c) an Erosion and Sediment Control Plan (see Condition B18); and (d) a Waste Management Plan (see Condition B35).	Prior to commencement of construction	The CEMP for Building 2A was developed in accordance with the requirements of condition C1 and includes: - Appendix H: Construction Traffic Management Plan which includes a Driver Code of Conduct - Appendix Ia: Erosion and Sediment Control Plan - Appendix M: Waste Management Plan The CEMP for Buildings 2C&2D was developed in accordance with the requirements of condition C1 and includes:	The DPE carefully reviewed the submitted CEMPs and sub management plans and concluded the plans address the relevant conditions. The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021. The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11). The DPE approval letters are available on the NSW planning portal:	Compliant and closed

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			- Appendix I: Construction Traffic Management Plan which includes a Driver Code of Conduct - Appendix Ja: Erosion and Sediment Control Plan - Appendix K: Waste Management Plan	https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development	
C4.	The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	Prior to commencement of construction	The CEMPs for building are available on the project webpage: https://au.goodman.com/property-lease-site/oakdale-west	The DPE carefully reviewed the submitted CEMP and sub management plans and concluded the plans address the relevant conditions. The DPE approved the CEMP and sub-plans for Building 2A on 23.12.2021. Construction of Building 2A commenced on 23.12.2021. The DPE approved the CEMP and sub-plans for Buildings 2C&2D on 22.22.2022 (ref: SSD-9794683-PA-11). Construction of Buildings 2C&2D commenced on 23.12.2021.	Compliant and closed
	(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMPs	The construction phase of Buildings 2A, 2C&2D (Warehouses 2A, 2C&2D) has been completed. This compliance report covers the operation stage of Warehouses 2A, 2C&2D.	Not triggered and closed
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
C5.	Within three months of: (a) the submission of a Compliance Report under Condition C11;	Within three months		The first Compliance Report was to the Planning Secretary in August 2024.	Compliant
	(b) the submission of an incident report under Condition C7;			There have been no incidents, defined by the Conditions of Consent as:	Compliant

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				"An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance" See Section 5 of Main Body of this Compliance Report for information.	
	(c) the approval of any modification of the conditions of this consent; or			Not such directions were issued	Not triggered
	(d) the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.			Not required yet.	Not triggered
C6.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under Condition C8, or such other timing as agreed by the Planning Secretary. ***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 the development*.	Within six weeks	The DPE approval letter is available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-3-development	The DPE approval letters of staging the development dated 23.12.2021 and dated 31.10.2022.	Compliant
REPORTING AND AUDITING					
Incident Notification, Reporting and Response					
C7.	The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	All times		There have been no incidents, defined by the Conditions of Consent as: "An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance" See Section 5 of Main Body of this Compliance Report for information.	Compliant
Non-Compliance Notification					
C8.	The Planning Secretary must be notified in writing via the Major Projects website	All times	Adherence to the OEMP	There have been no non-	Compliant

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	within seven days after the Applicant becomes aware of any non-compliance.		forms part of the tenancy agreement between Goodman and THE TENANT.	compliances identified during this reporting period. This Operation Compliance Report.	
C9.	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.	All times	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	There have been no non-compliances identified during this reporting period. This Operation Compliance Report.	Compliant
C10.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All times	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	There have been no non-compliances identified during this reporting period. This Construction Compliance Report.	Compliant
Compliance Reporting					
C11.	Within six months after the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also: (a) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (b) describe what measures will be implemented over the next year to improve the environmental performance of the development.	Within six months after commencement of operation	The first Compliance Report covered the period of 01.03.2023 – 30.08.2024 for the first year of commencement of operation of Stage 3 (Buildings 2A, 2C&2D).	The second Operational Compliance Report (OCR2) was submitted to the Planning Secretary in August 2025 within the required timeframe. NSW Planning has since reviewed the OCR2 and advised that further information is required to satisfy the Conditions of Consent and the *Compliance Reporting Post-Approval Requirements 2020 (CRPARs)*. The OCR2 has been revised accordingly to address the recommendations and comments provided by the Planning Secretary.	Compliant
C12.	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	No later than 60 days after submission	Updates to website by Goodman.	The first Compliance Report was submitted to the Planning Secretary in August 2024 and subsequently published within 60 days.	Compliant
Monitoring and Environmental Audits					
C13.	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	All times	Regular inspections and monitoring were	This Operation Compliance Report.	Compliant

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	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. ***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*		undertaken in accordance with the CEMPs during the construction stage and continue to be carried out in accordance with OEMPs during the operation stage.	Adherence to the OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	
ACCESS TO INFORMATION					
C14.	At least 48 hours before the commencement of construction of the development until the completion of all works under this consent, the Applicant must: (c) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in Condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) the Compliance Report of the development; (x) any other matter required by the Planning Secretary; and	All times	Updates to website by Goodman.	Information is available at the project webpage https://au.goodman.com/property-lease-site/oakdale-west Verified 04.08.2025.	Compliant
	(d) keep such information up to date, to the satisfaction of the Planning Secretary.	All times	Updates to website by Goodman.	Information is available at the project webpage https://au.goodman.com/property-lease-site/oakdale-west Verified 04.08.2025.	Compliant