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Oakdale West Industrial Estate Stage 2

Operational Compliance Monitoring Report

FEBRUARY 2026

Application Number	SSD 10397
Reporting Period	6 February 2025 to 6 February 2026
File Name	19007-WARATAH-RPT-OCMR-20260227
Compliance Report Version	Rev1

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Document control

Application Number:	**SSD 10397**		
File Name	19007-WARATAH-RPT-OCMR-20260227		
Document title	Oakdale West Industrial Estate Stage 2 (Building (Warehouse) 2B) Operational Compliance Report (2026)		
Document reference	Date	Prepared by	For
19007-WARATAH-RPT-OCMR-Draft	09/02/2026	Carl Vincent	For review
19007-WARATAH-RPT-OCMR-20260227	27/02/2026	Carl Vincent	For submission

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

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Acronym Glossary

AQMP (CAQMP)	(Construction) Air Quality Management Plan
CC	Construction Certificate
CCS	Community Communication Strategy
CNMP	Construction Noise Management Plan
DA	Development Application
DECCW	Department of Environment Climate Change and Water
DPE	Department of Planning and Environment
DPIE/ DPHI	Department of Planning Industry and Environment/ Department of Planning Housing and Infrastructure
EIS	Environmental Impact Statement
ENM	Excavated Natural Material
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act (1979)
ER	Environmental Representative
ESCP	Erosion and Sediment Control Plan
GPSA	Goodman Property Services Australia Pty Ltd
LMP	Landscape Management Plan
NCC	National Construction Code
OC	Occupation Certificate
OCMR	Operation Compliance Monitoring Report
OEMP	Operational Environmental Management Plan
OTMP	Operational Traffic Management Plan
OWE	Oakdale West (Industrial) Estate
PCC	Penrith City Council
RTS	Response to Submissions
SSD	State Significant Development
TfNSW	Transport for NSW
TMP (CTMP)	(Construction) Traffic Management Plan
VENM	Virgin Excavated Natural Material

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WMP	Waste Management Plan
WNSLR	Western North South Link Road

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1 Executive Summary

This Operation Compliance Monitoring Report (OCMR) is written in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).

This report covers the reporting period from 6 February 2025 to 6 February 2026 and will be submitted to the Planning Secretary of the NSW Department of Planning, Housing and Infrastructure (DPHI) in accordance with Condition C14 of SSD 10397 (the Consent).

2 Introduction

The following information is taken from the Development Consent for SSD 10397.

2.1 Project Name and Application Number

Project Name: Oakdale West Industrial Estate

Application Number: SSD 10397

Date of Approval: 9 April 2020

2.2 Modifications to SSD 10397

Table 1 below provides a summary of the modifications to the SSD since the original approval was issued on 09 April 2020.

Table 1 Planning Approval and Subsequent Modifications

Issue	Date	Description
SSD 10397	09/04/2020	Project Approval
Mod 1	23/09/2020	Modification to include minor design changes to approved plans, including addition of fire stairs on northern elevation.
Mod 2	04/05/2021	Modification to include minor design changes to approved plans, including addition of two solar energy inverter enclosures on the northern and southern elevations, respectively, and increase in height of perimeter security fencing from 2.1 m to 2.4 m.

2.3 Purpose of this Report

This report is the **Operation Compliance Monitoring Report** (the OCMR) as required by Section 2.1 Compliance Monitoring and Reporting Schedule within the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018). Reporting required for the duration of

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operation at intervals, no greater than 52 weeks from the date of commencement of operation. This report covers the reporting period from 6 February 2025 to 6 February 2026

This OCMR has been prepared against the Consolidated Development Consent that are available on the NSW planning portal (w.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-2-development) including the above Consent Modification. **Table 2** details the requirements for compliance reporting in accordance with the applicable conditions.

Table 2 – Compliance Reporting Requirements

Condition	Requirements
C14	No later than 6 weeks before the date notified for the commencement of operation, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary.
C15	Compliance Reports of the development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).
C16	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 7 days before this is done.

2.4 Project address

The Project is located at Emporium Avenue Kemps Creek NSW, and is comprised of Lot 106 DP 1262310. (SIX Maps (nsw.gov.au)).

2.5 Description of Development

Building 2B has a site area of 149,266 m^2 and comprises four key components:

- Single warehouse and office building consisting of four levels to a height of 26 metres, providing a Gross Floor Area (GFA) of 206,968 m^2 and Gross Lettable Area (GLA) of 200,668 m^2;
- Parking (truck and car); and
- Fit-out and use approval including racking and automated distribution hub infrastructure and loading bays.

2.6 Project General Arrangement

Figure 1 below gives the General Arrangement for the development under SSD 10397.

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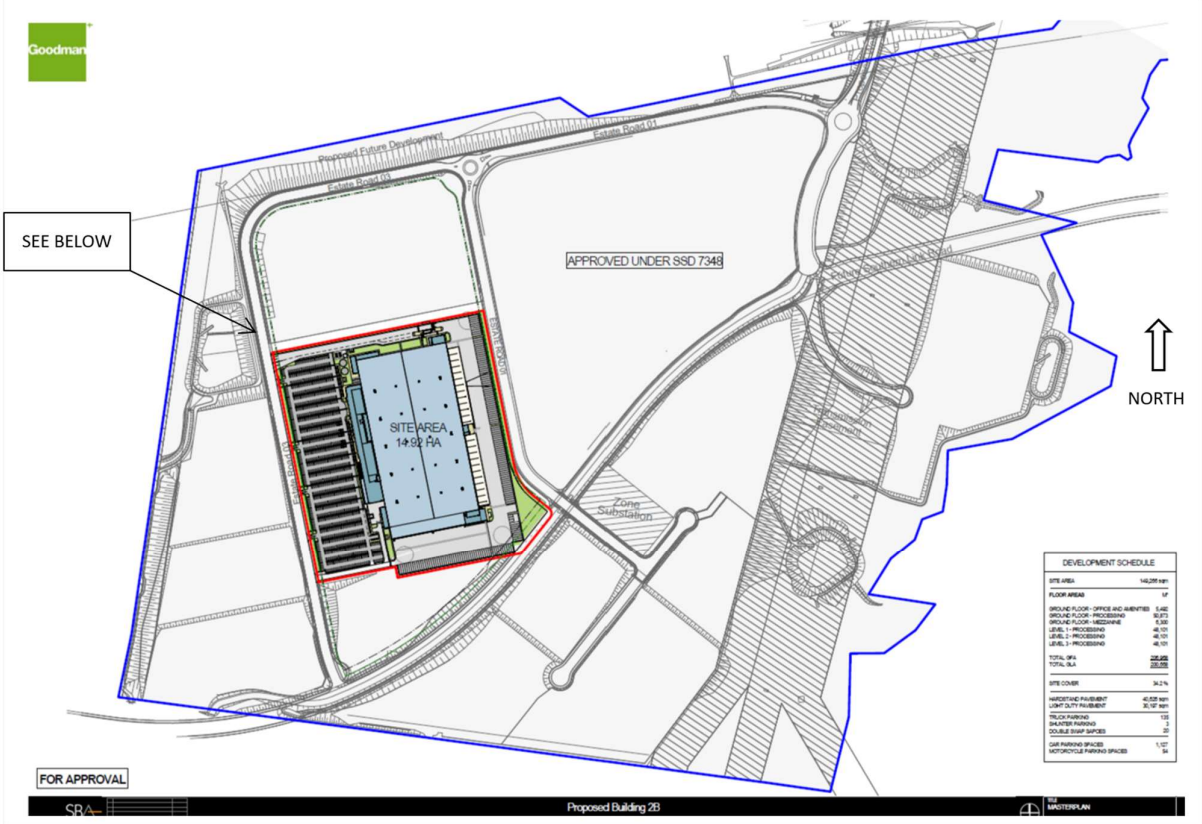

Figure 1 – General Arrangement of Building 2B

2.7 Compliance Reporting Schedule

This OCMR demonstrates compliance with the Consent conditions during the operation phase of the development. This compliance report covers 12 months of the period of 6 February 2025 and 6 February 2026.

Table 3 gives the proposed schedule for compliance reporting.

Table 3 – Compliance Reporting Schedule

Compliance Report	Phase	Timing
Pre-Construction Compliance Report	Pre-Construction	Submitted 1 JUNE 2020
Notes: Construction commenced 02 JUNE 2020 First post construction commencement EC Monthly report submitted (14 JULY 2020)		
Construction Compliance Report QTR 1	Construction	Submitted 30 SEPT 2020
Construction Compliance Report QTR 2	Construction	Submitted 23 DEC 2020
Construction Compliance Report QTR 3	Construction	Submitted 02 MAR 2121
Construction Compliance Report QTR 4	Construction	Submitted 14 AUG 2021
Construction Compliance Report QTR 5	Construction	Submitted FEB 2022

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(for period AUG-OCT 2021)		
Construction Compliance Report FINAL	Construction	FEB 2022
Pre-Operations Compliance Report	Pre-Operation	FEB 2022
Operation Compliance Report 1	Operation	FEB 2023
Operation Compliance Report 2	Operation	FEB 2024
Operation Compliance Report 3	Operation	FEB 2025
Operation Compliance Report 4 **(this document)**	Operation	FEB 2026
Post-Decommissioning Compliance Report	Decommissioning	TBA

2.8 Development Activity Summary

The Stage 2 development (SSD 10397) involves operation and use of a four-level automated warehouse, associated office space, internal roads and parking. The approved hours of operation are 24 hours a day, Monday to Sunday.

Operations of warehouse and distribution centre commenced in February 2022.

2.9 Discrepancies

This section compares the predicted and actual project impacts, and key findings are summarised in **Table 4** 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 4 – 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 2 will not exceed project noise trigger levels at nearby receivers, with the proprietary noise reduction measures incorporated into the design.	The actual noise impact is considered consistent with that assessed in the project EIS, as Stage 2 has been designed, built, and operated in accordance with the development approval.	Yes
Biodiversity	During the operational phase of Stage 2, retained native vegetation has been managed in accordance with the approved Vegetation Management Plan. Planted native vegetation, including road batters, embankments and bio-retention basins, continues to be routinely maintained and managed in line with the Landscape Management Plan.	All landscaped and re-vegetated areas within the site remains under the care, control, and management of GPSA.	Yes
Stormwater Quality	During the operational phase of Stage 2, 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.	Yes

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2.10 Key Personnel

Table 5 – Key Project Personnel

Role	Name	Company	Contact Details
Head of Project Delivery	Ben Milner	GPSA	0410 557 543 ben.milner@goodman.com
Planning and Infrastructure Manager	Lachlan O'Reilly	GPSA	0481 254 556 Lachlan.OReilly@goodman.com
Asset Manger	Sam Cale	GPSA	
Senior Building Manager	Michael Trotner	GPSA	0409 999 447 Michael.Trotnar@goodman.com
Environmental Consultant (EC)	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au

2.11 Environmental Performance under the OEMP

An Operational Environmental Management Plan (OEMP) was prepared by SLR Consulting Australia Pty Ltd (SLR) for the project and approved by the Planning Secretary on 06/12/2021. There have been no changes to the OEMP since its approval as part of the Applicants and Tenants review and implementation of the plan.

The OEMP has been prepared to satisfy statement of commitment for the 'preparation of updated OEMP for Stage 2 of Approved Development Consent SSD 10397. The OEMP was approved by DPHI prior to the commencement of Stage 2 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 are a number of key components including Defendable Zones, Bioretention Basins, landscaped setbacks, Riparian Corridors and development lots including the Amenity Lot.

Adherence to the approved 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.

Warehouse 2B operations are compliant with all environmental and planning requirements as summarised in **Table 6** below and detailed in **Appendix B**.

Table 5 – Key Environmental Performance Indicators and Recommended Improvements

Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations & Recommended Improvements of the environmental performance
Operation of Plant and Equipment	All plant and equipment will be maintained and operated in a proper and efficient manner	Ongoing	Tenant	Planned maintenance was performed in accordance with the schedule during the

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Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations & Recommended Improvements of the environmental performance
				reporting period. Service work records were provided.
Landscaping and Visual Amenity	All landscaping implemented as part of Building 2B, as shown in the developed Landscape Plan will be maintained for the life of the development. Re-planting and rehabilitation works will be undertaken if any aspect of the landscaping has not been successful.	Ongoing	Landlord (GPSA)	General maintenance was undertaken on a monthly basis and included, but was not limited to, plant replacement, removal of dead branches, and removal of rubbish from landscaped areas. The irrigation system and associated pumps were appropriately serviced in accordance with applicable maintenance requirements.
Noise	All plant and equipment will be maintained and operated in a proper and efficient manner.	Ongoing	Tenant	A noise verification assessment was completed by RWDI in September 2024 to verify compliance with the noise limits specified under Condition B23 of SSD 10397. The assessment confirmed that the development is operating in accordance with the relevant Conditions of Consent. Real-time noise monitoring across the Oakdale West Industrial Estate was undertaken during the reporting period. Measured noise levels are provided in Section 2.12 below. As the distance from the noise source increases, the noise levels are attenuated. Therefore, the nearest sensitive receivers were not adversely affected by the noise associated with the operation activities.
Traffic	All commercial vehicle drivers of Goodman Tenanted facilities will be familiar with the Driver Code of Conduct.	Ongoing	Tenant	All drivers attending the site are required to complete a strict Yard Training process, which includes the Driver Code of Conduct accessible remotely. Drivers are not permitted to enter the premises unless this training has been completed.
Traffic	All loads entering and leaving the site will be monitored.	Ongoing	Tenant	Evidence was submitted to confirm that the tenant performed load monitoring throughout the reporting period.
Traffic	Access points will be surveyed to review traffic generation annually.	Ongoing	Tenant	Traffic monitoring report for January 2025 was provided for review. The tenant is to continue monitoring the traffic generation from the warehouse operation.
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	Inspection reports were provided to demonstrate that all chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards.
Waste	Waste will be secured and maintained within designated waste storage areas at all times and will not leave the site onto	Ongoing	Tenant	Photographic evidence was provided to confirm that all waste was stored within designated and secured waste storage areas, in accordance with applicable safety and regulatory requirements.

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Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations & Recommended Improvements of the environmental performance
	neighbouring public or private properties. The WMP will be implemented for the duration of operation.			The tenant has also provided a waste register documenting waste materials that are recycled or reused.
Sustainability	A Building Users Guide will be prepared to provide details regarding everyday operation of the building and will include energy minimisation initiatives.	Ongoing	Tenant	In September 2025, Coldwell Banker Richard Ellis (CBRE) was engaged to analyse the operation of the HVAC equipment, correct the asset database, identify opportunities for energy efficiency improvements, highlight missing data points, and undertake SkySpark data analytics. Recommendations for energy efficiency improvements were subsequently provided. Recommendations are being implemented. Building Warehouse Unit 2 (BWU2) HVAC systems are now scheduled to be turned off between 4:30am and 7:30am, reflecting non-operational hours. An increase in temperature setpoints has been implemented on a trial basis to reduce unit runtime and improve overall energy efficiency.
Sustainability	Review of actual building energy and water consumption to verify that all systems are performing at their optimum efficiency and ensure that the Energy Management Plan is sufficient for the development's needs.	Ongoing	Tenant	Internal tracking of water consumption has commenced to improve the understanding of site water usage. In addition, the servicing frequency of the rainwater harvesting system has been increased from six-monthly to quarterly. A BMS controls vendor, Alerton, has also been engaged to undertake monthly inspections to ensure that both the HVAC system and water flowmeter are communicating with the BMS accurately and effectively.

2.12 Noise Monitoring

Real-time noise monitoring across the Oakdale West Industrial Estate was undertaken during the reporting period at three (3) monitoring locations, as shown in **Figure 2** below. Monitoring results for the reporting period are provided in **Table 7**.

Table 7 – Noise Average Monitoring Measures for Selected Time Period

Monitoring location	Measured Noise Levels 01 Jan 2025 - 30 Apr 2025		Measured Noise Levels 01 May 2025 - 31 Aug 2025		Measured Noise Levels 01 Sep 2025 - 31 Dec 2025	
OWE-1	LAeq Day	55 dB(A)	LAeq Day	56 dB(A)	LAeq Day	56 dB(A)
	LAeq Evening	55 dB(A)	LAeq Evening	54 dB(A)	LAeq Evening	53 dB(A)
	LAeq Night	53 dB(A)	LAeq Night	54 dB(A)	LAeq Night	53 dB(A)
OWE-2	LAeq Day	52 dB(A)	LAeq Day	53 dB(A)	LAeq Day	54 dB(A)

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Monitoring location	Measured Noise Levels 01 Jan 2025 - 30 Apr 2025		Measured Noise Levels 01 May 2025 - 31 Aug 2025		Measured Noise Levels 01 Sep 2025 - 31 Dec 2025	
	LAeq Evening	50 dB(A)	LAeq Evening dB(A)	48	LAeq Evening	49 dB(A)
	LAeq Night	48 dB(A)	LAeq Night	48 dB(A)	LAeq Night	46 dB(A)
OWE-3	LAeq Day	55 dB(A)	LAeq Day	53 dB(A)	LAeq Day	49 dB(A)
	LAeq Evening	53 dB(A)	LAeq Evening	46dB(A)	LAeq Evening	48 dB(A)
	LAeq Night	50 dB(A)	LAeq Night	46 dB(A)	LAeq Night	46 dB(A)



Figure 2 – Monitoring Locations at Oakdale West Industrial Estate

The nearest sensitive receiver is Kemps Creek (Catholic Healthcare Emmaus Retirement Village), located at 85 Bakers Lane. This receiver is approximately 260 m from the Building 2B boundary. As the distance from the noise source increases, noise levels are attenuated. Therefore, measured operational noise levels were consistent with those predicted in the EIS and remained within the applicable project noise trigger levels.

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3 Compliance Status Summary

The compliance table provided as **Appendix B** demonstrates the compliance with conditions of consent for SSD 10397.

The terminology within **Table 8** has been used to describe compliance status within the Compliance Report Provided at **Appendix B**. Only these terms are used to describe the compliance status.

Table 8 – Compliance Status Descriptors

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

3.1 Non-Compliances

There were no Non-Compliances identified during the reporting period.

4 Previous Report Actions

No recommendations were provided for the last Operational Compliance Monitoring Report by DPHI. DPHI has reviewed the OCMR and considers it to generally satisfy the reporting requirements of the consent and the NSW Planning Compliance Reporting Post-Approval Requirements (2018).

5 Incidents

5.1 Incidents

An incident is 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”

Material Harm is defined as harm that:

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

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in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

One incident that had the potential to cause environmental material harm was reported to the Planning Secretary on 1 December 2025. Written notification was issued to the Planning Secretary as soon as GPSA became aware of the incident, in accordance with the incident notification requirements under the Conditions of Consent.

The incident related to a solar inverter located at the northern end of the building that had caught fire. This was reported to GPSA by Amazon on Friday, 28/11/ 2025.

The fire was contained and extinguished by Amazon employees. Fire and Rescue NSW attended the site and undertook an investigation to deem the area safe. The solar installer (Qanstruct & Trill) also attended the site to ensure that all electrical components were made safe.

The affected area has been secured, and the solar system has been disconnected pending the completion of further investigations.

At the time of reporting, no damage to the building had been identified as a result of the incident.

6 Complaints

No complaints were received during the reporting period in relation to the operation of the development

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 OEMP 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.

Opportunities for improved environmental performance identified during the reporting period have been incorporated into routine maintenance and monitoring programs where practicable, including enhancements to HVAC scheduling, rainwater harvesting system servicing, and BMS system verification.

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

Opportunities for improved environmental performance identified during the reporting period have been incorporated into routine maintenance and monitoring programs, where practicable.

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7.2 Mitigation Measures under the OEMP

The OEMP summarises the monitoring requirements for the operation of Warehouse 2B as set out in the approved Development Consent SSD 10397 and relevant management plans. The OEMP was 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 will be implemented to ensure ongoing compliance.
- Plant and Equipment: All plant and equipment will continue to be maintained and operated in a proper and efficient manner with maintenance records retained within the warehouse management system.

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Appendix A - Compliance Report Declaration Form

Compliance Report Declaration Form	
Project Name: Oakdale West Industrial Estate	
Project Application Number: SSD 10397	
Description of Project: The concept proposal is described as Oakdale West Estate Stage 2 Development including; • construction, subdivision, fit out • operation and use of a four-level automated warehouse, associated office space, internal roads and parking.	
Project Address:	2 Aldington Road, Kemps Creek NSW
Proponent:	Goodman Property Services (Aust) Pty Ltd
Title of Compliance Report:	Operation Compliance Monitoring Report (2026)
Date:	27 February 2026

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

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the 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 Mary Slaven
Title	Mrs
Signature	DocuSigned by: Ellen Slaven 5F30B39D8C9341D...
Qualification	Attorney
Company	GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Company Address	The Hayesbery, 1-11 Hayes Road Rosebery NSW 2018, Australia

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Appendix B - Compliance Report

Not triggered	Not triggered
Complaint	Complaint
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

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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	Ongoing and regular inspections by Principals Snr Project Managers Delegate and Environmental Consultant Ongoing confirmation of application of Environmental Management Plans Tennant adherence to the approved Operational Environmental Management Plan.	See Section 2.11 within main document.	COMPLIANT
TERMS OF CONSENT					
A2.	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and RTS; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 3.	At all times	Ongoing and regular inspections by Principals Contract Snr Project Managers Delegate and Environmental Consultant. Ongoing confirmation of application of Environmental Management Plans	See Section 3 and Section 4 within main document.	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; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3.	At all times			NOT TRIGGERED
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 (c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition (c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times			NOT TRIGGERED

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<table>
<tr><td colspan="6">LIMITS OF CONSENT</td></tr>
<tr><td colspan="6">Lapsing</td></tr>
<tr><td>A5.</td><td>This consent lapses five (5) 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.</td><td></td><td></td><td></td><td>NOT TRIGGERED</td></tr>
<tr><td>A6.</td><td>The total area of warehousing and office space at the development must not exceed a maximum gross lettable area of 200,700 square metres.</td><td>At all times</td><td>Confirmation by Construction Certifier to be sighted.</td><td>OC-21139 issued by Blackett Maguire Goldsmith 20/12/21</td><td>COMPLIANT (and closed)</td></tr>
<tr><td>A7.</td><td>The Applicant must ensure construction of the development does not generate more than 935 vehicle trips (1,870 total vehicle movements) during the day, evening and night, on the public road network.
Note: This condition does not apply to construction vehicles using the West-North-South Link Road.</td><td>At all times</td><td>Vehicle movements to be monitored and reported in accordance with the requirements of the project CTMP</td><td>Access to the site is now only via Compass Drive/WNSLR</td><td>COMPLIANT (and closed)</td></tr>
<tr><td>A8.</td><td>The Applicant must keep accurate records of the number of vehicles entering or leaving the site, for the duration of construction and provide these records to the Planning Secretary on request.</td><td>During Construction</td><td>Vehicle movements to be monitored and reported in accordance with the requirements of the project CTMP</td><td>EC sighted Qanstruct Car Truck Register at various stages of project</td><td>COMPLIANT (and closed)</td></tr>
<tr><td>A9.</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>20 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>Building height – Building 2B</td><td>28 m</td></tr>
<tr><td>Minimum lot size</td><td>5,000 m2</td></tr>
<tr><td>Minimum frontage</td><td>40 m (excluding cul-de-sacs)
35 m minimum lot width at the building line</td></tr>
<tr><td>Site coverage</td><td>Maximum of 65 per cent (excluding awnings)</td></tr>
</table></td><td>Applicable to design</td><td>Confirmation by Construction Certifier to be sighted.</td><td>Sighted Confirmation letter from SBA Architects 12 MAY 2020</td><td>COMPLIANT (and closed)</td></tr>
</table>

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NOTIFICATION OF COMMENCEMENT					
A10.	The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date: (a) construction, excluding any early pre-construction works, such as installation of erosion and sediment controls or laydown of construction materials; and	One month prior to commencement of construction		Sighted email GPSA to DPIE, 6 APRIL 2020	COMPLIANT (and closed)
	(b) operation.	One month prior to commencement of Operations		Letter GPSA to DPIE 15 AUG 21 notifying commencement of operations 12 Oct 21 Scheduled start of operations confirmed as 2 JAN 2022	COMPLIANT (and closed)
A11.	If the construction or operation or decommissioning of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	One month prior to commencement of construction or operation		Staging of development not proposed	NOT TRIGGERED
EVIDENCE OF CONSULTATION					
A12	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	As required by relevant condition		See relevant consent condition	COMPLIANT
	(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.	As required by relevant condition		See relevant consent condition	COMPLIANT
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
A13.	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	At all times		Staging of development not proposed	NOT TRIGGERED

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	the strategies, plans or programs that are proposed to be combined); and (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).				
A14.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times		Staging of development not proposed	NOT TRIGGERED
A15.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times			NOT TRIGGERED
A16.	Before the commencement of construction, the Applicant must: (a) 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		Sighted letter from GPSA to PCA confirming no existing utility services at premises	COMPLIANT (and closed)
	(b) prepare a dilapidation report identifying the condition of Aldington Road and Abbotts Road (between the site and Mamre Road), including roads, gutters and footpaths; and	Prior to commencement of construction		Sighted dilapidation report James Townsend Dilapidation Surveys Pty Ltd 4 APRIL 2020	COMPLIANT (and closed)
	(c) submit a copy of the dilapidation report the Planning Secretary and Council.	Prior to commencement of construction		Sighted email link to transfer to PCC 9 APRIL 2020	COMPLIANT (and closed)
A17.	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, including but not limited to, Bakers Lane, Aldington Road and Abbotts Road; 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, including but not limited to, Bakers Lane, Aldington Road and Abbotts Road.	At all times		Repairs to Bakers Lane have been undertaken as and when required.	COMPLIANT
STRUCTURAL ADEQUACY					
A18.	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 National Construction Code (NCC). ***Note:***	During construction	Certification by design architect	Sighted Structural Design Certification –Costin Roe Consulting to QANSTRUCT 16 APRIL 2020	COMPLIANT (and closed)

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	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.*				
COMPLIANCE					
A19.	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.	During Construction	Environment Consultant to sight and confirm staff and contractor inductions in accordance with the approved CEMP	EC undertook full induction to confirm in accordance with CEMP (27 JULY 20) Audit of CEMP and sub plans 10&23 March confirms compliance	COMPLIANT
OPERATION OF PLANT AND EQUIPMENT					
A.20	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.	Operation	Tennant adherence to the approved Operational Environmental Management Plan.	See Section 2.11 within main document.	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 NCC.	Applicable to design	EC to sight confirmation letter from design Architect to PCA	Sighted Confirmation letter from SBA Architects 27 MAY 2020	COMPLIANT (and closed)
A22.	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	Prior to construction Prior to issue of a Construction Certificate	EC to sight confirmation letter from design Architect to PCA	Sighted Confirmation letter from SBA Architects 27 MAY 2020	COMPLIANT
A23.	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to Construction	EC to sight submission to Planning Secretary and CA acceptance	Uploaded to DPIE 02/06/20	COMPLIANT
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 Construction of Utility works		Sighted letter Endeavour Energy to JDG Consulting **UIL5802 – 2019/02200/001** 27 APRIL 2020	COMPLIANT (and closed)

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				Sighted Works Deed – Sydney Water (Case no 182879) Sighed NBN Current Design Drawing Sighted High Voltage Reticulation approval – Endeavour Energy Ref: UIL5802 – 2019/02200/001	
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* (NSW).	Prior to Operation	EC to sight compliance Certificate under sec 73 of the Sydney Water Act 1994	S.73 Certificate issued 10 Aug 21	COMPLIANT (and closed)
A26.	Before the issue of a Subdivision or Construction Certificate for the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for the provision of communication facilities to the development.	Prior to issue of the Construction Certificate		NBN Current Design Drawing submitted to PCA and CC issued 28 MAY 2020	COMPLIANT (and closed)
A27.	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 Operation	EC to sight written confirmation	NBN PC certificate	COMPLIANT (and closed)
A28.	The Applicant must comply with the requirements of Endeavour Energy for the location and design of the pad mounted substations for the development. The Applicant must submit evidence of compliance prepared by a Level 3 Accredited Service Provider to the satisfaction of Endeavour Energy, prior to the commencement of construction.	At all times		Sighted letter Endeavour Energy to JDG Consulting **UIL5802 – 2019/02200/001** 27 APRIL 2020	COMPLIANT (and closed)
A29.	The Applicant must obtain any other relevant approvals from Endeavour Energy, prior to the commencement of construction.	Prior to Construction		Sighted letter Endeavour Energy to JDG Consulting **UIL5802 – 2019/02200/001** 27 APRIL 2020	COMPLIANT (and closed)
SUBDIVSION					
A30.	The Applicant shall subdivide the site generally in accordance with the subdivision plan included in the EIS.	At all times	EC to review and cite certifications and correspondence from PCA confirming Subdivision in accordance with the Sub division plan	Sighted CC issued 28 MAY 2020 (subdivision as part of OWE to be confirmed at OC once Sec 73 is issued – see A25 above) OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT (and closed)

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WORKS AS EXECUTED PLANS					
A31.	Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA.	Prior to issue of the final Occupation Certificate	EC to sight submission of WAE to PCA	Sighted document submission	COMPLIANT (and closed)
APPLICABILITY OF GUIDELINES					
A32.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times			NOT TRIGGERED
A33.	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times			NOT TRIGGERED
ADVISORY NOTES					
AN1.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times		This OCMR	COMPLIANT
SCHEDULE B – ENVIRONMENTAL PERFORMANCE CONDITIONS					
VISUAL AMENITY					
Building Design					
B1.	The Applicant must construct Building 2B in accordance with the EIS and RTS and as shown on the figures in **Appendix 1**.	Prior to Commencement of Construction	EC to sight written confirmation by design Architect	Sighted Confirmation letter from SBA Architects 12 MAY 2020. Further certification from Building Certifier prior to issue of OC.	COMPLIANT (and closed)

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Landscape Plan					
B2.	Prior to the commencement of construction of Building 2B, the Applicant must prepare a detailed Landscape Plan in consultation with Council and to the satisfaction of the Planning Secretary. The Landscape Plan must: (a) detail the plant species and layouts for all areas of the development; (b) include a diverse mix of species to provide canopy trees and understorey planting, to assist in achieving the objectives of Council's Cooling the City Strategy; (c) detail monitoring and maintenance procedures, including irrigation requirements.	Prior to Commencement of Construction	EC to sight Project LMP and Approval / Acceptance by Planning Secretary	Sighted LMP – SCAPE R2 23 APRIL 2020 & Confirmation of acceptance by DPIE 7 MAY 2020	COMPLIANT (and closed)
B3.	The Applicant must: (a) not commence construction of Building 2B until the Landscape Plan is approved by the Planning Secretary.	Prior to Commencement of Construction		Confirmation of acceptance by DPIE 7 MAY 2020	COMPLIANT (and closed)
	(b) must implement the most recent version of the Landscape Plan approved by the Planning Secretary; and	At all times	EC to monitor implementation of LMP during construction period. (an installation certificate will be issued by the Landscaping contractor prior to issue of the OC)	LMP R2 23 APRIL 2020 as most current.	COMPLIANT
	(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Plan for the life of the development. If the monitoring carried out as part of condition B2 indicates that any aspect of the landscaping has not been successful, the Applicant must undertake replanting and rehabilitation works, as reasonably practicable.	At all times	EC to monitor implementation of LMP during construction period.	The Operational Environmental Management plan includes regular review and confirmation of landscape works. GPSA maintains comprehensive Landscape Maintenance Specifications See Section 2.11 within main document.	COMPLIANT
Reflectivity					
B4.	The visible light reflectivity from building materials used in the façades and roof of the warehouse building must be designed to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.		EC to sight confirmation letter from design Architect to PCA	Sighted Confirmation letter from SBA Architects 27 MAY 2020	COMPLIANT (and closed)
Lighting and Security Cameras					

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B5.	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 – *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); 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.	At all times	This item will be confirmed as part of the issue of the Occupational Certificate	OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT
B6.	The Applicant must ensure any security cameras or illuminated signage installed as part of the development are directed away from adjacent private properties.	At all times	This item will be confirmed as part of the issue of the Occupational Certificate	OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT
Signage and Fencing					
B7.	All signage and fencing must be erected in accordance with the development plans included in the EIS and RTS. *Note: This condition does not apply to temporary construction and safety related signage and fencing.*	Prior to Operation	Qanstruct to issue certification to the Certifier as part of the preparation of the Occupational Certificate	OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT (and closed)
B8.	All fencing along building frontages must be located behind the landscape setbacks and not along the front boundary. The fencing must be a maximum height of 2.1 metre and be an open style.	Prior to Operation	Qanstruct to issue certification to the Certifier as part of the preparation of the Occupational Certificate	OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT (and closed)
TRAFFIC, ACCESS AND PARKING					
Roadworks					
B9.	Prior to any use of Aldington Road and Abbotts Road for construction traffic, the Applicant must submit a Construction Traffic Management Plan (CTMP) to the satisfaction of Council. The CTMP shall be: (a) prepared in accordance with Council's Engineering Construction Specification for Civil Works (b) be prepared by a suitably qualified consultant with appropriate training and certification from TfNSW; (c) be approved by Council, prior to any construction traffic using Aldington Road and Abbotts Road; (d) include but not be limited to: (i) swept path analysis at critical points (bends and intersections) along the entire Aldington Road / Abbotts Road route for the largest proposed vehicle to use this route;	Prior to use of Aldington Road or Abbotts Road	EC to sight submission of CTMP to Council and Acceptance prior to authority given to contractor to use Aldington Rd and Abbotts Rd	Letter DPIE to GPA 29 June Confirming review and acceptance of • CTMP (ref Cond.B9) • Council & LTC Approval of CTMP (ref Cond. B10) • Sec 138 of Roads Act Approval (ref Cond. B11) • Confirmation of Completion to satisfaction of Council (ref Cond. B12)	COMPLIANT (and closed)

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	(ii) a detailed road safety audit of the Aldington Road / Abbotts Road route that factors the increase in traffic volumes (both in light & heavy vehicles), and proposes measures such that the road can safely accommodate this increase (including upgrades to road infrastructure, signage and line marking treatments, vehicle length restrictions and temporary traffic control measures during the construction period); (iii) left-in, left-out restrictions at the intersection with Mamre Road for construction vehicles.				
B10.	The CTMP and any proposed measures must be to the satisfaction of Council and will be subject to Local Traffic Committee and Council approval.	At all times	EC to sight submission of CTMP to Council and Acceptance prior to authority given to contractor to use Aldington Rd and Abbotts Rd		COMPLIANT (and closed)
B11.	Prior to any works (infrastructure, signage and line marking) that are on or affect a local road, a Section 138 *Roads Act, 1993* application shall be lodged and approved by Council. All works shall be carried out in accordance with the Roads Act approval, and Council's specification, guidelines and best engineering practice.	Prior to works on local Roads			COMPLIANT (and closed)
B12.	The Applicant must provide written evidence to the satisfaction of the Planning Secretary, demonstrating the roadworks required by condition B9 and B10 have been completed to the satisfaction of Council, prior to using Abbotts Road and Aldington Road for construction access.	Prior to use of Aldington Road or Abbotts Road			COMPLIANT (and closed)
Construction Access					
B13.	The Applicant must ensure: (a) no fill material is transported to the site via Bakers Lane or Aldington Road; (b) construction traffic does not use Bakers Lane during the hours of 8 am – 9.30 am and 2.30 pm – 4 pm, Monday to Friday when schools are in use, to avoid conflict with peak school traffic on Bakers Lane; (c) construction traffic only uses Abbotts Road and Aldington Road to access the site during the hours of 8 am – 9.30 am and 2.30 pm – 4pm, Monday to Friday, when schools are in use, subject to Conditions B9 and B12; and (d) all construction traffic associated with the development ceases to use Bakers Lane and Aldington Road when the Western North-South Link Road opens to traffic.	During Construction	EC to review application, Monitoring and reports in accordance with the approved CTMP	Regular and ongoing inspection and audit of documentation by EC No Non-compliances this period. WNSLR /Compass Drive open to project use January 2021	COMPLIANT (and closed)

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Operational Access					
B14.	The Applicant must ensure all traffic associated with operation of the development accesses the site from the Western North-South Link Road, and the future Southern Link Road, and does not use Bakers Lane or Aldington Road.	During Operation	EC to review application, Monitoring and reports in accordance with the approved CTMP	Access from Aldington road is no longer possible. All access is via Compass Drive	COMPLIANT (and closed)
Construction Traffic Management Plan					
B15.	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with Council, TfNSW, Mamre Anglican School, Emmaus Catholic College, Emmaus Catholic Care Village and Trinity Catholic Primary School; (c) detail specific measures to manage construction traffic to avoid school drop-off and pick-up times (8 am – 9.30 am and 2.30 pm – 4 pm, Monday to Friday), when the schools are in use, and Higher School Certificate exam periods, including any temporary infrastructure arrangements and traffic safety measures; (d) detail the measures to be implemented to ensure road safety and network efficiency during construction, including scheduling deliveries of heavy plant and equipment outside of peak periods, or during school holidays where possible; (e) detail heavy vehicle routes, access and parking arrangements; (f) include a Driver Code of Conduct to: (i) minimise the impacts of construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise, particularly during night-time periods; and (iv) ensure truck drivers use specified routes; (g) include a program to monitor the effectiveness of these measures; and (h) detail procedures for early notification for residents and the community (including local schools), of any potential disruptions to routes.	Prior to Construction	EC to sight DPIE Approval of CTMP	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including CTMP 22 MAY 2020	COMPLIANT (and closed)
B16.	The Applicant must: (a) not commence construction of the development until the CTMP required by condition B15 is approved by the Planning Secretary; and	Prior to Construction	EC to sight DPIE Approval of CTMP	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including CTMP 22 MAY 2020	COMPLIANT (and closed)

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	(b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.				
Operational Traffic Management Plan					
B17.	The Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development. The OTMP must form part of the OEMP required by condition C5 and must: (a) be prepared by a suitably qualified and experienced expert, in consultation with Council and TfNSW; (b) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation; (c) include measures to maintain road safety and network efficiency; (d) detail measures to minimise noise from development related traffic, including, procedures for receiving and addressing complaints from the community about development related traffic and noise; (e) include a Driver's Code of Conduct that addresses: (i) designated routes, ensuring no use of Bakers Lane or Aldington Road for operational access; (ii) travelling speeds and adherence to site-specific speed limits; (iii) procedures to ensure drivers adhere to designated heavy vehicle routes; and (iv) procedures to ensure drivers implement safe driving practices.	During Operations		OTMP forms part of the OEMP approved by the Planning Secretary 16/12/21.	Compliant (and closed)
B18.	The Applicant must: (a) not commence operation of the development until the OTMP required by condition B17 is approved by the Planning Secretary; and (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of operation.	During Operations			Compliant (and closed)
Operating Conditions					
B19.	The Applicant must ensure: (a) all access points, internal driveways, turning areas and parking are designed and constructed in accordance with the latest version of *AS 2890.1:2004 Parking facilities off-street car parking* (Standards Australia,	During Operations		OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT (and closed)

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<table>
<tr><td></td><td>2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002);
(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;
(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 is carried out on site;
(g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.</td><td></td><td></td><td></td><td></td></tr>
<tr><td colspan="6">Parking</td></tr>
<tr><td>B20.</td><td>The Applicant must provide sufficient parking facilities on site 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.</td><td>During Operations</td><td></td><td>OC-21139 issued by Blackett Maguire Goldsmith 20/12/21</td><td>COMPLIANT</td></tr>
<tr><td colspan="6">NOISE</td></tr>
<tr><td colspan="6">HOURS OF WORK</td></tr>
<tr><td>B21.</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</td><td>Monday – Sunday</td><td>6 am to 10 pm</td></tr>
<tr><td>Concrete works (internal to building only)</td><td>Monday – Sunday</td><td>3 am to 10 pm</td></tr>
<tr><td>Operation</td><td>Monday – Sunday (including public holidays)</td><td>24 hours</td></tr>
</table>
Note: Concrete works (internal to building only) include concrete pours inside Building 2B, following the installation of all building walls and the building roof.</td><td>During Construction</td><td>EC to monitor works against requirements of the approved CEMP</td><td>Access is controlled by Gate Pass-Key Security.

Gates are closed and notifications out of ours confirm no entry possible.

Access to site currently
• 5am to 2am Monday to Saturday with nil Sunday
• External works do not commence until 6am in</td><td>COMPLIANT</td></tr>
</table>

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<table>
<tr><td></td><td></td><td></td><td></td><td>accordance with Condition B21.
• Nil access on Sunday

Contractor is working extended hours as approved by DPIE;</td><td></td></tr>
<tr><td></td><td>NOTE:
DPIE Approval Letter to Goodman Property Services Australia Pty Ltd (15/09/20)

In accordance with Condition B21, fit out works internal to the building only, as outlined in your request and the supporting noise assessment, may be undertaken from 6 am to 2 am, Monday to Sunday.

The internal works during the above extended hours can only commence once the warehouse structure is fully enclosed, including roof, windows and wall cladding. The western site boundary noise barrier, required under Condition D75A of SSD-7348, is also to be completed prior to these works commencing, as identified in the noise assessment.</td><td></td><td></td><td>Contractor is working extended hours as approved by DPIE;</td><td></td></tr>
<tr><td>B22.</td><td>Works outside of the hours identified in condition B21 may be undertaken in the following circumstances:
(a) works that are inaudible at the nearest sensitive receivers;
(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</td><td>During Construction</td><td>EC to monitor works against requirements of the approved CEMP</td><td>Nil Out of Hours Works
Confirmed 22/07/21</td><td>NOT TRIGGERED</td></tr>
<tr><td colspan="6">Operational Noise Limits</td></tr>
<tr><td>B23.</td><td>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits for the OWE, as shown 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</td><td>39</td><td>39</td><td>37</td><td>52</td></tr>
</table></td><td>Operation</td><td>Tennant adherence to the approved Operational Environmental Management Plan.</td><td>See Section 2.11 and Section 2.12 within main document.</td><td>COMPLIANT</td></tr>
</table>

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	residential property						
	N4 & N5 Kemps Creek – other residences	*39*	*39*	*37*	*52*		
	All other non-associated residences	402	352	352	*52*		
	N2 Emmaus Catholic College (school)	**When in use**: 45 Leq(1h)					
	Notes: *1. 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.* *2. or background + 5 dB, whichever is higher.*						
B24.	The noise limits in Table 3 do not apply to receivers N3, N4 & N5 if the Applicant has Noise Agreement/s with the relevant landowner/s to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that agreement/s are in place.					During Operation			NOT TRIGGERED
Design and Validation									
B25.	The Applicant shall design and install all rooftop mechanical plant and services to ensure cumulative noise levels do not exceed 37 dB(A) at the western site boundary or 41 dB(A) at the southern site boundary. The Applicant shall provide written evidence to the satisfaction of the Planning Secretary, prior to the commencement of operation, confirming that rooftop mechanical plant and services have been installed to achieve these noise levels.					Prior to Commencement of Operation		GPSA to provide an installation certificate as part of OC requirements. OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT (and closed)
B26.	Within 6 months of the commencement of operation, the Applicant must undertake noise validation monitoring to confirm the rooftop mechanical plant and services comply with the predictions in the EIS, to the satisfaction of the Planning Secretary. If the results of monitoring show that noise from the development is exceeding the noise limits in Condition B23, the Applicant must investigate and implement all reasonable and feasible noise mitigation measures to achieve compliance.					Within 6 Month of Commencement of Operation		Operational Noise Compliance Monitoring Assessment, ACA (01/08/22) Submitted 02/08/22	COMPLIANT (and closed)
Construction Noise									
B27.	The Applicant must implement all feasible and reasonable noise mitigation measures to minimise construction noise from the development. Any activities that could exceed the construction noise management levels					During Construction	EC to review application, Monitoring and reports in accordance with the approved CNMP	EC (SSD 10397) Regular site inspections and reviews of	COMPLIANT (and closed)

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	detailed in the *Interim Construction Noise Guideline* (DECC, 2099), must be identified and managed in accordance with the Construction Noise Management Plan required by condition B30.			noise monitoring data at western boundary ER (SSD 7348) Site inspection confirm noise mitigation measures in place at project boundaries	
B28	The Applicant must maintain the temporary noise curtain installed adjacent to Emmaus Catholic Care Village for the duration of construction, unless otherwise agreed with the Planning Secretary, or until such time as the permanent noise wall shown in **Appendix 2** is completed.	During Construction	EC to confirm installation of Temporary Noise Curtain	Permanent wall confirmed as completed 30/10/20. Temporary curtain has been removed	COMPLIANT (and closed)
B29.	The Applicant must maintain a real-time noise monitor at the western boundary of the site for the duration of construction. Where monitoring identifies any exceedance of the construction noise management levels, the Applicant must implement further feasible and reasonable mitigation measures to reduce construction noise levels. The environmental representative for the OWE must review and provide the results of noise monitoring to the Planning Secretary on request, including details of the measures taken to minimise noise to ensure compliance with the noise goals.	During Construction	ER from SSD 7348 to confirm installation & maintenance of real time noise monitor ER from SSD7348 to track and maintain results of noise monitoring provided by principal or their contractors	EC (SSD 10397) Monthly reviews of noise monitoring data at western boundary. Monthly data retained by EC	COMPLIANT (and closed)
Construction Noise Management Plan					
B30.	The Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of the CEMP in accordance with condition C2 and must: (a) be prepared by a suitably qualified and experienced noise expert; (b) be approved by the Planning Secretary prior to the commencement of construction; (c) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009), as may be updated or replaced from time to time; (d) describe the measures to be implemented to manage noise **generating** activities during sensitive periods, including evenings, night-time and on Sundays, including but not limited to: (i) maintenance of the temporary noise curtain along the western boundary of the Emmaus Catholic Care Village for the duration of construction; (ii) minimising coinciding use of multiple high noise generating equipment;	Prior to Construction	EC to sight preparation of CNMP and submission to Planning Secretary	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including CNMP 22 MAY 2020	COMPLIANT (and closed)

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	(iii) orienting noisy equipment away from the sensitive receivers on the western boundary; (iv) ensuring concrete trucks for internal concreting works (between 3 am and 6 am) are located to the east of Building 2B to maximise noise shielding for the Emmaus Catholic Care Village; (v) ensuring all equipment has non-tonal reversing alarms; (vi) regular maintenance and compliance checks of plant and equipment; (vii) consultation with adjacent sensitive receivers prior to and during construction; (e) include measures to minimise noise from construction vehicles on the public road network and on site, including but not limited to, a Driver Code of Conduct and induction training for drivers to minimise road traffic noise; (f) include a monitoring program that: (i) includes quarterly attended noise monitoring at the nearest sensitive receivers to determine compliance with the construction noise management levels in the *Interim Construction Noise Guideline*; (ii) evaluates and reports on the effectiveness of the noise management measures; (iii) includes procedures to relocate, modify, mitigate or stop work to ensure compliance with the construction noise management levels; and (g) include procedures for recording and responding to complaints.				
B31.	The Applicant must: (a) not commence construction of the development until the CNMP required by condition B30 is approved by the Planning Secretary; and	Prior to Construction	EC to sight preparation of CNMP and submission to Planning Secretary	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including CNMP 22 MAY 2020	COMPLIANT (and closed)
	(b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.	During Construction	EC to review application, Monitoring and reports in accordance with the approved CNMP EC to review and confirm most recent version of CNMP is being implemented.	Current CNVP Version 1.3 (06/5/20)	COMPLIANT (and closed)

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SOIL AND WATER					
Discharge Limits					
B32.	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	At all times	Tennant adherence to the approved Operational Management Plan.	See Section 2.11 within main document.	COMPLIANT
Erosion and Sediment Control					
B33.	The Applicant must prepare an Erosion and Sediment Control Plan (ESCP) for the development to the satisfaction of the Planning Secretary. The ESCP must from part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s); (b) be generally consistent with the Erosion and Sediment Control Plan(s) for the OWE; (c) include detailed erosion and sediment controls developed in accordance with the relevant requirements of *Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book* (Landcom, 2014) guideline; and (d) include procedures for maintaining erosion and sediment controls in efficient working order for the duration of construction, to ensure the development complies with condition B32.	Prior to Construction	EC to sight preparation of ESCP and submission to Planning Secretary	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including ESCP 22 MAY 2020	COMPLIANT (and closed)
B34.	The Applicant must: (a) not commence construction of the development until the ESCP required by condition B33 is approved by the Planning Secretary; and	Prior to Construction	EC to sight preparation of ESCP and submission to Planning Secretary	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including ESCP 22 MAY 2020	COMPLIANT (and closed)
	(b) implement the most recent version of the ESCP approved by the Planning Secretary for the duration of construction.	During Construction	EC to review application, Monitoring and reports in accordance with the approved ESCP. EC to review and confirm most recent version of ESCP is being implemented	Regular and ongoing site inspections by EC	COMPLIANT (and closed)
B35.	The Applicant must install the erosion and sediment control measures approved in accordance with Condition B34, prior to the commencement of construction.	During Construction	EC to review application, Monitoring and reports in accordance with the approved ESCP	Inspection by EC Prior to construction commencement Ongoing inspections by EC and contractor CPESC	COMPLIANT (and closed)

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Stormwater Management System					
B36.	The Applicant must install and operate a stormwater management system for the development, to the satisfaction of the Planning Secretary. The system must: (a) be designed by a suitably qualified and experienced person(s); (b) be generally consistent with the *Civil, Stormwater and Infrastructure Services Report,* prepared by AT&L, dated January 2020; (c) be 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) ensure peak stormwater flows from the site do not exceed pre-development flows in any downstream areas for all rainfall events up to and including the 1 in 100-year average recurrence interval; (e) ensure peak stormwater flows from the site do not exceed existing flows in the Water NSW drainage lines and water pipelines corridor; and (f) incorporate rainwater harvesting measures to supplement non-potable water demand for the development.	Prior to Operation	EC to sight certification of stormwater design engineer	OC-21139 issued by Blackett Maguire Goldsmith 20/12/21	COMPLIANT AND CLOSED
B37.	All stormwater drainage infrastructure on the site, including bio-retention basins, shall remain under the care, control and ownership of the registered proprietor of the lots.	Operations	GPSA adherence to the approved Operational Environmental Management Plan (OEMP).	See Section 2.11 within main document.	COMPLIANT
AIR QUALITY					
Dust Minimisation					
B38.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	During Construction	EC to monitor application and reporting as per the approved CAQMP & CEMP	Regular and ongoing site inspections by EC	COMPLIANT (and closed)
B39.	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; and (d) public roads used by these trucks are kept clean.	During Construction	EC to monitor application and reporting as per the approved CAQMP ESCP & CEMP	Regular and ongoing site inspections by EC. An ongoing issue has been identified in respect to management of tracking to Compass Drive.	COMPLIANT (and closed)

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				This will continue to be actively managed by GPSA	
Construction Air Quality Management Plan					
B40.	Prior to the commencement of construction, the Applicant must update the Construction Air Quality Management Plan (CAQMP) for the OWE, to include the development. The updated CAQMP must: (a) be prepared by a suitably qualified and experienced person(s); (b) identify the control measures to be implemented to minimise emissions from all construction sources; (c) detail procedures for measuring the performance of the control measures and triggers for implementing additional reasonable and feasible measures, if required, to minimise emissions; and (d) include procedures for complaints handling and response.	Prior to Construction	EC to sight CAQMP and acceptance by the Planning Secretary	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including CAQMP 22 MAY 2020	COMPLIANT (and closed)
B41.	The Applicant must: (a) not commence construction of the development until the updated CAQMP required by condition B40 is approved by the Planning Secretary; and (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of construction.	Prior to Construction	EC to sight CAQMP and acceptance by the Planning Secretary EC to review and confirm revision of CAQMP implemented	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including CAQMP 22 MAY 2020	COMPLIANT (and closed)
WASTE MANAGEMENT					
Waste Storage					
B42.	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	Tennant adherence to the approved Operational Environmental Management Plan (OEMP).	See Section 2.11 within main document.	COMPLIANT
Waste Management Plan					
B43.	The Applicant must implement the Waste Management Plan (WMP) in the EIS for the duration of construction and operation of the development.	At all times	Tennant adherence to the approved Operational Environmental Management Plan (OEMP).	Letter from DPIE to GPSA Pty Ltd approving CEMP including WMP, 22/05/2020. The WMP is form a part of the OEMP (Appendix E). DPE approved the OEMP on 06/12/2021.	COMPLIANT

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Statutory Requirements					
B44.	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.	At all times	Tennant adherence to the approved Operational Environmental Management Plan (OEMP).	See Section 2.11 within main document.	COMPLIANT
B45.	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	At all times	Tennant adherence to the approved Operational Environmental Management Plan (OEMP).	See Section 2.11 within main document.	COMPLIANT
BUSHFIRE PROTECTION					
B46.	The Applicant shall ensure the development complies with: (a) the relevant provisions of *Planning for Bushfire Protection 2006*; (b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016 and updated 13 January 2020; and (c) *AS2419.1 – 2005 Fire Hydrant Installations* for firefighting water supply.	Operations	This item will be confirmed as part of the issue of the Occupational Certificate	OC-21139 issued by Blackett Maguire Goldsmith 20/12/2021. No changes since last report.	COMPLIANT
HAZARDS AND RISK					
Dangerous Goods					
B47.	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.	Operations	Tennant adherence to the approved Operational Environmental Management Plan.	See Section 2.11 within main document.	COMPLIANT
Bunding					
B48.	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).	At all times	Tennant adherence to the approved Operational Environmental Management Plan.	See Section 2.11 within main document	COMPLIANT

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HERITAGE					
Unexpected Finds Protocol					
B49	If any item or object of Aboriginal heritage significance is identified on site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and (c) the Biodiversity and Conservation Division of the Department must be contacted immediately.	During Construction	EC to regularly inspect and monitor site activities against approved CEMP		NOT TRIGGERED
B50.	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974* (NSW).	During Construction	EC to regularly inspect and monitor site activities against approved CEMP		NOT TRIGGERED
B51.	If any archaeological relics are uncovered during construction of the development, then all works in the immediate vicinity of the relic must cease immediately. Unexpected finds must be evaluated and recorded in accordance the requirements of Department of Premier and Cabinet, Heritage Division.	During Construction	EC to regularly inspect and monitor site activities against approved CEMP		NOT TRIGGERED
COMMUNITY ENGAGEMENT					
B52.	The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified in **Appendix 2**, 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.	During Construction	EC to regularly inspect and monitor site activities against approved CEMP including CCS	Regular agency and community stakeholder meetings. ER Monthly reports include consultation records.	COMPLIANT (and closed)

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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; (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (c) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (e) a program to investigate and implement ways to improve the environmental performance of the development over time; (f) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (g) a protocol for periodic review of the plan. ***Note:*** *the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*	Prior to Construction	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. EC to review all management plans prior to submission to the Planning Secretary.	Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including all sub plans 22 MAY 2020	COMPLIANT (and closed)

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CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN					
C2.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary. The CEMP must be reviewed by the Environmental Representative for the OWE to ensure it is consistent with the requirements of this consent and the relevant requirements of the OWE consent.	Prior to Construction		Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including all sub plans 22 MAY 2020	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 B15); (b) Construction Noise Management Plan (see Condition B30); (c) Erosion and Sediment Control Plan (see Condition B33); (d) Construction Air Quality Management Plan (see Condition B40) (e) Community Consultation and Complaints Handling.	Prior to Construction		Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including all sub plans 22 MAY 2020	COMPLIANT (and closed)
C4.	The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and (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.	Prior to Construction		Letter from DPIE to GPS Aus Pty Ltd Approving CEMP including all sub plans 22 MAY 2020	COMPLIANT (and closed)
OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN					
C5.	The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Prior to Operations		Operational Management Plan (OEMP) R7 – Prepared 30 NOV 2021 and available on Portal OEMP accepted by DPIE (Letter to GPSA 06/12/21)	COMPLIANT (and closed)
C6.	As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following: (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development; (b) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints;	Prior to Operations		OEMP accepted by DPIE (Letter to GPSA 06/12/21)	COMPLIANT (and closed)

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	(iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and (c) include the following environmental management plans: (i) Operational Traffic Management Plan (see Condition B17); and (ii) Noise Validation Monitoring (see Condition B26).				
C7.	The Applicant must: (a) not commence operation until the OEMP is approved by the Planning Secretary; and	Prior to Operations		OEMP accepted by DPIE (Letter to GPSA 06/12/21). No changes have been made to the approved OEMP.	COMPLIANT
	(b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	Operations	Tennant adherence to the approved Operational Environmental Management Plan (the OEMP).	See Section 2.11 within main document.	COMPLIANT
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
C8.	Within three months of: (a) the submission of a Compliance Report under condition C15; (b) the submission of an incident report under condition C10; © the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition (a) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	During construction	All Strategies, Plans and Programs to be reviewed within three months and cited by EC	Sighted Qanstruct internal Audit 30th July 2020 of Management Systems Review of procedures following non-compliances relating to TMP and access. Sighted correspondence re contractor review of implementation CEMP and sub plans NOV-DEC 2020 – Sighted independent audit of CEMP /Sub plans implementation 17 DEC 20	COMPLIANT (and closed)
C9.	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. ***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.*	During construction	All Strategies, Plans and Programs to be reviewed and submitted to the Planning Secretary within six weeks (if required) and cited by EC.	Revision of CEMP sent to DPIE 21/05/21	COMPLIANT (and closed)

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REPORTING AND AUDITING					
Incident Notification, Reporting and Response					
C10.	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	At all times	One potential environmental material harm incident was reported to the Planning Secretary on 01/12/2025.	Notification was issued in writing to the Planning Secretary as soon as GPSA became aware of such incident. Further details are provided in section 5.1 of this report.	COMPLIANT
Non-Compliance Notification					
C11.	The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.	At all times		There were no-complicacies identified during this reporting period. A Compliance Status Summary is provided in Section 3 of this document.	NOT TRIGGERED
C12.	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times			NOT TRIGGERED
C13.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	EC to confirm non-compliance reporting is in accordance with Incident Management Procedure within OEMP.		NOT TRIGGERED
Compliance Reporting					
C14.	No later than 6 weeks before the date notified for the commencement of operation, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary.	6 Weeks prior to Commencement of Operations	EC to include requirement for Pre-Operations Compliance Monitoring Report within Compliance Monitoring Schedule.	Compliance Monitoring is provided in Section 7.2 of this document.	COMPLIANT
C15.	Compliance Reports of the development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	EC to prepare compliance monitoring reports.	This OCMR	COMPLIANT

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C16.	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 7 days before this is done.	At all times	EC to sight report on website and written notification.	This OCMR	COMPLIANT
Monitoring and Environmental Audits					
C17.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. ***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.*	At all times	EC to review all monitoring or environmental audits. Tennant adherence to the approved Environmental Operational Management Plan.	See Section 2.11 within main document.	COMPLIANT
ACCESS TO INFORMATION					
C18.	At least 48 hours before the commencement of construction until the completion of all works under this consent, including rehabilitation and remediation, the Applicant must: (a) 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) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged; (v) minutes of CCC meetings; (vi) 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; (vii) 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; (viii) a summary of the current stage and progress of the development; (ix) contact details to enquire about the development or to make a complaint.	Prior to commencing construction and then at all times	Updates to website by Goodman. EC to cite the latest information required by the condition is on website.	All documents available at Oakdale West Industrial Estate | Industrial Property Lease Confirmed as complete and current 09/02/2026	COMPLIANT

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	(x) a complaints register, updated monthly; (xi) the Compliance Report of the development; (xii) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (xiii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.				