



# Operational Environmental Management Plan

**Building 3C1 and 3C2**

**Oakdale West Industrial Estate**

**DA 22/0550 SDD 7348**

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

The Hayesbery  
1-11 Hayes Road  
Rosebery NSW 2018

Prepared by:

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## Basis of Report

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

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

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



## Executive Summary

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## Acronyms and Abbreviations




## 1.0 Introduction

### 1.1 Development Overview

Goodman Property Services (Aust) Pty Ltd (Goodman) obtained a State Significant Development Consent (SSD) 7348 on 13 September 2019 for the 'Concept Plan' and 'Stage 1 Development' of Oakdale West Industrial Estate (Oakdale West), a warehousing and a distribution hub at 2 Aldington Road, Kemps Creek in Western Sydney Employment Area.

The Concept Plan is a 'Master Plan' to guide the staged development of Oakdale West and core development controls that will form the basis for design and assessment of future development applications for the site per **Figure 1**.

SSD 7348 has been modified on twelve occasions, with the twelfth modification approved by the Department of Planning and Environment (DPE) on April 6th, 2023. The Stage 6 Development includes the construction and operation of two warehouses, (Buildings 3C1 and 3C2) per **Figure 2**.

A copy of Development Consent DA 22/0550 is attached as **Appendix A**.

Goodman obtained Development Consent DA 22/0550 from Penrith City Council (Council), on the 30 January 2023. This Development Consent approved the construction and operation of Buildings 3C1 and 3C2, Offices, Parking, Hardstand and Associated Site Works including signage per **Figure 3**

A copy of Development Consent DA 22/0550 is attached as **Appendix B**.

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

- *Oakdale West Industrial Estate – Warehouse 3C1 & 3C2, 2 Aldington Road, Kemps Creek – Statement of Environmental Effects (SEE) (Keylan, 2020) including all specialist assessments and other appendices;*
- *Environmental Impact Statement, Oakdale West Estate – State Significant Development Application (EIS) prepared by Urbis (2017), including all specialist assessments and other appendices;*
- *Oakdale West Industrial Estate (SSD 7348) Modification 1 prepared by Urbis (2019), including all specialist assessments and other appendices;*
- *Oakdale West Estate SSD 7348, Section 4.55(1A) Modification No. 2 – Environmental Assessment Report prepared by Goodman (2020), including all specialist assessments and other appendices;*
- *Oakdale West Industrial Estate Concept Plan and Stage 1 Modification (MOD 3 SSD 7348) and Stage 2 Development Application (SSD 10397) – Environmental Impact Statement prepared by GHD (2020), including all specialist assessments and other appendices;*
- *Oakdale West Estate SSD 7348, Section 4.55(1A) Modification No. 4 – Environmental Assessment Report prepared by Goodman (2020a), including all specialist assessments and other appendices;*
- *Oakdale West Estate SSD 7348, Section 4.55(1A) Modification No. 5 – Environmental Assessment Report prepared by Urbis (2020), including all specialist assessments and other appendices;*
- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 6 – 2 Aldington Road, Kemps Creek prepared by Keylan Consulting (2020), including all specialist assessments and other appendices;*





- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 7 – 2 Aldington Road, Kemps Creek prepared by Keylan Consulting (2021), including all specialist assessments and other appendices;*
- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 8 – 2 Aldington Road, Kemps Creek prepared by Goodman (2021), including all specialist assessments and other appendices;*
- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 9 – 2 Aldington Road, Kemps Creek prepared by Keylan Consulting (2021), including all specialist assessments and other appendices;*
- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 10 – 2 Aldington Road, Kemps Creek prepared by Goodman (2022), including all specialist assessments and other appendices; and*
- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 11 – 2 Aldington Road, Kemps Creek prepared by Goodman (2022), including all specialist assessments and other appendices.*
- *Assessment Report Section 4.55 (1A) Modification, SSD 7348 Modification 12 – 2 Aldington Road, Kemps Creek prepared by Goodman (2023), including all specialist assessments and other appendices.*



Figure 1: Oakdale West – Site Layout

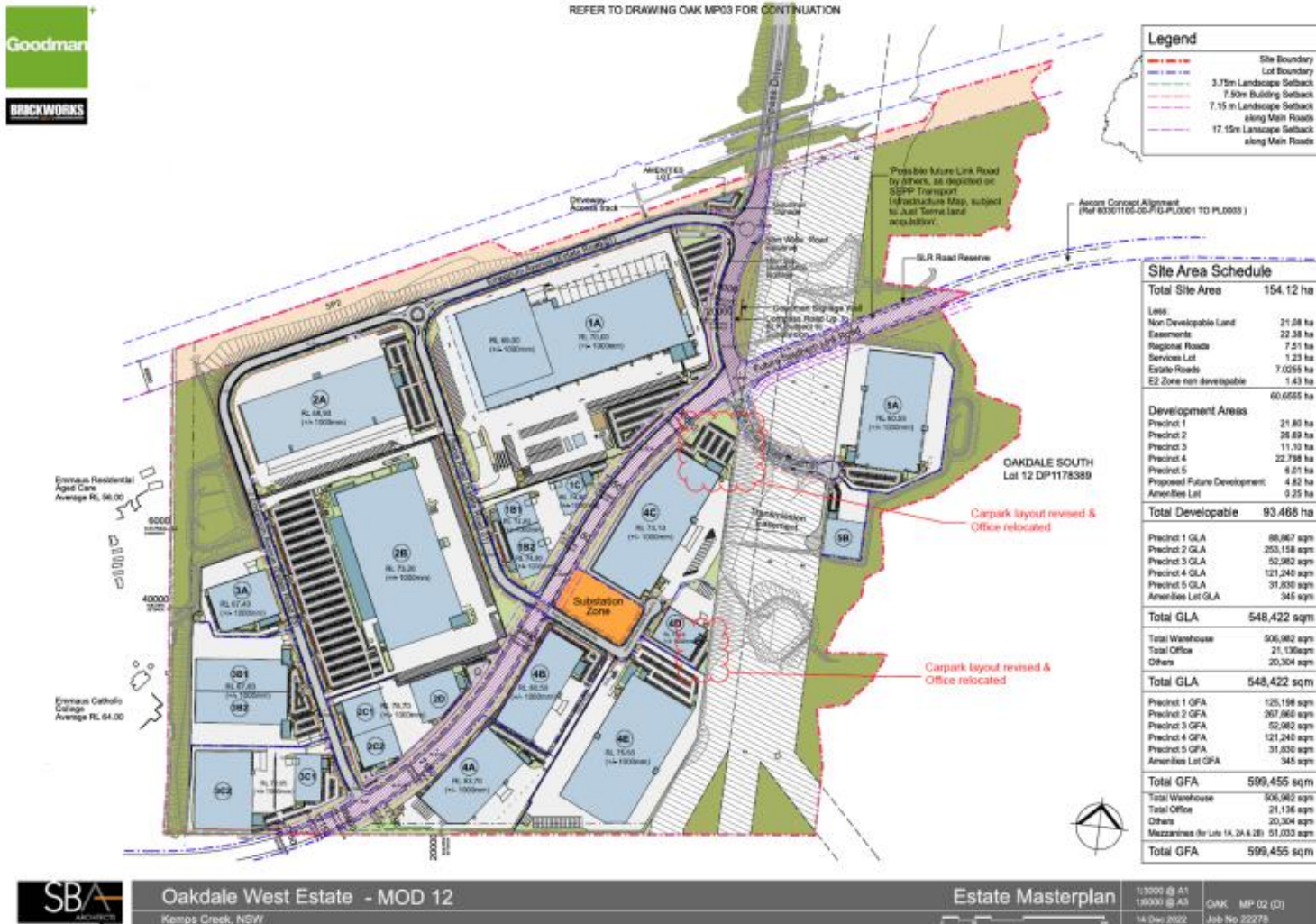


Figure 2: Oakdale West Staging Plan

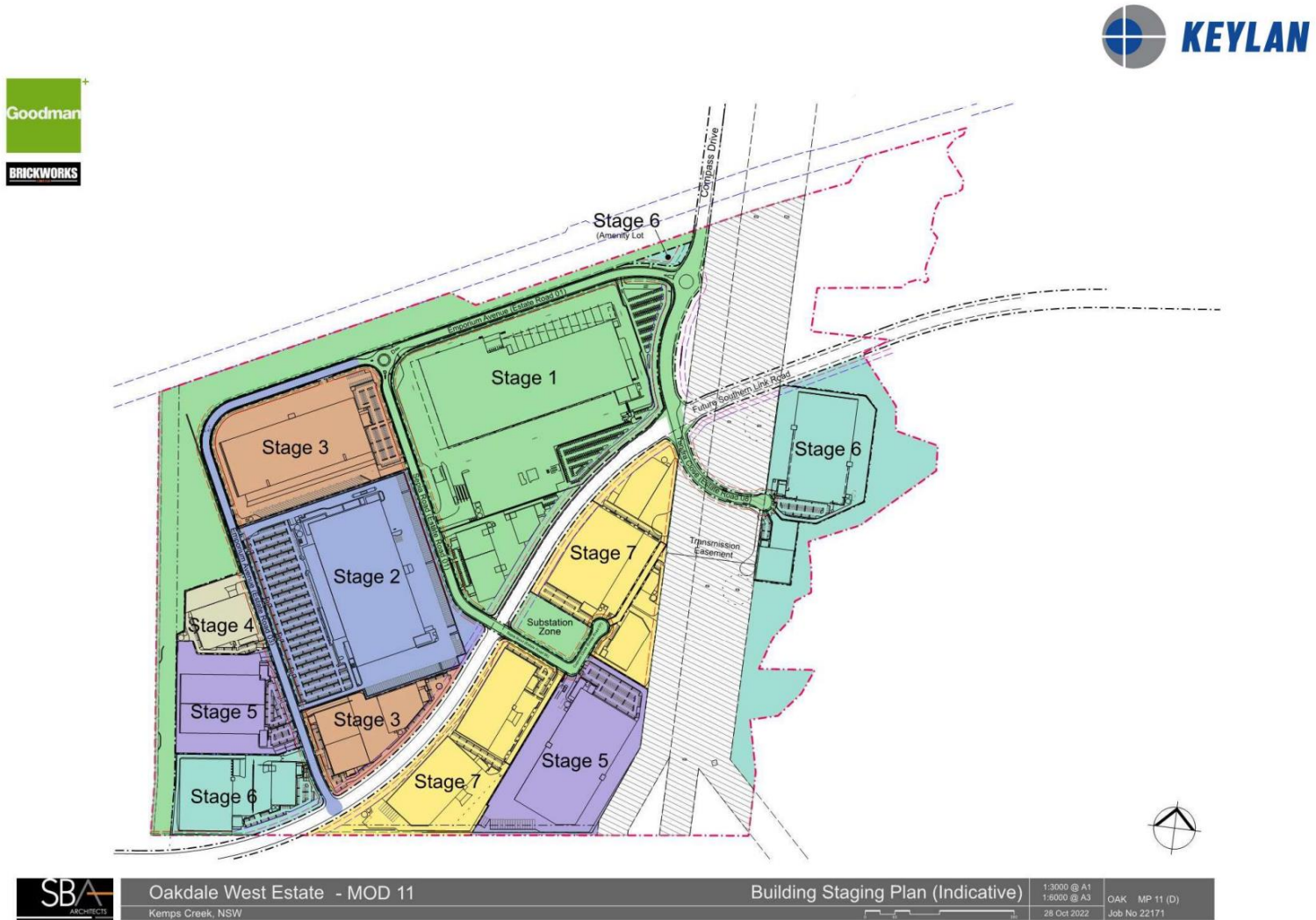
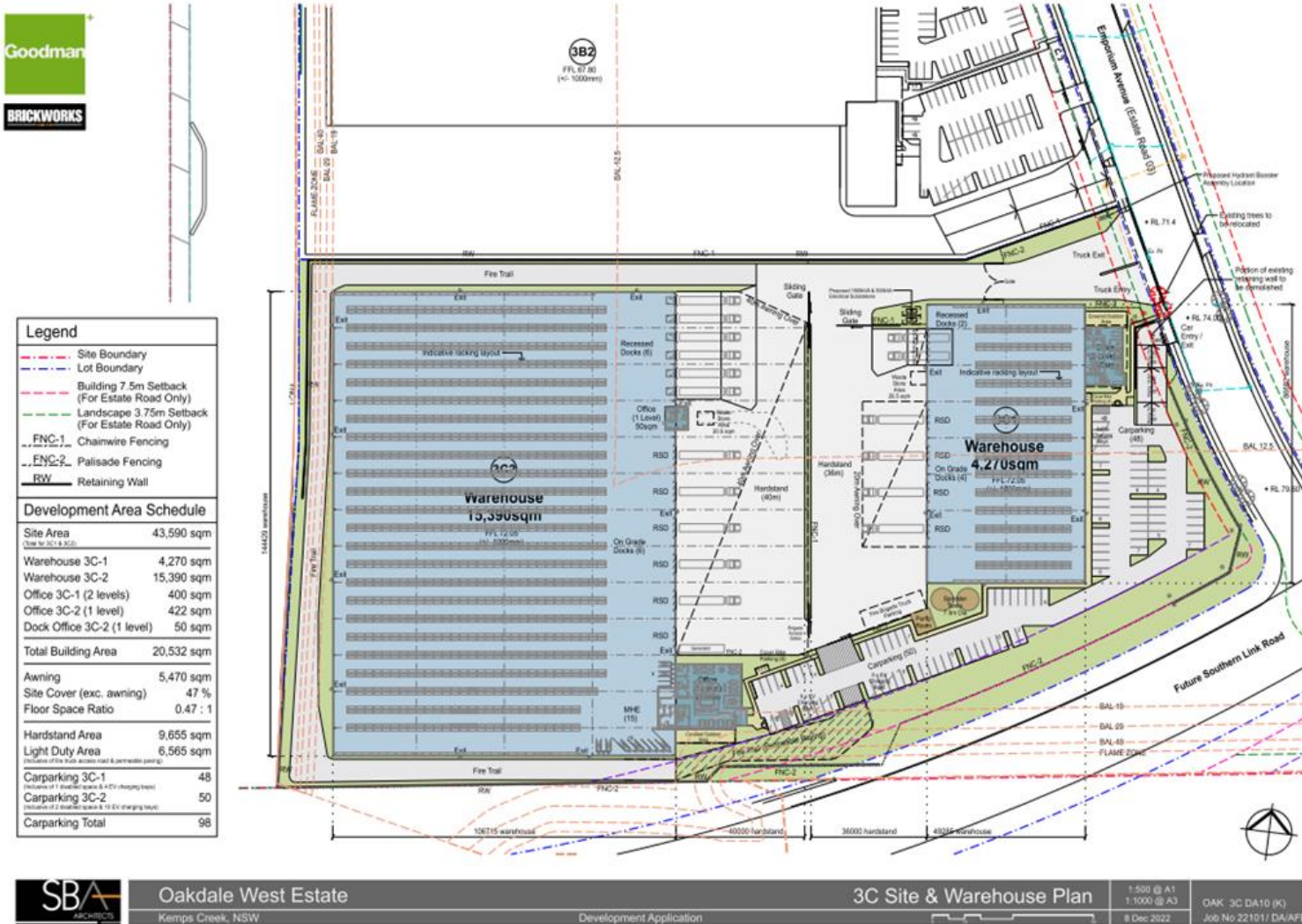


Figure 3: Building 3C1 and 3C2 Site and Warehouse Plan



**SBA** Oakdale West Estate  
Kemps Creek, NSW Development Application

**3C Site & Warehouse Plan**

1:500 @ A1  
1:1000 @ A3  
8 Dec 2022

OAK\_3C DA10 (K)  
JOB No 22101 / DA/APL



## 1.2 OEMP Context

This Operational Environmental Management Plan (OEMP) has been prepared to address the scope and objectives listed below for the operation of Building 3C1 & 3C2 (see **Figure 3**), and in consideration of *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

Reference should also be made to the *Oakdale West Industrial Estate OEMP* (SLR 2022) which details management requirements applicable to all developments within the Estate.

This OEMP contains the following key components:

- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental incidents and non-compliance management strategy;
- Complaints management strategy;
- Environmental management commitments and responsibilities;
- Monitoring, inspections, and reporting requirements; and
- Inclusion of specialist management plans and protocols, listed below:
  - Operational Traffic Management Plan (OTMP);
  - Community Communication Strategy (CCS);
  - Salinity Management Plan;
  - Waste Management Plan (WMP);
  - Flora and Fauna Management Plan (FFMP);
  - OWE Vegetation Management Plan (VMP);
  - OWE Landscape Management Plan (LMP);
  - Sustainability Management Plan (SMP); and
  - Fire Safety Strategy (Core Engineering Group).

### 1.2.1 Scope

This OEMP has been prepared to satisfy Conditions D118 and D130-132 of SSD 7348 and the relevant conditions of Development Consent DA22/0550 in relation to Building 3C1 & 3C2. The specific requirements of these consent conditions addressed within this OEMP are listed in, along with where these requirements have been addressed within this document, are listed in **Table 1**.

It is noted that the OEMP requirements under Schedule D Conditions D118 and D130-132 of SSD 7348 are specific to the Stage 1 Development are generally not applicable to this Plan. Notwithstanding this, appropriate sub-plans have been prepared to ensure a consistent and robust approach to the management of operational environmental impacts across Oakdale West.



**Table 1: OEMP Scope – SSD 7348**

Condition	Section
D118. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	
a) details of: <ul style="list-style-type: none"> <li>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>ii. any relevant limits or performance measures and criteria; and</li> <li>iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, Stage 1 or any management measures;</li> </ul>	<ul style="list-style-type: none"> <li>i. Section 3.3</li> <li>ii. Section 4</li> <li>iii. OWE OEMP specialist management plans</li> </ul>
b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4
c) a program to monitor and report on the: <ul style="list-style-type: none"> <li>i. impacts and environmental performance of Stage 1; and</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (b) above;</li> </ul>	<ul style="list-style-type: none"> <li>i. Section 5</li> <li>ii. Section 7</li> </ul>
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;	Section 6
e) a program to investigate and implement ways to improve the environmental performance of Stage 1 over time;	Section <b>Error! Reference source not found.</b>
f) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>ii. complaint;</li> <li>iii. failure to comply with statutory requirements; and</li> </ul>	<ul style="list-style-type: none"> <li>i. Section 3.5</li> <li>ii. Section 3.6</li> <li>iii. Section 3.5</li> </ul>
g) a protocol for periodic review of the plan.	Section 7
D130. The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of Condition D118 and to the satisfaction of the Planning Secretary.	This Plan
D131. As part of the OEMP required under Condition D130 of this consent, the Applicant must include the following:	
a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of operation of Stage 1;	Section 3.2
b) describe the procedures that would be implemented to: <ul style="list-style-type: none"> <li>i. keep the local community and relevant agencies informed about the operation and environmental performance of Stage 1;</li> <li>ii. receive, handle, respond to, and record complaints;</li> <li>iii. resolve any disputes that may arise;</li> <li>iv. respond to any non-compliance;</li> <li>v. respond to emergencies; and</li> </ul>	<ul style="list-style-type: none"> <li>i. Section 5</li> <li>ii. Section 3.6</li> <li>iii. Section 3.6</li> <li>iv. Section 3.5</li> <li>v. Section 3.5</li> </ul>
c) include the following environmental management plans: <ul style="list-style-type: none"> <li>i. Landscape Management Plan (LMP) (see Condition D35);</li> <li>ii. Flora and Fauna Management Plan (FFMP) (see Condition D88);</li> <li>iii. Waste Management Plan (WMP) (see Condition D112); and</li> <li>iv. Operational Traffic Management Plan (OTMP) (see Condition D69A).</li> </ul>	Note these are OWE OEMP Management Plans <ul style="list-style-type: none"> <li>i. Section 4.8 (App L)</li> <li>ii. Section 4.7 (App J)</li> <li>iii. Section 4.6 (App I)</li> <li>iv. Section 4.4 (App E)</li> </ul>
D132. The Applicant must:	a) Noted
<ul style="list-style-type: none"> <li>a) not commence operation until the OEMP is approved by the Planning Secretary; and</li> <li>b) operate Stage 1 in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).</li> </ul>	b) OWE OEMP



## 1.2.2 Objectives

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

- Buildings 3C1 & 3C2 Operational Environmental Management requirements under SSD Consent 7348 are undertaken and adhered to in line with the relevant consent conditions:
- Establish the framework for managing and mitigating the potential for adverse environmental impacts resulting from the operation of Building 3C1 & 3C2:
- Clearly and concisely document the commitments made in the relevant assessment reports (as listed in **Section 1.1**), including relevant management plans, that are required to be implemented during operation:
- Demonstrate to DPE how the applicant proposes to meet all of its regulatory obligations including those outlined in the Conditions of consent:
- Clearly and concisely document the conditions imposed by DA 22/0550 and SSD 7348 that are required to be implemented and/or complied with during operation; and
- Assist to establish Building 3C1 & 3C2 in a manner that avoids (where possible) or minimises impact to the surrounding environment and populace.

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

## 1.2.3 Preparation

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

**Table 2: Author Qualifications**

Name, Role & Division	Qualifications	Experience
<b>Alanna Ryan</b> Principal Consultant Environmental Assessment & Management	BEnvSc Grad Cert Community Engagement	Alanna is a Principal Environmental Consultant with over 15 years’ experience in industry. Experience Alanna has included Environmental Management systems (including risk assessment/management, strategies, management plans, inspections, and auditing) and statutory reporting. Since joining SLR, Alanna has been involved in the project management and writing of Construction Environmental Management Plans and Environmental Management Plans.
<b>Nerida Stocks</b> Project Consultant Environmental Assessment & Management	BEnvSc	Nerida is a Project Consultant with the Environmental Assessment & Management team. Nerida graduated with a Bachelor of Environmental Science (majoring in Biodiversity and Ecosystems) from the University of Newcastle in 2021. Nerida has experience in project management, report writing and auditing.
<b>Sam McDonald</b>	Environmental Science (Environmental Management) Cert III	Sam has over six years’ industry and consulting experience. Sam’s Project experience includes mining, quarrying, infrastructure and intensive agriculture. Sam also has experience in mine closure, environmental impact assessments, environmental management programs, environmental management strategies, management plans, compliance, and environmental risk assessments.

## 1.2.4 Consultation

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



**Table 3: Consultation**

Condition	Comment
<b>SSD 7348</b>	
<p><b>Notification of Commencement</b> D8. The date of commencement of each of the following phases of Stage 1 must be notified to the Department in writing, at least one month before that date, or otherwise agreed with the Planning Secretary: construction; and operation.</p>	<p>Noted – The Applicant has notified the Department of the commencement of this stage of development as per Condition D8.</p>
<p><b>Notification of Commencement</b> D9. If the construction or operation of Stage 1 is to be delivered in sub-stages, the Department must be notified in writing at least one month before the commencement of each sub-stage, of the date of commencement and the works to be carried out in that sub-stage.</p>	<p>Noted – The Applicant has notified the Department of the commencement of this stage of development as per Condition D9.</p>
<p><b>Operational Traffic Management Plan</b> D69A. The Applicant must prepare an Operational Traffic Management Plan (OTMP) for Stage 1. The OTMP must form part of the OEMP required by condition D130 and must: (a) be prepared by a suitably qualified and experienced expert, in consultation with Council and TfNSW;</p>	<p><b>Council</b> In accordance with Condition D69A (a) of Development Consent SSD 7348, a copy of the Operational Traffic Management Plan (OTMP) was emailed to Penrith City Council (Council) for review and feedback. Council responded on the 17 August 2021 advising that the OTMP had been reviewed and required minor revisions. The OTMP has since been revised (13/4/2022) and is included in Appendix D.</p> <p><b>Transport for New South Wales</b> In accordance with Condition D69A (a) of Development Consent SSD 7348, a copy of the OTMP was emailed to Transport for New South Wales (TfNSW) on 16 July 2021 for review and feedback. TfNSW responded on 5 August 2021 advising that the OTMP had been reviewed and TfNSW required it to be revised. The OTMP has since been revised and is included as Appendix D.</p>





## 2.0 Operation Overview

### 2.1 Location

Oakdale West is legally described as Lot 101 to 103 in DP 1262308 and Lot 105 to 111 DP 1262310, at the far south-western extent of the Western Sydney Employment Area (WSEA) within the Penrith Local Government Area (LGA).

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

As shown in **Figure 2**, Building 3C1 & 3C2 is within Stage 6 of the development in the south-western corner of Oakdale West estate.

### 2.2 Operational Activities

In accordance with the approved Development Consent DA 22/0550, the site will operate as a warehouse and distribution centre.

### 2.3 Hours of Operation

The hours of operation for Warehouse 3C1 & 3C2 are 24 hours a day, 7 Days per week.

### 2.4 Site Access

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

### 2.5 Contact Details

The Goodman Representative will be responsible for all environmental management at Building 3C1 & 3C2. Contact details are outlined in Table 4.

**Table 4: Contact Details**

Role	Name	Contact Details
<b>Building 3C1 &amp; 3C2</b>		
Goodman's Representative	Michael Trotnar	02 9230 7459

### 2.6 Relevant Companies

#### 2.6.1 Tenant

Building 3C1 & 3C2 has two tenancies with an expected fit out as warehouse and distribution centres. The tenants are responsible for the management of built infrastructure and landscaping within the boundaries of their tenancy.

#### 2.6.2 Goodman

In general, Goodman is responsible for the Estate's private infrastructure and overall management of the common vegetated areas of which there are several key components



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

Goodman is only responsible for the site management of the assets it owns within Oakdale West Estate. It is to be noted that Goodman are not responsible for dedicated roads or the Zone Substation within the Estate once the respective assets ownership is transferred to the relevant utility or authority.

### **2.6.3 Penrith City Council**

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



## 3.0 Environmental Management Framework

### 3.1 Goodman Corporate Responsibility and Sustainability Policy

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

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

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

### 3.2 Roles and Responsibilities

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

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

Site	Company and Role	Responsibilities
Oakdale West Estate Infrastructure (Council Owned Roads)	Penrith City Council (Council)	<ul style="list-style-type: none"> <li>• Ensure the dedicated internal Oakdale West Estate Road network is managed in accordance with the requirements noted under the SSD Consent.</li> </ul>
Oakdale West Estate Infrastructure (Excluding Council Owned Roads)	Goodman’s Representative (Goodman Rep)	<ul style="list-style-type: none"> <li>• Ensure the consultant/contractor is made aware of and understand their obligations under the OEMP.</li> </ul>
Sites / Warehouses	Goodman’s Representative (Goodman Rep)	<ul style="list-style-type: none"> <li>• Ensure the Tenant Representatives are made aware of their obligations of the OEMP (as relevant to their respective site) and that management measures are appropriately implemented and maintained; and</li> <li>• Advise and assist the tenant in the implementation of the OEMP, as required.</li> </ul>
Sites / Warehouses	Tenant Representatives (Tenant Rep)	<ul style="list-style-type: none"> <li>• Ensure that the obligations of this OEMP are implemented and communicated to all relevant parties; and</li> <li>• Implement the Complaints and Incident Handling Procedures, as required.</li> </ul>
Sites / Warehouses	Tenants/employees/contractors (T/E/C)	<ul style="list-style-type: none"> <li>• Ensure familiarity, implementation and compliance with this OEMP and appended management plans;</li> <li>• Support the company’s commitment to environmental management and compliance;</li> <li>• Work in a manner that will not harm the environment or impact on surrounding receptors;</li> </ul>



Site	Company and Role	Responsibilities
		<ul style="list-style-type: none"> <li>• Report all environmental incidents and complaints to the Goodman's Representative without delay; and</li> <li>• Report any inappropriate operational and/or environmental management practices to the Goodman's Representative without delay.</li> </ul>

### 3.3 Statutory Requirements

#### 3.3.1 DA 22/0550

The consent conditions applicable to the operation of Building 3C1 & 3C2 are listed in **Appendix D**. (N.B. The administrative conditions and conditions relating to the construction phase have not been included in **Appendix D**, only those conditions specific to site operation have been included).

The operation of 3C1 & 3C2 shall be carried out in accordance with DA 22/0550 and in accordance with the documents referenced under Condition 1 of the Consent:

- The application form and any supporting information received with the application, stamped approved by Council, except as may be amended in red on the attached plans;
- Air Quality Impact Assessment, prepared by SLR and dated 30 May, 2022;
- Biodiversity Impact Assessment, prepared by ecologique, dated 27 May, 2022
- Bushfire Risk Assessment V1.1, prepared by Blackash Bushfire Consulting and dated 27 May, 2022;
- BCA Assessment Report, Rev 1, prepared by Blackett Maguire and Goldsmith and dated 4 Oct, 2022;
- Civil Report, Ref 105-02-15-22 prepared by AT&L and dated 4 October, 2021;
- Dangerous Goods Report, prepared by Riskcon Engineering, dated 2 November, 2022;
- Consultants Advice Notice, Ref RCE-22227 prepared by Riskcon Engineering, dated 10 October, 2022;
- Fire Safety Strategy, prepared by Core Engineering Group and dated 4 May, 2022;
- Landscape Character and Visual Impact Assessment Letter, prepared by Clouston associates, dated 17 October, 2022
- Noise and Vibration Assessment, Ver. D, prepared by RWDI Australia Pty Ltd and dated 2 Nov,2022;
- Sustainability Management Plan, prepared by SLR and dated 16 May, 2022;
- Transport Assessment, Ref 1959r01v01 prepared by Ason Group and dated, 13 April, 2022; and
- Waste Management Plan, v4.0 prepared by SLR and dated 25 May, 2022.

In accordance with Condition 8 of DA 22/0550, relevant conditions within SSD-7348 Oakdale West Approval (as modified) shall be complied with at all times. These have been included as Appendix C.



### 3.3.2 SSD 7348

The consent conditions for SSD 7348 (as modified) applicable to the operation of Buildings 3C1 & 3C2 are listed in **Appendix C** (N.B. The administrative conditions and conditions relating to the construction phase have not been included in **Appendix C**, only those conditions specific to site operation have been included).

Operation of Buildings 3C1 & 3C2 shall be carried out in accordance with SSD 7348 (as modified), and in accordance with the documents referenced under Condition B5 of the Consent:

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

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

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

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

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

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

Additional licences, permits, approvals and consents required throughout operation as described in SSD 7348 and DA 22/0550 Consent Conditions, including the documents listed above in **Section 3.3.1** and **3.3.2** are summarised in **Table 6**.

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

Licence, Permit, Approval or Consent	Person Responsible	Timing	References / Notes
An Occupation Certificate must be issued prior to the development being used.	Goodman	Before the commencement of operation	DA 22/0550 Condition 2
All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development.	Goodman	As required	SSD 7348 Condition B4



### 3.4 Environmental Training

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

Environmental training responsibilities are summarised in **Table 7** and minimum topics to be covered for environmental training are summarised in **Section 3.4.1** and **Section 3.4.2**.

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

**Table 7: Training Responsibilities**

Person Responsible	Reference / Notes
Goodman Representative	Ensure all Tenant's Representatives and maintenance contractors engaged by Goodman are appropriately inducted and aware of their general obligations under this OEMP.
3C1 and 3C2 Tenant Representatives	- Ensure all other employees and contractors are appropriately inducted and aware of their obligations under the OEMP. - To conduct regular "toolbox talks" to ensure continuing awareness of environmental management expectations and responsibilities as applicable to their operations.

#### 3.4.1 Environmental Induction Training

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

**Table 8: Environmental Induction Training**

Inductions and Environmental Training	Reference / Notes
Purpose and objectives of the OEMP	Section <b>Error!</b> <b>Reference source not found.</b>
Obligation to minimise harm to the environment.	Section 1.2.1
Hours of operation.	Section 2.3
Goodman's Responsibility and Sustainability Policy.	Section 3.1
Conditions of any environmental licences, permits and consent approvals.	Section 3.3
Appropriate response and management of environmental incidents (for example, a chemical spill) in accordance with the incidents protocol.	Section 3.5
Appropriate response and management of complaints received from the public, government agencies or other stakeholders in accordance with the complaints protocol.	Section 3.6
General site maintenance and management expectations and requirements.	Section 4
Familiarisation with site environmental controls.	Section 4
The environmental management commitments and responsibilities in this OEMP (including appended management plans).	Sections 4 and 5

#### 3.4.2 Toolbox Talks

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

- A description of the activity and the area;



- Identification of the environmental issues and risks for the area; and
- Outline the mitigations measures for the works and the area (see **Section 5**).

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

### 3.5.1 Performance Objective

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

### 3.5.2 Definitions

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

Material Harm is defined within SSD 7348 as harm that:

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

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

Minor environmental incidents will still be handled under the process outlined in **Figure 4** except there will be no requirement for government notification. All minor or major incidents will be recorded in the Incident Register. A minor incident does not constitute a non-compliance with the Development Consent.

### 3.5.3 Responsibility

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

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

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



### 3.5.4 Register

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

### 3.5.5 Notification Requirements

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

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

Notification Requirement	Responsible	Timeframe
<b>Incidents</b>		
Upon awareness of an incident, the Tenant's Representative shall be notified of and provided with all relevant information pertaining to the potential or actual incident.	Any person engaged as an employee or undertaking an activity with regard to the operation of Buildings 3C1 & 3C2	Immediately after becoming aware of a potential or actual incident.
The Tenant's Representative will notify Goodman's Representative of any incident including all relevant information pertaining to the incident.	Tenant Rep	Immediately after becoming aware of a potential or actual incident.
The Goodman's Representative will notify DPE of an incident in writing via the Major Projects Website.	Goodman's Rep	Immediately
An Event Notification Report will be completed and provided to Goodman. This is attached to this OEMP as <b>Appendix E</b> .	Tenant Rep	Within 24 hours
Goodman's Representative will provide a formal written notification of an incident to DPE via the Major Projects Website.	Goodman Rep	Within 7 days after becoming aware of incident
Tenant's Representative will provide a written incident report to Goodman Representative. The written incident report will identify the following in accordance with SSD 7348 Appendix 8 Condition 2: a. Development and Application number; b. Details of the Incident (date, time, location, a brief description of what has occurred and why it is classified as an incident); c. Identify how the incident was detected; d. Identify when the Applicant became aware of the incident; e. Identify and actual or potential non-compliance with conditions of consent; f. Describe what immediate steps were taken in relation to the incident; g. Identify further action(s) that will be taken in relation to the incident; and h. Identify a project contact for further communication regarding the incident.	Tenant Rep	Within 25 calendar days after becoming aware of incident
Goodman's Representative will provide DPE and any relevant public authorities a detailed report on the incident.	Goodman Rep	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary





Notification Requirement	Responsible	Timeframe
The written incident report will identify the following in accordance with SSD 10448 Appendix A Condition 4: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.		
<b>Non-Compliance</b>		
Provide written notification of the non-compliance to the Major Projects website.	Goodman Rep	Within 7 days after becoming aware of non-compliance

Under the *Protection of the Environment Operations Act 1997 (POEO)*, “*relevant authority*” means any of the following:

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

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

- Location of the pollution incident/emergency;
- Nature of the pollution incident/emergency;
- Their name and contact details; and
- Details of any required assistance.

**Table 10: Regulatory Authority Contact List**

Regulatory Authority / Stakeholder	Key Contact	Contact Details
<b>Department of Planning and Environment (DPE)</b>	Compliance Unit	1300 305 695 or 02 9228 6111 compliance@planning.nsw.gov.au
<b>Environment Protection Authority (EPA)</b>	Environment Line	131 555 info@environment.nsw.gov.au
	Head office (Sydney)	02 9995 5000
<b>Environment, Energy and Science (EES) Group</b>	Main switchboard	1300 361 967 info@environment.nsw.gov.au
<b>Penrith City Council</b>	Main switchboard	02 4732 777 council@penrith.city
<b>Water NSW</b>	Main switchboard	1300 662 077



Regulatory Authority / Stakeholder	Key Contact	Contact Details	
		Customer.Helpdesk@waterNSW.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
<b>NSW Public Health Unit</b>	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
<b>SafeWork NSW</b>	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
<b>Emergency Services</b>	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 -	In case of emergency – 000

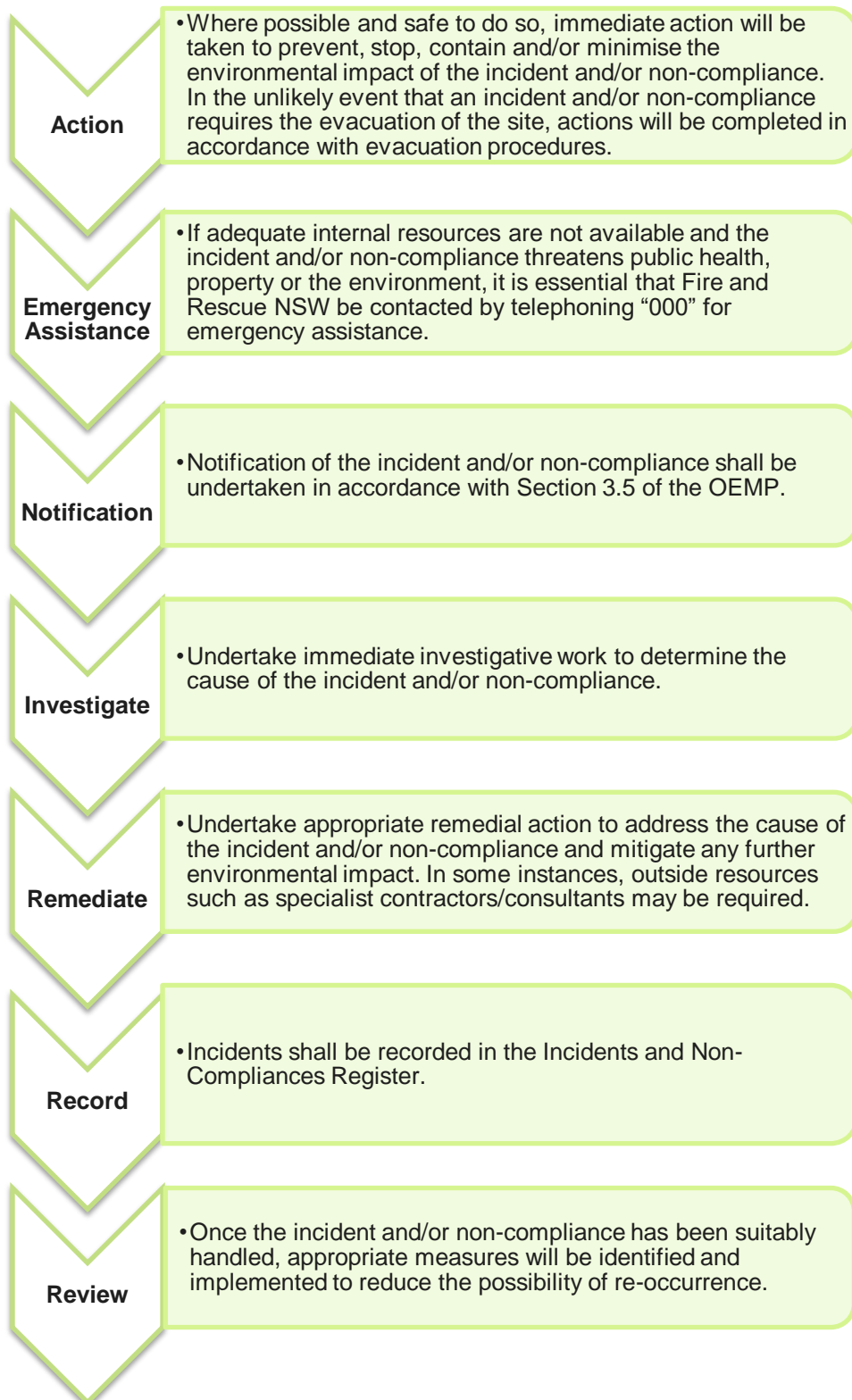
### 3.5.5.1 Non-Compliance Notification

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

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



**Figure 4: Incidents and Non-Compliance Handling Procedure**



## 3.6 Complaints Response and Handling Procedure

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

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

The complaints handling procedure shown in **Figure 5** is duplicated from the CCS for quick reference. For further detail please consult the CCS.

### 3.6.1 Community Enquiries

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

### 3.6.2 Dispute Resolution

In the event that a dispute arises between Goodman or the Tenant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the operation of Building 3C1 & 3C2, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's determination of any such dispute will be final and binding on the parties.

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

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

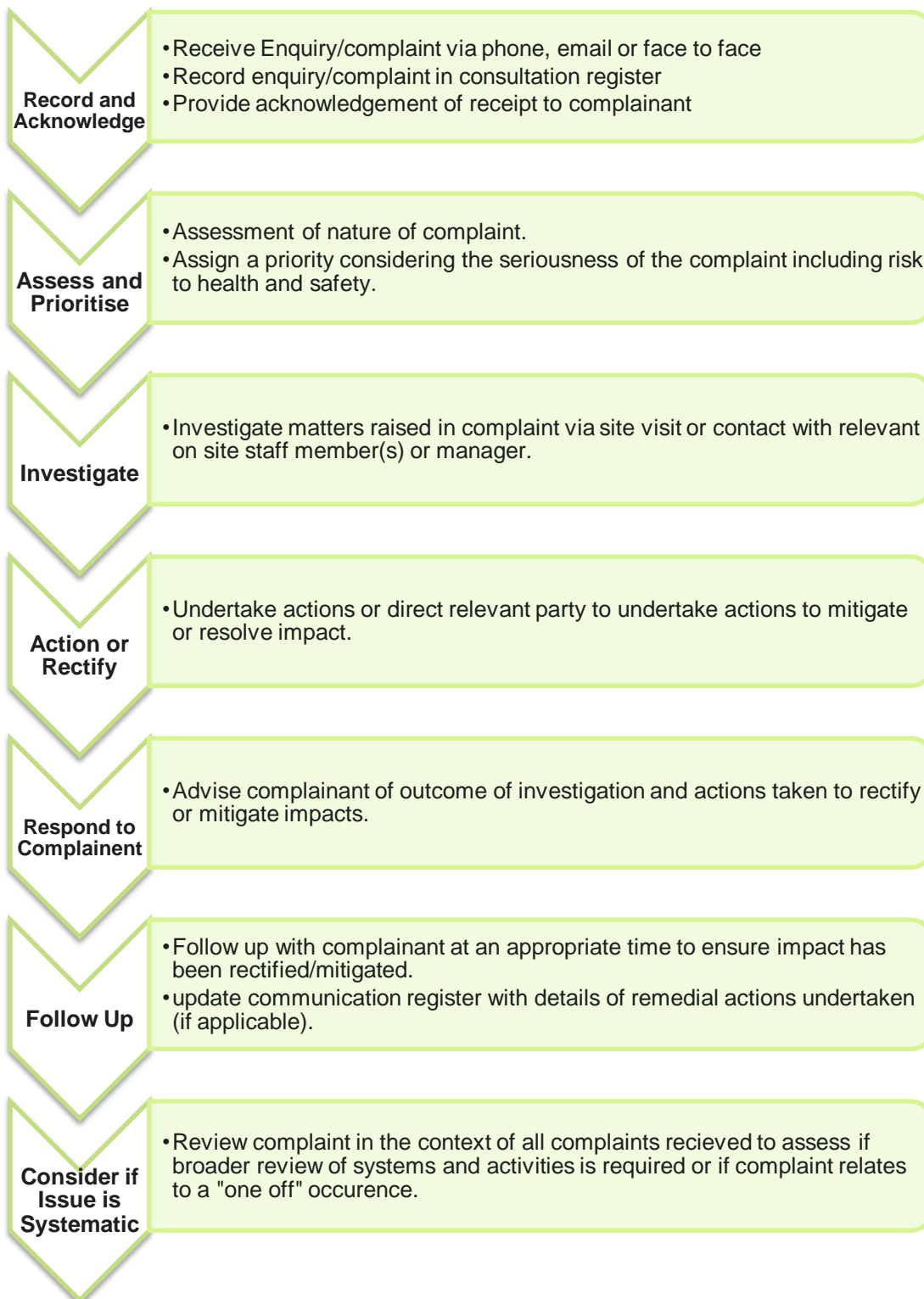
### 3.6.3 Complaints Register

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

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



**Figure 5: Complaints Handling Procedure**



## 4.0 Environmental Management Commitments

Environmental aspects with the potential to be impacted by Buildings 3C1 & 3C2 are addressed in the following sub-sections. These issues have specific regulatory requirements and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints.

### 4.1 General

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

**Table 11: General Environmental Management Controls**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
All plant and equipment will be maintained and operated in a proper and efficient manner.	Council T/E/C	Ongoing	SSD 7348 Condition D21
Building 3C1 & 3C2 will operate in accordance with the reasonable requirements of TransGrid relating to their use of TransGrid Easement.	Tenant Rep	Ongoing	SSD 7348 Condition D30

### 4.2 Noise

The environmental management controls in **Table 12** will be implemented to minimise the potential for adverse noise emissions from the operation.

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Noise levels from the premises (including all associated plant and equipment) shall not exceed the relevant noise criteria detailed in the "Noise and Vibration Assessment, Ver. D" prepared by RWDI Australia Pty Ltd and dated 2 Nov,2022. The recommendations provided in the Noise and Vibration assessment report shall be implemented and incorporated into the design, construction, and operation of the development. The provisions of the POEO apply to the development, in terms of regulating offensive noise.	Tenant Rep	Ongoing	DA 22/0550 Condition 18
The rainwater tank pump must not exceed 5dBA above ambient background noise level at the nearest residential property boundary. The provisions of the POEO apply to the development, in terms of regulating offensive noise	Goodman Rep	Ongoing	DA 22/0550 Condition 37
Operational noise will be managed in accordance with the operational noise limits within SSD7348.	Tenant Rep, T/E/C	Ongoing	SSD 7348 Condition B18 and B19
Where practicable, all roller doors will be kept closed during the night-time period.	Tenant Rep T/E/C	Ongoing	Best Practice
Outdoor fixed plant installed as part of the Base Building will be enclosed where possible.	Goodman Rep	Ongoing	Best Practice



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Outdoor fixed plant installed post Practical Completion will be enclosed where possible.	Tenant Rep	Ongoing	Best Practice

### 4.3 Air Quality

Air quality impacts associated with the operational phase of Buildings 3C1 & 3C2 are anticipated to be negligible, with the main source of emissions likely to be exhaust emissions from heavy vehicles idling on-site. There is potential for wheel-generated dust from vehicles entering and exiting the site, however the local public road network and internal roads are all sealed.

The environmental controls in **Table 13** will be implemented to further minimise the potential for adverse air quality impacts associated with operational activities at Buildings 3C1 & 3C2.

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
All reasonable steps will be taken to minimise dust generated during all works authorised by this consent.	Tenant Rep	Ongoing	SSD 7348 Condition D98
Operation will not cause or permit the emission of any offensive odour, as defined in the POEO Act.	Tenant Rep T/E/C	Ongoing	SSD 7348 Condition D102
All vehicles and mobile plant will be switched off (i.e. not left idling) when not in use for an extended period of time.	Tenant Rep T/E/C	Ongoing	Best practice

### 4.4 Traffic

Operational traffic at Buildings 3C1 & 3C2 will be managed in accordance with the Operational Traffic Management Plan (OTMP) prepared by Ason (2022) for Oakdale West Estate and attached as **Appendix G**.

The environmental management controls in **Table 14** will be implemented to further minimise the potential for adverse impact associated with operational traffic at Buildings 3C1 & 3C2.

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
The required sight lines around the driveway entrances and exits shall not be compromised by street trees, landscaping or fencing.	Tenant Rep	Ongoing	DA 22/0550 Condition 54
All vehicles are to enter/exit the site in a forward direction	Tenant Rep T/E/C	Ongoing	DA 22/0550 Condition 55
All traffic will use the Western North South Link Road (Compass Drive), and the future Southern Link Road, to access the site and will not use Bakers Lane or Aldington Road.	Tenant Rep	Ongoing	SSD 7348 Condition B9(g)
Internal roads, driveways and parking will be maintained in accordance with the latest version of AS 2890.1:2004 and AS 2890.2:2002.	Council	Ongoing	SSD 7348 Condition D69(a)



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
The swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, will be accordance with the relevant Austroads guidelines.	Council	Ongoing	SSD 7348 Condition D69(c)
Vehicles will not queue on the public road network.	Tenant Rep	Ongoing	SSD 7348 Condition D69(d) OTMP
Heavy vehicles over 4.5 tonne will not park on local roads or footpaths.	Tenant Rep	Ongoing	SSD 7348 Condition D69(e) OTMP
All vehicles will be wholly contained on site before stopping.	Tenant Rep	Ongoing	SSD 7348 Condition D69(f) OTMP
All loading and unloading of materials will be carried out on Site.	Tenant Rep	Ongoing	SSD 7348 Condition D69(g) OTMP
All trucks entering or leaving the Site will have their loads covered and will not track dirt onto the public road network.	Tenant Rep	Ongoing	SSD 7348 Condition D69(h)
The turning areas in the car parks will be kept clear of any obstacles, including parked cars, at all times.	Tenant Rep	Ongoing	SSD 7348 Condition D69(i)

## 4.5 Soil and Water

The environmental controls in **Table 15** will be implemented to ensure the effective management of soil and water at Building 3C1 & 3C2 in accordance with the Salinity Management Plan (SMP) prepared by PSM(2015) for the Oakdale West Precinct, and the conditions implemented by Development Consent SSD 7348 and DA 22/0550. A copy of the SMP is attached as **Appendix H**.

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Mud and soil from vehicular movements to and from the site must not be deposited on the road.	Tenant Rep T/E/C	Ongoing	DA22/0550 Condition 13
The stormwater management system shall continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan.	Goodman Rep	Ongoing	DA22/0550 Condition 51
Regular inspection records are required to be maintained and made available to Penrith City Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.	Goodman Rep, Tenant Rep	Ongoing	DA22/0550 Condition 51
Erosion and sediment control measures shall be installed prior to the commencement of works on site and be maintained in accordance with the approved erosion and sediment control plan(s) for the development and the Department of Housing's "Managing Urban Stormwater: Soils and Construction" 2004.	Goodman Rep, Tenant Rep	Ongoing	DA22/0550 Condition 45
Operation will comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Tenant Rep T/E/C	Ongoing	SSD 7348 Condition D82





Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
The stormwater management system will be operated in accordance with Conditions D83-D84.	Goodman Rep	Ongoing	SSD 7348 Condition D83 & Condition D84
Water storage basins and stormwater infrastructure owned and managed by Goodman will be managed in accordance with the manufacturer's specifications.	Goodman Rep	Ongoing	Best practice
Consideration will be given to other possible rainwater reuse opportunities such as for truck washing.	Goodman Rep	Ongoing	SSD 7348 Appendix 7
Roads, footpath and hardstand surfaces will be graded, and the grades maintained at all times to prevent ponding of surface water at locations where this can result in infiltration into the underlying soils (e.g. pavement joints).	Goodman Rep	Ongoing	Salinity Management Plan Section 5.4 and Section 5.5 (See Appendix G of this OEMP).
Connections between the roads, footpath and hardstand surfaces and the surface water and stormwater drainage infrastructure will be designed, constructed, and maintained to restrict infiltration into underlying soils.	Goodman Rep	Ongoing	
Stormwater and surface water will be managed to restrict infiltration.	Goodman Rep	Ongoing	
Guttering and down pipes will be connected and maintained.	Goodman Rep		
Offsite discharges shall be managed in strict accordance with relevant erosion and sediment control plans.	Tenant Rep	Ongoing	FFMP Section 5
Stormwater to be treated to compliant levels prior to discharge.	Goodman Rep	Ongoing	SSD 7348 Appendix 7
The catchment area (for the rainwater tank) includes the parts of the dwelling(s) from which water is collected and includes gutters. To ensure a supply of water: <ul style="list-style-type: none"> <li>Roof catchment areas must be kept clear of overhanging vegetation.</li> <li>Gutters must have sufficient fall to downpipes to prevent pooling of water,</li> <li>Overflow discharge from bleed off pipes from roof mounted appliances such as air conditioners,</li> <li>Hot water services and solar heaters must not discharge into the rainwater catchment area, for roofs containing lead based,</li> <li>Tar based or asbestos material the tank supply must not be connected to drinking, bathing and gardening tap water outlets,</li> <li>appropriate measures must be installed to prevent foreign materials from contaminating the water which enters the rainwater tank.</li> </ul>	Goodman Rep/Tenant Rep	Ongoing	DA22/0550 Condition 35

## 4.6 Waste

As required by Condition D112 of SSD 7348 and Condition 1 of DA 22/0550, the Waste Management Plan v4.0 (WMP) (SLR 2022) prepared as part of the Response to Submissions and updated to be relevant to the operation of Buildings 3C1 & 3C2. A copy of the WMP is attached as **Appendix I**.

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse waste impacts from the operation of Buildings 3C1 & 3C2.



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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Waste will be secured and maintained within designated waste storage areas at all times and will not leave the site onto neighbouring public or private properties.	Tenant Rep T/E/C	Ongoing	SSD 7348 Condition D111
The WMP will be implemented for the duration of operation.	Tenant Rep	Ongoing	SSD 7348 Condition D112
All liquid and non-liquid wastes to be taken off site will be assessed and classified in accordance with the latest version of the <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	Tenant Rep	Ongoing	SSD 7348 Condition D113
Waste generated outside the site will not be received for storage, treatment, processing, reprocessing, or disposal.	Tenant Rep T/E/C	Ongoing	SSD 7348 Condition D114
All listed mitigation and management measures outlined in the WMP will be implemented throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>• Targets for Resource Recovery;</li> <li>• Waste Streams and Classifications;</li> <li>• Estimated Quantities of Operational Waste;</li> <li>• Waste Storage Area Size;</li> <li>• Waste Storage Room Location;</li> <li>• Waste Storage Area Features;</li> <li>• Waste Servicing;</li> <li>• Waste Avoidance, Reuse and Recycling Measures; and</li> <li>• Communication Strategies.</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	WMP Section 6

## 4.7 Biodiversity

The Flora and Fauna Management Plan (FFMP) (Ecologique, 2022) and the Vegetation Management Plan (VMP) (Ecologique 2019) have been prepared for operation and are attached as **Appendix J** and **Appendix K** respectively.

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

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
All listed mitigation and management measures outlined in the FFMP will be implemented throughout operation. These mitigation measures cover the following activities: <ul style="list-style-type: none"> <li>• Wildlife Protection;</li> <li>• Erosion and Sediment Control;</li> <li>• Weed, Pest Species and Pathogen Management; and</li> <li>• Stop Work Procedure.</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	FFMP Section 5 and 6



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
<p>All listed mitigation and management measures outlined in the VMP will be implemented throughout operation. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Weed Control;</li> <li>• Soil Amelioration;</li> <li>• Mulching; and</li> <li>• Planting.</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	VMP Section 4

## 4.8 Visual Amenity

The visual amenity and landscaping at Buildings 3C1 & 3C2 will be maintained in accordance with the Landscape Management Plan (LMP) (Scape Design 2022) and contained in **Appendix L**.

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

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
<p>All car spaces are to be sealed/line marked and dedicated for the parking of vehicles only and not be used or storage of materials/products/waste materials etc.</p>	Tenant Rep	Ongoing	DA22/0550 Condition 53
<p>The finishes of the building are to be maintained at all times and any graffiti or vandalism immediately removed/repaired.</p>	Tenant Rep	Ongoing	DA22/0550 Condition 6
<p>The required sight lines around the driveway entrances are not to be compromised by landscaping, fencing or signage.</p>	Goodman Rep, Tenant Rep	Ongoing	DA22/0550 Condition 54
<p>The installation of the approved signage shall be carried out strictly in accordance with the manufacturer's specifications. Any wiring or installation fixtures associated with the signage or internal illumination shall be contained wholly within the body of the signage and not be visible from the public domain.</p>	Goodman Rep, Tenant Rep	Ongoing	DA22/0550 Condition 9
<p>Landscaping shall be maintained:</p> <ul style="list-style-type: none"> <li>• in accordance with the approved plan; and</li> <li>• in a healthy state, and in perpetuity by the existing or future owners and occupiers of the property.</li> </ul> <p>If any of the vegetation comprising that landscaping dies or is removed, it is to be replaced with vegetation of the same species and, to the greatest extent practicable, the same maturity as the vegetation which died or was removed.</p>	Goodman Rep/ Tenant Rep	Ongoing	DA22/0550 Condition 57
<p>All landscape works are to meet industry best practice and the following relevant Australian Standards:</p> <ul style="list-style-type: none"> <li>• AS 4419 Soils for Landscaping and Garden Use;</li> <li>• AS 4454 Composts, Soil Conditioners and Mulches ; and</li> <li>• AS 4373 Pruning of Amenity Trees.</li> </ul>	Goodman Rep/ Tenant Rep	Ongoing	DA22/0550 Condition 59



Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
Outdoor lighting will comply with AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting.	Goodman Rep Tenant Rep	Ongoing	SSD 7348 Condition C6
Illuminated signage will be oriented away from the sensitive receivers on the western and southern Site boundaries.	Goodman Rep Tenant Rep	Ongoing	SSD 7348 Condition C7
Lighting will comply with the latest version of AS 4282.	Goodman Rep Tenant Rep	Ongoing	SSD 7348 Condition D40
Lighting will be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Goodman Rep	Ongoing	
Any security cameras will be directed away from adjacent private properties.	Goodman Rep	Ongoing	SSD 7348 Condition D41
All listed management measures outlined in the LMP will be implemented throughout operation. These management measures focus on the implementation of maintenance works including: <ul style="list-style-type: none"> <li>Plant care;</li> <li>Fertilising;</li> <li>Spraying;</li> <li>Erosion control; and</li> <li>The LMP also includes a Contingency Plan (also replicated in Section 6 of this OEMP).</li> </ul>	Goodman Rep, Tenant Rep	Ongoing	LMP Section 5 and 6
Recharge of groundwater and potential for water logging will be minimised by: <ul style="list-style-type: none"> <li>Adopting 'waterwise' gardening principles; and</li> <li>Minimising use of potable water in landscaped areas.</li> </ul>	Goodman Rep	Ongoing	Best practice

## 4.9 Hazardous Goods and Contamination

Table 19 lists the management strategies for hazardous goods and contamination as contained in SSD 7348 and DA 22/0550.

**Table 19: Environmental Management Controls for Hazardous Good and Contamination**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
The rainwater tank must be maintained so as not to create a nuisance and it must be protected against mosquito infestation.	Goodman	Ongoing	DA22/0550 Condition 27
Chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change 2007).	Tenant Rep	Ongoing	SSD 7348 Condition D110
Spill kits will be provided and maintained on site.	Tenant Rep	Ongoing	Best practice
The actions specified on the relevant safety data sheets (SDS) will be implemented in the event of a minor spill/incident of a potentially hazardous material.	Tenant Rep	Ongoing	Best practice
In the event of a major spill, the Incident response actions in Section 3.5 will be implemented.	Tenant Rep	Ongoing	Section 3.5



## 4.10 Fire Safety and Emergency

**Table 20** lists the management strategies for fire safety and emergency as contained in SSD 7348 and DA DA22/0550.

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
It is the owner's responsibility to place on display, in a prominent position within the building at all times, a copy of the latest fire safety schedule and fire safety certificate/statement for the building.	Tenant Rep	Ongoing	DA22/0550 Condition 26
The NSW Rural Fire Service Planning for Bushfire Protection 2019 guide will be implemented where relevant to operation.	Goodman Rep Tenant Rep	Ongoing	SSD 7348 Condition B20, C12 and D97
Asset Protection Zones will be maintained to mitigate potential bushfire risk to buildings as outlined in Section 6 of the Bushfire Protection Assessment (ABPP 2016).	Goodman Rep Tenant Rep	Ongoing	SSD 7348 Condition B20, C12 and D97
Safe and unobstructed access will be provided for TransGrid plant and personnel to access the transmission towers, lines and easement on the Site, 24 hours a day, 7 days a week.	Goodman Rep	Ongoing	SSD 7348 Condition B21 Condition D30
All staff will comply with the requirements of TransGrid for any works in the TransGrid easement.	Goodman Rep, Tenant Rep T/E/C	Ongoing	SSD 7348 Condition B21 Condition D30
TransGrid will be advised of any proposed amended or modified encroachment into the easement.	Goodman Rep, T/E/C	Ongoing	SSD 7348 Condition B21 Condition D30
Where buildings 3C1 and 3C2 are leased separately, lease conditions are to provide perimeter access for Fire Brigade Appliances as described by Fire Safety Plan – Core Engineering	Goodman Rep, Tenant Rep	Before occupation	Fire Safety Strategy, prepared by Core Engineering Group and dated 4 May, 2022
<b>Occupant Evacuation and Control (Sub-System E)</b> The building is to be provided with the following systems to assist in the evacuation of occupants: Emergency management plan.	Goodman Rep, Tenant Rep	Ongoing	Fire Safety Strategy, prepared by Core Engineering Group and dated 4 May, 2022

## 4.11 Community

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



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

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

## 4.12 Sustainability

**Table 22** lists the management strategies for Sustainability as contained in SSD 7348 and the Sustainability Management Plan (SMP) (SLR 2022) for Lot 3C and Lot 5, which applies to this development, is attached as **Appendix M**.

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

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
<p>Objectives, targets and strategies will be implemented and managed for the following categories in accordance with Table 4 of the SMP 'ESD Assessment Summary':</p> <ul style="list-style-type: none"> <li>• Design and Management;</li> <li>• Façade Performance;</li> <li>• Social Sustainability;</li> <li>• Minimising Transport;</li> <li>• Optimising Indoor Environmental Quality (IEQ);</li> <li>• Minimising Energy Use;</li> <li>• Choosing Materials;</li> <li>• Minimising Waste;</li> <li>• Water Conservation and Reuse;</li> <li>• Land Use and Ecology Impact; and</li> <li>• Renewables.</li> </ul>	Goodman Rep Tenant Rep	Ongoing	SMP Section 5.1



## 5.0 Monitoring, Reporting and Auditing

**Table 23** summarises the monitoring requirements for the operation of Buildings 3C1 & 3C2 as set out in SSD 7348, DA 22/0550 and relevant management plans.

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

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

**Table 23: Monitoring and Inspections Requirements**

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
<b>Daily</b>				
General	The Daily Observations Checklist will be completed as part of a general environmental site inspection for the relevant environmental controls in the OEMP and specialist management plans requiring daily monitoring. Any required maintenance, process improvements or staff training identified will be undertaken to comply with OEMP commitments.	Tenant Rep	Daily	Best practice
<b>Weekly</b>				
General	The Weekly Environmental Checklist will be completed as part of a general environmental site inspection to ensure all relevant environmental controls listed in this OEMP and specialist management plans are in place. Any required maintenance, process improvements or staff training identified will be undertaken to comply with OEMP commitments.	Tenant Rep	Weekly	Best practice
General	The Tenant Representative will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include: <ul style="list-style-type: none"> <li>Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken;</li> <li>Any complaints that have been received during the previous period, including any management / corrective actions taken; and</li> <li>Any required maintenance, process improvements or staff training identified in order to comply with OEMP commitments.</li> </ul>	Tenant Rep	Weekly	Section 3.4
<b>Monthly</b>				



Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Sustainability	The building tuning will be provided by service contractors and overseen by an independent assessor, at least once a month within the Defects Liability Period (DLP) to ensure that services are operating effectively and efficiently. Monthly reports will be provided to the tenant for DLP.	Tenant Rep	Monthly	Sustainability MP Section 7
<b>Half-yearly</b>				
Waste	Visual assessments of bins and bin storage areas will be conducted to ensure waste is being managed to the standards outlined in the WMP.	Tenant Rep	Half-yearly	WMP Section 6.11
Waste	A waste audit will be conducted according to the WMP to ensure its provisions are being maintained.	Tenant Rep	Half-yearly	WMP Section 6.11
Sustainability	An energy audit and management review will be undertaken in accordance with the Sustainability Management Plan	Tenant Rep	Half-yearly	Sustainability MP Section 7.1
<b>Annual</b>				
General	This OEMP and all specialist management plans will be reviewed in accordance with Section 7 of this OEMP	Tenant Rep / Goodman Rep	Annually	OEMP Section 7
General	Compliance monitoring and reporting will be undertaken in accordance with the Compliance Monitoring and Reporting Program (SLR 2019).	Goodman Rep	Annually	SSD 7348 Condition D139
General	Compliance Reports of the Development will be carried out in accordance with the Compliance Reporting Post Approval Requirements (DPE 2018).	Goodman Rep	Annually	SSD 7348 Condition D140
General	Each Compliance Report will be made publicly available no later than 60 days after submitting it to the DPE and notify the DPE in writing at least 7 days before this is done.	Goodman Rep	Annually	SSD 7348 Condition D141
Sustainability	The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.	Tenant Rep / Goodman Rep	Annually	Sustainability MP Section 7.1
<b>Event Based</b>				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, follow the process outlined in Section 3.5 of the OEMP.	Tenant Rep / Goodman Rep	In the event of an Incident or Non-Compliance	OEMP Section 3.5
Noise	A noise verification report will be prepared in accordance with Condition D75B of SSD 7348.	Goodman Rep	Within 3 months of commencing operation	SSD 7348 Condition D75B
Waste	Visual assessments of bins and bin storage areas will be conducted to ensure the waste management system is sufficient for the operation	Tenant Rep	Weekly in the first two months of operation	WMP Section 6.11





Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Landscaping	A final inspection will be undertaken prior to the completion of the Plant Establishment Maintenance Period (PEMP) (Defects Liability Period).	Goodman Rep	Prior to the completion of the PEMP.	LMP Section 5.4
Sustainability	All committed sustainability related measures need to be commissioned and tuned once the project is completed, to ensure all services operate to their full potential as designed.	Goodman Rep	Once the project is completed	Sustainability MP Section 7
<b>Other</b>				
General	All monitoring will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act.	Goodman Rep	Ongoing	SSD 7348 D142
Traffic	Traffic reporting and monitoring will be conducted in accordance with Section 7.1 of the OTMP.	Tenant Rep	Ongoing	OTMP Section 7.1
Soil and Water	Stormwater within the settling zone will be drained or pumped out within 5 days (design time), if the nominated water quality targets can be met, to the satisfaction of the superintendent. Flocculation should be employed where extended settling is likely to fail to meet the objectives within the 5-day time period.	Goodman Rep	Ongoing	Oakdale West Estate Kemps Creek Lot 3C & Lot 5 Civil Report Section 5.2.1
Waste	Waste reporting and monitoring will be conducted in accordance with Section 6.11 of the WMP.	Tenant Rep	Ongoing	WMP Section 6.11
Biodiversity	Biodiversity reporting and monitoring will be conducted in accordance with Section 5 of the FFMP.	Tenant Rep	Ongoing	FFMP Section 5
Biodiversity	Site audits, monitoring and reporting on the progress and achievement of the VMP performance targets shall be undertaken by the Site Superintendent or other representative nominated by Goodman.	Goodman Rep	Ongoing	VMP Section 4.7
Landscaping	Monitoring, maintenance, irrigation and pruning will be undertaken in accordance with Section 6 of the LMP	Goodman Rep	Ongoing	LMP Section 6
Landscaping	A final monitoring report shall be prepared and provide a summary of all works undertaken during the plant establishment period.	Goodman Rep	Prior to handover, minimum of 18 months after the completion of works	LMP Section 5.4
Community	The performance of the Community Communication Strategy will be monitored in accordance with the CCS.	Goodman Rep	Ongoing	CCS Section 6
Sustainability	An energy usage review should be undertaken within the first few months of operation to ensure the Energy Management Plan is sufficient for the development's needs.	Goodman Rep	First few months of operation	SMP Section 7.1



Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	Regular reporting on environmental performance will be uploaded on the dedicated website as per the reporting arrangements in any plans or programs approved under the conditions of SSD 7348.	Goodman Rep	Ongoing	SSD 7348 Condition D143



## 6.0 Contingency Management Plan

**Table 24** lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in **Section 4** and the specialist management plans are not effective in managing environmental impacts.

**Table 24: Contingency Plan**

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise	Trigger	Operational noise volume is in accordance with permissible and programmed volume constraints.	Operational noise volumes are within 90% of the permissible volume constraints.	Operational traffic volumes exceed permissible volume constraints.
	Response	No action. Continue ongoing monitoring activities.	Review and investigate noisy operational activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>• Undertake additional noise surveys to review cause in more detail.</li> <li>• Review OTMP (and other sub-plans) and update where necessary.</li> <li>• Provide additional training to the Tenant's representative to provide information on lowering noise emissions.</li> </ul>	Condition Amber responses, plus the following additional responses: <ul style="list-style-type: none"> <li>• Surveys of each tenancy shall be required to allow enforcement of site-specific thresholds.</li> <li>• Review OTMP and update where necessary.</li> <li>• Provide additional training to tenants to provide information on lowering noise emissions.</li> </ul>



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic Operational Movements	Trigger	Visual monitoring of all traffic movements within OWE does not detect unsafe movement of traffic and risk to persons and property.	Monitoring of all traffic movements within OWE detects unsafe movement of traffic and risk to persons and property.	Monitoring of all traffic movements within OWE identifies several unsafe movements of traffic and risk to persons and property.
	Response	Visual monitoring to continue daily as part of an ongoing process.	<ul style="list-style-type: none"> <li>Review needed to address persistent unsafe movements.</li> <li>Modification of traffic controls to self-enforce appropriate vehicle manoeuvres within the site.</li> </ul>	<ul style="list-style-type: none"> <li>Condition Amber responses, plus the direct cessation of unsafe movements.</li> </ul>
Traffic Operational Movements	Trigger	Following periods of adverse weather conditions (e.g. a significant heavy rain event), internal roads/aisles have been inspected prior to heavy vehicle traffic use and no issues found.	Internal roads / aisles have been inspected following adverse weather conditions and minor issues found (small potholes, dirt / debris, or pooling water).	Roads have been inspected following adverse weather conditions and major issues found (failed road integrity, large diameter potholes, fallen light poles or trees).
	Response	No further action required until next adverse weather event.	<ul style="list-style-type: none"> <li>Any impediments to access roads will be cleared.</li> <li>Road maintenance teams shall repair any potholes and remove excess water when expected traffic volumes are lowest.</li> </ul>	Condition Amber responses, plus install a detour around any unsafe obstacle to ensure safety for all motorists and/or pedestrians.
Traffic Operational Movements	Trigger	Access roads within OWE have been inspected and noted that roads are clear, and conditions support a safe environment for all road users	Roads within OWE have been inspected and noted that vehicles are parked in unsafe areas, or other road / intersection congestion has been identified during peak periods	Roads within OWE have been inspected and noted that road and intersection congestion has been identified during most periods of the day
	Response	No action required.	<ul style="list-style-type: none"> <li>Clear any impediments to access roads.</li> <li>Review OTMP and update where necessary.</li> <li>Provide additional training.</li> </ul>	<ul style="list-style-type: none"> <li>Condition Amber responses, plus the following additional responses.</li> <li>Report unsafe road conditions to Council for attention.</li> </ul>
Traffic Operational Movements	Trigger	Observation of traffic control measures reveal no clear issues.	Observation of traffic control measures reveal minor issues regarding incorrect placement of signage, damaged or missing signage.	Observed traffic control measure are ineffective and creative major safety issues.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	This traffic control inspection shall be completed every week for the first 2 months of operations and fortnightly thereafter for the first 6 months. Review shall continue monthly thereafter.	<ul style="list-style-type: none"> <li>Rectify/ adjust traffic control measures to improve visibility or effectiveness.</li> <li>Review needed for additional or modified traffic control measures.</li> </ul>	Condition Amber responses, plus the following additional responses: <ul style="list-style-type: none"> <li>Install a detour around any unsafe obstacle to ensure safety for all motorists and/or pedestrians.</li> </ul>
Traffic Operational Movements	Trigger	Operational traffic volume is in accordance with permissible and programmed volume constraints	Operational traffic volumes are within 90% of the permissible volume constraints	Operational traffic volumes exceed permissible volume constraints
	Response	This operational traffic volume review shall be completed monthly for the first 6 months of operation and bi-annually thereafter.	Review and investigate operational activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Undertake review of the Site's traffic generation in more detail.</li> <li>Review OTMP and update where necessary.</li> <li>Provide additional training to tenants.</li> </ul>	Condition Amber responses, plus the following additional responses: <ul style="list-style-type: none"> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Surveys of accesses shall be required to allow enforcement of site-specific thresholds.</li> </ul>
Traffic Queuing	Trigger	No queuing identified.	Queuing identified within the Site.	Queuing identified on the public road as a direct result from activities within the Site.
	Response	No response required. Continue monitoring program.	<ul style="list-style-type: none"> <li>Review the delivery schedules prepared by the tenant.</li> <li>Drivers be provided with additional training and an extra copy of the Driver Code of Conduct.</li> <li>Provision of additional training to the Tenant's representative should be provided to ensure the most appropriate schedule can be created.</li> </ul>	Condition Amber responses, plus the following additional responses: <ul style="list-style-type: none"> <li>Approved traffic thresholds to be enforced for each sub-tenancy.</li> <li>Review OTMP and update where necessary.</li> </ul>



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Traffic Incidents	Trigger	No incidents observed or reported.	Near miss or minor incident occurred within the carriageway of OWE which did not require medical attention (such as tripping on raised footpath).	Major incident occurred within the carriageway of OWE which did not require medical attention (such as being hit by a truck while exiting a Site).
	Response	No action required at this stage, however continual reinforcement to all tenants to report all incidents shall continue.	Near miss to be reported to the appropriate Incident to be reported to Site Manager and Estate Coordinator, for immediate remedy.	Condition Amber responses, plus the following additional responses: <ul style="list-style-type: none"> <li>• Temporary halting of activities and resuming when incident has been remedied.</li> <li>• Incident to be reported to the Site Manager and Estate Coordinator.</li> <li>• Review OTMP and update where necessary.</li> </ul>
Soil and Water - Infiltration Prevention	Trigger	No water pooling around hardstand surfaces and hardstand surfaces well maintained.	Minor water pooling and/or some degradation of hardstand surfaces	Ongoing minor or major water pooling and/or some degradation of hardstand surfaces
	Response	Continue OEMP implementation.	Remediate as required	A suitably trained person to undertake a review of the area/s. Remediate as soon as practicable.
Waste	Trigger	Monitoring/Inspections/Audits show waste and recycling is managed/segreated as per WMP and best practice	Monitoring/Inspections/Audits show waste and recycling management/segregation could be improved.	Monitoring/Inspections/Audits show waste and recycling management/segregation is poor and needs immediate improvement.
	Response	Continue OEMP implementation.	Undertake additional staff training and re-examine signage.	Undertake additional staff training, re-examine signage, review collection services provided and the WMP.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Biodiversity - Vegetation Management	Trigger	Vegetation is being managed in a stable and healthy condition as per the VMP.	Vegetation management needs minor improvement	Vegetation is not in a stable and healthy condition and performance measures (Table 4-1 of the VMP) are not being met.
	Response	Continue OEMP implementation	Undertake additional training. Follow the VMP management and maintenance actions	Suitably qualified personnel engaged to undertake maintenance work. Any defective work is rectified.
Biodiversity - Wildlife protection	Trigger	No unexpected wildlife is encountered in the estate.	Unexpected uninjured wildlife is encountered in the estate.	Unexpected injured/deceased wildlife is encountered in the estate.
	Response	Continue OEMP implementation.	<p>Stop Work Procedure:</p> <ul style="list-style-type: none"> <li>Stop Work / Prevent personnel and contractors from entering area where fauna encountered.</li> <li>Tenants to notify relevant Goodman's Representative</li> </ul> <p>Manager to assess if animal can be encouraged to leave site voluntarily and safely or if WIRES or wildlife carer is required to capture and relocate animal.</p>	<p>Stop Work Procedure:</p> <ul style="list-style-type: none"> <li>Stop Work / Prevent personnel and contractors from entering area.</li> <li>Tenants to notify relevant Goodman's Representative</li> </ul> <p>Goodman's Representative to immediately contact WIRES or other relevant wildlife carer.</p>
Irrigation	Trigger	Irrigation system operating at optimum frequency.	Irrigation system yet to be installed.	Irrigation system fails.
	Response	No response required. Continue to monitor.	Provide additional hand watering until system is installed.	<ul style="list-style-type: none"> <li>Provide additional hand watering until system is repaired.</li> <li>The irrigation system must be fully functional at all times to ensure that all plants, trees and lawns receive adequate water at optimal frequency.</li> </ul>
Plant failure	Trigger	No significant plant failure is present. Monitoring verifies that there is <5% of plants failing.	Monitoring verifies there is plant failure at a rate between 5-10%.	Monitoring verifies there is plant failure at a rate greater than 10%.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue to monitor.	If the cause of failure is due to a controllable situation, then correct situation prior to replacing plants. All planting areas are to be free of grass and weed. Replace plants with one of similar size and quality and identical species of variety of the ones failed.	If the cause of failure is due to a controllable situation, then correct situation prior to replacing plants. All planting areas are to be free of grass and weed. Replace plants with one of similar size and quality and identical species of variety of the ones failed.
Revegetation failure	Trigger	Revegetation is growing to desired design surface levels.	Monitoring verifies that weed emergence has occurred.	Monitoring verifies that weed emergence and plant failure has occurred.
	Response	No response required. Continue to monitor.	Refer to LMP for monitoring requirements once problem has been identified. Possible solutions include the removal of weeds as per Section 5.3.7 of the LMP.	Refer to LMP for monitoring requirements once problem has been identified. Possible solutions include removal of weeds and re-seeding of revegetation cover crop as per Section 5.3.7 of the LMP.
Slope failure	Trigger	No significant erosion is present that would constitute a safety hazard or compromise the capability of supporting the end land use. Monitoring verifies there are no gully or tunnel erosion features, or rill erosion >200mm deep.	Monitoring verifies there is gully or tunnel erosion features, or rill erosion 200mm deep.	Monitoring verifies there is gully or tunnel erosion features, or rill erosion >200mm deep.
	Response	No response required. Continue to monitor.	A suitably trained person to inspect the site. Investigate opportunities to install water management infrastructure to address erosion. Remediate as appropriate.	Undertake a review of the drainage of the area and provide recommendations to appropriately remediate the erosion. Remediate as soon as practicable.
Bushfire	Trigger	No bushfire or bushfire prone weather.	Bushfire prone weather during summer.	Bushfire in the vicinity of the site.





Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue OEMP implementation.	Ensure grass is kept short and vegetation is minimal at the site. Weather is to be monitored twice daily for chance of bushfire.	Stop work and contact NSW Fire and Rescue on '000'. Evacuate the site as directed by NSW Fire and Rescue.
Community - Submission	Trigger	General feedback/comment (no complaint)	Enquiry made by formal or informal channels.	Multiple enquiries made by formal or informal channels.
	Response	Acknowledge receipt and record in consultation register. No further response required.	Undertake action to address enquiries. Acknowledge receipt and record in consultation register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in consultation register. Undertake immediate action to address enquiries. Respond to complaints immediately, if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
Community - Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative stories in print, online, radio or television.
	Response	Record in consultation register and advise Goodman media/marketing team. No further response required.	Record in consultation register and advise Goodman media/marketing team. No further response required.	Record in consultation register and advise Goodman Project Team for further action and response. Contact relevant person for actioning and response within 48 hours.
Community - Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response within 48 hours. Acknowledge in consultation register. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response immediately. Acknowledge in consultation register. Identify opportunities for improvement to manage potential future events.



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



## 7.0 Review

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

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

Condition D133 of SSD 7348 also states that all strategies, plans and programs required under SSD 7348 will be reviewed and Planning Secretary notified of the review within three months of:

- the submission of a Compliance Report under condition D141;
- the submission of an incident report under condition D135;
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary under Condition D2(b) which requires a review.

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

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

Notwithstanding the review requirements outlined above, in accordance with the requirements of Condition D118(g) the following is provided as the protocol for periodic review of this OEMP and all management plans required under SSD 7348:

- All management plans required under SSD 7348 are to be reviewed every 12 months by Goodman's Environmental Consultant;
- The periodic review is to take account of any required changes to procedures, updates or changes to best practice, any non-compliances in the proceeding 12 month period and whether changes can be made to improve the environmental performance of the development;
- As per Condition D134 of SSD 7348, revised documents will be sent to DPE within 6 weeks of review. All employees and contractors will be informed of any revisions to the OEMP by the Tenant Representative's toolbox talk during toolbox talks; and
- Note: If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant conditions of SSD 7348.



## 8.0 References

Ason (2022) Operational Traffic Management Plan – Oakdale West I Estate – Framework Traffic Management Plan

Australian Bushfire Protection Planners (ABPP) (2016) Bushfire Protection Assessment

Department of Environment (2018) Compliance Reporting Post Approval Requirements

Department of Environment and Climate Change (2007) Storing and Handling of Liquids: Environmental Protection – Participants Manual

Department of Infrastructure, Planning and Natural Resources (2004) Guideline for the Preparation of Environmental Management Plans

Ecologique (2019) Oakdale West Estate, Vegetation Management Plan

Ecologique (2022) Oakdale West Estate, Operational Flora and Fauna Management Plan

EPA (2014) Waste Classification Guidelines Part 1: Classifying Waste

GHD (2020) Oakdale West Industrial Estate Concept Plan and Stage 1 Modification (MOD 3 SSD 7348) and Stage 2 Development Application (SSD 10397) – Environmental Impact Statement

Goodman (2018) Corporate Responsibility and Sustainability Policy

Goodman (2020) MOD 4, SSD 7348 – S4.55(1A) Application to Modify the consent to Include Works on Lot 9 DP 1157476

Goodman (2021) SSD 7348 MOD2 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan

Goodman (2021a) SSD 7348 MOD8 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan

Goodman (2022) SSD 7348 MOD10 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan

Goodman (2022) SSD 7348 MOD11 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan

Goodman (2022) SSD 7348 MOD12 - Oakdale West Industrial Estate – S.4.55(1A) Application to Modify Architecture Plans and Subdivision Plan  
Keylan Consulting (2020) Statement of Environmental Effects, Oakdale West Industrial Estate Warehouse 3C1 & 3C2 (SEE)

Keylan Consulting (2020a) Assessment Report Section 4.55(1A) Modification, SSD 7348 Modification 6

Keylan Consulting (2021) Assessment Report Section 4.55(1A) Modification, SSD 7348 Modification 7

Keylan Consulting (2021a) Assessment Report Section 4.55(1A) Modification, SSD 7348 Modification 9



NSW Rural Fire Service (2019) Planning for Bushfire Protection

Pells Sullivan Meynink (2015) OWE Salinity Management Plan

Scape Design (2022) Oakdale West Estate, Landscape Management Plan

SLR (2021) Oakdale West – Lot 3C1 & 3C2, Sustainability Management Plan

SLR (2019) Compliance Monitoring and Reporting Program

SLR (2021) Oakdale West Building 3C1 & 3C2, Waste Management Plan

SLR (2022) Oakdale West Industrial Estate Operational Environmental Management Plan

SLR (2022a) Community Communications Strategy, Oakdale West Estate

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

Urbis (2019) Oakdale West Industrial Estate (SSD 7348) Modification 1

Urbis (2020) Oakdale West Estate SSD 7348, Section 4.55(1A) Modification No. 5 – Environmental Assessment Report



## 9.0 Feedback

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

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





# **Appendix A    Development Consent SSD 7348**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

11 August 2023



# **Appendix B    Development Consent DA 22/0550**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

11 August 2023





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

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

11 August 2023



# **Appendix D    Relevant Consent Conditions – DA 22/0550**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

11 August 2023



# Appendix E    Event Notification Report

## Operational Environmental Management Plan

DA 22/0550 SDD 7348

Goodman Property Services (Aust) Pty Ltd

SLR Project No.: 630.30537.000000

11 August 2023



# **Appendix F    Community Consultation Strategy**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

11 August 2023



# **Appendix G    Operational Traffic Management Plan**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

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# Appendix H Salinity Management Plan

## Operational Environmental Management Plan

DA 22/0550 SDD 7348

Goodman Property Services (Aust) Pty Ltd

SLR Project No.: 630.30537.000000

11 August 2023



# **Appendix I      Waste Management Plan**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

**SLR Project No.: 630.30537.000000**

**11 August 2023**



# **Appendix J    Flora and Fauna Management Plan**

## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

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# Appendix K Vegetation Management Plan

## Operational Environmental Management Plan

DA 22/0550 SDD 7348

Goodman Property Services (Aust) Pty Ltd

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# Appendix L    Landscape Management Plan

## Operational Environmental Management Plan

DA 22/0550 SDD 7348

Goodman Property Services (Aust) Pty Ltd

SLR Project No.: 630.30537.000000

11 August 2023



# **Appendix M Sustainability Management Plan**

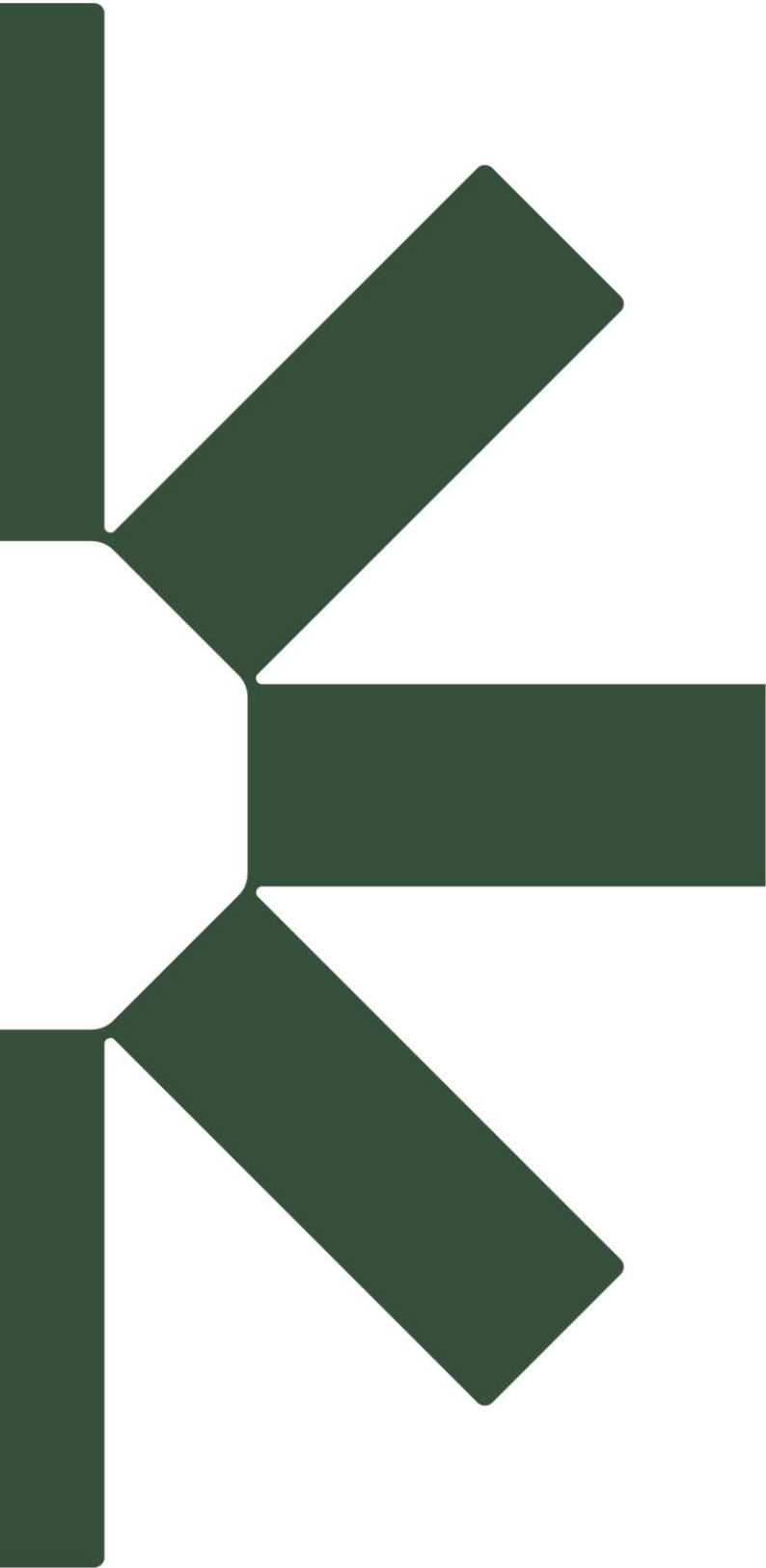
## **Operational Environmental Management Plan**

**DA 22/0550 SDD 7348**

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

SLR Project No.: 630.30537.000000

11 August 2023



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