Oakdale West Industrial Estate

SSD 7348

Pre-Construction Compliance Report

December 2019

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Document control

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19007-RPT-PCCR-DRAFT-191201	01/12/19	Carl Vincent	Review
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	Name of Person making declaration in Appendix A
Accepted for Goodman Property Services (Aust) Pty Ltd	Kym Dracopoulos
	Manager Technical Serviecs

Contents

1 Executive Summary 1

2 Introduction 1

2.1 Project Name and Application Number 1

2.2 Purpose of this Report 1

2.3 Project address 2

2.4 Description of Project 2

2.5 Project Phase 2

2.6 Compliance Reporting Period 2

2.7 Project Activity Summary 3

2.8 Key Project Personnel 3

3 Compliance Status Summary 4

4 Previous report Actions 4

5 Incidents 4

6 Complaints 4

Appendix A 5

Appendix B 6

Compliance Report 6

Table Index

Table 1 Planning Approval Requirements 1

Table 2 Key Project Personnel 2

Table 3 Compliance Status Descriptors 4

Acronym Glossary

AQMP (CAQMP)	(Construction) Air Quality Management Plan
CC	Construction Certificate
CCS	Community Communication Strategy
CEMP	Construction Environmental Management Plan
COC	Conditions of Consent
DA	Development Application
DCP	Development Control Plan
DECCW	Department of Environment Climate Change and Water
DPE	Department of Planning and Environment
DPIE	Department of Planning Industry and Environment
EIS	Environmental Impact Statement
ENM	Excavated Natural Material
EPA	Environment Protection Authority
EP&A Act	Environmental Planning and Assessment Act (1979)
ER	Environmental Representative
ESCP	Erosion and Sediment Control Plan
FFMP	Flora and Fauna Management Plan
FIP	Fill Importation Protocol
GLA	Gross Lettable Area
GMP	Ground Water Management Plan
GPS	Goodman Property Services (Aust) Pty Ltd
LMP	Landscape Management Plan
NCC	National Construction Code
NRAR	Natural Resource Access Regulator
NVMP (CNVMP)	(Construction) Noise and Vibration Management Plan
OC	Occupation Certificate
OEH	Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
OWE	Oakdale West (Industrial) Estate

PCC	Penrith City Council
RMS	Roads and Maritime Service
RTS	Response to Submissions
SSD	State Significant Development
TfNSW	Transport for NSW
TMP (CTMP)	(Construction) Traffic Management Plan
VENM	Virgin Excavated Natural Material
WAD	Works as Designed
WAE	Works as Executed
WHS	Work Health and Safety
WIK	Works in Kind
WMP	Waste Management Plan
WNSLR	Western North South Link Road
WSFL	Western Sydney Freight Line

1 Executive Summary

This Pre-Construction Compliance Report is written in accordance with the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018). This document has been submitted in accordance with the timeframes set out in the Compliance Monitoring and Reporting Program submitted to the Compliance Office, NSW Department of Planning Industry and Environment (DPIE) on 28/02/19.

2 Introduction

The following information is taken from the Development Consent for SSD 7348.

2.1 Project Name and Application Number

Project Name: Oakdale West Industrial Estate

Application Number: SSD 7348

2.2 Purpose of this Report

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

This report has been prepared and structured to address the relevant Conditions of Consent (CoCs) for the Oakdale West Industrial Estate SSD 7348 planning approval.

Table 1 cross-references sections in this report that address the applicable planning approval requirements

Table 1 – Planning Approval Requirements

D139	No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.
D140	Compliance Reports of the Development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).
D141	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.

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2.3 Project address

The Project is located at 2 Aldington Road Kemps Creek NSW and is comprised of; Lot 1, DP 663937, Lot 2 12115268, Lot 6 DP 229784, Lot 229784, Lot 2 DP 84578, Lot 3 DP 85393 and Lot 11 DP 1178389.

2.4 Description of Project

The concept proposal for SSD 7348 is described as;

- concept layout of 22 warehouse buildings including of dock offices and ancillary offices providing 476,000 square meters of gross lettable area, built over 5 development stages
- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls

The scope of this Report covers Stage 1 of this development including;

- bulk earthworks across all five stages including retaining walls and noise walls;
- lead in services including but not limited to drainage, power, sewer, water and telecommunications;
- service infrastructure to Precinct 1, including drainage, power, sewer, water and telecommunications; construction and operation of three warehouse buildings inclusive of dock offices and ancillary offices in Precinct 1 (1A, 1B and 1C) providing 118,000 square metres of gross lettable area;
- Western North-South Link Road and associated subdivision, basins and drainage;
- estate roads 1, 2 and 6 and eastern part of road 7;
- landscaping of Stage 1, the western boundary, Western North-South Link Road, estate roads 1,
- 2 and 6 and the eastern part of road 7, detention basins and the amenity lot
- subdivision of Stage 1 lots and road infrastructure including the services (substation) lot;
- stormwater drainage infrastructure for Lots 2A and 2B and all basins;
- temporary works to facilitate construction including but not limited to swales, haul road (construction access), landscaping and basins; and
- works including construction of traffic signals at Lenore Drive/Grady Crescent/WNSLR intersection.

2.5 Project Phase

This Compliance Report is for Pre-construction phase of the development. No works have commenced at the time of reporting.

2.6 Compliance Reporting Period

This Compliance Report is for Pre construction phase of the development. No works have commenced at the time of reporting.

2.7 Project Activity Summary

This Compliance Report is for Pre construction phase of the development. No works have commenced at the time of reporting. Works are anticipated to commence on site December 2019.

2.8 Key Project Personnel

Table 2 Key Project Personnel

Role	Name	Company	Contact Details
Project Principals Representative	Kym Dracopoulos	GPS	0411 511 431 kym.dracopoulos@goodman.com
Snr Project Manager	Alasdair Cameron	GPS	0402 458 226 alasdair.cameron@goodman.com
Contract Superintendent	Mark Ward	AT&L	0408 699 026 mark.w@atl.net.au
Project Manager	Alex Lohrisch	AT&L	0415 398 014 alexl@atl.net.au
Environmental Representatives			
Environmental Representative (ER)	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au
Alternate ER	Maurice Pigniatelli	OPTIME	
Communications and Community			
Communications and Community Liaison Representative	Dan Thompson	SLR	0428 060 995 dthompson@slrconsulting.com
Oakdale West Internal Works Contract			
Contractor's Project Manager	David Claxton	Burton	0418 286 093 david.claxton@burtoncontractors.com.au
Environmental Coordinator	Luke Slechta	Burton	0429 771 070 luke.slechta@burtoncontractors.com.au
Work Health and Safety (WHS) Coordinator	Andre Van Gelder	Burton	0412 173 573 andre.vangelder@burtoncontractors.com.au
Western North South Link Road Contract			
Contractor's Project Manager	Mark Dolan	Robson	0409 161 886 mark.dolan@robsoncivil.com.au
Environmental Coordinator	Dorothy Wonson	Robson	0437 414 962 dorothy.wonson@robsoncivil.com.au
Work Health and Safety (WHS) Coordinator	Derek Doohan	Robson	0420 345 527 derek.doohan@robsoncivil.com.au

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3 Compliance Status Summary

The compliance table provided as **Appendix B** demonstrates the compliance with conditions of consent for SSD 7348.

The terminology within **Table 2** has been used to describe compliance status within the Compliance Report Provided at Appendix B. Only these terms are used to describe the compliance status.

Table 3 Compliance Status Descriptors

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

Construction Compliance Reports will be issued quarterly from the date of Construction commencement. A schedule for these reports will be confirmed within the first Construction Compliance Report.

Other compliance reports will be issued in accordance with Sec. 2.1 of the Compliance Reporting Post Approval Requirements (Department of Planning and Environment 2018).

4 Previous report Actions

NIL

5 Incidents

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

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

6 Complaints

There have been no complaints recorded for this Project.

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Appendix A

Compliance Report Declaration Form

Project Name : Oakdale West Industrial Estate

Project Application Number : SSD 7348

Description of Project :

- concept layout of 22 warehouse buildings including of dock offices and ancillary offices providing 476,000 square meters of gross lettable area, built over 5 development stages
- concept layout of development lots, internal roads, drainage, landscaping, noise walls, basins and biodiversity offsets; and
- development controls

Project Address: 2 Aldington Road, Kemps Creek NSW

Proponent: Goodman Property Services (Aust) Pty Ltd

Title of Compliance Report: Pre-Construction Compliance Report

Date: 2 December 2019

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

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

Notes:

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

Name of Authorised Reporting Officer	Kym Dracopoulos
Title	Mr
Signature	
Qualification	B.E (Civil)
Company	GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Company Address	L17, 60 Castlereagh St. Sydney NSW 2000

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Appendix B

Compliance Report

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
Future Development Applications					
B1.	In accordance with section 4.22 of the EP&A Act, each Stage of the Concept Proposal (excluding Stage 1) is to be subject to future development applications (DAs). Future DAs are to be consistent with this development consent.	Future development applications	Future DAs will be compared for consistency with this consent condition.		Not Triggered
B2.	To avoid any doubt, this Concept Proposal consent does not permit the construction or operation of any Development, except for the Stage 1 DA covered by Schedule D.	Future development applications	Approvals will be sought from the Planning Secretary for works outside of Stage 1.		Not Triggered
B3.	This Concept Proposal consent does not approve the building layouts shown on Lots 2E, 2F, 2G, 2H, 2J and 4A on Figure 1 in Appendix 1. The location of the buildings on these lots must be assessed by separate DAs, and must satisfy the interface requirements of Conditions C3 and C4.	Future development applications	Approvals will be sought from the Planning Secretary for works outside of Stage 1.		Not Triggered
Statutory Requirements					
B4.	The Applicant shall ensure that all licences, permits, and approvals/consents are obtained as required by law and maintained as required throughout the life of the Concept Proposal. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals/consents.	At all times	The ER to monitor that all licences, permits, and approvals/consents are obtained/maintained as required by law and/or as detailed within the CEMP/OEMP.	This Compliance Report	Compliant
Terms Of Consent					
B5.	The Applicant shall carry out the Concept Proposal in accordance with the: (a) EIS and RTS;	At all times	ER to check consistency during compliance reporting.	This Compliance Report	Compliant
	(b) the plans in Appendix 1 and Appendix 2; and	At all times	ER to check consistency during compliance reporting.	This Compliance Report	Compliant
	(c) the Applicant's Management and Mitigation Measures in Appendix 7.	At all times	ER to check consistency during compliance reporting.	This Compliance Report	Compliant
B6.	If there is any inconsistency between the plans and documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.	At all times			Not triggered

<table>
<tr><th>Unique ID</th><th>Compliance Requirement / Development Consent Condition</th><th>Development Phase</th><th>Monitoring Methodology</th><th>Comments / Evidence</th><th>Compliance Status</th></tr>
<tr><td colspan="6">SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL</td></tr>
<tr><td>B7.</td><td>The Applicant shall comply with any reasonable requirement(s) of the Planning Secretary arising from the Department's assessment of:
(a) any reports, plans or correspondence that are submitted in accordance with this consent; and</td><td>At all times</td><td>ER to check consistency during compliance reporting.</td><td>This Compliance Report</td><td>Compliant</td></tr>
<tr><td></td><td>(b) the implementation of any actions or measures contained within these reports, plans or correspondence.</td><td>At all times</td><td>ER to check consistency during compliance reporting.</td><td></td><td>Compliant</td></tr>
<tr><td colspan="6">Limits Of Consent</td></tr>
<tr><td>B8.</td><td>This consent lapses five (5) years after the date from which it operates, unless any Stage of the Development has physically commenced on the land to which the consent applies before that date.</td><td>Within five years of the date of consent</td><td>Construction is planned to commence during the five (5) years after the date the consent is approved.</td><td>Consent for SSD issued 13 Sept 2019</td><td>Compliant</td></tr>
<tr><td>B9.</td><td>The following limits apply to the Concept Proposal:
(a) the maximum GLA for the land uses in the Development shall not exceed the limits in Table 1;

Table 1: GLA Maximum for Concept Proposal
<table><tr><th>Land Use</th><th>Maximum GLA square metres (m^2)</th></tr><tr><td>Total Warehousing</td><td>453,000</td></tr><tr><td>Total Office</td><td>23,000</td></tr><tr><td>Total GLA</td><td>476,000</td></tr></table></td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to review concept and confirm this is true.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(b) a minimum 60 metre (m) wide corridor along the northern Site boundary shall not be developed and shall be maintained and preserved for the future WSFL corridor, in accordance with the requirements of TfNSW; and</td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to confirm final width in accordance with site survey prior to commencement of construction.</td><td>Letter from TfNSW to Goodman 28/11/19 confirming acceptance</td><td>Compliant</td></tr>
<tr><td></td><td>(c) the building layouts and footprints shown on Lot 2E, 2F, 2G, 2H, 2J and 4A on Figure 1 in Appendix 1, are not approved. The position, layouts and footprints of the buildings on these lots must be assessed by separate DAs, and must satisfy the interface requirements of Conditions C3 and C4.</td><td>Applicable to estate lot design</td><td>Approvals will be sought from the Planning Secretary for works outside of Stage 1. The layouts and footprints will be assessed against SSD 7348.
ER to confirm DA's are received before works start for buildings in each of the Lots.</td><td></td><td>Not triggered</td></tr>
</table>

<table>
<tr><th>Unique ID</th><th>Compliance Requirement / Development Consent Condition</th><th>Development Phase</th><th>Monitoring Methodology</th><th>Comments / Evidence</th><th>Compliance Status</th></tr>
<tr><td colspan="6">SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL</td></tr>
<tr><td>B10.</td><td>The Applicant shall ensure the Concept Proposal is consistent with the development controls in Table 2:
Table 2
<table><tr><th>Development Aspect</th><th>Control</th></tr><tr><td>Minimum building setbacks from:</td><td></td></tr><tr><td>• Southern Link Road</td><td>20 m</td></tr><tr><td>• Western North-South Link Road</td><td>20 m</td></tr><tr><td>• Local estate Roads</td><td>7.5 m</td></tr><tr><td>• Western site boundary</td><td>40 m</td></tr><tr><td>• Southern site boundary</td><td>20 m (excluding parking areas)</td></tr><tr><td>Rear boundary setbacks within the estate</td><td>5 m</td></tr><tr><td>Side boundary setbacks within the estate</td><td>0 m, subject to compliance with fire rating requirements</td></tr><tr><td>Height</td><td>15 m</td></tr><tr><td>Minimum lot size</td><td>5,000 m^2</td></tr><tr><td>Minimum frontage</td><td>40 m (excluding cul-de-sacs)
35 m minimum lot width at the building line</td></tr><tr><td>Site coverage</td><td>Maximum of 65 per cent (excluding awnings)</td></tr></table></td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to review concept and confirm
ER to obtain Certification Letter from concept design team.</td><td></td><td>Not triggered</td></tr>
<tr><td>B11.</td><td>Notwithstanding the controls listed in Table 2 in Condition B10, no warehouse building in the Concept Proposal shall exceed a ridgeline height of 13.7 m, excluding roof mounted mechanical plant and solar panels.</td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>Assess against development controls in SSD 7348 or construction drawings and WAE drawings.</td><td>Pre-Construction</td><td>Not triggered</td></tr>
<tr><td>B12.</td><td>The Applicant shall lodge the proposed revisions to the Penrith Development Control Plan 2014 (Penrith DCP), in accordance with Table 2 in Condition B10, with Council within 6 months of the date of this consent.</td><td>Within six months of the date of consent</td><td>If required, this will be undertaken in accordance with the Penrith DCP and cited by the ER prior to submission.</td><td></td><td>Not triggered</td></tr>
<tr><td>B13.</td><td>The Applicant shall ensure the Concept Proposal provides car parking in accordance with the following rates:
(a) 1 space per 300 m^2 of warehouse GFA;</td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to review concept and confirm.
ER to obtain Certification Letter from concept design team.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(b) 1 space per 40 m^2 of office GFA; and</td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to review concept and confirm ER to obtain Certification Letter from concept design team.</td><td></td><td>Not triggered</td></tr>
</table>

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) 2 spaces for disability parking for every 100 car parking spaces.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review concept and confirm ER to obtain Certification Letter from concept design team.		Not triggered
B14.	The Applicant shall provide bicycle racks, and amenity and change room facilities for cyclists in accordance with *Planning Guidelines for Walking and Cycling* (December, 2004, NSW Department of Infrastructure, Planning and Natural Resources and the Roads and Traffic Authority).	Applicable to estate lot design	Assess against development controls in SSD 7348 or construction drawings and WAE drawings.		Not triggered
Staging Plan					
B15.	Prior to the commencement of construction of any Stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant
	(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant
	(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts on adjacent sensitive receivers;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant
	(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant
	(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant
	(e) include conceptual design for the provision of services, utilities and infrastructure to the Site.	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
B16.	The Applicant must: (a) not commence construction of any Stage of the Development until the Staging Plan required by Condition B15 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite approved Staging Plan prior to the commencement of construction.	Letter from DPE to Goodman dated 26/9/19 confirming acceptance of the Staging Plan	Compliant
	(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.	At all times	ER to confirm any updates to Staging Plan each compliance report before assessing compliance for that period.	No revision of staging plan	Compliant
B17.	The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval. *Notes: The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary* *The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.*	At all times	ER to cite actions requested by the Planning Secretary and evidence of completion/satisfaction.	No preconstruction requirements	Compliant
Noise Limits					

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<table>
<tr><th>Unique ID</th><th>Compliance Requirement / Development Consent Condition</th><th>Development Phase</th><th>Monitoring Methodology</th><th>Comments / Evidence</th><th>Compliance Status</th></tr>
<tr><td colspan="6">SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL</td></tr>
<tr><td>B18.</td><td>The Applicant shall ensure the Development does not exceed the noise limits in Table 3 at the receiver locations N1, N2, N3, N4 and N5 shown on the plan in Appendix 5.
Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the Noise Policy for Industry (EPA 2017).
Table 3: Noise Limits dB(A)
<table>
<tr><th>Location</th><th>Day</th><th>Evening</th><th colspan="2">Night</th></tr>
<tr><td></td><td>$L_{Aeq\ (15\ minute)}$</td><td>$L_{Aeq\ (15\ minute)}$</td><td>$L_{Aeq\ (15\ minute)}$</td><td>$L_{A1\ (1\ minute)}$</td></tr>
<tr><td>N1 Emmaus Village Residential</td><td>44</td><td>43</td><td>41</td><td>51</td></tr>
<tr><td>N3 Kemps Creek – nearest residential property</td><td>39</td><td>39</td><td>37</td><td>47</td></tr>
<tr><td>N4 & N5 Kemps Creek – other residences</td><td>39</td><td>39</td><td>37</td><td>47</td></tr>
<tr><td>N2 Emmaus Catholic College (school)</td><td colspan="4">When in use: 35 (internal)</td></tr>
</table>
Note: Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the Noise Policy for Industry (EPA 2017).</td><td>Applicable to operation</td><td>Regular monitoring will be undertaken by consultants in accordance with the OEMP.
Noise monitoring records provided by the consultants will be compared against the criteria in the OEMP.
Any exceedance will be reported in accordance with the requirements of the consent and the OEMP.</td><td></td><td>Not triggered</td></tr>
<tr><td>B19.</td><td>The noise limits in Table 3 do not apply to receiver N3 if the Applicant has a Noise Agreement with the relevant landowner to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that an agreement is in place.</td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to cite Noise Agreement with the relevant landowner to exceed the noise limits, if developed.</td><td>Acoustic agreement with N3 dated 7 June 2019

Agreement submitted to DPE 12 June 2019</td><td>Closed</td></tr>
<tr><td colspan="6">Bushfire Protection</td></tr>
<tr><td rowspan="2">B20.</td><td>The Applicant shall ensure the Development complies with:
(a) the relevant provisions of Planning for Bushfire Protection 2006;</td><td>Applicable to estate lot design</td><td>ER to undertake review of documentation (prior to and post construction of buildings) against the Planning for Bushfire Protection 2006.</td><td></td><td>Not triggered</td></tr>
<tr><td>(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016; and</td><td>Applicable to estate lot design</td><td>ER to undertake review of documentation (prior to and post construction of buildings) against the Bushfire Protection Assessment (ABPP 2016)</td><td></td><td>Not triggered</td></tr>
</table>

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) AS2419.1 – 2005 Fire Hydrant Installations for fire-fighting water supply.	Applicable to estate lot design	Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
Transgrid Easement					
B21.	The Applicant must: (a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easement on the Site, 24 hours a day, 7 days a week;	At all times	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. ER to also undertake inspections based on information provided by the Contractor or Project Manager.		Not triggered
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and	At all times	Contractor Project Managers to undertake daily inspections to ensure compliance with the requirements of TransGrid. ER to cite requirements. ER to undertake inspections based on information provided by the Contractor or Project Manager.	No requirements issued pre construction	Compliant
	(c) advise TransGrid of any proposed amended or modified encroachment into the easement.	At all times	Contractors or Project Manager to undertake correspondence and agreements with TransGrid where necessary and provide documentation of standards and agreements.	No proposed amended or modified encroachments	Compliant
B22.	The Applicant must comply with the requirements of Endeavour Energy for the provision of land for a new zone substation as shown on the plans in the RTS.	At all times	All contractors/project managers to provide documents and agreements with Endeavour Energy. ER to also cite documentation provided by Contractor or Project Manager.	Executed agreement between Goodman and Endeavour Energy dated 01/02/19 for sale of land for zone substation.	Compliant
Water NSW					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
B23.	The Applicant must: (a) provide safe and unobstructed access for Water NSW plant and personnel to access the water pipelines corridor adjacent the Site, 24 hours a day, 7 days a week;	At all times	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. ER to also undertake inspections to ensure conformance with CEMP.		Not triggered
	(b) comply with the requirements of Water NSW for any works adjacent to or over, the water pipelines corridor; and	At all times	Contractor Project Managers to undertake daily inspections to ensure compliance with the requirements of Water NSW. ER to also undertake inspections to ensure conformance with CEMP.	CEMP provided to WNSW for comment Letter WNSW to Goodman 3/09/19 confirming acceptance and close out of design related comments	Compliant
	(c) advise Water NSW of any proposed amended or modified encroachment into the water pipelines corridor.	At all times	Contractors or Project Manager to undertake correspondence and agreements with Water NSW where necessary and provide details of Water NSW requirements.	No proposed amended encroachments	Compliant
Amenities Lot					
B24.	The amenities lot located north of Estate Road 1, as shown on the plans in Appendix 1, must only provide for small-scale local services such as commercial, retail and community facilities and landscaping that service or support the needs of local employment- generating uses.	Applicable to estate lot design	Approvals will be sought from the Planning Secretary for works outside of Stage 1. The layouts and footprints will be assessed against SSD 7348. ER to confirm DA's are received before works start at the Amenities Lot.		Not triggered
SCHEDULE C – CONDITIONS FOR FUTURE DEVELOPMENT APPLICATIONS					
Development Contributions					
C1.	Future DAs shall identify whether any Development Contributions Plan made by Council (under Section 7.11 of the EP&A Act) applies to that stage of the Concept Proposal (excluding Stage 1).	Future development applications			Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
C2.	Prior to the issue of a Construction Certificate for any stage of the Development, the Applicant shall pay contributions to Council in accordance with the relevant Development Contributions Plan identified in accordance with Condition C1.	Future development applications			Not triggered
C3.	Future DAs for warehouses on lots 2E, 2F, 2G, 2H, 2J and 4A shall be accompanied by an Urban Design Assessment. The assessment must: (a) be prepared by an independent urban design consultant;	Future development applications	A specialist consultant will be engaged to prepare Urban Design Assessment. ER to review Urban Design Assessment prior to submission to the Planning Secretary.		Not triggered
	(b) be prepared in consultation with Council and the Emmaus Catholic College;	Future development applications	ER to cite consultation with Council.		Not triggered
	(c) detail the key objectives for the interface with the sensitive receivers on the western and southern Site boundaries, including consideration of optimal uses and operational hours;	Future development applications	ER to review Urban Design Assessment against the requirements of the condition.		Not triggered
	(d) determine the optimal building location and setbacks on the western and southern boundaries, noting the design controls in Condition B10 are the minimum setback requirements;	Future development applications	ER to review Urban Design Assessment against the requirements of the condition.		Not triggered
	(e) present the optimal design for the building layouts along the western and southern site boundaries with detailed justification for the preferred option;	Future development applications	ER to review Urban Design Assessment against the requirements of the condition.		Not triggered
	(f) identify appropriate orientations and architectural treatments for the facades facing sensitive receivers; and	Future development applications	ER to review Urban Design Assessment against the requirements of the condition.		Not triggered
	(g) incorporate noise mitigation into the layout and design of buildings, internal roads, loading docks and parking areas to ensure the Development can meet the noise limits in Condition B18.	Future development applications	ER to review Urban Design Assessment against the requirements of the condition.		Not triggered

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
C4.	Prior to the commencement of construction of warehouses or office buildings on lots 2E, 2F, 2G, 2H, 2J and 4A, the Applicant must obtain approval from the Consent Authority for the preferred design option, including uses, building and loading dock layouts, setbacks, façade treatments and colours.	Future development applications	Approvals will be sought from the Planning Secretary and cited by the ER.		Not triggered
Visual Amenity					
C5.	**Landscaping** Future DAs shall be accompanied by a Landscape Assessment. The assessment must: (a) be prepared by a qualified landscape design consultant;	Future development applications	A specialist consultant will be engaged to prepare Landscape Assessment. ER to review Landscape Assessment prior to submission to the Planning Secretary.		Not triggered
	(b) be prepared in consultation with Council;	Future development applications	ER to cite consultation with Council.		Not triggered
	(c) describe how the landscaping for the relevant Stage of the Development is consistent with the Staging Plan approved in accordance with Condition B15;	Future development applications	ER to review Landscape Assessment against the requirements of the condition.		Not triggered
	(d) describes the landscaping works to be completed as part of the relevant Stage of the Development and details a program for monitoring the success of landscaping works over time;	Future development applications	ER to review Landscape Assessment against the requirements of the condition.		Not triggered
	(e) assesses the condition of and adequacy of landscaping completed as part of earlier Stages of the Development, in providing visual screening for adjacent sensitive receivers; and	Future development applications	ER to review Landscape Assessment against the requirements of the condition.		Not triggered
	(f) details any additional landscaping or rehabilitation works required to ensure the visual impacts of the Development are minimised for the adjacent sensitive receivers.	Future development applications	ER to review Landscape Assessment against the requirements of the condition.		Not triggered
C6.	**Outdoor lighting** Future DAs must ensure compliance with *AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting* and *AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting*.	Future development applications	Assessments will be undertaken by suitably qualified experts to satisfy the condition. Approvals will be sought from the		Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
			Planning Secretary for future DAs. Approvals will be cited by the ER.		
C7.	**Signage** (a) Future Das must ensure illuminated signage is oriented away from the sensitive receivers on the western and southern Site boundaries.	Future development applications	Assessments will be undertaken by suitably qualified experts to satisfy the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the ER.		Not triggered
C8.	**Reflectivity** The visible light reflectivity from materials used on the façades and roofs of the warehouses and office buildings shall be designed to minimise glare. A report demonstrating compliance with these requirements must be submitted to the satisfaction of the Certifying Authority for each future warehouse and office building prior to the issue of the relevant Construction Certificate.	Applicable to estate lot design	Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
Transport, Access And Parking					
C9.	Future DAs shall be accompanied by a transport, access and parking assessment. The assessment must: (a) assess the impacts on the safety and capacity of the surrounding road network and access points during construction and operation of the relevant Stage;	Future development applications	ER to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the ER.		Not triggered
	(b) demonstrate internal roads and car parking complies with relevant Australian Standards and the car parking rates in Condition B13;	Future development applications	ER to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the ER.		Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) detail the scope and timing of any required road upgrades to service the relevant Stage; and	Future development applications	ER to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the ER.		Not triggered
	(d) detail measures to promote non-car travel modes, including a Sustainable Travel Plan identifying pedestrian and cyclist facilities to service the relevant Stage of the Development.	Future development applications	ER to review the Transport, Access and Parking Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the ER.		Not triggered
Noise And Vibration					
C10.	Future DAs shall be accompanied by a noise and vibration impact assessment. The assessment must: (a) identify the noise and vibration impacts during construction and operation;	Future development applications	ER to review the Noise and Vibration Impact Assessment against the requirements of the condition. Approvals will be sought from the Planning Secretary for future DAs. Approvals will be cited by the ER.		Not triggered
	(b) demonstrate compliance with the noise limits in Condition B18;	Future development applications	ER to cite Planning Secretary approvals to confirm compliance.		Not triggered
	(c) provide an analysis of all external plant and equipment, including but not limited to, forklifts, air conditioners and refrigeration systems;	Future development applications	ER to cite Planning Secretary approvals to confirm compliance.		Not triggered
	(d) incorporate noise mitigation measures, such as increased building setbacks, building insulation, noise barriers, layout of truck loading areas or source controls, to demonstrate the noise limits in Condition B18 can be achieved;	Future development applications	ER to cite Planning Secretary approvals to confirm compliance.		Not triggered

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(e) detail the timing to construct the noise walls shown in Appendix 5, to ensure noise from operation of the Development does not exceed the noise limits in Condition B18; and	Future development applications	ER to cite Planning Secretary approvals to confirm compliance.		Not triggered
	(f) recommend mitigation and management measures to be implemented to minimise noise during construction.	Future development applications	ER to cite Planning Secretary approvals to confirm compliance.		Not triggered
Stormwater Management					
C11.	Future DAs shall demonstrate the design of the warehouses, offices and hardstand areas are consistent with (or the latest revision of) the: (a) *Civil, Stormwater and Infrastructure Services Report*, prepared by AT&L, dated October 2018; and	Future development applications	Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
	(b) *Flood Impact Assessment: Oakdale West Estate,* prepared by Cardno, dated 27 March 2017.	Future development applications	Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
Bushfire Protection					
C12.	The Applicant shall ensure future DAs comply with: (a) the relevant provisions of *Planning for Bushfire Protection 2006*;	Future development applications	ER to undertake inspections and monitoring against the *Planning for Bushfire Protection 2006.*		Not triggered
	(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016; and	Future development applications	ER to undertake inspections and monitoring against the Bushfire Protection Assessment (ABPP 2016).		Not triggered
	(c) AS2419.1 – 2005 Fire Hydrant Installations for firefighting water supply.	Future development applications	Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
Transgrid Easement					
C13.	The Applicant must consult with TransGrid, prior to lodging DAs for Stages 4 and 5 of the Development as shown on Figure 2 in Appendix 1, and any other Stage or road infrastructure that may affect the TransGrid easement. The Applicant must design, construct and operate each Stage of the development in accordance with the reasonable requirements of TransGrid relating to their use of the TransGrid easement.	Future development applications	Consultation with Transgrid will be cited by ER. Evidence provided to certifier or Planning Secretary.		Not triggered

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
C14.	The Applicant must consult with TransGrid, prior to lodging DAs for buildings in Stage 5 adjacent to Ropes Creek, to identify and implement any required flood management measures within the transmission line easement.	Future development applications	Consultation with Transgrid will be cited by ER. Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
C15.	The Applicant must obtain relevant approvals from Endeavour Energy, prior to the construction of any utility works to service each Stage of the Development.	Prior to electrical construction	Consultation with Endeavour Energy will be cited by ER.		Not triggered
Water NSW					
C16.	The Applicant must consult with Water NSW, prior to lodging DAs for works on Lot 2A and 2B adjoining the water pipelines corridor, to identify and implement any requirements of WNSW for protection of the water pipelines corridor.	Future development applications	Consultation with Water NSW will be cited by ER.		Not triggered
Waste					
C17.	Future DAs shall include a Waste Management Plan prepared in accordance with the NSW *Waste Classification Guidelines* (DECCW, 2009).	Future development applications	A WMP will be undertaken by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Evidence of approval will be cited by the ER.		Not triggered
Construction Management					
C18.	A Construction Environmental Management Plan (CEMP) shall be submitted to the Consent Authority for each Stage of the Concept Proposal, prior to the commencement of construction of the relevant Stage. The CEMP must: (a) be prepared by a suitably qualified and experienced environmental consultant, or the Environmental Representative appointed for Stage 1 of the Development;	Future development applications	A CEMP will be undertaken by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Evidence of approval will be cited by the ER or certifier prior to consultation.	See Condition D119	Compliant
	(b) be prepared in consultation with relevant Government agencies, infrastructure and utility providers, including but not limited to, TransGrid, Endeavour Energy, Water NSW and TfNSW, where relevant for each Stage;	Future development applications	ER to cite consultation with Council.		Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) detail the construction activities to be undertaken in the relevant Stage of the Development;	Future development applications	ER to review CEMP against the requirements of the condition. Evidence of approval will be cited by the ER.		Compliant
	(d) include detailed procedures for managing the environmental impacts of construction, including stormwater, erosion and sediment controls, dust, noise and traffic management; and	Future development applications	ER to review CEMP against the requirements of the condition. Evidence of approval will be cited by the ER.		Compliant
	(e) detail the roles and responsibilities for environmental management on the Site.	Future development applications	ER to review CEMP against the requirements of the condition. Evidence of approval will be cited by the ER.		Compliant
Community Communication Strategy					
C19.	No later than one month before the commencement of construction of any Stage of the Development, a Community Communication Strategy (CCS) must be prepared and submitted to the Planning Secretary for approval. The CCS is to provide mechanisms to facilitate communication between the Applicant, Council and the community (including adjoining affected landowners, schools, businesses, and others directly impacted by Stage 1), during design, construction and operation. The CCS must: (a) assign a central contact person to keep the nearby sensitive receivers regularly informed throughout the Development;	One month prior to commencing construction at WNSLR and/or Stage 1	A Community Communication Strategy will be prepared by a suitable qualified expert and will be submitted to the Planning Secretary for approval. Evidence of approval will be cited by the ER.	CCS submitted to DPE 06/08/19	Compliant
	(b) detail the mechanisms for regularly consulting with the local community throughout the Development, such as holding regular meetings to inform the community of the progress of the development and report on environmental monitoring results;	One month prior to commencing construction at WNSLR and/or Stage 1	ER to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the ER.	CCS submitted to DPE 06/08/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) detail a procedure for consulting with nearby sensitive receivers to schedule high noise generating works, vibration intensive activities or manage traffic disruptions;	One month prior to commencing construction at WNSLR and/or Stage 1	ER to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the ER.	CCS submitted to DPE 06/08/19	Compliant
	(d) include contact details for key community groups, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders; and	One month prior to commencing construction at WNSLR and/or Stage 1	ER to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the ER.	CCS submitted to DPE 06/08/19	Compliant
	(e) include a complaints procedure for recording, responding to and managing complaints, including:			CCS submitted to DPE 06/08/19	Compliant
	i) email, contact telephone number and postal addresses for receiving complaints;			CCS submitted to DPE 06/08/19	Compliant
	ii) advertising the contact details for complaints before and during operation, via the local newspaper and through onsite signage; iii) a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and	One month prior to commencing construction at WNSLR and/or Stage 1	ER to review Community Communication Strategy against the requirements of the condition. Evidence of approval will be cited by the ER.	CCS submitted to DPE 06/08/19	Compliant
	iv) procedures for the resolution of any disputes that may arise during the course of the Development.			CCS submitted to DPE 06/08/19	Compliant
C20.	The Applicant must: (a) not commence construction of the relevant Stage of Concept Proposal until the CCS has been approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.	CCS Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(b) implement the CCS for each Stage of the Concept Proposal and following the completion of operation of the Development.	At all times	Regular monitoring and inspections will be undertaken to ensure that the Community Communication Strategy is implemented accordingly.	Records of Consultation and Complaints included within ER Monthly reports	Compliant
SCHEDULE D – CONDITIONS FOR STAGE 1					
Part 1 – General Conditions					
Obligation To Minimise Harm To The Environment					
D1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of Stage 1 development, and any rehabilitation required under this consent.	At all times	Contractors to provide methodology and data for ER to review. Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP.		Not triggered
Terms Of Consent					
D2.	Stage 1 of the Development may only be carried out: (a) in compliance with the conditions of this consent;	At all times	Regular inspections and monitoring will be undertaken in accordance with the CEMPs and OEMP.	This Pre-Construction Compliance Report	Compliant
	(b) in accordance with all written directions of the Planning Secretary;	At all times		This Pre-Construction Compliance Report	Compliant
	(c) in accordance with the EIS and RTS;	At all times		This Pre-Construction Compliance Report	Compliant
	(d) in accordance with the plans in Appendix 2 and Appendix 3; and	At all times		This Pre-Construction Compliance Report	Compliant
	(e) in accordance with the Applicant's Management and Mitigation Measures in Appendix 7.	At all times		This Pre-Construction Compliance Report	Compliant

<table>
<tr><th>Unique ID</th><th>Compliance Requirement / Development Consent Condition</th><th>Development Phase</th><th>Monitoring Methodology</th><th>Comments / Evidence</th><th>Compliance Status</th></tr>
<tr><td colspan="6">SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL</td></tr>
<tr><td>D3.</td><td>Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and</td><td>At all times</td><td rowspan="2">ER to cite actions requested by the Planning Secretary and evidence of completion/satisfaction.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(b) the implementation of any actions or measures contained in any such document referred to in Condition D3(a).</td><td>At all times</td><td></td><td>Not triggered</td></tr>
<tr><td>D4.</td><td>The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition D2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition D2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</td><td>At all times</td><td></td><td></td><td>Not triggered</td></tr>
<tr><td colspan="6">Limits Of Consent</td></tr>
<tr><td>D5.</td><td>This consent lapses five (5) years after the date from which it operates, unless Stage 1 has physically commenced on the land to which the consent applies before that date.</td><td>Within five years of the date of consent</td><td>Construction is planned to commence during the five (5) years after the date from which it operates.</td><td>Consent for SSD issued 13 Sept 2019</td><td>Not triggered</td></tr>
<tr><td>D6.</td><td>The following limits apply to the Concept Proposal:
(a) the maximum GLA for the land uses in the Development shall not exceed the limits in Table 4;
Table 4: GLA Maximum for Stage 1
<table>
<tr><th>Land Use</th><th>Maximum GLA (m²)</th></tr>
<tr><td>Total Warehousing</td><td>111,000</td></tr>
<tr><td>Total Office</td><td>7,000</td></tr>
<tr><td>Total GLA</td><td>118,000</td></tr>
</table></td><td>Applicable to estate lot design</td><td>Regular monitoring and inspections will be undertaken to ensure consistency with the limits during construction.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(b) a minimum 60 m wide corridor along the northern Site boundary shall not be developed and shall be maintained and preserved for the future WSFL corridor, in accordance with the requirements of TfNSW.</td><td>Prior to commencing construction at WNSLR and/or Stage 1</td><td>ER to confirm final width in accordance with site survey prior to commencement of construction. This corridor will be indicated on site plans.</td><td>Letter from TfNSW to Goodman 28/11/19 confirming acceptance of design</td><td>Compliant</td></tr>
</table>

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D7.	The Applicant shall ensure Stage 1 is consistent with the development controls in Table 2: Development Controls in Condition B10.	Applicable to estate lot design	Regular monitoring and inspections will be undertaken to ensure consistency with the controls during construction. Assess against development controls in SSD 7348.		Not triggered
Notification Of Commencement					
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: (a) construction; and	One month prior to commencing construction at WNSLR and/or Stage 1	ER to cite notification and approval prior to the commencement of construction.	Letter from GPS dated 6/06/19 notifying intention to start works.	Compliant
	(b) Operation.	One month prior to commencing operation at Stage 1	ER to cite certification prior to the commencement of operation.		Not triggered
D9.	If the construction or operation of Stage 1 is to be delivered in sub-stages, the Department must be notified in writing at least one month before the commencement of each sub-stage, of the date of commencement and the works to be carried out in that sub-stage.	One month prior to the commencement of each sub- stage	ER to cite evidence of sub-stage consultation prior to the commencement of construction.		Not triggered
Evidence Of Consultation					
D10.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	At all times	ER to cite evidence of consultation and evidence of consultation provided to Planning Secretary.	Refer to relevant consent conditions	Compliant
	(b) provide details of the consultation undertaken including: i. the outcome of that consultation, matters resolved and unresolved; and ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	At all times	ER to cite evidence of consultation and evidence of consultation provided to Planning Secretary.	Refer to relevant consent conditions	Compliant
Staging, Combining And Updating Strategies, Plans Or Programs					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D11.	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	At all times	ER to cite evidence of staging approval by the Planning Secretary. Goodman and ER to review of Plans prior to submission to Planning Secretary. All strategies, plans or programs will be reviewed and resubmitted to the Planning Secretary, as required.		Not triggered
	(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	At all times	ER to cite evidence of staging approval by the Planning Secretary. Goodman and ER to review of Plans prior to submission to Planning Secretary. All strategies, plans or programs will be reviewed and resubmitted to the Planning Secretary, as required.		Not triggered
	(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	ER to cite evidence of staging approval by the Planning Secretary. Goodman and ER to review of Plans prior to submission to Planning Secretary. All strategies, plans or programs will be reviewed and resubmitted to the Planning Secretary, as required.		Not triggered
D12.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times	ER to cite evidence of no consultation approved by the Planning Secretary.		Not triggered
D13.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	ER to cite evidence of Planning Secretary approval.		Not triggered
Protection of Public Infrastructure					

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D14.	Before the commencement of construction of Stage 1, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected, to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review consultation. Note: Arrangement likely to include further work once construction commenced.	See Consultation with Endeavour Energy within Condition C15 Letter ATL to Penrith Council L013-01-15-272-OWE dated 29/09/19 - Ongoing consultation for relocation and protection of services	Compliant
	(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite Dilapidation Reports completed by contractors.	Burton: 18/11/2019 OWE-External Roads Dilapidation Report – Rev 1 Robson: 11/10/19 SSD 7348 Western North South Link Road – Ver 1.3	Compliant
	(c) submit a copy of the dilapidation report to the Planning Secretary and Council.	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite submission to planning Secretary and Council.	Dilapidation reports submitted via share link in email dated 22/11/19	Compliant
D15.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out Stage 1; and	At all times	Evidence of satisfaction of this condition will be sited by the ER.		Not Triggered
	(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of Stage 1.	At all times			Not Triggered
Protection of Water NSW Infrastructure					

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D16.	Before the commencement of construction of Stage 1, the Applicant must: (a) prepare a dilapidation report identifying the condition of all infrastructure within the water pipelines corridor, in the vicinity of the WNSLR bridge crossing;	Prior to commencing construction at WNSLR	ER to cite Dilapidation Reports completed by contractors.	Dilapidation report Twin Pipes Condition Survey – Pre Works SLR Ref: 610-18802-R02	Compliant
	(b) implement all practical measures to protect this infrastructure, as required by Water NSW; and	Prior to commencing construction at WNSLR	ER to review works in line with evidence documents. Implementation of most measures can only occur once commenced.		Not triggered
	(c) repair, or pay the full costs associated with repairing, any water supply infrastructure that is damaged by carrying out Stage 1.	Prior to the completion of construction at WNSLR	Evidence of satisfaction of this condition will be cited by the ER once works and any rectification works are completed.		Not triggered
Demolition					
D17.	All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).	At all times	ER to confirm and review separate WMS for demolition. ER to confirm licenced contractor for demolition.		Not triggered
Structural Adequacy					
D18.	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the National Construction Code (NCC). *Notes:* *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.* *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*	At all times	ER to site construction and occupation certificates for the building works.		Not triggered
Compliance					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D19.	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of Stage 1.	At all times	All contractors and consultants to be issued with conditions of consent. ER to review and confirm induction and training program/records for all contractors working on site to show this is included. Inductions and training records are to be retained by the contractors.	This requirement is included in the CEMP's for both WNSLR and OWE in Section 3.4	Not triggered
Developer Contributions					
D20.	The Applicant shall provide all monetary contributions and/or works-in-kind contributions under Subdivision 2 of Division 7.1 of Part 7 of the EP&A Act, in accordance with the Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd (the developer) and BGMG 11 Pty Limited as trustee for the BGMG 1 Oakdale West Trust (the landowner) and executed on 5 August 2019, and as attached in Appendix 4.	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of payment/agreement will be cited by the ER.	Letter from DPIE 6/11/19 confirming agreement Letter from DPE 18/11/19 confirming WIK Bank Guarantee from Goodman to Minister of Planning and Environment	Compliant
Operation Of Plant And Equipment					
D21.	All plant and equipment used on site, or to monitor the performance of Stage 1 must be: (a) maintained in a proper and efficient condition; and	At all times	Contractors to provide evidence of their equipment Monitoring and maintenance records to be regularly cited by ER.		Not triggered
	(b) operated in a proper and efficient manner.	At all times			Not triggered
Easements					
D22.	Within 12 months of commencing operation of Stage 1, or a timing otherwise agreed with Council, an easement under section 88A and/or restriction or public positive covenant under section 88E of the *Conveyancing Act 1919* (NSW) naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and provides for a drainage outlet swale from bio- retention basin 1, must be registered on title of Lot 19 on DP 1250578.	Within 12 months of the date of commencing operation of Stage 1	Evidence of registration will be cited by the ER.		Not triggered
External Walls And Cladding					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D23.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	Applicable to estate lot design	ER to cite CC and OC for the building works.		Not triggered
D24.	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	Prior to commencing construction of buildings at Stage 1	ER to cite CC and OC for the building works.		Not triggered
D25.	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to commencing construction of buildings at Stage 1	ER to cite CC and OC for the building works.		Not triggered
Utilities And Services					
D26.	Before the construction of any utility works associated with Stage 1, the Applicant must obtain relevant approvals from service providers.	Prior to commencing construction of utility works	The ER will monitor and cite all approvals from service providers are obtained. This will be reported in the ER Reports.		Not triggered
D27.	Before the commencement of operation of Stage 1, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing Stage 1, under section 73 of the *Sydney Water Act 1994* (NSW).	Prior to commencing operation at Stage 1	The ER will monitor and cite compliance certificate. This will be reported in the ER Reports.		Not triggered
D28.	Before the issue of a Subdivision or Construction Certificate for Stage 1, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for the provision of communication facilities to Stage 1.	Prior to commencing construction at Stage 1	ER to cite evidence of arrangements made.	NBN application AYCA-5SOYS0 24/10/18 NBN approval AYCA-5SOYS8 9/11/18 Pit and pipe design NBN approval AYCA-5TWAIH 10/10/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D29.	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to the operation of Stage 1	The ER will monitor and cite written confirmation from carrier. This will be reported in the ER Reports.		Not Triggered
Transgrid Easement					
D30.	The Applicant must: (a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easement on the Site, 24 hours a day, 7 days a week;	At all times	Contractor Project Managers to undertake daily inspections to ensure unobstructed access. ER to also undertake inspections based on information provided by the Contractors Project Manager.	Construction requirement. Included as 4.1 of the CEMP's for both OWE and WNSLR.	Not Triggered
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and	At all times	Contractor Project Managers to undertake daily inspections to ensure compliance with the requirements of TransGrid. ER to cite requirements. ER to also undertake inspections based on information provided by the Contractors Project Manager.	Construction requirement. Included as 4.1 of the CEMP's for both OWE and WNSLR.	Not triggered
	(c) advise TransGrid of any proposed amended or modified encroachment into the easement.	At all times	Contractors to undertake correspondence and agreements with TransGrid where necessary and provide documentation of standards and agreements.	Construction requirement. Included as 4.1 of the CEMP's for both OWE and WNSLR.	Not triggered
D31.	The Applicant must: (a) comply with the requirements of Water NSW for any works adjacent to, or over, the water pipelines corridor;	At all times	All contractors/project managers will ensure the Water NSW pipeline corridor requirements are included in the CEMP where applicable. ER to also undertake inspections to monitor conformance with the CEMP.	See Condition D16 – access consent	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(b) consult with Water NSW during detailed design of Stage 1 works near the corridor including: i) design of drainage upgrade works within the corridor; ii) batters and access tracks; iii) final bridge design for the WNSLR;	Prior to commencing construction at WNSLR	ER to cite evidence of consultation.	CEMP provided to WNSW for comment 06/8/19. Letter 03/09/19 WNSW to ATL confirming acceptance and close out of design related comments	Compliant
	(c) obtain from Water NSW, an access consent and construction licence to work within the water pipelines corridor, prior to the commencement of construction;	Prior to commencing construction at WNSLR	ER to cite evidence of consent from Water NSW.	Works agreement with Water NSW - reference 1469_001	Compliant
	(d) consult with Water NSW during preparation of the CEMP, in accordance with Condition D119, and attend a site visit with WNSW personnel, prior to finalising the CEMP, to mark the exact works area for the WNSLR bridge crossing; and	Prior to commencing construction at WNSLR	ER to cite evidence of consultation and Meeting Minutes.	CEMP provided to WNSW for comment 06/8/19. Site meeting 10 July 2019 (ref OWE CEMP)	Compliant
	(e) notify any incidents that affect or could affect the water pipelines corridor to WNSW on the 24 hour Incident Notification Number 1800 061 069, as a matter of urgency.	At all times	Incident notification will be undertaken in accordance with the CEMPs and Water NSW agreements. A copy of the Incident Forms will be cited by the ER. Discussion of incidents to be included in regular ER Reports.	Requirement is included as section 3.5.3.1 in both CEMPs for OWE and WNSLR	Not triggered
Works-As-Executed Plans					

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D32.	Before the issue of the final Occupation Certificate for Stage 1, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA.	Prior to commencing operation at Stage 1	Contractors to provide the certifying authority with the required information for OC approval. Signed drawings to be cited by ER.		Not triggered
Applicability of Guidelines					
D33.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times			Not triggered
D34.	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	At all times	Principal to address any direction from the Planning Secretary. ER to cite replaced consents, if required.		Not triggered
AN1.	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for Stage 1. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	At all times	The ER will monitor that all licences, permits, and approvals/consents are obtained/maintained as required by law and as detailed within the CEMP/OEMP.	This Compliance Report	Compliant
D35.	**Landscape Management Plan** Prior to the commencement of construction of Stage 1, the Applicant must prepare a Landscape Management Plan (LMP), to the satisfaction of the Planning Secretary. The plan must form part of the CEMP in accordance with Condition D119 and the OEMP in accordance with Condition D130 and must: (a) be prepared in consultation with Council;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite consultation with Council. LMP to be reviewed by the ER prior to submission to Planning Secretary to confirm Plan is accurate with the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) detail procedures for the retention of existing native vegetation in the north-western corner of the Site and protection of this vegetation from construction impacts;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) include visual impact mitigation measures for construction including but not limited to: i. the location of site sheds, compounds and machinery parking areas, avoiding the western and southern site boundaries, or other locations highly visible from adjacent residential properties; ii. procedures for progressive grassing of exposed soil, as soon as reasonably practicable after disturbance, focusing on areas where building construction will occur at a later stage;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(d) detail the works required to construct the landscape bund along the western boundary of the Site, as shown on Figure 5 in Appendix 2, including provision for the landscaping to incorporate mature trees (no less than 75 litre pot size);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(e) include a schedule of works which prioritises the construction of the landscape bund along the western boundary of the Site, as shown on Figure 5 in Appendix 2.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
	(f) include a program for implementing the landscape bund as soon as reasonably practicable, and no later than prior to operation of Stage 1;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
	(g) describe the integration of landscaping with fixed elements, including retaining walls and noise walls; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(h) describe the monitoring and maintenance procedures to ensure the success of the landscaping works over the life of the Development.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review LMP against the requirements of the condition.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	
D36.	The Applicant must: (a) not commence construction of Stage 1 until the LMP is approved by the Planning Secretary;	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	
	(b) must implement the most recent version of the LMP approved by the Planning Secretary; and	At all times	Regular monitoring and inspections will be undertaken to ensure that the LMP is implemented accordingly.		Not triggered
	(c) include the monitoring and maintenance procedures contained in the LMP within the OEMP required in accordance with Condition D130.	Prior to commencing operation at Stage 1	ER to cite LMP within OEMP.		Not triggered
D37.	**Landscaping** The Applicant must complete the landscape bund along the western boundary of the Site as shown on Figure 5 in Appendix 2 within six months of commencing any construction including bulk earthworks.	Within 6 months of commencing construction (including bulk earthworks)	ER to undertake monitoring and inspections to ensure the landscape bund complies with the RTS and condition timing.		Not triggered
D38.	The Applicant must maintain all landscaping implemented as part of Stage 1, as shown on Figure 5 in Appendix 2, for the duration of the Development. If the monitoring carried out as part of Condition D37 indicates that any aspect of the landscaping has not been successful, the Applicant must undertake re-planting and rehabilitation works, as soon as reasonably practicable.	At all times	ER to undertake monitoring and inspections of landscaping. ER to direct re-planting and rehabilitation works, if required.		Not triggered
D39.	**Setbacks** The Applicant must ensure building services including tanks are integrated into the building design and landscaped areas to reduce visibility from public areas, unless otherwise required by an authority or Australian Standard, to be located within the front boundary setback.	Applicable to estate lot design	Consultants to demonstrate compliance with design in contractors drawings		Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D40.	**Lighting and Security Cameras** The Applicant must ensure the lighting associated with Stage 1: (a) complies with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and*	Applicable to estate lot design	Certifying authority to sign off on lighting installation. ER to cite signed certification. Review lighting if complaints are received.		Not triggered
	(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Applicable to estate lot design			Not triggered
D41.	The Applicant must ensure any security cameras installed as part of Stage 1 are directed away from adjacent private properties.	Applicable to estate lot design	Certifying authority to sign off on security camera installation. ER to cite signed certification. Review security cameras if complaints are received.		Not triggered
D42.	**Reflectivity** The visible light reflectivity from building materials used in the facades and roofs of the warehouses and offices must be designed to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of the relevant Construction Certificate.	Applicable to estate lot design	Certifying authority to sign off on reflexivity materials. ER to cite signed certification.		Not triggered
D43.	**Signage and Fencing** All signage and fencing must be erected in accordance with the plans in the RTS. *Note: This condition does not apply to temporary construction and safety related signage and fencing.*	At all times	ER to undertake inspections of signage and fencing in accordance with RTS. Certification from Condition D44.		Not triggered
D44.	All fencing along building frontages must be located behind the landscape setbacks and not along the front boundary. The fencing must be a maximum height of 2.1 metre and be an open style.	Applicable to estate lot design	ER to cite consultation plans.		Not triggered
D45.	The Applicant must: (a) remove existing rural fencing along the water pipelines corridor adjacent the site and dispose to an appropriate waste facility licensed to accept the waste;	Following the completion of construction of WNSLR and/or Stage 1	ER to monitor removal of fencing and disposal of waste is as specified.		Not triggered

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(b) install and maintain temporary security fencing along the water pipelines corridor adjacent the site, for the duration of construction, or until a permanent fence us installed;	Following the completion of construction of WNSLR and/or Stage 1	ER to inspect and confirm compliance with CEMP.		Not triggered
	(c) install permanent 2.4 metre high fencing along the water pipelines corridor adjacent the site, including the approaches to the WNSLR bridge over the water pipelines corridor and above retaining walls, unless otherwise agreed with Water NSW;	Following the completion of construction of WNSLR and/or Stage 1	ER to confirm barrier is built as per drawings and consultation.		Not triggered
	(d) install concrete barriers or barrier guard rails (including barriers leading up to bridge structure) to the WNSLR where there is potential for large vehicles to drive over retaining walls and into the water pipelines corridor. Barriers must be rated to withstand impact from B-Double size vehicles; and	Following the completion of construction of WNSLR and/or Stage 1	ER to confirm screen is built as per drawings and consultation.		Not triggered
	(e) install cranked throw screens on both sides of the WNSLR bridge crossing the Water NSW water pipelines corridor.	Following the completion of construction of WNSLR and/or Stage 1	ER to confirm fence is built as per drawings and consultation.		Not triggered
Western North South Link Road (WNSLR)					
D46.	**General Requirements** The Applicant must design and construct the WNSLR in accordance with the requirements of: (a) Council, the PCA, and any approval issued under section 138 of the *Roads Act 1993* including the WAD;	Prior to commencing and completing construction at WNSLR	ER to cite certification of the construction of the WNSLR in accordance with the condition.	Design acceptance to be confirmed by issue of CC for WNSLR works	Not triggered
	(b) TfNSW for the bridge crossing of the future WSFL; and	Prior to commencing and completing construction at WNSLR	ER to cite consultation with TfNSW the WNSLR and ensure condition achieved.	Letter TfNSW to Goodman dated 18/10/19 confirming acceptance of bridge design	Compliant
	(c) Water NSW for the bridge crossing of the water pipelines corridor.	Prior to commencing and completing construction at WNSLR	ER to cite consultation with TfNSW the WNSLR and ensure condition achieved.	Email from Water NSW to AT&L 06/08/19 confirming Acceptance of Design	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D47.	The Applicant must design and construct the intersections of the WNSLR with Estate Road 1 and Lockwood Road to the satisfaction of the Relevant Roads Authority.	Prior to commencing and completing construction at WNSLR	ER to cite certification of the design and construction which is to the satisfaction of the Relevant Roads Authority.	Design acceptance to be confirmed by issue of CC for WNSLR works	Not triggered
D48.	**Works at Lenore Drive/Grady Crescent/WNSLR Intersection** Prior to the commencement of construction of the Lenore Drive/Grady Crescent/WNSLR intersection (the intersection), the Applicant must finalise the detailed design, including a Traffic Signal Plan, for the intersection works. The detailed design must: (a) cut back the median further with a taper in Grady Crescent to accommodate the dual B- Double swept paths turning from WNSLR onto Lenore Drive; and	Prior to commencing and completing construction at Lenore Drive	ER to cite certification of the detailed design of the Lenore Drive/Grady Crescent/WNSLR Intersection.		Not triggered
	(b) include an angled pedestrian crossing on the south-eastern corner of the intersection so that pedestrians are not confused by the pedestrian lantern on the opposite side of the intersection.	Prior to commencing and completing construction at Lenore Drive	ER to cite certification of the detailed design of the Lenore Drive/Grady Crescent/WNSLR Intersection.		Not triggered
D49.	The Applicant must enter into a WAD for works at the intersection with TfNSW (former RMS). The WAD must be executed prior to the submission of the detailed design required under condition D48 to TfNSW for approval.	Prior to commencing and completing construction at Lenore Drive	ER to cite WAD agreement with TfNSW for works at the intersection		Not triggered
D50.	The Applicant must design the proposed traffic control light at the intersection in accordance with Austroads guidelines, RMS Signal Design Manual and Australian Codes of Practice. The traffic control light design must be endorsed by a suitably qualified practitioner whose qualification has been approved by TfNSW (former RMS).	Prior to commencing and completing construction at Lenore Drive	ER to cite certification of the traffic control light who has been approved by TfNSW		Not triggered
D51.	The Applicant must submit the certified copies of the traffic signal design plans to TfNSW (former RMS) for approval prior to the issue of a Construction Certificate.	Prior to commencing and completing construction at Lenore Drive	ER to cite evidence of submission to TfNSW		Not triggered
D52.	The Applicant must submit a request to TfNSW (former RMS) Network Operations Team to obtain relevant approvals to remove the signalised pedestrian crossing on the eastern leg of the intersection.	Prior to commencing and completing construction at Lenore Drive	ER to cite proof of design resolution		Not triggered

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D53.	The Applicant must carry out all public utility adjustment/relocation works necessary for the intersection works as required by relevant public utility authorities and/or their agents.	Prior to completing construction at Lenore Drive	ER to cite evidence of relocation works		Not triggered
D54.	The Applicant must make a ten (10) year maintenance contribution for the intersection to TfNSW (former RMS).	Prior to completing construction at Lenore Drive	ER to cite evidence this has occurred		Not triggered
D55.	The intersection works must be carried out at no cost to TfNSW (former RMS).	At all times	None – TfNSW will not pay for anything because this condition is included		Not triggered
D56.	**Pre-Construction** Prior to the commencement of construction of the WNSLR, the Applicant must: (a) obtain the written consent of the Minister for Planning and Public Spaces under the Biodiversity Covenant, to construct the WNSLR over the Erskine Park Biodiversity Corridor; and	Prior to commencing construction at WNSLR	ER to cite written approval by minister.	Letter from DP&E to Goodman ref 18/7147 dated 19/12/18 Confirming Conditions within consent as being met	Compliant
	(b) Prior to the commencement of construction of the WNSLR, the Applicant must provide evidence to the satisfaction of the Planning Secretary, demonstrating the design of the WNSLR and bridge crossings have been agreed with the Relevant Roads Authority, Council, TfNSW and Water NSW.	Prior to commencing construction at WNSLR	ER to cite evidence of satisfaction by the Relevant Roads Authority, TfNSW and Water NSW. ER to cite submission of evidence to Planning Secretary confirming acceptance of design of WNSLR and bridge crossing by the Relevant Roads Authority, Council, TfNSW and Water NSW. ER to cite written acceptance of evidence by Planning Secretary	Letter from TfNSW to Goodman dated 28/11/19 confirming acceptance Email Water NSW to Goodman dated 06/08/19 confirming acceptance of design Council acceptance confirmed by CC for WNSLR works	Not triggered
D57.	**Consultation** The Applicant must develop a schedule for consultation with and approval by TfNSW for the construction of the bridge foundations over the future WSFL, including geotechnical and structural certification as required by TfNSW. The schedule must form part of the CEMP required by Condition D119.	Prior to commencing construction at WNSLR	The Consultation Schedule for TfNSW will be cited by the ER.	Schedule for consultation is included within the CEMP's. WNSLR - Appendix B OWE – Appendix S Email 19 Nov confirming TfNSW acceptance	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
				Letter (ref D56b) TfNSW 18/10/19 confirms this consultation schedule is being adhered to	
D58.	The Applicant must develop a schedule for consultation with and approval by Water NSW for the construction of the bridge over the water pipelines corridor. This schedule must form part of the CEMP required by Condition D119.	Prior to commencing construction at WNSLR	The Consultation Schedule for Water NSW will be cited by the ER and approved by the Planning Secretary.	Consultation schedule within APP B WNSLR CEMP. & WNSW Approval 6/08/19 2019 included within Appendix C WNSLR CEMP	Compliant
D59.	**Pre-Operation** Prior to operation of any Stage of the Development, the Applicant must complete construction of the WNSLR to the satisfaction of the Relevant Roads Authority and the PCA.	Prior to commencing operation of Stage 1	Certifying authority and Relevant Roads Authority to sign off on WNSLR. ER to cite certification.		Not triggered
D60.	Prior to the commencement of operation of the WNSLR, the Applicant must provide works-as- executed drawings to Water NSW for the WNSLR bridge. The drawings must clearly show any changes to the bridge design or the works adjacent to the water pipelines corridor.	Prior to the commencement of operation of WNSLR	Drawings to be cited by ER prior to submission to Water NSW. Submission of drawings to be cited /recorded and reported prior to operations.		Not triggered
D61.	Prior to the commencement of operation of the WNSLR, the Applicant must design and construct a stormwater management system for the WNSLR. The system must: (a) be designed by a suitably qualified and experienced person(s);	Prior to the commencement of operation of WNSLR	ER to cite engineering certification of the construction of the stormwater management system.		Not triggered
	(b) be generally in accordance with the conceptual design in the RTS;	Prior to the commencement of operation of WNSLR	ER to cite engineering certification of the construction of the stormwater management system in accordance with the RTS.		Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) ensure that the system capacity has been designed in accordance with AUSTROADS guidelines;	Prior to the commencement of operation of WNSLR	ER to cite engineering certification of the construction of the stormwater management system in accordance with the AUSTROADS guidelines.		Not triggered
	(d) achieve the pollutant reduction targets specified in RMS's *Water Sensitive Urban Design (WSUD) Guidelines (March 2016) and Council's Water Sensitive Urban Design (WSUD) Policy (December 2013);* and	Prior to the commencement of operation of WNSLR	ER to cite engineering certification of the construction of the stormwater management system in accordance with the pollutant targets.		Not triggered
	(e) ensure the outlet structures are designed in accordance with NRAR's *Guidelines for Controlled Activities on Waterfront Land* (May 2018).	Prior to the commencement of operation of WNSLR	ER to cite engineering certification of the construction of the stormwater management system in accordance with the NRAR's guidelines.		Not triggered
D62.	**Dedication of Infrastructure and Land** Prior to the completion of construction of the WNSLR, the Applicant must consult with WNSW regarding land subdivision and stratum arrangements for the acquisition and dedication of Water NSW land to Council or the WNSLR bridge.	Prior to the completion of construction at WNSLR	ER to cite documentation of dedicated land to confirm compliance.		Not triggered
D63.	Following completion of construction of the WNSLR to the satisfaction of the Relevant Roads Authority, the Applicant must dedicate the WNSLR and its associated land owned by Water NSW and BGMG 11 Pty Limited as trustee for the BGMG 1 Oakdale West Trust, to the Relevant Roads Authority in accordance with the requirements of the Planning Agreement.	After completion of the WNSLR	ER to cite consultation with Relevant Road Authority with respect to dedication of WNSLR		Not triggered
D64.	The Applicant shall retain care, control and ownership of bio-retention basin no. 1 associated with the WNSLR.	At all times	Ongoing maintenance in accordance with OEMP.		Not triggered
Transport, Access And Parking					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D65.	**Construction Traffic Management Plan** Prior to the commencement of construction of Stage 1, the Applicant must prepare a Construction Traffic Management Plan (CTMP) to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by Condition D111 and must: (a) be prepared by a suitably qualified and experienced person(s);	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to prepare CTMP. ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) be prepared in consultation with Council, Mamre Anglican School, Emmaus Catholic College, Emmaus Catholic Care Village and Trinity Catholic Primary School;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(c) detail specific measures to manage construction traffic to avoid school drop off and pick up times (Monday to Friday 8 am – 9.30 am and 2.30 pm – 4 pm), and Higher School Certificate exam periods, including any temporary infrastructure arrangements and traffic safety measures;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(d) detail the measures to be implemented to ensure road safety and network efficiency during construction, including scheduling deliveries of heavy plant and equipment outside of peak periods, or during school holidays where possible;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(e) detail heavy vehicle (HV) routes, access and parking arrangements;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(f) include a Driver Code of Conduct to: i. minimise the impacts of construction on the local and regional road network; ii. minimise conflicts with other road users including the students, staff, visitors and residents of the neighbouring schools and aged care village; iii. minimise road traffic noise, both on Bakers Lane and from construction vehicles on Site; and iv. ensure truck drivers use specified routes and adhere to the speed restrictions on Bakers Lane;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(g) include a program to monitor the effectiveness of these measures; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(h) detail procedures for early notification to residents and the community (including local schools), of any potential disruptions to routes.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CTMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	
D66.	The Applicant must: (a) not commence construction of Stage 1 until the CTMP required by Condition D65 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the CTMP is implemented accordingly.		Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D67.	**Estate Roads and Intersections** The Applicant must design and construct the internal estate roads and intersections to accommodate the turning path of a B-Double, to the satisfaction of the Relevant Roads Authority.	Prior to commencing and completing construction at WNSLR	ER to confirm turning paths are approved by Council and cite WAE drawing.	Council acceptance confirmed by CC	Compliant
D68.	Following the issue of a Subdivision Certificate, the estate roads shall be dedicated to the Relevant Roads Authority. Prior to any dedication, the Applicant shall ensure construction of the estate roads has been completed to the satisfaction of the Relevant Roads Authority and measures (such as a performance bond) are in place for any prescribed maintenance period, to the satisfaction of the Relevant Roads Authority.	Prior to dedication of estate roads	ER to monitor the following: · Subdivision certificate and dedication process for estate roads · Consultation with Relevant Roads Authority in respect to completion of internal roads · Measures for prescribed maintenance periods		Not triggered
D69.	**Operating Conditions** The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004) and *AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities* (Standards Australia, 2002);	Applicable to estate lot design and operations	ER to cite certification of the construction of the internal roads, driveways and parking in accordance with the condition.		Not triggered
	(b) parking for Stage 1 is provided in accordance with the rates in Condition B13;	Applicable to estate lot design and operations	ER to cite certification of the construction of the parking in accordance with the condition.		Not triggered
	(c) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;	Applicable to estate lot design and operations	ER to cite certification of the swept path in accordance with the condition.		Not triggered
	(d) Stage 1 does not result in any vehicles queuing on the public road network;	Applicable to estate lot design and operations	ER to cite documents and show this is achieved.		Not triggered
	(e) heavy vehicles associated with Stage 1 are not parked on local roads or footpaths in the vicinity of the Site;	Applicable to estate lot design and operations	ER to cite documents and show this is achieved.		Not triggered

DRAFT

<table>
<tr><th>Unique ID</th><th>Compliance Requirement / Development Consent Condition</th><th>Development Phase</th><th>Monitoring Methodology</th><th>Comments / Evidence</th><th>Compliance Status</th></tr>
<tr><td colspan="6">SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL</td></tr>
<tr><td></td><td>(f) all vehicles are wholly contained on site before being required to stop;</td><td>Applicable to estate lot design and operations</td><td>ER to cite documents and show this is achieved.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(g) all loading and unloading of materials are carried out on Site;</td><td>Applicable to estate lot design and operations</td><td>ER to cite documents and show this is achieved.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(h) all trucks entering or leaving the Site with loads have their loads covered and do not track dirt onto the public road network; and</td><td>Applicable to estate lot design and operations</td><td>Contractors Project Manager and ER to undertake regular inspections.</td><td></td><td>Not triggered</td></tr>
<tr><td></td><td>(i) the proposed turning areas in the car parks are kept clear of any obstacles, including parked cars, at all times.</td><td>Applicable to estate lot design and operations</td><td>ER to cite documents and show this is achieved.</td><td></td><td>Not triggered</td></tr>
<tr><td colspan="6">Noise</td></tr>
<tr><td>D70.</td><td>Hours of Work
The Applicant must comply with the hours detailed in Table 5, unless otherwise agreed in writing by the Planning Secretary.

Table 5: Hours of Work<table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td>Construction</td><td>Monday – Friday
Saturday</td><td>7 am to 6 pm
8 am to 1 pm</td></tr><tr><td>Operation</td><td>Monday – Sunday (including public holidays)</td><td>24 hours</td></tr></table></td><td>At all times</td><td>ER to monitor the following contractor information:
· Staff and subcontractors log in/out records
· Site induction records
· Site access and designated access points
· Complaints
· Non-compliance registers</td><td>Detailed within Sec 2.3 the CEMPs for the WNSLR and OWE</td><td>Not triggered</td></tr>
<tr><td>D71.</td><td>Works outside of the hours identified in Condition D70 may be undertaken in the following circumstances:
(a) works that are inaudible at the nearest sensitive receivers;</td><td>At all times</td><td>Contractors are to notify any works where this is applicable.
ER to monitor and record details of any applicable works.</td><td>Detailed within Sec 2.3 the CEMPs for the WNSLR and OWE</td><td>Not triggered</td></tr>
<tr><td></td><td>(b) works agreed to in writing by the Planning Secretary;</td><td>At all times</td><td></td><td>Detailed within Sec 2.3 the CEMPs for the WNSLR and OWE</td><td>Not triggered</td></tr>
<tr><td></td><td>(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</td><td>At all times</td><td></td><td>Detailed within Sec 2.3 the CEMPs for the WNSLR and OWE</td><td>Not triggered</td></tr>
</table>

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	At all times		Detailed within Sec 2.3 the CEMPs for the WNSLR and OWE	Not triggered
D72.	**Construction Noise Limits** Stage 1 must be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan required by Condition D73.	At all times	Noise will be managed in accordance with the CEMP/CNVMP. ER to cite monitoring reports, undertake regular inspections, cite complaints and compliances, and results of responses to complaints.	Detailed within Sec 2.3 the CEMPs for the WNSLR and OWE	Not triggered
D73.	**Construction Noise and Vibration Management Plan** The Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for Stage 1, to the satisfaction of the Planning Secretary. The CNVMP must form part of a CEMP in accordance with Condition D119 and must: (a) be prepared by a suitably qualified and experienced noise expert;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(d) include strategies to minimise impacts to sensitive receivers, including, where practicable, starting noisy equipment away from sensitive receivers and implementing respite periods;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(e) include strategies that have been developed with the sensitive receivers identified in Appendix 5 for managing high noise generating works;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(f) describe the community consultation undertaken to develop the strategies in Condition D73(e);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(g) include a monitoring program that: i. includes a protocol for determining exceedances of the relevant conditions in this approval; ii. (ii) evaluates and reports on the effectiveness of the noise and vibration management measures; iii. include procedures to relocate, modify, mitigate or stop work to ensure compliance with relevant criteria; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP prior to submission to DPIE	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(h) include a complaints management system that would be implemented for the duration of Stage 1.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CNVMP and Community Communication Strategy prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D74.	The Applicant must: (a) not commence construction of Stage 1 until the CNVMP Plan required by Condition D73 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Not triggered
	(b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the CNVMP is implemented accordingly.		Not triggered
D75.	**Operational Noise Limits** The Applicant shall undertake operation of Stage 1 in a manner that ensures the Development complies with the noise limits for the Concept Proposal in Condition B18 of this consent.	Applicable to operation	Noise will be managed in accordance with the OEMP/ONVMP. ER to cite monitoring reports and undertake regular inspection.		Not triggered
Vibration					
D76.	**Vibration Criteria** Vibration caused by construction works on the site, as measured at any residence or structure outside the site, must be limited to: (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and	At all times	Vibration will be managed in accordance with the CEMP/CNVMP. ER to cite monitoring reports and undertake regular inspections.	Detailed with the Construction Noise and Vibration Management Plan	Not triggered
	(b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).	At all times	Vibration will be managed in accordance with the CEMP/CNVMP. ER to cite monitoring reports and undertake regular inspections.	Detailed with the Construction Noise and Vibration Management Plan	Not triggered
D77.	Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in Condition D76.	At all times	Vibration will be managed in accordance with the CEMP/CNVMP. ER to cite monitoring reports and Environmental Work Method Statements (EWMS) for activities within 30m of residential buildings, and undertake regular inspections.	Detailed with the Construction Noise and Vibration Management Plan	Not triggered

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SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D78.	The limits in Conditions D76 and D77 apply unless otherwise outlined in a CNVMP, approved as part of the CEMP required by Condition D119 of this consent.	At all times	Vibration will be managed in accordance with the CEMP/CNVMP. ER to cite monitoring reports and undertake regular inspections.	Detailed with the Construction Noise and Vibration Management Plan	Not triggered
Soils and Water					
D79.	**Imported Soil** The Applicant must prepare a Fill Importation Protocol (FIP) for Stage 1. The protocol must form part of the CEMP required by Condition D119 and must detail the measures to: (a) ensure only VENM, ENM, or other material approved in writing by EPA is brought onto the site;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review FIP against this requirement.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) keep accurate records of the volume and type of fill to be used; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review FIP against this requirement.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(c) make these records available to the Department upon request.	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite these items in the FIP.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
D80	**Erosion and Sediment Control** The Applicant must prepare Erosion and Sediment Control Plans (ESCP) for Stage 1, including the WNSLR, to the satisfaction of the Planning Secretary. The Plans must form part of a CEMP in accordance with Condition D119 and must: (a) be prepared by a suitably qualified and experienced person(s);	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to prepare ESCP. ER to review ESCP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(b) be generally consistent with the Erosion and Sediment Control Plans in the RTS and those prepared by the contractor for each sequence of works, as approved by the PCA;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review ESCP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(c) include detailed erosion and sediment controls developed in accordance with the relevant requirements of *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review ESCP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(d) include procedures for maintaining erosion and sediment controls in efficient working order for the duration of construction, to ensure Stage 1 complies with Condition D82.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review ESCP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
D81.	Prior to the commencement of bulk earthworks as part of Stage 1, the Applicant must implement erosion and sediment controls identified by Condition D80 and maintain those controls throughout bulk earthworks and construction, to ensure stormwater flows do not increase in any downstream areas. The Environmental Representative, appointed in accordance with Condition D123, shall make a written statement to the Planning Secretary confirming the erosions and sediment controls are operational, prior to the commencement of bulk earthworks and other construction activities required for Stage 1.	Prior to commencing bulk earthworks	ER to review ESCP prior to submission to the Planning Secretary. ER to review ESCP has been implemented		Not triggered
D82.	**Discharge Limits** Stage 1 must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	At all times	Discharge will be managed in accordance with the CEMPs/OEMP ER to cite monitoring reports and undertake regular inspections.	·	Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D83.	**Stormwater Management System** The Applicant must design, construct and operate a stormwater management system for Stage 1 that: (a) is designed by a suitably qualified and experienced person(s);	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to design the Stormwater Management System. ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant
	(b) is generally in accordance with the conceptual design in the RTS;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant
	(c) is in accordance with applicable Australian Standards;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant
	(d) ensures the system capacity is designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016), *Managing Urban Stormwater: Council Handbook* (EPA, 1997) and *Stormwater Drainage Specifications for Building Development* (Penrith Council, May 2018);	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant
	(e) ensures peak stormwater flows from the Site do not exceed pre-development flows in any downstream areas for all rainfall events up to and including the 1 in 100 year average recurrence interval (ARI);	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant
	(f) ensures peak stormwater flows from the Site do not exceed existing flows in the Water NSW drainage lines and water pipelines corridor; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant
	(g) achieves the pollutant reduction targets specified in Council's *Water Sensitive Urban Design (WSUD) Policy, (December 2013).*	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of the Stormwater Management System.	AT&L Certification Letter 24 Sept 2019	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D84.	All stormwater drainage infrastructure on the Site, including bio-retention basins, shall remain under the care, control and ownership of the registered proprietor of the lots.	At all times	Ongoing maintenance in accordance with OEMP.		Not triggered
D85.	The Applicant shall create a drainage easement for the outlet swales from the bio-retention basins on the site, in accordance with the requirements of Council and Condition D22.	Applicable to estate lot design	ER to review Engineering Plans and design drawing to ensure easement is captured.ER to cite certification.		Not triggered
D86.	**Groundwater** If groundwater is intersected during construction of Stage 1, the Applicant must: (a) obtain the necessary water licences or approvals from NRAR; and	At all times	ER to cite necessary water licences or approvals if required.		Not triggered
	(b) develop a Groundwater Management Plan (GMP) for the testing, dewatering, storage, movement and treatment of groundwater, to the satisfaction of NRAR.	At all times	ER to cite Groundwater Management Plan prior to submission to NRAR, if required.		Not triggered
D87.	**Waterfront Land** The Applicant must carry out all works on or adjacent to waterfront land in accordance with the Department of Industry *Guidelines for Controlled Activities on Waterfront Lands 2012*.	At all times	ER to undertake monitoring and inspections. Waterfront land to be identified on site plans.		Not triggered
Biodiversity					
D88.	**Flora and Fauna Management Plan** The Applicant must prepare a Flora and Fauna Management Plan (FFMP) for Stage 1, to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with Condition D119 and must: (a) be prepared by a suitably qualified and experienced person(s);	Prior to commencing construction at WNSLR and/or Stage 1	A specialist consultant will be engaged to prepare FFMP. ER to review FFMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) describe procedures to manage impacts on biodiversity values during earthworks, clearing and dam decommissioning;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review FFMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) include procedures for clearing marking and protecting the areas of vegetation to be retained on the Site, including the mature vegetation in the north-western corner and the Biodiversity Offset Area, established in accordance with Condition D91 adjacent to Ropes Creek; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review FFMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(d) detail the specific erosion and sediment controls to protect the retained vegetation.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review FFMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
D89.	The Applicant must: (a) not commence bulk earthworks until the FFMP required by Condition D88 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the to commencement of works at each stage of development.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) implement the most recent version of the Flora and Fauna Management Plan approved by the Planning Secretary for the duration of bulk earthworks and construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the FFMP is implemented accordingly.		Not triggered
D90.	**Offsets for Stage 1** Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must retire 172 ecosystem credits to offset the removal of 4.41 hectares of native vegetation on the Site. *In accordance with Principle 3 of the OEH's NSW Biodiversity Offsets Policy for Major Projects 2014, the Policy does not allow variations to the offset rules to be applied to 'threatened species and ecological communities that are considered nationally significant (listed under the Environmental Protection and Biodiversity Conservation Act 1999)'. These must be offset in a like for like manner.*	Within 12 months of the date of the consent	ER to cite certification of retired credits by Planning Secretary.		Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D91.	The Applicant shall establish a Biodiversity Offset Area on the Site, consistent with the area described in the RTS, in accordance with a Biodiversity Stewardship Agreement with the Biodiversity Conservation Trust.	Within 12 months of the date of the consent			Not triggered
D92.	**Biodiversity Action Management Plan** The Applicant must maintain the Biodiversity Offset Area on the Site in accordance with a Biodiversity Management Action Plan approved by the Biodiversity Conservation Trust.	Within 12 months of the date of the consent			Not triggered
D93.	**Offsets for the WNSLR** Within 12 months of the date of this development consent, or as otherwise agreed with the Planning Secretary, the Applicant must: (a) offset 0.42 ha of vegetation lost in the Erskine Park Biodiversity Corridor as a result of the WNSLR by carrying out planting within the area shown in green edging on Figure 9 of Appendix 6; and	Within 12 months of the date of the consent	ER to cite certification that the area shown in green edging on Figure 9 of Appendix 6 of consent has been undertaken accordingly.	·	Not triggered
	(b) plant the area shown in green edging on Figure 9 of Appendix 6 with species similar to those identified for zone 4a, on the south-eastern side of Ropes Creek, in the Biodiversity Management Plan Erskine Park Employment Area (HLA- Envirosciences, 2 May 2006).	Within 12 months of the date of the consent	ER to cite certification that the area shown in green edging on Figure 9 of Appendix 6 of consent has been undertaken accordingly.	·	Not triggered
D94.	The Applicant shall monitor and maintain the planting for a period of six months to ensure a minimum 85% survival rate of the planting.	For six months after planting	ER to undertake monitoring and inspections of area shown in green edging on Figure 9 of Appendix 6 of consent to ensure a minimum 85% survival rate of the planting.		Not triggered
D95.	The Applicant must notify the Planning Ministerial Corporation at least one month before the completion of planting to enable the Planning Ministerial Corporation to arrange ongoing maintenance.	Notification one month prior to completion of planting	ER to cite notification.		Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D96.	**Snake Management Measures** Prior to construction of Stage 1, the Applicant must implement snake management measures to limit, to the extent practicable, movement of snakes from the Site into the adjacent school and retirement village on the western boundary of the Site. The measures shall be detailed in the CEMP required by Condition D119 and shall include, but not be limited to, provision of alternative snake habitat on Site, fencing along the western boundary and installation of snake deterrents.	Prior to commencing construction at Stage 1	ER to review Flora and Fauna Management Plan (FFMP). ER to undertake monitoring and inspections of contractor implementation of snake management measures. Note: Implementation measures required some construction works. ER to monitor works in accordance with condition.	Snake Management Measures and timing are detailed within the OWE FFMP, contained within the OWE CEMP	Not triggered
Bushfire Protection					
D97.	The Applicant shall ensure the Development complies with: (a) the relevant provisions of *Planning for Bushfire Protection 2006*;	Applicable to estate lot design	ER to undertake review of documentation (prior to and post construction of buildings)against the *Planning for Bushfire Protection 2006*		Not triggered
	(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016; and	Applicable to estate lot design	ER to undertake review of documentation (prior to and post construction of buildings) against the Bushfire Protection Assessment (ABPP 2016)		Not triggered
	(c) AS2419.1 – 2005 Fire Hydrant Installations for fire-fighting water supply.	Applicable to estate lot design	Evidence of the Certifying Authority approval will be cited by the ER.		Not triggered
Air Quality					
D98.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	ER to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs / AQMP (as relevant) to ensure compliance.		Not triggered
D99.	During construction of Stage 1, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	At all times	ER to undertake monitoring and inspections. ER to cite any inspections / assessments / reports prepared by		Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(b) all trucks entering or leaving the Site with loads have their loads covered;	At all times	environmental consultants and/or contractors to ensure compliance.		Not triggered
	(c) trucks associated with Stage 1 do not track dirt onto the public road network;	At all times			Not triggered
	(d) public roads used by these trucks are kept clean; and	At all times			Not triggered
	(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.	At all times			Not triggered
D100.	**Construction Air Quality Management Plan** Prior to the commencement of construction of Stage 1, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by Condition D119. The AQMP must:	Prior to commencing construction at WNSLR and/or Stage 1	ER to review AQMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(a) be prepared by a suitably qualified and experienced person(s);			Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) detail and rank all emissions from all construction activities, including particulate emissions;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review AQMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review AQMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(d) identify the control measures that will be implemented for each emission source; and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review AQMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(e) nominate the following for each of the proposed controls: i. key performance indicator; ii. monitoring method; iii. location, frequency and duration of monitoring; iv. record keeping; v. complaints register; vi. response procedures; and vii. compliance monitoring.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review AQMP prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
D101.	The Applicant must: (a) not commence construction of Stage 1 until the CAQMP required by Condition D100 is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of construction.	At all times	Regular monitoring and inspections will be undertaken to ensure that the AQMP is implemented accordingly.		Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D102.	**Odour Management** The Applicant must ensure Stage 1 does not cause or permit the emission of any offensive odour, as defined in the POEO Act.	At all times	ER to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs / AQMP.	·	Not triggered
Aboriginal Heritage					
D103.	**Statutory Requirements** Prior to the commencement of construction of Stage 1, the Applicant must register identified Aboriginal items or objects on the OEH's Aboriginal Heritage Information Management System (AHIMS) Aboriginal Sites Register.	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite certification of registered identified Aboriginal items or objects by the OEH.	AHIMS Site records 1. 45-5-5133 (040918) 2. 45-5-5134 (040918) 3. 45-5-5135 (040918) 4. 45-5-5136 (040918) 5. 45-5-5137 (040918) 3 records cites but without site recording forms included 1. 45-5-4672 2. 45-5-4673 3. 45-5-4674	Compliant
D104.	**Archaeological Test Excavation** Prior to the commencement of construction of Stage 1, the Applicant must undertake archaeological test excavation in the identified area of archaeological sensitivity adjacent to Ropes Creek and the ridgeline immediately to the west, that would be impacted by Stage 1. The test excavation must: (a) be undertaken in accordance with a methodology developed in consultation with registered Aboriginal parties;	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite methodology developed in consultation with registered Aboriginal parties.	Works undertaken on 2 July 18. Ref: Aboriginal Test Excavation Report (ATEM) Sec 3.0 (artefact June 2018)	Compliant
	(b) be undertaken in accordance with the requirements of the Heritage and Community Engagement, Department of Premier and Cabinet (former NSW OEH Heritage Division); and	Prior to commencing construction at WNSLR and/or Stage 1	ER to attend archaeological test excavation to ensure compliance with condition.	Ref ATEM report Sec 2.1 (artefact June 2018)	Compliant
	(c) include a report detailing any further work, including archaeological salvage and monitoring, conducted in the presence of Aboriginal stakeholders.	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite report prepared as part of the Archaeological Test Excavation.	Ref ATEM Sec 12.0 (artefact OCT2019)	Compliant

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Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D105.	The Applicant must not commence construction of Stage 1 until the Archaeological Test Excavation Report is provided to the Heritage and Community Engagement, Department of Premier and Cabinet (former NSW OEH Heritage Division) and the Planning Secretary.	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of issue of report to the OEH NSW Heritage Division and the Planning Secretary will be cited by the ER prior to commencing construction.	Email submission to OEH 10 May 2019	Compliant
D106.	**Unexpected Finds Protocol** If any item or object of Aboriginal heritage significance is identified on Site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;	At all times	ER to undertake monitoring and inspections. ER to cite this requirement included in site inductions and process to confirm all staff have been appropriately inducted. ER to be notified by contractors of any unexpected finds and confirm compliance of this condition. If required, ER will confirm work has ceased, buffer has been installed and OEH contacted. ER to cite Unexpected Finds Protocol – Archaeological Items (UFP – Archaeological Items).		Not triggered
	(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and	At all times			Not triggered
	(c) the Biodiversity and Conservation Division of the Department must be contacted immediately.	At all times			Not triggered
D107.	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974* (NSW).	At all times	ER to undertake monitoring and inspections. ER to be notified of any unexpected finds and confirm compliance of this condition. ER to conform recommencement in accordance with the UFP – Archaeological Items and the *National Parks and Wildlife Act 1974.*		Not triggered
Historic Heritage					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D108.	**Unexpected Finds Protocol** If any archaeological relics are uncovered during construction of Stage 1, then all works in the immediate vicinity of the relic must cease immediately. Unexpected finds must be evaluated and recorded in accordance the requirements Department of Premier and Cabinet, Heritage (former NSW OEH Heritage Division).	At all times	ER to undertake monitoring and inspections. ER to confirm work has ceased, buffer has been installed and OEH contacted. ER to cite UFP – Archaeological Items.		Not triggered
Hazards And Risk					
D109.	**Dangerous Goods** The quantities of dangerous goods stored and handled at the Site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.	At all times	ER to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.		Not triggered
D110.	**Bunding** The Applicant must store all chemicals, fuels and oils used on Site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).	At all times	ER to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.		Not triggered
Waste Management					
D111.	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the Site onto neighbouring public or private properties.	At all times	ER to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.		Not triggered
D112.	**Waste Management Plan** The Applicant must implement the Waste Management Plan (WMP) in the EIS for the duration of construction and operation of Stage 1.	At all times	ER to undertake monitoring and inspections to ensure WMP is implemented.	WMP within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D113.	**Statutory Requirements** The Applicant must assess and classify all liquid and non-liquid wastes to be taken off Site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	At all times	ER to undertake monitoring and inspections and review of tracking and classification for waste taken off site.		Not triggered
D114.	Waste generated outside the Site must not be received at the Site for storage, treatment, processing, reprocessing, or disposal.	At all times	ER to undertake monitoring and inspections. Records to be kept of materials entering the site and control process at gates.		Not triggered
D115.	**Pests, Vermin and Noxious Weed Management** The Applicant must: (a) implement suitable measures to manage pests, vermin and declared noxious weeds on the Site; and	At all times	ER to undertake monitoring and inspections to ensure measures listed in the CEMPs/OEMP are implemented. Contractor to undertake weeding/pest management, if required.		Not triggered
	(b) inspect the Site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on Site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. *Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015* (NSW).	At all times			Not triggered
D116.	Prior to the commencement of construction of Stage 1, the Applicant must prepare an unexpected finds protocol to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with Condition D119 and must ensure any material identified as contaminated is disposed off Site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the Site.	Prior to commencing construction at WNSLR and/or Stage 1	An Unexpected Finds Protocol – Contamination (UFP – Contamination) will be prepared, cited by the ER.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
Community Engagement					

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D117.	The Applicant must consult with the community regularly throughout Stage 1, including consultation with the nearby sensitive receivers identified in Appendix 5, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Community engagement shall be undertaken in accordance with the Community Communication Strategy approved in accordance with Condition C19.	At all times	A Community Communication Strategy will be prepared by a suitable qualified expert and will be submitted to the Planning Secretary for approval. Evidence of approval will be cited by the ER.		Not triggered
PART 3 – ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING					
D118.	**Management Plan Requirements** Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) details of: i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, Stage 1 or any management measures;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. ER to review all management plans prior to submission to the Planning Secretary.	CEMPs and sub plans submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. ER to review all management plans prior to submission to the Planning Secretary.	CEMPs and sub plans submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
	(c) a program to monitor and report on the: i. impacts and environmental performance of Stage 1; and ii. effectiveness of the management measures set out pursuant to paragraph (b) above;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. ER to review all management plans prior to submission to the Planning Secretary.	CEMPs and sub plans submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
	(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.	CEMPs and sub plans submitted to DPE 15/11/19	Closed

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
			ER to review all management plans prior to submission to the Planning Secretary.	Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	
	(e) a program to investigate and implement ways to improve the environmental performance of Stage 1 over time;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. ER to review all management plans prior to submission to the Planning Secretary.	CEMPs and sub plans submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
	(f) a protocol for managing and reporting an i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. ER to review all management plans prior to submission to the Planning	CEMPs and sub plans submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
	(g) a protocol for periodic review of the plan. *Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. ER to review all management plans prior to submission to the Planning Secretary.	CEMPs and sub plans submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Closed
Construction Environmental Management Plan					
D119.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for Stage 1, including the WNSLR, in accordance with the requirements of Condition D118 and to the satisfaction of the Planning Secretary. The Applicant may prepare separate CEMPs for the Stage 1 works and the WNSLR, addressing all relevant requirements of this consent.	Prior to commencing construction at WNSLR and/or Stage 1	CEMPs will be prepared, cited by the ER and approved by the Planning Secretary.	CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
D120.	Prior to finalising the CEMP, the Applicant must consult with TfNSW (including the former RMS) Council, RMS and Water NSW The Applicant	Prior to commencing construction at WNSLR and/or Stage 1	ER to cite evidence of consultation.	Records of Consultation within CEMPs submitted to DPE 15/11/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	must also attend a site visit with WNSW personnel to mark the exact works area for the WNSLR bridge crossing.			Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19 Site inspection with WNSW 10 /07/19	
D121.	As part of the CEMP required under Condition D119 of this consent, the Applicant must include: (a) detailed procedures for managing bulk earthworks to avoid adverse water quality impacts on Ropes Creek, including, but not limited to: i. any staging of earthworks to minimise disturbed areas; ii. limits on the areal extent of earthworks; iii. progressive grassing of exposed areas, as soon as reasonably practicable, focusing on areas where building construction will occur at a later stage;	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs to ensure inclusion of bulk earthworks procedures prior to submission to the Planning Secretary.	ESCPs and SWMPs within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) Landscape Management Plan (LMP) (see Condition D35);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(c) Construction Traffic Management Plan (CTMP) (see Condition D65);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(d) Consultation Schedule for TfNSW and WNSW (see Conditions D57 and D58);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE;	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
				• OWE – 29/11/19 • WNSLR – 28/11/19	
	(e) Construction Noise and Vibration Management Plan (CNVMP) (see Condition D73);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(f) Fill Importation Protocol (see Condition D79) and Erosion and Sediment Control Plan (see Condition D80);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(g) Flora and Fauna Management Plan (FFMP) (see Condition D88);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(h) Snake Management Measures (see Condition D96);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(i) Construction Air Quality Management Plan (CAQMP) (see Condition D100);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE;	Compliant

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
				• OWE – 29/11/19 • WNSLR – 28/11/19	
	(j) Unexpected Finds Protocol (see Conditions D106 and D108);	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(k) Unexpected Contamination Protocol (see Condition D116); and	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(l) a Community Consultation and Complaints Handling Procedure.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review CEMPs prior to submission to the Planning Secretary.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
D122.	The Applicant must: (a) not commence construction of Stage 1 until the CEMP is approved by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.	Within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Compliant
	(b) carry out the construction of Stage 1 in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	At all times	Regular monitoring and inspections will be undertaken to ensure that the CEMPs is implemented accordingly.		Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
Environmental Representative					
D123.	The Applicant must engage an Environmental Representative (ER) to oversee construction of Stage 1. Construction of Stage 1 must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.	Prior to commencing construction at WNSLR and/or Stage 1		DPIE Approval Letters 4/10/19 or Carl Vincent (ER) and 4/10/19 for Maurice Pigniatelli (Alternate ER)	Compliant
D124.	The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of construction of Stage 1, or within another timeframe agreed with the Planning Secretary.	Prior to commencing construction at WNSLR and/or Stage 1		DPIE Approval Letters 4/10/19 or Carl Vincent (ER) and 4/10/19 for Maurice Pigniatelli (Alternate ER	Compliant
D125.	The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS or RTS and is independent from the design and construction personnel for Stage 1.	Prior to commencing construction at WNSLR and/or Stage 1		DPIE Approval Letters 4/10/19 or Carl Vincent (ER) and 4/10/19 for Maurice Pigniatelli (Alternate ER	
D126.	The Applicant may engage more than one ER for Stage 1, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of Stage 1.	Prior to commencing construction at WNSLR and/or Stage 1		DPIE Approval Letters 4/10/19 or Carl Vincent (ER) and 4/10/19 for Maurice Pigniatelli (Alternate ER	Compliant
D127.	For the duration of construction of Stage 1, or as agreed with the Planning Secretary, the approved ER must:	At all times	Review of all correspondence from / to Planning Secretary		Not triggered

DRAFT

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of Stage 1;				
	(b) consider and inform the Planning Secretary on matters specified in the terms of this consent;	At all times	Notify Planning Secretary, as required		Not triggered
	(c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;	At all times	Review potential environmental and community impacts	Involvement indicated in records within Environmental Representative Monthly Reports	Compliant
	(d) review the CEMP identified in Condition D119 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent, and if so: i. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or ii. make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);	At all times	ER to review CEMPs, if required. ER to prepare written statement, if required.	Letters from ER to DPIE Dated 14 Nov 2019 confirming CEMPS are consistent with the requirements of the consent	Compliant
	(e) regularly monitor the implementation of the CEMP, and any other documents identified by the Planning Secretary, to ensure implementation is being carried out in accordance with the document and the terms of this consent;	At all times	Regular monitoring and inspections will be undertaken to ensure implementation of CEMPs.		Not triggered
	(f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of Stage 1 commissioned by the Department including scoping audits, programming audits, briefings, and site visits;	At all times	ER to undertake audits, if requested.		Not triggered
	(g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;	At all times	ER to assist the Department in the resolution of community complaints, if requested.		Not triggered
	(h) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Environmental Representative Protocol under the heading “Environmental Representative Monthly Reports.” The Environmental Representative Monthly Report must be submitted within	At all times	ER to prepare ER Reports (Environmental Representative Monthly Reports) to the satisfaction of the Planning Secretary	Monthly reports submitted commencing 7/08/19	Compliant

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	seven calendar days following the end of each month for the duration of the ER's engagement, or as otherwise agreed with the Planning Secretary.				
D128.	The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in Condition D127 (including preparation of the ER monthly report), as well as: (a) the complaints register; and	At all times	ER to cite all information requested is received.	Information included within monthly reports submitted commencing 7/08/19	Compliant
	(b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).	At all times	ER to cite all information requested is received.		Not triggered
D129.	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under Condition D142. The Applicant must: (a) facilitate and assist the Planning Secretary in any such audit; and	At all times	ER to undertake audits, if requested.		Not triggered
	(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.	At all times	ER to undertake audits, if requested.	Goodman PSA with ErSed Appendix A – Scope of Services 2/06/19	Compliant
Operational Environmental Management Plan					
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.	Prior to commencing operation of Stage 1	OEMP will be prepared, cited by the ER and approved by the Planning Secretary.		Not triggered
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;	Prior to commencing operation at Stage 1	ER to cite OEMP for inclusion of role, responsibility, authority and accountability of all key personnel prior to submission to the Planning Secretary.		Not triggered
	(b) describe the procedures that would be implemented to: i. keep the local community and relevant agencies informed about the operation and environmental performance of Stage 1; ii. receive, handle, respond to, and record complaints; iii. resolve any disputes that may arise; iv. respond to any non-compliance; v. respond to emergencies; and	Prior to commencing operation at Stage 1	ER to cite OEMP for inclusion prior to submission to the Planning Secretary. Community Communications Strategy to be implemented during operation as required by C19.		Not triggered

Unique ID	Compliance Requirement / Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
	(c) include the following environmental management plans: i. Landscape Management Plan (LMP) (see Condition D35); ii. Flora and Fauna Management Plan (FFMP) (see Condition D88); iii. Waste Management Plan (WMP) (see Condition D112).	Prior to commencing operation at Stage 1	ER to review OEMP for inclusion prior to submission to the Planning Secretary.		Not triggered
D132.	The Applicant must: (a) not commence operation until the OEMP is approved by the Planning Secretary; and	Prior to operation at Stage 1	Evidence of approval will be cited by the ER prior to commencement of works at each stage of development.		Not triggered
	(b) operate Stage 1 in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	At all times during operations	Regular monitoring and inspections will be undertaken to ensure that the OEMP is implemented accordingly.		Not triggered
Revision Of Strategies, Plans And Programs					
D133.	Within three months of: (a) the submission of a Compliance Report under Condition D141; (b) the submission of an Environmental Representative Monthly Report under Condition D127; (c) the submission of an incident report under Condition D135; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under Condition D2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed.	At all times	All Strategies, Plans And Programs to be reviewed within three months and cited by ER.	A revision required by condition D133 will be undertaken within 3 months of a) the submission of a Compliance Report under Condition D141;	Not triggered
D134	If necessary, to either improve the environmental performance of Stage 1, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review. *Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of Stage 1.*	At all times	All Strategies, Plans And Programs to be reviewed and submitted to the Planning Secretary within six weeks (if required) and cited by ER.		Not triggered
Reporting And Auditing					

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SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D135.	**Incident Notification, Reporting and Response** The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 8.	At all times	Written notification provided immediately and cited by ER.	Incident Management Procedures within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Not triggered
D1368.	**Non-Compliance Notification** The Department must be notified in writing to within seven (7) days after the Applicant becomes aware of any non-compliance.	At all times	Written notification provided within seven days and cited by ER.	Incident Management Procedures within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Not triggered
D137.	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times	Written notification requirements cited by ER.	Incident Management Procedures within CEMPs submitted to DPE 15/11/19 Approved by DPIE; • OWE – 29/11/19 • WNSLR – 28/11/19	Not triggered
D138.	A non-compliance which has been notified as an incident does not need to also be notified as a non- compliance.	At all times	ER to ensure non- compliance has not been previously reported as incident.		Not triggered
D139.	**Compliance Reporting** No later than 6 weeks before the date notified for the commencement of construction, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Department.	Prior to commencing construction at WNSLR and/or Stage 1	ER to review and cite submission details. ER to ensure no construction will occur prior to six weeks of notification date unless otherwise agreed to by the Planning Secretary.	CMRP submitted email 28 Aug 2019	Compliant

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SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D140.	Compliance Reports of the Development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	ER to cite Compliance Reports.	This Pre-Development Compliance Report	Compliant
D141.	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Department and notify the Department in writing at least 7 days before this is done.	At all times	ER to cite report on website and written notification. Updates to website by Goodman.		Not triggered
	Monitoring and Environmental Audits				
D142.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing. *Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*	At all times	ER to review all monitoring or environmental audits. ER to confirm preparation of audit and monitoring program.		Not triggered
Access To Information					

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SCHEDULE B – CONDITIONS FOR THE CONCEPT PROPOSAL					
D143.	At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: i. the documents referred to in Condition D2 of this consent; ii. all current statutory approvals for the Development; iii. all approved strategies, plans and programs required under the conditions of this consent; iv. the proposed staging plans for the Development if the construction, operation or decommissioning of the Development is to be staged; v. regular reporting on the environmental performance of the Development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; vi. a comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; vii. a summary of the current stage and progress of the Development; viii. contact details to enquire about the Development or to make a complaint; ix. a complaints register, updated monthly; x. the Compliance Report of the Development; xi. audit reports prepared as part of any monitoring or environmental audit of the Development and the Applicant's response to the recommendations in any audit report; xii. any other matter required by the Planning Secretary; and	Prior to commencing construction at WNSLR and/or Stage 1 and ongoing	Updates to website by Goodman. ER to cite the latest information required by the condition is on website.	Confirmed 30/11/19 All documents available at: https://au.goodman.com/property-lease-site/oakdale-west	Compliant
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Prior to commencing construction at WNSLR and/or Stage 1 and ongoing	Updates to website by Goodman. ER to cite the latest information required by the condition is on website.		Not triggered

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