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Oakdale West Industrial Estate – Stage 5 (Building 4E)

Operation Compliance Report 3

AUG 2026

Application Number	SSD 22191322
Reporting Period	22 February 2025 to 22 February 2026
File Name	19007-RPT-OCR3-4E-1-20260821
Compliance Report Version	Rev1

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Document control

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File Name	19007-RPT-OCR3-4E-1-20260821
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Document reference	Date	Prepared by	For
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	Name of Person making declaration in Appendix A
Accepted for Goodman Property Services (Aust) Pty Ltd	Ellen Mary Slaven
Title	Attorney for Goodman Property Services (Aust) Pty Limited

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Acronym Glossary

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

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1 Executive Summary

This third Operation Compliance Report (OCR) has been prepared in accordance with the Compliance Reporting Post Approval Requirements (NSW Department of Planning, Industry and Environment, May 2020). This report covers the period from 22 February 2025 to 22 February 2026 and will be submitted to the Planning Secretary of the NSW Department of Planning and Environment.

In accordance with Condition C11 of SSD-22191322 (the Consent), within six months after the first year of commencement of operation of Stage 5 (Building 4E), and in the same month each subsequent year (or at such other timing as agreed by the Planning Secretary), a Compliance Report reviewing the environmental performance of the project must be submitted to the Planning Secretary.

On 23 September 2022, notice to commence operation was provided in writing to the Planning Secretary in accordance with Condition A8(b) of the Consent. The actual operation of Building 4E (Warehouse 4E) commenced on 22 February 2023, in accordance with the Occupation Certificate issued by the private certifier.

In compliance with Condition C11, the first Compliance Report was submitted in August 2024, and subsequent reports will be submitted to the Planning Secretary by 22 August each year.

2 Introduction

The following information is taken from the Development Consent for SSD-22191322.

2.1 Project Name and Application Number

Project Name: Oakdale West Industrial Estate

Application Number: SSD-22191322

2.2 Modifications to SSD-22191322

The **Table 1** below provides a summary of the modifications made to the SSD since the original approval was granted on 29 October 2021.

Table 1 - Planning Approval and Subsequent Modifications

Issue	Date	Description
SSD-22191322	29 OCT 21	Project Approval
Mod 1	14 JUL 22	Amendment to Building 4E elevations and removal of Condition B28

This OCR has been prepared against the Consolidated Development Consent that are available on the NSW planning portal (https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-5) including the above Consent Modification.

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2.3 Project Location

The Warehouse 4E development is located within Precinct 4 of the Oakdale West Industrial Estate at 2 Aldington Road, Kemps Creek, which is situated within the Penrith Local Government Area (LGA) (Figure 1 and Figure 2). Oakdale West Industrial Estate (OWE) is legally described as Lot 101 to 103 in DP 1262308 and Lot 105 to 111 DP 1262310, at the far south-western extent of the Western Sydney Employment Area (WSEA), see Figure 1 below. Warehouse 4E is located along the southern boundary of the industrial estate (Figure 3 and Figure 4).

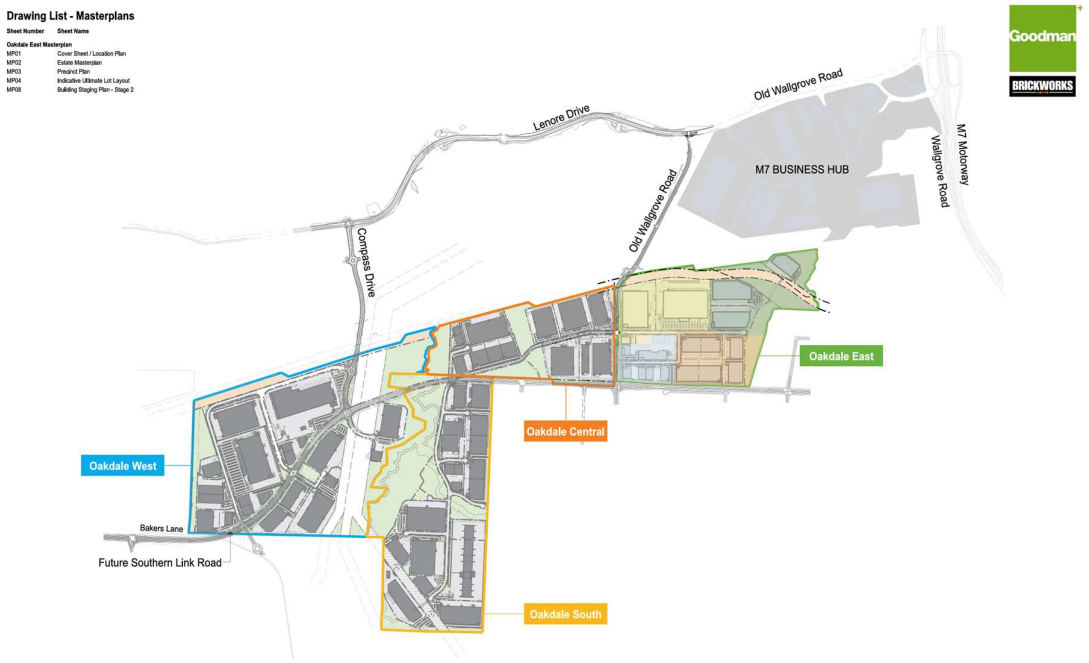

Figure 1 - Oakdale West Estate Location Plan



Figure 2 - Oakdale West Estate, Precinct Plan

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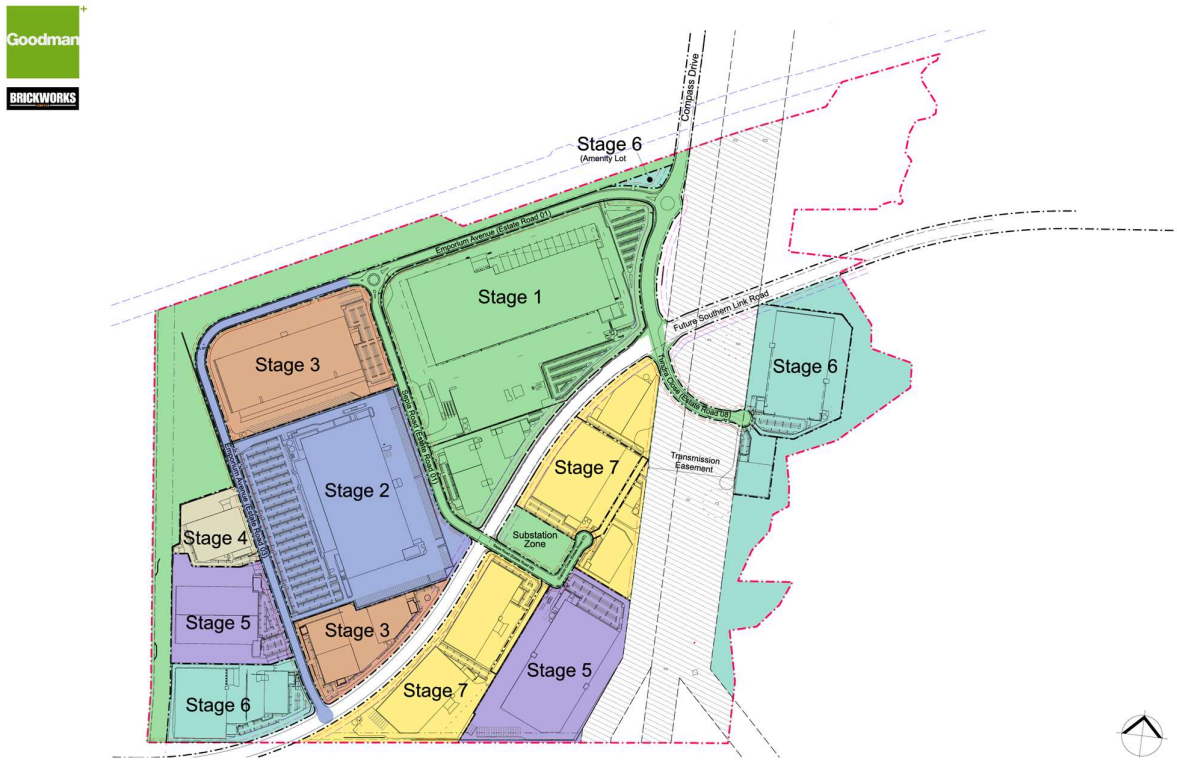

Figure 3 - Oakdale West Estate Staging Plan

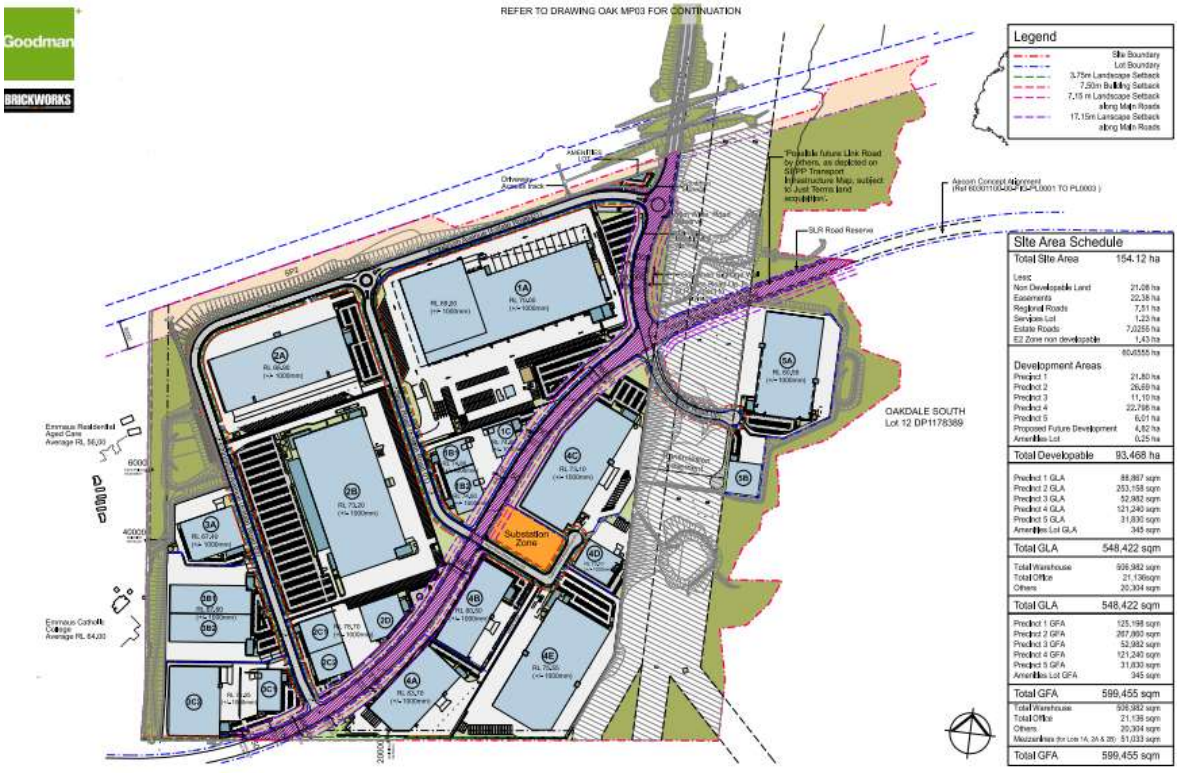

Figure 4 - Oakdale West Estate Masterplan

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2.4 Description of Project

The warehouse 4E development and associated infrastructure forms the extent of 35,560 m^2. Subdivide part Lot 111 of DP 1262310 into two separate lots (117 and 118). Building 4E is located wholly on Lot 117 of DP 1262310.

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

Stage 5 of the OWE includes fit-out and operation of one warehouse that is used for the storage and distribution of liquor. Stage 5 of the OWE was approved under a standalone consent (SSD-22191322). SSD 7348 (MOD7) was modified to capture the amendment to the Concept Masterplan design in respect of warehouse 4E.

An Operational Environmental Management Plan (OEMP) has been prepared to specifically address the activities associated with the operation of Building 4E (warehouse 4E) in Precinct 4 under SSD 22191322 and SSD 7348 (MOD7) applicable to the operation of warehouse 4E. It is noted that warehouse 4E has one tenancy, with a warehouse, workshop and an office (see Figure 5 below).

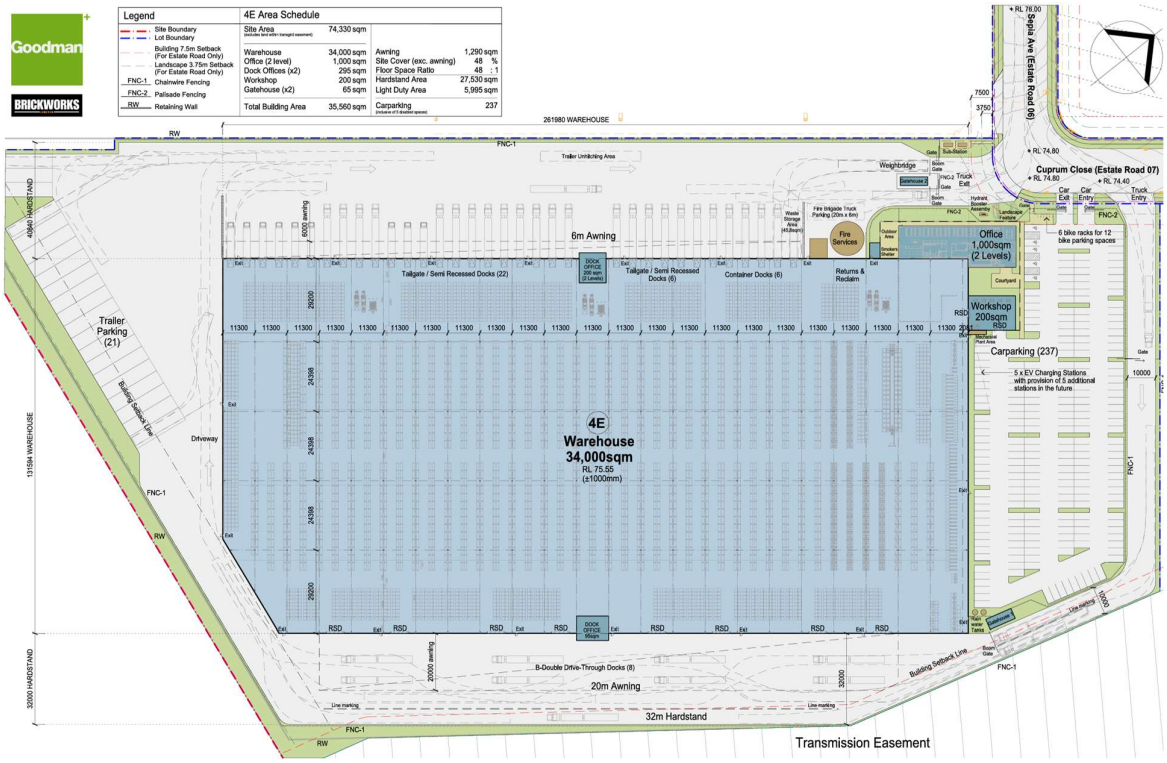

Figure 5 - Oakdale West Estate, 4E site and Warehouse Plan

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2.5 Compliance Reporting Schedule

This OCR demonstrates compliance with the consent conditions during the first year of operation of the warehouse 4E. **Table 2** gives the schedule for the project compliance reporting.

Table 2 - Compliance Reporting Schedule

Compliance Report	Phase	Timing
Operation Compliance Report	Operation	22.08.2024
Operation Compliance Report 2	Operation	22.08.2025
Operation Compliance Report 3	Operation	21.08.2026
Operation Compliance Report 4	Operation	August 2027
Post-Decommissioning Compliance Report	Decommissioning	TBA

2.6 Project Activity Summary

In accordance with the approved Development Consent SSD-22191322, the site operates as a warehouse and distribution centre for Woolworths KCDC. The approved hours of operation are 24 hours a day, Monday to Sunday.

2.7 Discrepancies

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

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

No material adverse discrepancies between predicted and actual impacts were identified during this reporting period.

Table 3 - Discrepancies between Predicted and Actual Impacts

Key Aspect	Summary of the predicted impact	Summary of actual impacts	Consistent
Noise	Noise generated during operation of Stage 5 will not exceed project noise trigger levels at nearby receivers, with the proprietary noise reduction measures incorporated into the design.	The actual noise impact is considered consistent with that assessed in the project EIS, as Stage 5 has been designed, built, and operated in accordance with the development approval.	Y
Traffic	In summary, the projected traffic associated with this SSD will not result in requirements for any additional upgrades onto the surrounding road network during interim (2026) and ultimate (2036) from what has already been approved.	The actual traffic impact is considered consistent with that assessed in the project EIS, as Stage 5 has been designed, built, and operated in accordance with the development approval.	Y

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Stormwater Quality	During the operational phase of Stage 5, the proposed stormwater quality treatment system incorporating the use of a treatment train of gross pollutant traps is proposed to mitigate any increase in stormwater pollutant load generated by the development.	All stormwater drainage infrastructure within the site remains under the care, control, and management of GPSA.	Y

2.8 Key Project Personnel

Table 4 - Key Project Personnel

Role	Name	Company	Contact Details
Goodman's Representative	Michael Trotnar – Senior Building Manager	Goodman	0409 999 447 michael.trotnar@goodman.com
Tenant's Representative	Michelle Malivindi – NSW state manager	Primary Connect	0476 558 327 mmalivindi@primaryconnect.com.au
	Christopher Hanna – KCDC contract manager	Primary Connect	0437 024 743 channa2@primaryconnect.com.au
Environmental Consultant	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au

2.9 Environmental Performance under the OEMP

An Operational Environmental Management Plan (OEMP) was prepared by SLR Consulting Australia Pty Ltd (SLR) for the project and approved by the Planning Secretary on 16.12.2021. There have been no changes to the OEMP since its approval as part of the Applicants and Tenants review and implementation of the plan.

These OEMPs have been prepared to satisfy statement of commitment for the 'preparation of updated OEMP for Stage 5' of Approved Development Consent SSD 22191322. The OEMP was approved by DPHI prior to the commencement of Stage 5 operations (refer to **Appendix B**).

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

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

The building 4E operations are compliant with all environmental and planning requirements as summarised in **Table 5** below and detailed in **Appendix B**.

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Table 5 - Key Environmental Performance Indicators

Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations and Recommendations
Operation of Plant and Equipment	All plant and equipment will be maintained and operated in a proper and efficient manner	Ongoing	Tenant	**Electrical Infrastructure** Heightened Energy conducted a thermal audit of the electrical switchboards at Woolworths KCDC on 27 November 2025. The purpose of the audit was to identify abnormal heating issues that may affect the reliability of the electrical supply and to assess the severity and rectification priorities of any identified defects. The audit report provides an assessment of the potential risk of energy supply failure associated with each identified issue, together with the estimated rectification costs and, where requested, indicative timeframes. Based on these findings, a priority rating has been assigned to each item requiring rectification or improvement. The thermal audit identified abnormal heating at the C-phase load-side termination of the circuit breaker supplying DB-06. This was classified as a potential issue, with the temperature rise recorded at less than 100°C above ambient conditions. In accordance with the auditor's recommendations, the defect should be monitored and re-surveyed within 12 months. Recommendations were also made to inspect and tighten electrical terminations, where necessary, and to ensure that all cable connections were properly crimped to minimise the risk of overheating and potential equipment failure.
Operation of Plant and Equipment	Undertake regular compliance checks on the noise emissions of all plant and machinery.	Ongoing	Tenant	A maintenance program is in place to monitor the condition of plant and equipment. Maintenance and necessary repairs were carried out during the reporting period, and records have been provided.
Water	Water storage basins and stormwater infrastructure owned and managed by Goodman will be managed in accordance with the manufacturers' specifications.	Ongoing	Landlord (GPSA)	The stormwater infrastructure (storm-water pits and strip drains) was inspected in July 2025 and December 2025. All stormwater pits and strip drains requiring cleaning were cleaned as required.
Landscaping and Visual Amenity	All landscaping implemented as part of Building 4E, as shown in the developed Landscape Plan will be maintained for the life of the development. Re-planting and rehabilitation works will be undertaken if any aspect of the landscaping has not been successful.	Ongoing	Landlord (GPSA)	General maintenance was completed by the nominated landscape contractor and included rubbish removal from landscaped areas, weed spraying, watering, planting, mulching, and trimming of growing plants.
Traffic	All commercial vehicle drivers of Goodman Tenanted facilities will be familiar with the Driver Code of Conduct.	Ongoing	Tenant	All drivers attending site complete a strict Yard training process which includes Driver Code of Conduct.

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Aspect	Monitoring, Reporting and Auditing Requirements from the OEMP	Timing / Frequency	Responsibility	Observations and Recommendations
				No Driver can enter the premises without completing this training. Examples of completed driver inductions were provided.
Traffic	The operational traffic volume review shall be completed bi-annually.	Bi-annually	Landlord (GPSA)	GPSA has installed a traffic camera to monitor traffic movements. The dashboard data provided by GPSA confirms that traffic volumes are well below the limits specified in the OTMP.
Hazard, Risk and Emergency	Chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change 2007).	Ongoing	Tenant	Inspection reports were provided to demonstrate that all chemicals are stored in bunded areas in accordance with relevant Australian Standards.
Waste	Waste will be secured and maintained within designated waste storage areas at all times and will not leave the site onto neighbouring public or private properties. The WMP will be implemented for the duration of operation.	Ongoing	Tenant	Photos were provided to demonstrate that all waste was properly stored in designated secured areas, ensuring compliance with safety and waste regulatory requirements. The waste management register was provided for review to demonstrate that recyclable materials were appropriately segregated and sent for reuse or recycling.
Sustainability	The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.	Ongoing	Tenant Landlord (GPSA)	**Electrical Systems** Heightened Energy conducted a thermal audit of the electrical switchboards at Woolworths KCDC on 27 November 2025. The purpose of the audit was to identify abnormal heating issues that may affect the reliability of the electrical supply and to assess the severity and rectification priorities of any identified defects. Recommendations were also made to inspect and tighten electrical terminations, where necessary, and to ensure that all cable connections were properly crimped to minimise the risk of overheating and potential equipment failure.

2.10 Noise and Air Quality Monitoring

Three (3) real-time monitoring units (SiteHive) were installed in 2023 along the boundary of the Oakdale Waste Industrial Estate to monitor air quality and noise emissions associated with construction activities across the estate in accordance with SSD-7348. The monitoring locations are shown in Figure 6 below.

The monitoring units located closest to Warehouse 4E, namely OWE-1 and OWE-2, were used to assess potential noise and air quality impacts associated with the operation of Warehouse 4E.

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Figure 6 - Oakdale West Estate Monitoring Locations

2.10.1 Noise

The daily average noise level measured at the two monitoring locations during the reporting period are shown in **Figure 7** below. Given that the nearest sensitive receiver is located approximately 300 m from the site, substantial noise attenuation would occur over distance, and noise levels at the receiver are expected to be significantly lower than those measured at the site boundary. This indicates that noise emissions from the site are expected to remain below the applicable noise limits at the nearest sensitive receiver in accordance with the OEMP.

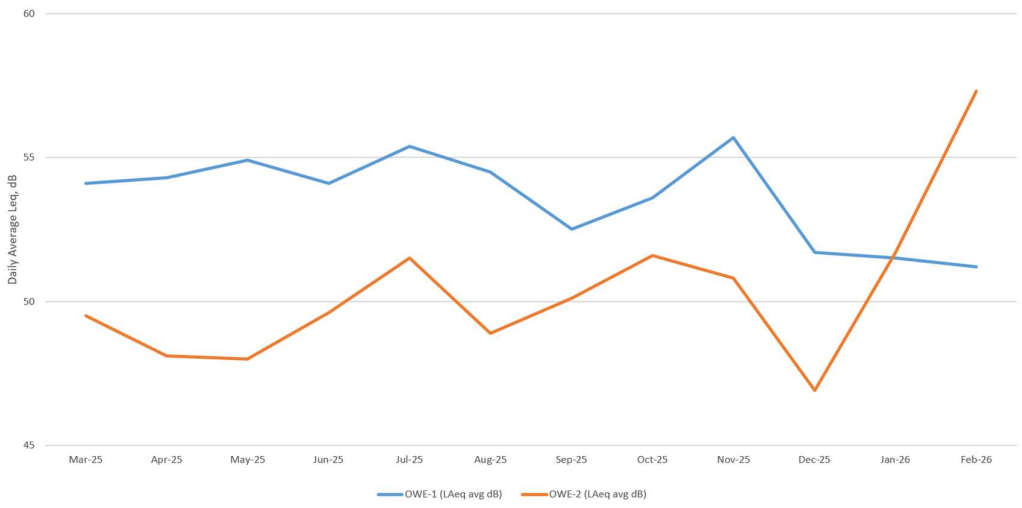

Figure 7 – Noise monitoring results $L_{Aeq(Day)}$

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2.10.2 Air Quality

The rolling average concentrations of particulate matter (PM10) remained well below the OEMP limit of 25 µg/m³ at all monitoring locations during the reporting period (refer to **Figure 8** below).

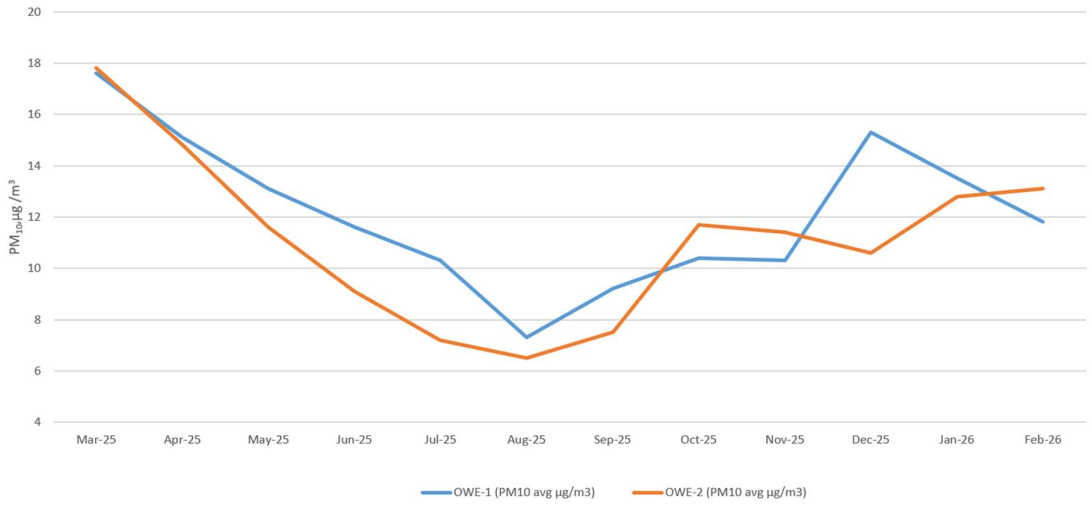

Figure 8 – Rolling annual average PM_{10} concentrations

3 Compliance Status Summary

The compliance table provided as **Appendix B** demonstrates the compliance with conditions of consent for SSD-22191322.

The terminology discussed in **Table 6** has been used to describe compliance status within the Compliance Report provided in **Appendix B** of this report.

Table 6 - Compliance Status Descriptors

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

3.1 Non-Compliances

There have been no non-compliances identified during this reporting period.

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4 Report Actions

DPHI provided recommendations during the last reporting period, which are outlined in **Table 7**. **Table 7** summarises Previous the responses to the recommendations for improvement provided by DPHI on 03.10.2025 (Ref: SSD-22191322-PA-5).

Table 7 - Response to Improvements Requested in the Current Report

#	DPHI Comments	Response
An amended Operational Compliance Report is to be submitted in response to Request for Information (RFI-95621707), addressing the points outlined below:		
1	State the reporting period on the cover page (DD MM YYYY to DD MM YYYY).	A table has been included on the front page (cover page) of this report to clearly identify the applicable reporting period and corresponding revision number, thereby ensuring transparency and facilitating ease of reference for regulators and stakeholders.
2	State the version or revision number of the report on the cover page.	
3	Revise Section 4 of the report to capture comments provided by NSW Planning in response to the previous Operation Compliance Report.	This was included in the OCR 2, Table 7, which captures comments provided by NSW Planning in response to the previous Operation Compliance Report (August 2024).
4	Include a separate section that identifies discrepancies between predicted and actual impacts of the development and analyse the potential cause of discrepancies, as required by Condition C11(a) of the consent.	A new Section 2.7 Environmental Performance – Discrepancies has been included in this report to describe discrepancies between the predicted and actual impacts of the development, and to present an analysis of the potential causes of these discrepancies, as required by Condition C11(a) of the consent.
5	Include a separate section that describes what measures will be implemented over the next year to improve the environmental performance of the development as required by Condition C11(b) of the consent.	A new Section 7.1 Mitigation Measures for Improvements has been included in this report to describe what measures will be implemented over the next year to improve the environmental performance of the development, as required by Condition C11(b) of the consent.
6	The Compliance Table required by Section 3.1.6 of the CRPARs has been referenced at Appendix B of the report. A copy of the Compliance Table has not been provided. Please revise the report to include the Compliance Table.	The Compliance Table (Appendix B) is attached to this revised report.

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”.

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6 Complaints

There are no complaints were received during the reporting period.

7 Monitoring and Measures for Improvements

7.1 Mitigation Measures for Improvement

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

Ongoing education of the building management team has been implemented and will continue to ensure that the project's environmental performance requirements are clearly communicated to tenants.

A traffic camera has been installed and will continue to be used to monitor traffic movements.

A real-time monitoring system (SiteHive) has been implemented to monitor air quality and noise emissions. Monitoring results will continue to be reviewed and presented in future reporting periods.

7.2 Mitigation Measures under the OEMP

The OEMP summarises the monitoring requirements for the operation of warehouse 4E as set out in the approved Development Consent SSD 22191322 and relevant management plans. The OEMP was implemented during the reporting period to minimise any material harm to the environment and will continue to be applied in the next reporting period to ensure compliance with the Development Consent.

Key measures include:

- Weekly Environmental Checklist: Tenants will conduct inspections to verify that all environmental controls and specialist management plan requirements are in place. Any identified maintenance, process improvements, or staff training were implemented to ensure ongoing compliance.

- Plant and Equipment: All plant and equipment will continue to be maintained and operated in a proper and efficient manner with maintenance records retained within the warehouse management system.

It should be noted that there have been no reported incidents (as defined by the SSD consent) during the operation of the warehouse 4E to date.

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Appendix A - Compliance Report Declaration

Compliance Report Declaration Form	
Project Name:	Oakdale West Estate – Stage 5
Project Application Number:	SSD-22191322
Description of Project: Oakdale West Estate including: ▪ Oakdale West Estate Stage 5 Development includes construction, subdivision, fit out, operation and use of warehouse building 4E, associated office space, internal roads and parking	
Project Address:	2 Aldington Road, Kemps Creek, NSW
Proponent:	Goodman Property Services (Aust) Pty Ltd
Title of Compliance Report:	Operation Compliance Report
Date:	03 August 2026
I declare that I have reviewed relevant evidence and prepared the contents of the attached Operation Compliance Report and to the best of my knowledge: ▪ the Operation Compliance Report has been prepared in accordance with all relevant conditions of consent; ▪ the Operation Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements; ▪ the findings of the Operation Compliance Report are reported truthfully, accurately and completely; ▪ due diligence and professional judgement have been exercised in preparing the Operation Compliance Report; and ▪ the Operation Compliance Report is an accurate summary of the compliance status of the development. Notes: ▪ Under section 10.6 of the Environmental Planning and Assessment Act 1979 a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, $1 million and for an individual, $250,000; and ▪ The Crimes Act 1900 contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).	
Name of Authorised Reporting Officer	Ellen Mary Slaven
Title	Ms
Signature	Signed by: Ellen Slaven 5F30B39D8C9341D...
Qualification	Attorney for Goodman Property Services (Aust) Pty Ltd
Company	GOODMAN PROPERTY SERVICES (AUST) PTY LTD
Company Address	The Hayesbery, 1-11 Hayes Road, Rosebery NSW 2018

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Appendix B

Compliance Report

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

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CoC ID	Development Consent Condition	Development Phase	Monitoring Methodology	Comments / Evidence	Compliance Status
SCHEDULE 2					
PART A – ADMINISTRATIVE CONDITIONS					
ATION TO MINIMISE HARM TO THE ENVIRONMENT					
A1.	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	At all times	The OEMP has been prepared to specifically address the activities associated with the operation of Building 4E (warehouse 4E) to minimise any material harm to the environment.	This Operation Compliance Report	Compliant
TERMS OF CONSENT					
A2.	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS and RTS; (d) Modification Assessments; (e) in accordance with the Development Layout in Appendix 1; and (f) in accordance with the management and mitigation measures in Appendix 2.	At all times	Regular inspections and monitoring are undertaken in accordance with the OEMP during the operation stage.	This Operation Compliance Report	Compliant
A3.	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and	At all times	Regular inspections and monitoring are undertaken in accordance with the OEMP during the operation stage.	No such directions were issued by the Planning Secretary	Not triggered
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).				Not triggered
A4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in Condition A2(c) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in Condition A2(c) or A2(f), the most recent	At all times		This Operation Compliance Report	Not triggered

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	document prevails to the extent of the inconsistency, ambiguity or conflict.				
LIMITS OF CONSENT					
Lapsing					
A5.	This consent lapses five (5) years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	At all times	Noted		Not triggered
A6.	The total area of warehousing and office space at the development must not exceed a maximum gross lettable area of 35,560 square metres	At all times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant And closed

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<table>
<tr>
<td>A7.</td>
<td>The development must be consistent with the development controls in the OWE, as shown in Table 1.
Table 1 Development Controls
<table>
<tr><th>Development Aspect</th><th>Control</th></tr>
<tr><td>Minimum building setbacks from:</td><td></td></tr>
<tr><td>• Southern Link Road</td><td>17.15 m</td></tr>
<tr><td>• Western North-South Link Road</td><td>20 m</td></tr>
<tr><td>• Local estate Roads</td><td>7.5m</td></tr>
<tr><td>• Western site boundary</td><td>40 m</td></tr>
<tr><td>• Southern site boundary</td><td>20 m (excluding parking areas)</td></tr>
<tr><td>Rear boundary setbacks within the estate</td><td>5 m</td></tr>
<tr><td>Side boundary setbacks within the estate</td><td>0 m, subject to compliance with fire rating requirements</td></tr>
<tr><td>Height</td><td>15 m</td></tr>
<tr><td>- Building 1A</td><td>39 m</td></tr>
<tr><td>- Building 2A</td><td>18 m</td></tr>
<tr><td>- Building 2B</td><td>28 m</td></tr>
<tr><td>Minimum lot size</td><td>5,000 m2</td></tr>
<tr><td>Minimum frontage</td><td>40 m (excluding cul-de-sacs)
35 m minimum lot width at the building line</td></tr>
<tr><td>Site coverage</td><td>Maximum of 65 per cent (excluding awnings)</td></tr>
</table>
</td>
<td>At all times</td>
<td>These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.
Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.</td>
<td>Construction Certificates:
CC-21179 dated 12.11.2021
CC-22059 dated 05.04.2022
CC-22052 dated 27.07.2022
CC-22205 dated 11.10.2022
CC-22205/A dated 13.02.2023 (amended)
Occupation Certificates:
OC-22148 dated 30.11.2022
OC-23023 dated 22.02.2023</td>
<td>Compliant and closed</td>
</tr>
<tr><td colspan="6">NOTIFICATION OF COMMENCEMENT</td></tr>
<tr>
<td>A8.</td>
<td>The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date:
(a) construction</td>
<td>Construction</td>
<td>EC to site evidence of Submission of Notice to the Planning Secretary</td>
<td>Notice to commence construction was given in writing to the Planning Secretary on 23.08.2021.
Construction was commenced on 12.11.2021.</td>
<td>Compliant and closed</td>
</tr>
<tr>
<td></td>
<td>(b) operation.</td>
<td>Operation</td>
<td>EC to site evidence of Submission of Notice to the Planning Secretary</td>
<td>Notice to commence operation was given in writing to the Planning Secretary on 23.09.2022.
Actual operation of building 4E (warehouse 4E) was commenced on 22.02.2023.</td>
<td>Compliant and closed</td>
</tr>
<tr>
<td></td>
<td>(c) cessation of operations;</td>
<td>Cessation of operations</td>
<td></td>
<td>The development is under operation.</td>
<td>Not triggered</td>
</tr>
</table>

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A9.	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage	All times	ER to review concept and confirm this is true.	This Operation Compliance Report Staging of the development no required at this time	Not triggered
EVIDENCE OF CONSULTATION					
A10.	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved	All times	During the development of the OEMP, consultation was undertaken with the relevant parties prior to submitting the subject document to the Planning Secretary.	The OEMP was submitted to the DPE on 02.11.2022. The DPE email acknowledging receipt of the OEMP dated 02.11.2022.	Compliant
STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS					
A11.	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (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).	All times	EC to site evidence of notification	Not required yet	Not triggered

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A12.	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All times	EC to site evidence of notification	Not required yet	Not triggered
A13.	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	All times	EC to site evidence of notification	Not required yet	Not triggered
PROTECTION OF PUBLIC INFRASTRUCTURE					
A14.	Before the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure.	Prior to commencement of construction		The construction phase of Building 4E (Warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Not triggered
A15.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development, and	Construction		The construction phase of Building 4E (Warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Not triggered
	(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.	Construction			
STRUCTURAL ADEQUACY					
A16.	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. ***Note:*** • *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.* • *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development*	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed

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SUBDIVSION					
A17.	Prior to the issuing of a Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.	Prior to the issuing of a Subdivision Certificate		There are no subdivision works associated with SSD-22191322.	Not triggered
A18.	Prior to the issuing of a Subdivision Certificates for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.	Prior to the issuing of a Subdivision Certificate		There are no subdivision works associated with SSD-22191322.	Not triggered
A19.	Prior to the issuing of a Subdivision Certificates for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.	Prior to the issuing of a Subdivision Certificate		There are no subdivision works associated with SSD-22191322.	Not triggered
COMPLIANCE					
A20.	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	EC to site evidence that all employees and contractors involved in the project are appropriately inducted and trained prior to commencing work on site. The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT with compliance requirements highlighted within the OEMP, including promptly reporting to Goodman's representative any improper operational and/or environmental management practices. Refer to section 2.9 of this compliance report.	Compliant
CONTRIBUTIONS TO COUNCIL					
A21.	Before the issuing of an occupation certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act. ***Note:*** *There are approval requirements for imposing a condition under section 7.12 in respect of land within a special contributions area.*	Before the issuing of an occupation certificate		Receipt of Payment to Council under section under section 7.12 – Receipt No.R000060531 dated 10.11.2022	Compliant and closed

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OPERATION OF PLANT AND EQUIPMENT					
A22.	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period. The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to section 2.9 of this compliance report.	Compliant
EXTERNAL WALLS AND CLADDING					
A23.	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
A24.	Prior to the issuing of: (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and	Before the issuing of a construction certificate	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended)	Compliant and closed
	(b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	Before the issuing of an occupation certificate	Occupation certification of the complete buildings was carried out upon completion of the construction phase.	Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
A25.	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Prior to commencement of construction	EC to site evidence of submission of the documentation given to the Certifier to the Planning Secretary	All construction certificates an occupation certificate are required to be submitted and approved via the Planning Portal. The OWE – Stage 5 (building 4E) planning website lists	Compliant and closed

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		Prior to commencement of operation		out relevant transmittal of approved documentation.	
UTILITIES AND SERVICES					
A26.	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers	Prior to commencement of construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended)	Compliant and closed
A27.	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.	Section 73 Compliance Certificate was issued by SydneyWater on 29.10.2021 and it forms part of occupation certification. Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
A28.	Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for the provision of communication facilities to the development.	Before the issuing of a construction certificate	EC to site evidence of submission of the documentation given to the Certifier to the Planning Secretary	All construction certificates and occupation certificates are required to be submitted and approved via the Planning Portal. The OWE – Stage 5 (building 4E) planning website lists out relevant transmittal of approved documentation.	Compliant and closed
A29.	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
A30.	The Applicant must obtain any other relevant approvals from Endeavour Energy, prior to the commencement of construction.	Prior to commencement of construction	These requirements are taken into account at the design stage and verified by an accredited certification body prior to	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022	Compliant and closed

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			construction of buildings.	CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended)	
TRANSGRID EASEMENT					
A31.	The Applicant must: (a) provide safe and unobstructed access for TransGrid plant and personnel to access the transmission towers, lines and easement on and adjacent to the site, 24 hours a day, 7 days a week;	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period. The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site. No complaints have been received from TransGrid.	Compliant
	(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and	All times			
	(c) advise TransGrid of any proposed amended or modified encroachment into the easement.	All times	EC to site evidence of notification	Not required yet	Not triggered
WORKS AS EXECUTED PLANS					
A32.	Before the issuing of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.	Before the issuing of an occupation certificate	These requirements are taken into account at the design stage and verified by an accredited certification body prior to operation of buildings.	Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
APPLICABILITY OF GUIDELINES					
A33.	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period. The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
A34.	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period. The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant

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<table>
<tr><td colspan="6">ADVISORY NOTES</td></tr>
<tr><td>AN1.</td><td>All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.</td><td>All times</td><td>Noted</td><td></td><td>Not triggered</td></tr>
<tr><td colspan="6">SCHEDULE B – ENVIRONMENTAL PERFORMANCE CONDITIONS</td></tr>
<tr><td colspan="6">NOISE</td></tr>
<tr><td colspan="6">HOURS OF WORK</td></tr>
<tr><td>B1.</td><td>The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.
Table 1 Hours of Work
<table>
<tr><th>Activity</th><th>Day</th><th>Time</th></tr>
<tr><td>Construction
Concrete works (internal to building only)</td><td>Monday – Sunday
Monday – Sunday</td><td>6 am to 10 pm
3 am to 10 pm</td></tr>
<tr><td>Operation</td><td>Monday – Sunday (including public holidays)</td><td>24 hours</td></tr>
</table></td><td>Construction
Operation</td><td>The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.
Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.</td><td>Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT.
Building 4E (warehouse 4E) operates 25 hours 7 days per week.</td><td>Compliant</td></tr>
<tr><td>B2.</td><td>Works outside of the hours identified in Condition B1 may be undertaken in the following circumstances:
(a) works that are inaudible at the nearest sensitive receivers;
(b) works agreed to in writing by the Planning Secretary;
(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</td><td>Construction
Operation</td><td>The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.
Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.</td><td>Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT.
Inspections reports kept on site.</td><td>Compliant</td></tr>
<tr><td colspan="6">Operational Noise Limits</td></tr>
<tr><td>B3.</td><td>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.</td><td>Operation</td><td>The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.</td><td>Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT.
Refer to Section 2.9 and 2.10 of this compliance report.</td><td>Compliant</td></tr>
</table>

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	Table 2 *Noise Limits dB(A)* | Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
---	---	---	---	---
N1 Emmaus Village Residential	*44*	*43*	*41*	*52*
N3 Kemps Creek – nearest residential property	*39*	*39*	*37*	*52*
N4 & N5 Kemps Creek – other residences	*39*	*39*	*37*	*52*
N9 to n14 Kemps Creek	47	*42*	42	*52*
N2 Emmaus Catholic College (school)	**When in use**: 45 $L_{eq(1h)}$			| ***Notes:*** *Noise generated by the development is to be measured in accordance with the relevant procedures and modifications, including certain meteorological conditions, of the Noise Policy for Industry (EPA, 2017). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.*		Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.		
B4	The noise limits in Table 2 do not apply to receiver N3, N4 and N5 if the Applicant has a Noise Agreement with the relevant landowner to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that an agreement is in place.	Operation		It is noted that the tenant's operations do not exceed the current noise limits, and therefore a noise agreement is not required yet.	Not triggered
Construction Noise Limits					
B5.	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP during the construction phase.	The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Not triggered
Road Traffic Noise					
B6.	Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.	Prior to commencement of construction Operation	An updated Driver Code of Conduct is available at https://au.goodman.com/property-lease-site/oakdale-west Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	A Driver Code of Conduct was included within the Construction Traffic Management Plan. The Driver Code of Conduct was amended to the operation phase and included in the Operational	Compliant

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				Traffic Management Plan – Appendix G of the OEMP. Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	
TRAFFIC AND ACCESS					
Heavy Vehicles					
B7.	The Applicant must obtain relevant permits under the Heavy Vehicle National Law (NSW) for the use of over-dimensional vehicles on the road network.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Relevant approvals have been sought by the third-party logistics operators which are managed by tenant. A copy of the valid National Heavy Vehicle Accreditation Scheme (NHVAS) Certificate of Accreditation has been provided. Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
Parking					
B8.	The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended)	Compliant and closed
OPERATING CONDITIONS					
B9.	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street commercial vehicle	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates:	Compliant and closed

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	facilities (Standards Australia, 2018) and AS 28900.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009) (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;			OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	
	(c) the development does not result in any vehicles queuing on the public road network; (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (e) all vehicles are wholly contained on site before being required to stop; (f) all loading and unloading of materials is carried out on-site; (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
Sustainable Travel Plan					
B10.	Prior to the commencement of operation of any part of the development, the Applicant must prepare a Sustainable Travel Plan. The Sustainable Travel Plan must: (a) be prepared in consultation with TfNSW; (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.	Prior to commencement of operation	A Green Travel Plan (equivalent to a Sustainable Travel Plan) is available at https://au.goodman.com/property-lease-site/oakdale-west	A Green Travel Plan (equivalent to a Sustainable Travel Plan) has been prepared as part of the operational traffic management plan. The Green Travel Plan is attached to the OEMP as appendix G. The actual operation of building 4E (warehouse 4E) was commenced on 22.02.2023.	Compliant
B11.	The Applicant must implement the Sustainable Travel Plan throughout operation of the development.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site.	Compliant
SOILS, WATER QUALITY AND HYDROLOGY					
Erosion and Sediment Control					

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B12.	Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by Condition C2.	Prior to commencement of construction Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP.	The construction phase of building 4E (warehouse 4E) has been completed. This compliance report covers the operation stage of warehouse 4E.	Not triggered
Discharge Limits					
B13.	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	All times	Regular inspections and monitoring were undertaken in accordance with the CEMP during the construction stage and continue to be carried out in accordance with OEMP during the operation stage.	This Operation Compliance Report Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report	Compliant
Stormwater Management System					
B14.	The Applicant must install and operate a stormwater management system for the development that: (a) is designed by a suitably qualified and experienced person(s); (b) is generally consistent with the *Civil, Stormwater and Infrastructure Services Report and Flood Impact Assessment: Oakdale West Estate*, prepared by Cardno, dated 27 March 2017; (c) is in accordance with applicable Australian Standards and *Penrith City Council's Design Guidelines for Engineering Works, Water Sensitive Urban Design Policy December 2013* and *Water Management Development Control Plan;* (d) ensures peak stormwater flows from the site do not exceed pre-development flows in any downstream areas for all rainfall events up to and including the 1 in 100-year average recurrence interval; (e) incorporate rainwater harvesting measures to supplement non-potable water demand for the development.	All times	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
B15.	All stormwater drainage infrastructure on the site shall remain under the care, control and ownership of the registered proprietor of the lot.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to section 2.9 of this compliance report.	Compliant

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VISUAL AMENITY					
Building Design					
B16.	The Applicant must construct Building 4E in accordance with the EIS and RTS and as shown on the figures in Appendix 1.	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
Landscaping					
B17.	Prior to the commencement of operation of the development, the Applicant must implement the Landscape Plan included in the RTS and shown on the figures in Appendix 1.	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.	Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
B18.	The Applicant must maintain the landscaping on the site in accordance with the approved Landscape Plan for the life of the development. If any aspect of the landscaping has not been successful, the Applicant must undertake replanting and rehabilitation works, as reasonably practicable.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period. The Landscape Plan is available at https://au.goodman.com/property-lease-site/oakdale-west	The Landscape Plan forms part of the OEMP (Appendix I). The OEMP was submitted to the DPE on 02.11.2022. The DPE email acknowledging receipt of the OEMP dated 02.11.2022. Refer to Section 2.9 and 2.10 of this compliance report	Compliant
Lighting					
B19.	The Applicant must ensure the lighting associated with the development: *(a)* complies with the latest version of *AS 4282-1997 – Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and* (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022	Compliant and closed

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				OC-23023 dated 22.02.2023	
Signage and Fencing					
B20.	All signage and fencing must be erected in accordance with the development plans included in the EIS. ***Note:*** *This condition does not apply to temporary construction and safety related signage and fencing.*	Prior to commencement of operation	These requirements are taken into account at the design stage and verified by an accredited certification body prior to commencement of operation.	Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant and closed
HAZARDS AND RISKS					
Dangerous Goods					
B21.	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of *Planning's Hazardous and Offensive Development Application Guidelines* – Applying SEPP 33 at all times	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report	Compliant
Bunding					
B22.	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report	Compliant
BUSHFIRE PROTECTION					
B23.	The Applicant must ensure the development complies with: (a) the relevant provisions of Planning for Bushfire Protection, 2019; (b) the recommendations of the Bushfire Report prepared by Blackash Bushfire Consulting dated 24 June 2021; and (c) the relevant sections of Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate, and Section 7.5 of Planning for Bushfire Protection 2019.	As part of Estate Design	These requirements are taken into account at the design stage and verified by an accredited certification body prior to construction of buildings. Upon completion of the construction phase, all buildings were certified for suitability for use and compliance with this condition.	Construction Certificates: CC-21179 dated 12.11.2021 CC-22059 dated 05.04.2022 CC-22052 dated 27.07.2022 CC-22205 dated 11.10.2022 CC-22205/A dated 13.02.2023 (amended) Occupation Certificates: OC-22148 dated 30.11.2022 OC-23023 dated 22.02.2023	Compliant

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B24.	The Applicant must ensure the entire site, including landscaping, is managed as an inner protection area (IPA) in accordance with Planning for Bushfire Protection 2019.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to section 2.9 of this compliance report.	Compliant
B25.	Prior to the commencement of operation, the Applicant must prepare a Fire Management Plan (FMP) for the development. The FMP must: (a) be prepared in consultation with the NSW RFS Cumberland Fire Control Centre; (b) include 24-hour emergency contact details including alternative telephone contact (c) include plans of site infrastructure plan, firefighting water supply, site access and internal roads; (d) include implementation of asset protection zones (APZ) and on-going maintenance; (e) include location of hazards that will impact on fire fighting operations and procedures to manage identified hazards during firefighting operations; and (f) any additional matters required by the Cumberland Fire Control Centre (e.g. FMP review and updates)	Prior to commencement of operation	The OEMP was submitted to the DPE on 02.11.2022. The DPE email acknowledging receipt of the OEMP dated 02.11.2022.	The Fire Management Plan (FMP) was prepared for operation and is attached as Appendix K to the OEMP. The actual operation of building 4E (warehouse 4E) commenced on 22.02.2023.	Compliant
B26.	The Applicant must implement the most recent version of the Fire Management Plan for the duration of the development.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
B27.	Prior to the commencement of operation, the Applicant must prepare a Bushfire Emergency and Evacuation Management Plan for the development, consistent with the *NSW RFS' A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* and must include planning for the early relocation of occupants.	Prior to commencement of operation	The OEMP was submitted to the DPE on 02.11.2022. The DPE email acknowledging receipt of the OEMP dated 02.11.2022.	The Bushfire Emergency Management and Evacuation (BEME) (Blackash, 2022) was prepared for operation and is attached as Appendix J to the OEMP. The actual operation of building 4E (warehouse 4E) was commenced on 22.02.2023.	Compliant
~~**FIRE SAFETY**~~					
B28.	~~The Applicant must update the Fire Safety Study for the development in accordance with the Department's Hazardous Industry Planning Advisory Paper (HIPAP) No. 2 – Fire Safety Study Guidelines, January 2011, and detail the fire prevention and mitigation measures for all credible fire hazards, including grass and bushfires.~~			This Condition removed by the modification.	

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WASTE MANAGEMENT					
Waste Storage					
B29.	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.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to section 2.9 of this compliance report.	Compliant
Waste Management Plan					
B30.	The Applicant must implement the Waste Management Plan (WMP) in the EIS for the duration of construction and operation of the development.	Operation	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	The WMP is attached as Appendix H to the OEMP. Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report.	Compliant
Statutory Requirements					
B31.	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	The WMP is attached as Appendix H to the OEMP. Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report.	Compliant
B32.	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014)* and dispose of all wastes to a facility that may lawfully accept the waste.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	The WMP is attached as Appendix H to the OEMP. Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report.	Compliant

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B33.	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP during the reporting period.	No waste was accepted during the operation of warehouse 4E.	Compliant and closed
AIR QUALITY					
Dust Minimisation					
B34.	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
B35.	During construction of the development, the Applicant must comply with the dust minimisation measures detailed in the Construction Environmental Management Plan required by Condition C2.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP.	The construction phase of building 4E (warehouse 4E) has been completed.	Not triggered and closed
BIODIVERSITY					
B36.	The Applicant must implement measures to protect retained native vegetation adjacent to the site during construction and operation.	All times	Regular inspections and monitoring were undertaken in accordance with the OEMP during the reporting period.	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Refer to Section 2.9 and 2.10 of this compliance report.	Compliant
HERITAGE					
Unexpected Finds Protocol					
B37.	If any item or object of Aboriginal heritage significance is identified on site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and (c) the Biodiversity and Conservation Division of the Department must be contacted immediately.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP.	The construction phase of building 4E (warehouse 4E) has been completed.	Not triggered and closed
B38.	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*.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP.	The construction phase of building 4E (warehouse 4E) has been completed.	Not triggered and closed

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B39.	If any archaeological relics are uncovered during construction of the development, then all works in the immediate vicinity of the relic must cease immediately. Unexpected finds must be evaluated and recorded in accordance the requirements of Department of Premier and Cabinet, Heritage Division.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP.	The construction phase of Building 4E (Warehouse 4E) has been completed.	Not triggered and closed
COMMUNITY ENGAGEMENT					
B40.	The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified in Appendix 2 relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Community engagement shall be undertaken in accordance with the Community Communication Strategy for the OWE.	All times	Goodman are committed to ongoing proactive consultation with the community and stakeholders while understanding the importance of addressing potential issues and minimising construction and operational related impacts.	A Community Communication Strategy (CCS) was prepared for the Oakdale West Estate (OWE) Concept and Stage 1 development (SSD 7348). This CCS is attached as Appendix H to the OEMP. This compliance report.	Compliant
PART C - ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING					
ENVIRONMENTAL MANAGEMENT					
Management Plan Requirements					
C1.	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (c) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts	All times	The CEMP and the OEMP were developed in accordance with the requirements of this condition.	The DPE approved the CEMP and sub-plans on 11.11.2021. The DPE approval letter, as required under C2. The OEMP was submitted to the DPE on 02.11.2022. The DPE email acknowledging receipt of the OEMP dated 02.11.2022.	Compliant

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	reduce to levels below relevant impact assessment criteria as quickly as possible; (e) a program to investigate and implement ways to improve the environmental performance of the development over time; (f) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (g) a protocol for periodic review of the plan. ***Note:*** *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*				
CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN					
C2.	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Prior to the commencement of operation	The CEMP was developed in accordance with the requirements of C1 condition.	The DPE approved the CEMP and sub-plans on 11.11.2021. The DPE approval letter, as required under C2, is available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-5	Compliant and closed
C3.	As part of the CEMP required under Condition C2 of this consent, the Applicant must include: (a) measures for managing construction traffic as detailed in Appendix 2; (b) a Driver Code of Conduct (see Condition B6); (c) an Erosion and Sediment control Plan (see Condition B12); and (d) measures to protect retained native vegetation adjacent to the site (see Condition B36).	Prior to commencement of construction	The CEMP was developed in accordance with the requirements of condition C1 and condition C2 and includes: - Appendix H: Construction Traffic Management Plan which includes a Driver Code of Conduct - Appendix Ia: Erosion and Sediment Control Plan - Appendix K: Flora and Fauna Management Plan	The DPE approved the CEMP and sub-plans on 11.11.2021. The DPE approval letter, as required under C2, is available on the NSW planning portal: https://www.planningportal.nsw.gov.au/major-projects/projects/oakdale-west-estate-stage-5 The actual date of formal construction was 12.11.2021.	Compliant and closed
C4.	The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	Prior to commencement of construction	The CEMP for building 4E is available on the project webpage:	The DPE approved the CEMP and sub-plans on 11.11.2021.	Compliant and closed

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			https://au.goodman.com/property-lease-site/oakdale-west	The actual date of formal construction was 12.11.2021.	
	(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Construction	Regular inspections and monitoring were undertaken in accordance with the CEMP	The construction phase of Building 4E (Warehouse 4E) has been completed.	Not triggered and closed
REVISION OF STRATEGIES, PLANS AND PROGRAMS					
C5.	Within three months of: (a) the submission of a Compliance Report under Condition C11;	Within three months		The first Compliance Report was submitted to the Planning Secretary in August 2024.	Compliant
	(b) the submission of an incident report under Condition C7;			There have been no incidents, defined by the Conditions of Consent as: "An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance" See Section 5 of Main Body of this Compliance Report for information.	Compliant
	(c) the approval of any modification of the conditions of this consent; or			Not required yet	Not triggered
	(d) the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.			All Strategies, Plans and Programs to be reviewed within three months and cited by EC.	Not triggered
C6.	If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under Condition C8, or such other timing as agreed by the Planning Secretary. ***Note:*** *This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.*			Not required yet	Not triggered

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REPORTING AND AUDITING					
Incident Notification, Reporting and Response					
C7.	The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	All times		There have been no incidents, defined by the Conditions of Consent as: "An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause non-compliance". See Section 5 of Main Body of this Compliance Report for information.	Compliant
Non-Compliance Notification					
C8.	The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance	All times	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	There have been no non-compliances identified during this reporting period. This Operation Compliance Report	Compliant
C9.	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	All times	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	There have been no non-compliances identified during this reporting period. This Operation Compliance Report	Compliant
C10.	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	All times	Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT.	There have been no non-compliances identified during this reporting period. This Operation Compliance Report	Compliant
Compliance Reporting					
C11.	Within six months after the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:	Within six months after commencement of operation	The first Compliance Report was submitted in August 2024, and subsequent reports will be submitted to the Planning Secretary by 22 August each year.	The second Operational Compliance Report (OCR2) was submitted to the Planning Secretary in August 2025 within the required timeframe. NSW Planning has since reviewed the OCR2 and advised that further information is required to satisfy the Conditions of Consent and the	Compliant

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	(a) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (b) describe what measures will be implemented over the next year to improve the environmental performance of the development.			*Compliance Reporting Post-Approval Requirements 2020 (CRPARs)*. The OCR2 has been revised accordingly to address the recommendations and comments provided by the Planning Secretary.	
C12.	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	No later than 60 days after submission	Updates to website by Goodman.	The first Compliance Report was made publicly available on the project website in August 2024.	Compliant
Monitoring and Environmental Audits					
C13.	Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is 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.*	All times	Regular inspections and monitoring were undertaken in accordance with the CEMP during the construction stage and continue to be carried out in accordance with OEMP during the operation stage.	This Operation Compliance Report Adherence to the approved OEMP forms part of the tenancy agreement between Goodman and THE TENANT. Inspections reports kept on site	Compliant
ACCESS TO INFORMATION					
C14	At least 48 hours before the commencement of construction until the completion of all works under this consent, including rehabilitation and remediation, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website: (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting	All times	Updates to website by Goodman.	Information is available at the project webpage https://au.goodman.com/property-lease-site/oakdale-west Verified 21.06.2026.	Compliant

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	requirements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) the Compliance Report of the development; (x) any other matter required by the Planning Secretary; and				
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	All times	Updates to website by Goodman.	Information is available at the project webpage https://au.goodman.com/property-lease-site/oakdale-west Verified 21.06.2026.	Compliant