

# Compliance Monitoring Reporting Program Operations

**Building 2B  
SSD 10397**

**Prepared for:**

Goodman Property Services (Aust) Pty Ltd

The Hayesbery  
1-11 Hayes Road  
Rosebery NSW 2018

SLR Ref: 610.19215-R01  
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## PREPARED BY

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## BASIS OF REPORT

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

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

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
610.19215-R01-v1.0	21 September 2021	Emily Curtis/ Sam McDonald	Nathan Archer	Nathan Archer

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# 1 Introduction

Condition C14 of Development Consent SSD 10397 requires a Compliance Monitoring and Reporting Program be prepared no later than 6 weeks before the date notified for the commencement of the operation of the Oakdale West Industrial Estate (Oakdale West) – Stage 2. Stage 2 involves establishing a warehouse and distribution facility at Lot 2B. Ongoing Compliance Reports will be carried out in accordance with **Section 3**.

This Compliance Monitoring and Reporting Program has been prepared in accordance with the Department of Planning, Industry and Environment's (DPIE) *Compliance Reporting – Post Approval Requirements* (2018).

## 1.1 Development Overview

Oakdale West is a regional warehouse and distribution hub, located at Kemps Creek within the Penrith Local Government Area (LGA) and forms part of the broader Oakdale Industrial Precinct which is located within the Western Sydney Employment Area (WSEA).

Goodman Property Services (Aust) Pty Ltd (Goodman) obtained Development Consent SSD 10397 on 9 April 2020 from the DPIE. SSD 10397 has been modified on two occasions (23 September 2020 and 4 May 2021). Both modifications granted approval to revise the architectural plans. Stage 2 Development is the next stage of development to occur at Oakdale West following the approval of Stage 1 under SSD 7348.

Stage 2 has a site area of 149,266 m<sup>2</sup> and will comprise three key components:

- Single warehouse and office building with a footprint of 51,310 m<sup>2</sup> and warehouse space over four levels to a height of 26 metres, providing a Gross Floor Area (GFA) of 192,930 m<sup>2</sup> and Gross Lettable Area (GLA) of 189,130 m<sup>2</sup>;
- Parking (truck and car); and
- Fit-out and use approval including racking and automated distribution hub infrastructure and loading bays.

The construction works associated with Stage 2 are complete. Where Goodman is nominated as having responsibility as the Applicant, this may be delegated to their specialist consultants and their contractors.

## 2 Contact Details

**Table 1** lists the key contacts during the operation of Stage 2 at Oakdale West. All contacts are subject to change as appointed by the Project Principal.

**Table 1 Operational Contact List**

Role	Name	Company	Contact Details
Project Principal	Ben Milner	Goodman	0410 557 543 ben.milner@goodman.com
Contractor's NSW OHSE Manager	Damien Burns	Qanstruct	0409 240 098 dburns@qanstruct.com.au
Site Lead Environmental Consultant (Environmental Consultant)	Carl Vincent	ERSED	0424 203 046 carl.vincent@ersed.com.au
Communications and Community Liaison Representative	Dan Thompson	SLR	0428 060 995 dthompson@slrconsulting.com
Tenant Representative	TBC	TBC	TBC

### 3 Compliance and Monitoring Schedule

The schedule outlined in **Table 2** details the name of the Compliance Report, the phase of the development it relates to and the date it is due to be submitted to the DPIE. Where the timing is to be confirmed (TBC), the date cannot be determined until the commencement of that Phase of the development is known, timing details will be updated when the date is known.

The compliance reports in **Table 2** and schedule in **Table 4** has been updated to focus on operational requirements. Construction requirements have been addressed and reported in relevant construction compliance reports. Conditions relevant to pre-construction and construction have been greyed out in **Table 2** and **Table 4**

**Table 2 Status of Compliance Reports**

Compliance Report	Phase	Frequency	Timing
Pre-Construction Compliance Report	Prior to commencement of construction	Single report only	June 2020
Construction Compliance Report	During Construction	Quarterly from the date of commencement of construction (no later than every 26 weeks)	Complete
Pre-Operational Compliance Report	Prior to occupation or commencement of use	Single report only	TBC
Operation Compliance Report	Post occupation	Annually (52 weeks) from the date of commencement of operation	TBC

The Compliance Table outlined in **Table 4** identifies the requirements of all consent conditions outlined in SSD 10397 that must be complied with during each phase of the development. It also details the compliance monitoring methodology to be used to assess compliance with each condition and sets out the type of data or evidence that will be collected to assess whether compliance has been achieved.

It should be noted that some Monitoring Methodology and Comments/Evidence may not be known at the time of preparing this Compliance Monitoring and Reporting Program. This Program is a live document, therefore the Monitoring Methodology and Comments/Evidence details will be updated when available.

**Table 3** details the legend applicable to the proposed timing outlined in **Table 4**.

**Table 3 Compliance Table Legend**

Colour	Action
	Actions prior to commencing construction
	Actions following the commencement of construction
	Ongoing general items relating to compliance
	Items to consider for operation

**Table 4 Compliance Table**

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
<b>SCHEDULE 2 - PART A – Administrative Conditions</b>				
<b>Obligation to minimise harm to the environment</b>				
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 Compliance Consultant will monitor that all licences, permits, and approvals/consents are obtained/maintained as required by law and/or as detailed within the CEMP/OEMP.	<ul style="list-style-type: none"> <li>• Compliance reports</li> <li>• CEMP</li> <li>• OEMP</li> <li>• Legislation</li> </ul>
<b>Terms of consent</b>				
A2.	The development may only be carried out: (a) in compliance with the conditions of this consent;	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>• EIS and RTS</li> <li>• Engineering Plans</li> <li>• Management and Mitigation Measures</li> <li>• CEMP</li> <li>• OEMP</li> <li>• Compliance reports</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) in accordance with all written directions of the Planning Secretary;	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>• EIS and RTS</li> <li>• Engineering Plans</li> <li>• Management and Mitigation Measures</li> <li>• CEMP</li> <li>• OEMP</li> <li>• Compliance reports</li> </ul>
	(c) in accordance with the EIS and RTS;	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>• EIS and RTS</li> <li>• Engineering Plans</li> <li>• Management and Mitigation Measures</li> <li>• CEMP</li> <li>• OEMP</li> <li>• Compliance reports</li> </ul>
	(d) in accordance with the Development Layout in Appendix 1; and	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>• EIS and RTS</li> <li>• Engineering Plans</li> <li>• Management and Mitigation Measures</li> <li>• CEMP</li> <li>• OEMP</li> <li>• Compliance reports</li> </ul>



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) in accordance with the management and mitigation measures in Appendix 3.	At all times	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>EIS and RTS</li> <li>Engineering Plans</li> <li>Management and Mitigation Measures</li> <li>CEMP</li> <li>OEMP</li> <li>Compliance reports</li> </ul>
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	Compliance Consultant to check consistency during compliance reporting.	<ul style="list-style-type: none"> <li>EIS and RTS</li> <li>Engineering Plans</li> <li>Management and Mitigation Measures</li> <li>CEMP</li> <li>OEMP</li> <li>Compliance reports</li> </ul>
	(b) the implementation of any actions or measures contained in any such document referred to in condition A3.			
A4.	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition (c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition (c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	At all times		
<b>LIMITS OF CONSENT</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
<b>Lapsing</b>				
A5.	This consent lapses five (5) years after the date from which it operates, unless any Stage of the Development has physically commenced on the land to which the consent applies before that date.	Within five years of the date of consent	Construction is planned to commence during the five (5) years after the date the consent is approved.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
A6.	The total area of warehousing and office space at the development must not exceed a maximum gross lettable area of 200,700 square metres.	Prior to commencing construction	Compliance Consultant to review plans to confirm this is true.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
A7.	The Applicant must ensure construction of the development does not generate more than 935 vehicle trips (1,870 total vehicle movements) during the day, evening and night, on the public road network. <i>Note: This condition does not apply to construction vehicles using the West-North-South Link Road.</i>	Applicable to construction	Compliance Consultant to review plans and monitoring records to confirm this is true.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
A8.	The Applicant must keep accurate records of the number of vehicles entering or leaving the site, for the duration of construction and provide these records to the Planning Secretary on request.	Applicable to construction	Compliance Consultant to review plans and monitoring records to confirm this is true.	<ul style="list-style-type: none"> <li>Complete</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence																												
A9.	<p>The development must be consistent with the development controls in the OWE, as shown in Table 1.</p> <table><thead><tr><th>Development Aspect</th><th>Control</th></tr></thead><tbody><tr><td>Minimum building setbacks from:</td><td></td></tr><tr><td>• Southern Link Road</td><td>20 m</td></tr><tr><td>• Western North-South Link Road</td><td>20 m</td></tr><tr><td>• Local estate Roads</td><td>7.5 m</td></tr><tr><td>• Western site boundary</td><td>40 m</td></tr><tr><td>• Southern site boundary</td><td>20 m (excluding parking areas)</td></tr><tr><td>Rear boundary setbacks within the estate</td><td>5 m</td></tr></tbody></table> <table><thead><tr><th>Development Aspect</th><th>Control</th></tr></thead><tbody><tr><td>Side boundary setbacks within the estate</td><td>0 m, subject to compliance with fire rating requirements</td></tr><tr><td>Building height – Building 2B</td><td>28 m</td></tr><tr><td>Minimum lot size</td><td>5,000 m²</td></tr><tr><td>Minimum frontage</td><td>40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line</td></tr><tr><td>Site coverage</td><td>Maximum of 65 per cent (excluding awnings)</td></tr></tbody></table>	Development Aspect	Control	Minimum building setbacks from:		• Southern Link Road	20 m	• Western North-South Link Road	20 m	• Local estate Roads	7.5 m	• Western site boundary	40 m	• Southern site boundary	20 m (excluding parking areas)	Rear boundary setbacks within the estate	5 m	Development Aspect	Control	Side boundary setbacks within the estate	0 m, subject to compliance with fire rating requirements	Building height – Building 2B	28 m	Minimum lot size	5,000 m²	Minimum frontage	40 m (excluding cul-de-sacs) 35 m minimum lot width at the building line	Site coverage	Maximum of 65 per cent (excluding awnings)	Prior to commencing construction	Compliance Consultant to review concept and confirm this is true.	<ul style="list-style-type: none"><li>Complete</li></ul>
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Notification of commencement																																
A10.	<p>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:</p> <p>(a) construction, excluding any early pre-construction works, such as installation of erosion and sediment controls or laydown of construction materials; and</p>	Prior to commencing construction	Compliance Consultant to cite notification to the Department for each phase.	<ul style="list-style-type: none"><li>Complete Prior to Commencing Construction phase.</li></ul>																												
	<p>(b) operation.</p>	Prior to operation	Compliance Consultant to cite notification to the Department for each phase.	<ul style="list-style-type: none"><li>Record of submission</li><li>Compliance reports</li></ul>																												

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A11.	If the construction or operation or decommissioning of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.	At all times	Compliance Consultant to cite notification to the Department for each phase.	<ul style="list-style-type: none"><li>Record of submission</li><li>Compliance reports</li></ul>
Evidence of consultation				
A12.	Where conditions of this consent require consultation with an identified party, the Applicant must:  (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	During construction	Compliance consultant to cite records of consultation undertaken and outcomes.	<ul style="list-style-type: none"><li>Record of submission</li><li>Record of approval by Planning Secretary</li><li>Plans are available electronically</li><li>Compliance reports</li></ul>
	(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.	During construction		
Staging, combining, and updating strategies, plans or programs				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A13.	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);	At all times	Compliance Consultant to cite approved Staging Plan for any strategy, plan or program prior to the commencement of construction.	<ul style="list-style-type: none"> <li>Record of submission</li> <li>Record of approval by Planning Secretary</li> <li>Plans are available electronically</li> </ul>
	combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and	At all times	Compliance Consultant to cite approved Staging Plan for any strategy, plan or program prior to the commencement of construction.	<ul style="list-style-type: none"> <li>Record of submission</li> <li>Record of approval by Planning Secretary</li> <li>Plans are available electronically</li> <li></li> </ul>
	update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	At all times	Compliance Consultant to cite approved Staging Plan for any strategy, plan or program prior to the commencement of construction.	<ul style="list-style-type: none"> <li>Record of submission</li> <li>Record of approval by Planning Secretary</li> <li>Plans are available electronically</li> <li></li> </ul>
A14	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	At all times	Compliance consultant to cite submission to the Planning Secretary.	<ul style="list-style-type: none"> <li>Record of submission</li> <li>Record of approval by Planning Secretary</li> <li>Plans are available electronically</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A15	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	At all times	Compliance consultant to cite updated documents.	<ul style="list-style-type: none"> <li>Record of submission</li> <li>Record of approval by Planning Secretary</li> <li>Plans are available electronically</li> <li>Compliance reports</li> </ul>
<b>Protection of public infrastructure</b>				
A16	Before the commencement of construction, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;	Prior of commencing construction	Compliance Consultant to review consultation.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(b) prepare a dilapidation report identifying the condition of Aldington Road and Abbots Road (between the site and Mamre Road), including roads, gutters and footpaths; and	Prior of commencing construction	Compliance Consultant to cite Dilapidation Reports completed by contractors.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(c) submit a copy of the dilapidation report the Planning Secretary and Council.	Prior of commencing construction	Compliance Consultant to cite submission to planning Secretary and Council.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
A17.	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development, including but not limited to, Bakers Lane, Aldington Road and Abbots Road; and	At all times	Evidence of satisfaction of this condition will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Applicable authority Works in Kind (WIK) approval</li> <li>Evidence of repairing or covering costs as per this condition</li> <li>Compliance reports</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development, including but not limited to, Bakers Lane, Aldington Road and Abbotts Road.	At all times	Evidence of satisfaction of this condition will be sited by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Applicable authority Works in Kind (WIK) approval</li> <li>Evidence of repairing or covering costs as per this condition</li> <li>Compliance reports</li> </ul>
<b>Structural adequacy</b>				
A18.	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the National Construction Code (NCC).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> <li><i>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i></li> <li><i>Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</i></li> </ul>	At all times	Compliance Consultant to site construction and occupation certificates for the building works.	<ul style="list-style-type: none"> <li>CC</li> <li>OC</li> <li>Engineering Plans</li> <li>Construction Compliance Report</li> </ul>
<b>Compliance</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A19.	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	At all times	All contractors and consultants to be issued with conditions of consent. Compliance Consultant to review and confirm induction and training program/records for all contractors working on site to show this is included. Inductions and training records are to be retained by the contractors.	<ul style="list-style-type: none"> <li>• Induction/training records</li> <li>• CEMP</li> <li>• OEMP</li> <li>• Construction Compliance Report</li> <li>• Construction contracts</li> </ul>
<b>Operation of Plan and Equipment</b>				
A20.	All plant and equipment used on site, or to monitor the performance of the development must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	At all times	Contractors to provide evidence of their equipment Monitoring and maintenance records to be regularly cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• Plant pre-start records</li> <li>• Compliance Reports</li> <li>• Maintenance records</li> </ul>
<b>External walls and cladding</b>				
A21	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.	Part of estate design	Compliance Consultant to cite CC and OC for the building works.	<ul style="list-style-type: none"> <li>• Complete</li> </ul>
A22	Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the NCC.	Prior to commencing construction	Compliance Consultant to cite CC and OC for the building works	<ul style="list-style-type: none"> <li>• Complete</li> </ul>



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A23	The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.	Prior to commencing construction	Compliance Consultant to cite CC and OC for the building works	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Utility and services</b>				
A24	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Prior to commencing construction of utility works	The Compliance Consultant will monitor and cite all approvals from service providers are obtained. This will be reported in the ER Reports.	Complete
A25	Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994 (NSW).	Prior to commencing operation	The Compliance Consultant will monitor and cite compliance certificate. This will be reported in the ER Reports.	<ul style="list-style-type: none"> <li>Compliance reports</li> <li>CEMPs</li> <li>OEMP</li> <li>Record of receipt of Compliance Certificate</li> </ul>
A26	Before the issue of a Subdivision or Construction Certificate for the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for the provision of communication facilities to the development.	Prior to commencing construction	Compliance Consultant to cite evidence of arrangements made.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
A27	The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Prior to commencing operation	The Compliance Consultant will monitor and cite written confirmation from carrier. This will be reported in the ER Reports.	<ul style="list-style-type: none"> <li>Compliance reports</li> <li>Record of approval by relevant carrier</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
A28	The Applicant must comply with the requirements of Endeavour Energy for the location and design of the pad-mounted substations for the development. The Applicant must submit evidence of compliance prepared by a Level 3 Accredited Service Provider to the satisfaction of Endeavour Energy, prior to the commencement of construction.	Prior to commencing construction	Compliance Consultant to cite evidence of consultation with Endeavour Energy.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
A29	The Applicant must obtain any other relevant approvals from Endeavour Energy, prior to the commencement of construction.	Prior to commencing construction	Compliance Consultant to cite evidence of any other relevant approvals.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Subdivision</b>				
A30	The Applicant shall subdivide the site generally in accordance with the subdivision plan included in the EIS.	Part of estate design	Compliance Consultant to cite evidence of consistency between construction plans and that presented in EIS.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Works as executed plans</b>				
A31	Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA	Prior to commencing operation	Contractors to provide the certifying authority with the required information for OC approval. Signed drawings to be cited by Compliance Consultant	<ul style="list-style-type: none"> <li>OC</li> <li>Engineering Plans</li> <li>Pre-Operational Compliance Report</li> </ul>
<b>Applicability of guidelines</b>				
A32	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	At all times	Works to be undertaken in accordance with the appropriate applicable guidelines, protocols, Standard or policies	<ul style="list-style-type: none"> <li>All documents</li> </ul>
<b>SCHEDULE 2 - PART B – ENVIRONMENTAL PERFORMANCE CONDITIONS</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
<b>VISUAL AMENITY</b>				
<b>Building Design</b>				
B1	The Applicant must construct Building 2B in accordance with the EIS and RTS and as shown on the figures in <b>Appendix 1</b> .	Part of the estate design	Compliance Consultant to cite evidence of consistency between engineering design plans and that presented in EIS.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Landscape plan</b>				
B2	Prior to the commencement of construction of Building 2B, the Applicant must prepare a detailed Landscape Plan in consultation with Council and to the satisfaction of the Planning Secretary. The Landscape Plan must:	Prior to commencing construction	Compliance Consultant to cite consultation with Council.  Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(a) detail the plant species and layouts for all areas of the development;	Prior to commencing construction		
	(b) include a diverse mix of species to provide canopy trees and understorey planting, to assist in achieving the objectives of Council's Cooling the City Strategy;	Prior to commencing construction		
B3	(c) detail monitoring and maintenance procedures, including irrigation requirements.	Prior to commencing construction		
	The Applicant must:			
B3	(a) not commence construction of Building 2B until the Landscape Plan is approved by the Planning Secretary.	Prior to commencing construction	Compliance Consultant to cite approval from the Secretary.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(b) must implement the most recent version of the Landscape Plan approved by the Planning Secretary; and	Prior to commencing construction	Compliance Consultant to review LMP against the requirements of the condition.	<ul style="list-style-type: none"> <li>Complete</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Plan for the life of the development. If the monitoring carried out as part of condition B2 indicates that any aspect of the landscaping has not been successful, the Applicant must undertake replanting and rehabilitation works, as reasonably practicable.	During operation	Compliance consultant to cite maintenance and monitoring records.	<ul style="list-style-type: none"> <li>• LMP</li> <li>• Records of implementing the LMP including design, maintenance, seed mix etc.</li> <li>• OEMP</li> <li>• ER Reports</li> <li>• Compliance reports</li> <li>• Monitoring reports</li> </ul>
<b>Reflectivity</b>				
B4	The visible light reflectivity from building materials used in the façades and roof of the warehouse building must be designed to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority prior to the issue of a Construction Certificate.	Applicable to design	Certifying authority to sign off on reflexivity materials. Compliance Consultant to cite signed certification.	<ul style="list-style-type: none"> <li>• Complete</li> </ul>
<b>Lighting and security cameras</b>				
B5	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-1997 – Control of the obtrusive effects of outdoor lighting (Standards Australia, 1997); and	Applicable to design	Certifying authority to sign off on lighting installation. Compliance Consultant to cite signed certification.	<ul style="list-style-type: none"> <li>• Complete</li> </ul>
	(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.	Applicable to design	Review lighting if complaints are received.	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B6	The Applicant must ensure any security cameras or illuminated signage installed as part of the development are directed away from adjacent private properties.	Applicable to design	Certifying authority to sign off on security camera installation. Compliance Consultant to cite signed certification. Review security cameras if complaints are received.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Signage and fencing</b>				
B7	All signage and fencing must be erected in accordance with the development plans included in the EIS and RTS. <i>Note: This condition does not apply to temporary construction and safety related signage and fencing.</i>	At all times	Compliance Consultant to undertake inspections of signage and fencing in accordance with the EIS and RTS.	<ul style="list-style-type: none"> <li>EIS and RTS design</li> <li>Compliance Reports</li> </ul>
B8	All fencing along building frontages must be located behind the landscape setbacks and not along the front boundary. The fencing must be a maximum height of 2.4 metres, be an open style and coloured dark grey or black.	Applicable to design	Compliance Consultant to cite consultation plans.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>TRAFFIC, ACCESS AND PARKING</b>				
<b>Roadworks</b>				
B9	Prior to any use of Aldington Road and Abbotts Road for construction traffic, the Applicant must submit a Construction Traffic Management Plan (CTMP) to the satisfaction of Council. The CTMP shall be: (a) prepared in accordance with Council's Engineering Construction Specification for Civil Works;	Prior to use of Aldington Rd and Abbotts Rd for construction	A specialist consultant will be engaged to prepare CTMP. Compliance Consultant to review CTMP prior to submission to Council.	<ul style="list-style-type: none"> <li>Complete</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) be prepared by a suitably qualified consultant with appropriate training and certification from TfNSW;	Prior to use of Aldington Rd and Abbotts Rd for construction	Compliance Consultant to review CTMP prior to submission to Council.	
	(c) be approved by Council, prior to any construction traffic using Aldington Road and Abbotts Road;	Prior to use of Aldington Rd and Abbotts Rd for construction	Compliance Consultant to review CTMP prior to submission to Council.	• Complete
	(d) include but not be limited to: (i) swept path analysis at critical points (bends and intersections) along the entire Aldington Road / Abbotts Road route for the largest proposed vehicle to use this route; (ii) a detailed road safety audit of the Aldington Road / Abbotts Road route that factors the increase in traffic volumes (both in light & heavy vehicles), and proposes measures such that the road can safely accommodate this increase (including upgrades to road infrastructure, signage and line marking treatments, vehicle length restrictions and temporary traffic control measures during the construction period); (iii) left-in, left-out restrictions at the intersection with Mamre Road for construction vehicles.	Prior to use of Aldington Rd and Abbotts Rd for construction	Compliance Consultant to review CTMP prior to submission to Council.	• Complete
B10	The CTMP and any proposed measures must be to the satisfaction of Council and will be subject to Local Traffic Committee and Council approval.	Prior to use of Aldington Rd and Abbotts Rd for construction	Compliance Consultant to review CTMP prior to submission to Council.	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B11	Prior to any works (infrastructure, signage and line marking) that are on or affect a local road, a Section 138 Roads Act, 1993 application shall be lodged and approved by Council. All works shall be carried out in accordance with the Roads Act approval, and Council's specification, guidelines and best engineering practice.	Prior to use of Aldington Rd and Abbotts Rd for construction	Compliance Consultant to cite application lodged.	• Complete
B12	The Applicant must provide written evidence to the satisfaction of the Planning Secretary, Demonstrating the roadworks required by condition B9 and B10 have been completed to the satisfaction of Council, prior to using Abbotts Road and Aldington Road for construction access.	Prior to use of Aldington Rd and Abbotts Rd for construction	Compliance consultant to cite written evidence of completed roadworks	• Complete
<b>Construction Access</b>				
B13	The Applicant must ensure: (a) no fill material is transported to the site via Bakers Lane or Aldington Road;	During construction	Compliance consultant to cite records of fill importation	• Complete
	(b) construction traffic does not use Bakers Lane during the hours of 8 am – 9.30 am and 2.30 pm – 4 pm, Monday to Friday when schools are in use, to avoid conflict with peak school traffic on Bakers Lane;	During construction	Compliance consultant to cite CTMP	
	(c) construction traffic only uses Abbotts Road and Aldington Road to access the site during the hours of 8 am – 9.30 am and 2.30 pm – 4pm, Monday to Friday, when schools are in use, subject to Conditions B9 and B12; and	During construction	Compliance consultant to cite CTMP	

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(d) all construction traffic associated with the development ceases to use Bakers Lane and Aldington Road when the Western North-South Link Road opens to traffic.	During construction	Compliance consultant to cite CTMP	
<b>Operational Access</b>				
B14	The Applicant must ensure all traffic associated with operation of the development accesses the site from the Western North-South Link Road, and the future Southern Link Road, and does not use Bakers Lane or Aldington Road.	During operation	Compliance consultant to cite signage stating no use of Bakers Land and Aldington Rd	<ul style="list-style-type: none"> <li>OEMP</li> <li>ER Reports</li> <li>Compliance reports</li> </ul>
<b>Construction Traffic Management Plan</b>				
B15	Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:	Prior to commencing construction	A specialist consultant will be engaged to prepare CTMP. Compliance Consultant to review CTMP prior to submission to Planning Secretary.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(a) be prepared by a suitably qualified and experienced person(s);			
	(b) be prepared in consultation with Council, TfNSW, Mamre Anglican School, Emmaus Catholic College, Emmaus Catholic Care Village and Trinity Catholic Primary School;	Prior to commencing construction	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	<ul style="list-style-type: none"> <li>Complete</li> </ul>



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) detail specific measures to manage construction traffic to avoid school drop-off and pick-up times (8 am – 9.30 am and 2.30 pm – 4 pm, Monday to Friday), when the schools are in use, and Higher School Certificate exam periods, including any temporary infrastructure arrangements and traffic safety measures;	Prior to commencing construction 2	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	• Complete
	(d) detail the measures to be implemented to ensure road safety and network efficiency during construction, including scheduling deliveries of heavy plant and equipment outside of peak periods, or during school holidays where possible;	Prior to commencing construction	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	• Complete
	(e) detail heavy vehicle routes, access and parking arrangements;	Prior to commencing construction	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	• Complete
	(f) include a Driver Code of Conduct to: (i) minimise the impacts of construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise, particularly during night-time periods; and (iv) ensure truck drivers use specified routes;	Prior to commencing construction	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	• Complete
	(g) include a program to monitor the effectiveness of these measures; and	Prior to commencing construction	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	• Complete
	(h) detail procedures for early notification for residents and the community (including local schools), of any potential disruptions to routes.	Prior to commencing construction	Compliance Consultant to review CTMP and Community Communication Strategy prior to submission to the Planning Secretary.	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B16	The Applicant must: (a) not commence construction of the Development until the CTMP required by Condition B15 is approved by the Planning Secretary; and	Prior to commencing construction	Compliance Consultant to review CTMP prior to submission to Planning Secretary.	• Complete
	(b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.	Prior to commencing construction	Compliance Consultant to review CTMP	• Complete
<b>Operational Traffic Management Plan</b>				
B17	The Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development. The OTMP must form part of the OEMP required by condition C5 and must: (a) be prepared by a suitably qualified and experienced expert, in consultation with Council and TfNSW;	Prior to operation	A specialist consultant will be engaged to prepare OTMP. Compliance Consultant to cite consultation undertaken.	• Complete
	(b) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;	Prior to operation	A specialist consultant will be engaged to prepare OTMP.	• Complete
	(c) include measures to maintain road safety and network efficiency;	Prior to operation	A specialist consultant will be engaged to prepare OTMP.	• Complete
	(d) detail measures to minimise noise from development related traffic, including, procedures for receiving and addressing complaints from the community about development related traffic and noise;	Prior to operation	A specialist consultant will be engaged to prepare OTMP.	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) include a Driver's Code of Conduct that addresses: (i) designated routes, ensuring no use of Bakers Lane or Aldington Road for operational access; (ii) travelling speeds and adherence to site-specific speed limits; (iii) procedures to ensure drivers adhere to designated heavy vehicle routes; and (iv) procedures to ensure drivers implement safe driving practices.	Prior to operation	A specialist consultant will be engaged to prepare OTMP.	• Complete
B18	B18. The Applicant must: (a) not commence operation of the development until the OTMP required by condition B17 is approved by the Planning Secretary; and	Prior to operation	Compliance Consultant to review OTMP prior to submission to Planning Secretary.	• Complete
	(b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of operation.	During operation	Compliance Consultant to view OTMP	• Complete
<b>Operating Conditions</b>				
B19	The Applicant must ensure: (a) all access points, internal driveways, turning areas and parking are designed and constructed in accordance with the latest version of AS 2890.1:2004 Parking facilities off-street car parking (Standards Australia, 2004) and AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities (Standards Australia, 2002);	Part of design	Evidence of the design compliance will be cited by the Compliance Consultant.	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(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;	Part of design	Evidence of the design compliance will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(c) the development does not result in any vehicles queuing on the public road network;	During operation	Compliance Consultant to cite evidence of compliance with this condition	<ul style="list-style-type: none"> <li>OTMP</li> <li>Compliance Reports</li> <li>ER Reports</li> </ul>
	(d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;	During operation	Compliance Consultant to cite evidence of compliance with this condition	<ul style="list-style-type: none"> <li>OTMP</li> <li>Compliance Reports</li> <li>ER Reports</li> </ul>
	(e) all vehicles are wholly contained on site before being required to stop;	During operation	Compliance Consultant to cite evidence of compliance with this condition	<ul style="list-style-type: none"> <li>OTMP</li> <li>Compliance Reports</li> <li>ER Reports</li> </ul>
	(f) all loading and unloading of materials is carried out on site;	During operation	Compliance Consultant to cite evidence of compliance with this condition	<ul style="list-style-type: none"> <li>OTMP</li> <li>Compliance Reports</li> <li>ER Reports</li> </ul>
	(g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	During operation	Compliance Consultant to cite evidence of compliance with this condition	<ul style="list-style-type: none"> <li>OTMP</li> <li>Compliance Reports</li> <li>ER Reports</li> </ul>
<b>Parking</b>				
B20	The Applicant must provide sufficient parking facilities on site for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Part of design	Evidence of the design compliance will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>NOISE</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence												
Hours of Work																
B21	<p>The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.</p> <p><i>Table 2 Hours of Work</i></p> <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td>Construction</td><td>Monday – Sunday</td><td>6 am to 10 pm</td></tr><tr><td>Concrete works (internal to building only)</td><td>Monday – Sunday</td><td>3 am to 10 pm</td></tr><tr><td>Operation</td><td>Monday – Sunday (including public holidays)</td><td>24 hours</td></tr></table> <p><i>Note: Concrete works (internal to building only) include concrete pours inside Building 2B, following the installation of all building walls and the building roof.</i></p>	Activity	Day	Time	Construction	Monday – Sunday	6 am to 10 pm	Concrete works (internal to building only)	Monday – Sunday	3 am to 10 pm	Operation	Monday – Sunday (including public holidays)	24 hours	At all times	<p>Compliance Consultant to monitor the following contractor information:</p> <ul style="list-style-type: none"><li>• Staff and subcontractors log in/out records</li><li>• Site induction records</li><li>• Site access and designated access points</li><li>• Complaints</li><li>• Non-compliance registers</li></ul>	<ul style="list-style-type: none"><li>• ER Reports</li><li>• Complaints Register</li><li>• Incidents / Non-compliance Register</li><li>• Contractor information</li><li>• CEMPs</li><li>• OEMP</li><li>• Compliance Reports</li><li>• CNVMP</li><li>• Records of hours</li></ul>
Activity	Day	Time														
Construction	Monday – Sunday	6 am to 10 pm														
Concrete works (internal to building only)	Monday – Sunday	3 am to 10 pm														
Operation	Monday – Sunday (including public holidays)	24 hours														
B22	Works outside of the hours identified in condition B21 may be undertaken in the following circumstances:	During construction	<p>Contractors are to notify any works where this is applicable.</p> <p>Compliance Consultant to monitor and record details of any applicable works</p>	<ul style="list-style-type: none"><li>• Monitoring reports</li><li>• CEMPs</li><li>• OEMP</li><li>• Records of hours</li><li>• CNVMP</li><li>• ER Reports</li></ul>												
	(a) works that are inaudible at the nearest sensitive receivers;	During construction														
	(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	During construction														
	(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	During construction														
Operational Noise Limits																

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence																														
B23	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits for the OWE, as shown in Table 3.</p> <p><b>Table 3 Noise Limits dB(A)</b></p> <table> <tr> <th>Location</th><th>Day L<sub>Aeq</sub>(15 minute)</th><th>Evening L<sub>Aeq</sub>(15 minute)</th><th>Night L<sub>Aeq</sub>(15 minute)</th><th>Night L<sub>A</sub>Max</th></tr> <tr> <td>N1 Emmaus Village Residential</td><td>44</td><td>43</td><td>41</td><td>52</td></tr> <tr> <td>N3 Kemps Creek – nearest residential property</td><td>39</td><td>39</td><td>37</td><td>52</td></tr> <tr> <td>N4 &amp; N5 Kemps Creek – other residences</td><td>39</td><td>39</td><td>37</td><td>52</td></tr> <tr> <td>All other non-associated residences</td><td>40<sup>2</sup></td><td>35<sup>2</sup></td><td>35<sup>2</sup></td><td>52</td></tr> <tr> <td>N2 Emmaus Catholic College (school)</td><td colspan="4">When in use: 45 L<sub>Aeq</sub>(h)</td></tr> </table> <p><b>Notes:</b></p> <p>1. Noise generated by the development is to be measured in accordance with the relevant procedures and modifications, including certain meteorological conditions, of the Noise Policy for Industry (EPA, 2017). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.</p> <p>2. or background + 5 dB, whichever is higher.</p>	Location	Day L <sub>Aeq</sub> (15 minute)	Evening L <sub>Aeq</sub> (15 minute)	Night L <sub>Aeq</sub> (15 minute)	Night L <sub>A</sub> Max	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	All other non-associated residences	40 <sup>2</sup>	35 <sup>2</sup>	35 <sup>2</sup>	52	N2 Emmaus Catholic College (school)	When in use: 45 L <sub>Aeq</sub> (h)				During operation	<p>Noise will be managed in accordance with the OEMP/ONVMP.</p> <p>Compliance Consultant to cite monitoring reports and undertake regular inspection.</p>	<ul style="list-style-type: none"> <li>• ONVMPs/OEMP</li> <li>• Inspection records</li> <li>• Operation Compliance Report</li> <li>• Noise monitoring records</li> </ul>
Location	Day L <sub>Aeq</sub> (15 minute)	Evening L <sub>Aeq</sub> (15 minute)	Night L <sub>Aeq</sub> (15 minute)	Night L <sub>A</sub> Max																														
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N2 Emmaus Catholic College (school)	When in use: 45 L <sub>Aeq</sub> (h)																																	
B24	<p>The noise limits in Table 3 do not apply to receivers N3, N4 &amp; N5 if the Applicant has Noise Agreement/s with the relevant landowner/s to exceed the noise limits, and the Applicant has provided written evidence to the Planning Secretary that agreement/s are in place.</p>	During operation	<p>Compliance Consultant to cite agreements with N3, N4 and N5.</p>	<ul style="list-style-type: none"> <li>• Record of evidence to Planning Secretary</li> <li>• OEMP</li> <li>• Noise monitoring records</li> </ul>																														
<b>Design and validation</b>																																		
B25	<p>The Applicant shall design and install all rooftop mechanical plant and services to ensure cumulative noise levels do not exceed 37 dB(A) at the western site boundary or 41 dB(A) at the southern site boundary. The Applicant shall provide written evidence to the satisfaction of the Planning Secretary, prior to the commencement of operation, confirming that rooftop mechanical plant and services have been installed to achieve these noise levels.</p>	Part of design	<p>Compliance consultant to cite confirmation rooftop mechanical plant and services achieves noise levels.</p>	<ul style="list-style-type: none"> <li>• Complete</li> </ul>																														

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B26	Within 6 months of the commencement of operation, the Applicant must undertake noise validation monitoring to confirm the rooftop mechanical plant and services comply with the predictions in the EIS, to the satisfaction of the Planning Secretary. If the results of monitoring show that noise from the development is exceeding the noise limits in Condition B23, the Applicant must investigate and implement all reasonable and feasible noise mitigation measures to achieve compliance.	After 6 months of commencement of operations	Compliance Consultant to cite monitoring records.	<ul style="list-style-type: none"> <li>Noise validation report</li> <li>Compliance reports</li> </ul>
<b>Construction Noise</b>				
B27	The Applicant must implement all feasible and reasonable noise mitigation measures to minimise construction noise from the development. Any activities that could exceed the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009), must be identified and managed in accordance with the Construction Noise Management Plan required by condition B30.	Prior to commencing construction	Compliance Consultant to review CNMP to identify whether any activities are identified.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
B28	The Applicant must maintain the temporary noise curtain installed adjacent to Emmaus Catholic Care Village for the duration of construction, unless otherwise agreed with the Planning Secretary, or until such time as the permanent noise wall shown in Appendix 2 is completed.	Prior to commencing construction	Compliance Consultant to confirm temporary noise curtain in place.	<ul style="list-style-type: none"> <li>Complete</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B29	The Applicant must maintain a real-time noise monitor at the western boundary of the site for the duration of construction. Where monitoring identifies any exceedance of the construction noise management levels, the Applicant must implement further feasible and reasonable mitigation measures to reduce construction noise levels. The environmental representative for the OWE must review and provide the results of noise monitoring to the Planning Secretary on request, including details of the measures taken to minimise noise to ensure compliance with the noise goals.	Prior to commencing construction	Compliance Consultant to confirm real-time noise monitor installed. Compliance Consultant to cite any monitoring data provided to the Planning Secretary.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Construction Noise Management Plan</b>				
B30	The Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of the CEMP in accordance with condition C2 and must: (a) be prepared by a suitably qualified and experienced noise expert;	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(b) be approved by the Planning Secretary prior to the commencement of construction;	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP. Compliance Consultant to cite consultation undertaken.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(c) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009), as may be updated or replaced from time to time;	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP.	<ul style="list-style-type: none"> <li>Complete</li> </ul>



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(d) describe the measures to be implemented to manage noise generating activities during sensitive periods, including evenings, night-time and on Sundays, including but not limited to: (i) maintenance of the temporary noise curtain along the western boundary of the Emmaus Catholic Care Village for the duration of construction; (ii) minimising coinciding use of multiple high noise generating equipment; (iii) orienting noisy equipment away from the sensitive receivers on the western boundary; (iv) ensuring concrete trucks for internal concreting works (between 3 am and 6 am) are located to the east of Building 2B to maximise noise shielding for the Emmaus Catholic Care Village; (v) ensuring all equipment has non-tonal reversing alarms; (vi) regular maintenance and compliance checks of plant and equipment; (vii) consultation with adjacent sensitive receivers prior to and during construction;	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(e) include measures to minimise noise from construction vehicles on the public road network and on site, including but not limited to, a Driver Code of Conduct and induction training for drivers to minimise road traffic noise;	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP. Compliance Consultant to cite Drivers Code of Conduct	<ul style="list-style-type: none"> <li>Complete</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(f) include a monitoring program that: (i) includes quarterly attended noise monitoring at the nearest sensitive receivers to determine compliance with the construction noise management levels in the Interim Construction Noise Guideline; (ii) evaluates and reports on the effectiveness of the noise management measures; (iii) includes procedures to relocate, modify, mitigate or stop work to ensure compliance with the construction noise management levels; and	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP. Compliance Consultant to cite monitoring program	<ul style="list-style-type: none"><li>Complete</li></ul>
	(g) include procedures for recording and responding to complaints.	Prior to commencing construction	A specialist consultant will be engaged to prepare CNMP.	<ul style="list-style-type: none"><li>Complete</li></ul>
B31	The Applicant must: (a) not commence construction of the development until the CNMP required by condition B30 is approved by the Planning Secretary; and	Prior to commencing construction	Compliance Consultant to cite submission to Planning Secretary	<ul style="list-style-type: none"><li>Complete</li></ul>
	(b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.	Prior to commencing construction		
SOIL AND WATER				
Discharge Limits				
B32	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters.	At all times	Discharge will be managed in accordance with the CEMPs/OEMP Compliance Consultant to cite monitoring reports and undertake regular inspections.	<ul style="list-style-type: none"><li>CEMPs/OEMP</li><li>Inspection records</li><li>Compliance Reports</li></ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
<b>Erosion and Sediment Control</b>				
B33	The Applicant must prepare an Erosion and Sediment Control Plan (ESCP) for the development to the satisfaction of the Planning Secretary. The ESCP must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably qualified and experienced person(s);	Prior to commencing construction	A specialist consultant will be engaged to prepare ESCP. Compliance Consultant to review ESCP prior to submission to the Planning Secretary.	• Complete
	(b) be generally consistent with the Erosion and Sediment Control Plan(s) for the OWE;	Prior to commencing construction		• Complete
	(c) include detailed erosion and sediment controls developed in accordance with the relevant requirements of Managing Urban Stormwater: Soils and Construction – <i>Volume 1: Blue Book (Landcom, 2014) guideline</i> ; and	Prior to commencing construction		• Complete
	(d) include procedures for maintaining erosion and sediment controls in efficient working order for the duration of construction, to ensure the development complies with condition B32.	During construction		• Complete
B34	The Applicant must: (a) not commence construction of the development until the ESCP required by condition B33 is approved by the Planning Secretary; and	Prior to commencing construction	Compliance Consultant to cite submission to Planning Secretary	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) implement the most recent version of the ESCP approved by the Planning Secretary for the duration of construction.	Prior to commencing construction	Regular monitoring and inspections will be undertaken to ensure that the ESCP is implemented accordingly.	
B35	The Applicant must install the erosion and sediment control measures approved in accordance with Condition B34, prior to the commencement of construction.	Prior to commencing construction	Compliance Consultant to review ESCP has been implemented	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Stormwater Management</b>				
B36	The Applicant must install and operate a stormwater management system for the development, to the satisfaction of the Planning Secretary. The system must:	Prior to commencing operation	A specialist consultant will be engaged to design the Stormwater Management System. Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> <li>Engineering Plans</li> <li>Pre-Construction Compliance Report</li> <li>Certification</li> </ul>
	(a) be designed by a suitably qualified and experienced person(s);			
	(b) be generally consistent with the Civil, Stormwater and Infrastructure Services Report, prepared by AT&L, dated January 2020;	Prior to commencing operation	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> <li>Engineering Plans</li> <li>Services report</li> </ul>
	(c) be in accordance with applicable Australian Standards and Penrith City Council's Design Guidelines for Engineering Works, Water Sensitive Urban Design Policy December 2013 and Water Management Development Control Plan;	Prior to commencing operation	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> <li>In accordance with Council Design Guidelines</li> <li>Engineering Plans</li> <li>Certification</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(d) ensure peak stormwater flows from the site do not exceed pre-development flows in any downstream areas for all rainfall events up to and including the 1 in 100-year average recurrence interval;	Prior to commencing operation	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> <li>Engineering Plans</li> <li>Certification</li> </ul>
	(e) ensure peak stormwater flows from the site do not exceed existing flows in the Water NSW drainage lines and water pipelines corridor; and	Prior to commencing operation	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> <li>Engineering Plans</li> <li>Certification</li> </ul>
	(f) incorporate rainwater harvesting measures to supplement non-potable water demand for the development.	Prior to commencing operation	Compliance Consultant to cite certification of the Stormwater Management System.	<ul style="list-style-type: none"> <li>Engineering Plans</li> <li>Certification</li> </ul>
B37	All stormwater drainage infrastructure on the site, including bio-retention basins, shall remain under the care, control and ownership of the registered proprietor of the lots.	At all times	Ongoing maintenance in accordance with OEMP.	<ul style="list-style-type: none"> <li>OEMP</li> <li>Operation Compliance Report</li> </ul>
<b>AIR QUALITY</b>				
<b>Dust Minimisation</b>				
B38	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent	During construction	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs / AQMP (as relevant) to ensure compliance.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
B39	During construction, the Applicant must ensure that: (a) exposed surfaces and stockpiles are suppressed by regular watering;	During construction	Compliance Consultant to undertake monitoring and inspections. Compliance Consultant to cite any inspections / assessments / reports prepared by environmental consultants and/or contractors to ensure compliance.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(b) all trucks entering or leaving the site with loads have their loads covered;	During construction		

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) trucks associated with the development do not track dirt onto the public road network; and	During construction		
	(d) public roads used by these trucks are kept clean.	During construction		
Construction Air Quality Management Plan				
B40	Prior to the commencement of construction, the Applicant must update the Construction Air Quality Management Plan (CAQMP) for the OWE, to include the development. The updated CAQMP must: (a) be prepared by a suitably qualified and experienced person(s);	Prior to commencing construction	A specialist consultant will be engaged to prepare CAQMP.	• Complete
	(b) identify the control measures to be implemented to minimise emissions from all construction sources;	Prior to commencing construction	Compliance Consultant to review CAQMP prior to submission to the Planning Secretary.	• Complete
	(c) detail procedures for measuring the performance of the control measures and triggers for implementing additional reasonable and feasible measures, if required, to minimise emissions; and	Prior to commencing construction	Compliance Consultant to review CAQMP prior to submission to the Planning Secretary.	• Complete
	(d) include procedures for complaints handling and response.	Prior to commencing construction	Compliance Consultant to review CAQMP prior to submission to the Planning Secretary.	• Complete
B41	The Applicant must: (a) not commence construction of the development until the updated CAQMP required by condition B40 is approved by the Planning Secretary; and	Prior to commencing construction	Compliance Consultant to review CAQMP prior to submission to the Planning Secretary.	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of construction.	During construction	Regular monitoring and inspections will be undertaken to ensure that the AQMP is implemented accordingly.	<ul style="list-style-type: none"> <li>ER Report</li> <li>Compliance reporting</li> </ul>
<b>WASTE MANAGEMENT</b>				
<b>Waste Storage</b>				
B42	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.	<ul style="list-style-type: none"> <li>WMP</li> <li>CEMP</li> <li>OEMP</li> <li>Compliance Reports</li> </ul>
<b>Waste Management Plan</b>				
B43	The Applicant must implement the Waste Management Plan (WMP) in the EIS for the duration of construction and operation of the development.	At all times	Compliance Consultant to undertake monitoring and inspections to ensure WMP is implemented.	<ul style="list-style-type: none"> <li>WMP</li> <li>CEMP</li> <li>OEMP</li> <li>ER Reports</li> <li>Compliance Reports</li> </ul>
<b>Statutory Requirements</b>				
B44	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a facility that may lawfully accept the waste.	At all times	Compliance Consultant to undertake monitoring and inspections and review of tracking and classification for waste taken off site.	<ul style="list-style-type: none"> <li>WMP</li> <li>CEMP</li> <li>OEMP</li> <li>Compliance Reports</li> <li>Contractor documentation, if required – waste tracking spreadsheet</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B45	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	At all times	Compliance Consultant to undertake monitoring and inspections. Records to be kept of materials entering the site and control process at gates.	<ul style="list-style-type: none"> <li>WMP</li> <li>CEMP</li> <li>OEMP</li> <li>Compliance Reports</li> <li>Contractor documentation, if required – waste tracking spreadsheet</li> </ul>
<b>Bushfire Protection</b>				
B46	The Applicant shall ensure the development complies with: (a) the relevant provisions of Planning for Bushfire Protection 2006;	Part of design	Compliance Consultant to undertake review of documentation (prior to and post construction of buildings) against the <i>Planning for Bushfire Protection 2006</i>	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(b) the construction standards and asset protection zone requirements recommended in the Oakdale Industrial Estate - West Bushfire Protection Assessment, prepared by Australian Bushfire Protection Planners Pty Ltd, dated September 2016 and updated 13 January 2020; and	Part of design	Compliance Consultant to undertake review of documentation (prior to and post construction of buildings) against the Bushfire Protection Assessment (ABPP 2016)	
	(c) AS2419.1 – 2005 Fire Hydrant Installations for firefighting water supply	At all times	Evidence of the Certifying Authority approval will be cited by the Compliance Consultant.	<ul style="list-style-type: none"> <li>ER Reports</li> <li>EIS and RTS</li> <li>Engineering Plans</li> <li>CC</li> <li>OC</li> <li>Certifier reports</li> </ul>
<b>HAZARD AND RISK</b>				
<b>Dangerous Goods</b>				



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B47	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	At all times	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.	<ul style="list-style-type: none"> <li>• CEMP</li> <li>• OEMP</li> <li>• Construction Compliance Report</li> </ul>
<b>Bunding</b>				
B48	The Applicant must store all chemicals, fuels and oils used on site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	At all times	Compliance Consultant to undertake inspections and monitor mitigation measures within the CEMPs / OEMPs.	<ul style="list-style-type: none"> <li>• CEMP</li> <li>• OEMP</li> <li>• Construction Compliance Report</li> </ul>
<b>HERITAGE</b>				
<b>Unexpected Finds Protocol</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B49	If any item or object of Aboriginal heritage significance is identified on site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;	At all times	Compliance Consultant to undertake monitoring and inspections. Compliance Consultant to cite this requirement included in site inductions and process to confirm all staff have been appropriately inducted. Compliance Consultant to be notified by contractors of any unexpected finds and confirm compliance of this condition. If required, RR will confirm work has ceased, buffer has been installed and BCD contacted. Compliance Consultant to cite Unexpected Finds Protocol – Archaeological Items (UFP – Archaeological Items).	<ul style="list-style-type: none"> <li>• UFP – Archaeological Items</li> <li>• CEMP</li> <li>• OEMP</li> <li>• ER Reports</li> <li>• Evidence of contact with BCD</li> <li>• Construction Compliance Report</li> </ul>
	(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and	At all times	Compliance Consultant to undertake monitoring and inspections. Compliance Consultant to cite this requirement included in site inductions and process to confirm all staff have been appropriately inducted. Compliance Consultant to be notified by contractors of any unexpected finds and confirm compliance of this condition. If required, RR will confirm work has ceased, buffer has been installed and BCD contacted. Compliance Consultant to cite Unexpected Finds Protocol – Archaeological Items (UFP – Archaeological Items).	<ul style="list-style-type: none"> <li>• UFP – Archaeological Items</li> <li>• CEMP</li> <li>• OEMP</li> <li>• ER Reports</li> <li>• Evidence of contact with BCD</li> <li>• Construction Compliance Report</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) the Biodiversity and Conservation Division of the Department must be contacted immediately.	At all times	<p>Compliance Consultant to undertake monitoring and inspections.</p> <p>Compliance Consultant to cite this requirement included in site inductions and process to confirm all staff have been appropriately inducted.</p> <p>Compliance Consultant to be notified by contractors of any unexpected finds and confirm compliance of this condition.</p> <p>If required, RR will confirm work has ceased, buffer has been installed and BCD contacted.</p> <p>Compliance Consultant to cite Unexpected Finds Protocol – Archaeological Items (UFP – Archaeological Items).</p>	<ul style="list-style-type: none"> <li>• UFP – Archaeological Items</li> <li>• CEMP</li> <li>• OEMP</li> <li>• ER Reports</li> <li>• Evidence of contact with BCD</li> <li>• Construction Compliance Report</li> </ul>
B50	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974 (NSW).	At all times	<p>Compliance Consultant to undertake monitoring and inspections.</p> <p>Compliance Consultant to be notified of any unexpected finds and confirm compliance of this condition.</p> <p>Compliance Consultant to conform recommencement in accordance with the UFP – Archaeological Items and the <i>National Parks and Wildlife Act 1974</i>.</p>	<ul style="list-style-type: none"> <li>• UFP – Archaeological Items</li> <li>• CEMP</li> <li>• OEMP</li> <li>• ER Reports</li> <li>• <i>National Parks and Wildlife Act 1974</i></li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
B51	If any archaeological relics are uncovered during construction of the development, then all works in the immediate vicinity of the relic must cease immediately. Unexpected finds must be evaluated and recorded in accordance the requirements of Department of Premier and Cabinet, Heritage Division.	At all times	Compliance Consultant to undertake monitoring and inspections. Compliance Consultant to confirm work has ceased, buffer has been installed and OEH contacted. Compliance Consultant to cite UFP – Archaeological Items.	<ul style="list-style-type: none"> <li>• UFP – Archaeological Items</li> <li>• CEMP</li> <li>• OEMP</li> <li>• ER Reports</li> <li>• Evidence of contact with BCD</li> </ul>
<b>Community Engagement</b>				
B52	The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified in Appendix 2, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders. Community engagement shall be undertaken in accordance with the Community Communication Strategy for the OWE.	During construction	A Community Communication Strategy will be prepared by a suitable qualified expert	<ul style="list-style-type: none"> <li>• Community Communication Strategy</li> <li>• ER Reports</li> </ul>
<b>SCHEDULE 2 - PART C – Environmental Management, Reporting and Auditing</b>				
<b>ENVIRONMENTAL MANAGEMENT</b>				
<b>Management Plan Requirements</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
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;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Management plan scoping table</li> </ul>
	(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Management plan scoping table</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(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;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Management plan scoping table</li> </ul>
	(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Management plan scoping table</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(e) a program to investigate and implement ways to improve the environmental performance of the development over time;	At all times	<p>Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.</p> <p>Compliance Consultant to review all management plans prior to submission to the Planning Secretary.</p> <p>A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.</p>	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Management plan scoping table</li> </ul>
	<p>(f) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p>	At all times	<p>Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review.</p> <p>Compliance Consultant to review all management plans prior to submission to the Planning Secretary.</p> <p>A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.</p>	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Management plan scoping table</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(g) a protocol for periodic review of the plan. <i>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.</i>	At all times	Management plans will be prepared by suitably qualified experts to satisfy the condition and submitted to the Planning Secretary for review. Compliance Consultant to review all management plans prior to submission to the Planning Secretary. A scoping table at the commencement of each management plan details where the requirements of this condition are addressed in the Plan.	<ul style="list-style-type: none"> <li>Compliance Reports</li> <li>Management plan scoping table</li> </ul>
<b>CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN</b>				
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary. The CEMP must be reviewed by the Environmental Representative for the OWE to ensure it is consistent with the requirements of this consent and the relevant requirements of the OWE consent.	Prior to commencing construction	CEMPs will be prepared, cited by the Compliance Consultant and approved by the Planning Secretary.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
C3	As part of the CEMP required under Condition C2 of this consent, the Applicant must include the following: (a) Construction Traffic Management Plan (see Condition B15);	Prior to commencing construction	Compliance Consultant to cite each management plan.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
	(b) Construction Noise Management Plan (see Condition B30);	Prior to commencing construction		



Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(c) Erosion and Sediment Control Plan (see Condition B33);	Prior to commencing construction		
	(d) Construction Air Quality Management Plan (see Condition B40)	Prior to commencing construction		
	(e) Community Consultation and Complaints Handling.	Prior to commencing construction		
C4	The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	Prior to commencing construction	Compliance consultant to cite CEMP and approval of the Planning Secretary.	• Complete
	(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.	During construction	Regular monitoring and inspections will be undertaken to ensure that the AQMP is implemented accordingly.	• Complete
<b>OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN</b>				
C5	The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Prior to commencing operation	OEMP will be prepared, cited by the Compliance Consultant and approved by the Planning Secretary.	• Complete
C6	As part of the OEMP required under Condition C5 of this consent, the Applicant must include the following: (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;	Prior to commencing operation	Compliance Consultant to cite OEMP for inclusion of role, responsibility, authority and accountability of all key personnel prior to submission to the Planning Secretary.	• Complete

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(b) describe the procedures that would be implemented to: (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development; (ii) receive, handle, respond to, and record complaints; (iii) resolve any disputes that may arise; (iv) respond to any non-compliance; (v) respond to emergencies; and	Prior to commencing operation	Compliance Consultant to cite OEMP for inclusion prior to submission to the Planning Secretary.  Community Communications Strategy to be implemented during operation as required by B52.	<ul style="list-style-type: none"><li>Complete</li></ul>
	(c) include the following environmental management plans: (i) Operational Traffic Management Plan (see Condition B17); and (ii) Noise Validation Monitoring (see Condition B26).	Prior to commencing operation	Compliance Consultant to review OEMP for inclusion prior to submission to the Planning Secretary.	<ul style="list-style-type: none"><li>Complete</li></ul>
C7	The Applicant must: (a) not commence operation until the OEMP is approved by the Planning Secretary; and	Prior to commencing operation	Evidence of approval will be cited by the Compliance Consultant prior to commencement of works at each stage of development.	<ul style="list-style-type: none"><li>OEMP</li><li>Record of submission date</li><li>Record of approval by Planning Secretary</li><li>ER Reports</li></ul>
	(b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	At all times	Regular monitoring and inspections will be undertaken to ensure that the OEMP is implemented accordingly.	
REVISION OF STRATEGIES, PLANS AND PROGRAMS				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C8	Within three months of: (a) the submission of a Compliance Report under condition C15;	At all times	All Strategies, Plans and Programs to be reviewed within three months and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• ER Reports</li> <li>• Approval by Planning Secretary, if required</li> <li>• Evidence of management plan version control</li> <li>• Compliance Reports</li> <li>• Incident Reports</li> </ul>
	(b) the submission of an incident report under condition C10;	At all times	All Strategies, Plans and Programs to be reviewed within three months and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• ER Reports</li> <li>• Approval by Planning Secretary, if required</li> <li>• Evidence of management plan version control</li> <li>• Compliance Reports</li> <li>• Incident Reports</li> </ul>
	(c) the approval of any modification of the conditions of this consent; or	At all times	All Strategies, Plans and Programs to be reviewed within three months and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• ER Reports</li> <li>• Approval by Planning Secretary, if required</li> <li>• Evidence of management plan version control</li> <li>• Compliance Reports</li> <li>• Incident Reports</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(d) the issue of a direction of the Planning Secretary under condition (a) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.	At all times	All Strategies, Plans and Programs to be reviewed within three months and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• ER Reports</li> <li>• Approval by Planning Secretary, if required</li> <li>• Evidence of management plan version control</li> <li>• Compliance Reports</li> <li>• Incident Reports</li> </ul>
C9	<p>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.</p> <p><b>Note:</b> 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.</p>	At all times	All Strategies, Plans and Programs to be reviewed and submitted to the Planning Secretary within six weeks (if required) and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• Approval by Planning Secretary, if required</li> <li>• Evidence of management plan version control</li> </ul>
<b>REPORTING AND AUDITING</b>				
<b>Incident Notification, Reporting and Response</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C10	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 4.	At all times	Written notification provided immediately and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• Evidence of written notification submitted the Planning Secretary</li> <li>• Incident and Non-Compliance Register</li> <li>• Compliance Reports</li> </ul>
<b>Non-Compliance Notification</b>				
C11	The Planning Secretary must be notified in writing to <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of any non-compliance.	At all times	Written notification provided within seven days and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• Evidence of written notification submitted the Planning Secretary</li> <li>• ER Reports</li> <li>• Incident and Non-Compliance Register</li> <li>• Compliance Reports</li> </ul>
C12	A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.	At all times	Written notification requirements cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>• Evidence of written notification requirements included as per condition</li> <li>• ER Reports</li> <li>• Incident and Non-Compliance Register</li> </ul>
C13	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Compliance Consultant to ensure non-compliance has not been previously reported as incident.	<ul style="list-style-type: none"> <li>• ER Reports</li> <li>• Incident and Non-Compliance Register</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
<b>Compliance Reporting</b>				
C14	No later than 6 weeks before the date notified for the commencement of operation, a Compliance Monitoring and Reporting Program prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2018) must be submitted to the Planning Secretary.	At least six weeks prior to operation	Compliance Consultant to review and cite submission details.	<ul style="list-style-type: none"> <li>• Approval by Planning Secretary</li> <li>• Evidence of submission date</li> <li>• Compliance Monitoring and Reporting Program</li> <li>• ER reports</li> <li>• Pre-Construction Compliance Report</li> </ul>
C15	Compliance Reports of the development must be carried out in accordance with the Compliance Reporting Post Approval Requirements (Department 2018).	At all times	Compliance Consultant to cite Compliance Reports.	<ul style="list-style-type: none"> <li>• Compliance Reports</li> <li>• Compliance Reporting Post Approval Requirements (Department 2018)</li> </ul>
C16	The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.	At all times	Compliance Consultant to cite report on website and written notification. Updates to website by Goodman.	<ul style="list-style-type: none"> <li>• Publicly available Compliance Reports</li> <li>• Evidence of notification to the Planning Secretary</li> </ul>
<b>Monitoring and Environmental Audits</b>				

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
C17	<p>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&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;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.</p>	At all times	<p>Compliance Consultant to review all monitoring or environmental audits.</p> <p>Compliance Consultant to confirm preparation of audit and monitoring program.</p>	<ul style="list-style-type: none"> <li>• ER Reports</li> <li>• Monitoring Reports</li> <li>• Environmental Audits</li> <li>• CEMP</li> <li>• OEMP</li> </ul>
<b>ACCESS TO INFORMATION</b>				

C18	<p>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:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</p> <p>(v) minutes of CCC meetings;</p> <p>(vi) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(vii) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(viii) a summary of the current stage and progress of the development;</p> <p>(ix) contact details to enquire about the development or to make a complaint;</p> <p>(x) a complaints register, updated monthly;</p> <p>(xi) the Compliance Report of the development;</p>	At least 48 hours prior to commencement of construction	<p>Updates to website by Goodman.</p> <p>Compliance Consultant to cite the latest information required by the condition is on website.</p>	<ul style="list-style-type: none"> <li>Complete</li> </ul>
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Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
	(xii) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (xiii) any other matter required by the Planning Secretary; and			
	(b) keep such information up to date, to the satisfaction of the Planning Secretary.	Prior to commencing construction	Updates to website by Goodman. Compliance Consultant to cite the latest information required by the condition is on website.	<ul style="list-style-type: none"> <li>Complete</li> </ul>
<b>Appendix 4 – Incident Notification and Reporting Requirements</b>				
1.	A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: <a href="mailto:compliance@planning.nsw.gov.au">compliance@planning.nsw.gov.au</a> within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.	At all times	Written notification provided immediately and cited by Compliance Consultant.	<ul style="list-style-type: none"> <li>Evidence of written notification submitted the Planning Secretary</li> <li>Incident and Non-Compliance Register</li> <li>Compliance Reports</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
2.	Written notification of an incident must: a. identify the development and application number; b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident); c. identify how the incident was detected; d. identify when the Applicant became aware of the incident; e. identify any actual or potential non-compliance with conditions of consent; f. describe what immediate steps were taken in relation to the incident; g. identify further action(s) that will be taken in relation to the incident; and h. identify a project contact for further communication regarding the incident.	At all times	Written notification provided immediately and cited by Compliance Consultant noting all requirements included.	<ul style="list-style-type: none"> <li>• Evidence of written notification submitted the Planning Secretary</li> <li>• Incident and Non-Compliance Register</li> <li>• Compliance Reports</li> </ul>
3.	Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.	At all times	Compliance consultant to cite incident report.	<ul style="list-style-type: none"> <li>• Evidence of report submitted the Planning Secretary</li> <li>• Incident and Non-Compliance Register</li> <li>• Compliance Reports</li> </ul>

Unique ID	Compliance Requirement / Development Consent Condition	Timing / Development Phase	Monitoring Methodology	Comments / Evidence
4.	The Incident Report must include: a. a summary of the incident; b. outcomes of an incident investigation, including identification of the cause of the incident; c. details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and d. details of any communication with other stakeholders regarding the incident.	At all times	Compliance consultant to cite incident report.	<ul style="list-style-type: none"> <li>• Evidence of report submitted the Planning Secretary</li> <li>• Incident and Non-Compliance Register</li> <li>• Compliance Reports</li> </ul>

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