

Consolidated Mitigation Measures

Westlink Industry Park – Stage 2 (SSD-46983729)

Ref No.	Potential Impacts	Stage of Project	Mitigation Measures
Traffic and Transport			
TT-1	Traffic generation from construction activities	Construction	<ul style="list-style-type: none"> A detailed Construction Traffic Management Plan (CTMP) will be prepared prior to the commencement of construction to provide traffic and pedestrian management measures for the construction phase of the project.
TT-2	Unsustainable travel method	Operation	<ul style="list-style-type: none"> A detailed Green Travel Plan will be prepared and implemented prior to the commencement of operation of the development.
Biodiversity			
B-1	Discovery of unexpected threatened species	Construction	<ul style="list-style-type: none"> In the unlikely event that unexpected threatened species are identified during the project, work is to cease, and an ecologist is to be contacted for advice.
B-2	Erosion and sediment control	Construction	<ul style="list-style-type: none"> Appropriate erosion and sediment control measures are to be installed to avoid impacts to nearby waterways via stormwater collection systems.
B-3	Loss of fauna from dam dewatering	Construction	<ul style="list-style-type: none"> Any dam dewatering is to be undertaken in accordance with a Dam Dewatering Plan. It is to be undertaken under supervision of a suitably qualified ecologist (only when dam water levels are below 1/3 capacity) to ensure that dewatering activities are undertaken appropriately and any fauna within the dams is salvaged and relocated.
Air Quality			
AQ-1	Construction dust generation and dispersion	Construction	<p>The dust emissions control measures identified in Table C-5 of the Air Quality Impact Assessment (prepared by SLR Consulting, dated 25 February 2025) are to be implemented for the duration of construction works. The control measures include:</p> <ul style="list-style-type: none"> Water carts used while scrapers stripping; Water carts used while scraper travels; Water carts used during material transfer activities;

		<ul style="list-style-type: none"> • Water carts used on haulage routes (Level 2 watering (>2 L/m² /h); • Water carts used with dozer activities (assumed to be similar to scrapers stripping); • Water carts used with grader activities; and • Water carts used on exposed area.
AQ-2	Construction	<ul style="list-style-type: none"> • The Construction Air Quality Management Plan is to identify locations for the real-time ambient air quality monitors around the site, having regard for the indicative locations specified within Section 7.1 of the Air Quality Impact Assessment (prepared by SLR Consulting, dated 25 February 2025).
AQ-3	Construction	<ul style="list-style-type: none"> • A Trigger Action Response Plan (TARP) and associated air quality monitoring is to be implemented as part of the Construction Air Quality Management Plan for the duration of construction. It is to have regard to Section 7.2 of the Air Quality Impact Assessment (prepared by SLR Consulting, dated 25 February 2025).
AQ-4	Construction	<p>The following construction air quality measures are to be implemented during the construction phase (where feasible):</p> <ul style="list-style-type: none"> • Project: <ul style="list-style-type: none"> - Display the name and contact details of person(s) account-able for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager. - Display the head or regional office contact information. - Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site. - Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. - Make the complaints log available to the local authority when asked. - Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the logbook. - Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, with cleaning to be provided if necessary. - Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked. - Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions. - Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. - Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site.

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- Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.
 - Avoid site runoff of water or mud.
 - Keep site fencing, barriers and scaffolding clean using wet methods
 - Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.
 - Cover, seed, or fence stockpiles to prevent wind whipping.
 - Ensure all vehicles switch off engines when stationary - no idling vehicles
 - Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable.
 - Impose and signpost a maximum-speed-limit of 15 mph on surfaced and 10 mph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).
 - Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.
 - Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
 - Use enclosed chutes and conveyors and covered skips.
 - Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.
 - Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
 - Avoid bonfires and burning of waste materials.
 - Earthworks:
 - Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.
 - Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable.
 - Only remove the cover in small areas during work and not all at once.
 - Construction:
 - Avoid scabbling (roughening of concrete surfaces) if possible.
 - Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.
 - Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery.
 - For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.
 - Trackout:
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- Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.
- Avoid dry sweeping of large areas.
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Record all inspections of haul routes and any subsequent action in a site log book.
- Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowzers and regularly cleaned.
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permit.
- Access gates to be located at least 10 m from receptors where possible.

Noise and Vibration

NV-1	Construction noise and vibrations	Construction	<ul style="list-style-type: none"> • A Construction Noise and Vibration Management Plan (CNVMP) will be prepared before any work begins. It will identify all potentially impacted receivers, assess the potential noise and vibration impacts from the project and provide details regarding how the impacts would be minimised through the use of all feasible and reasonable mitigation measures. The CNVMP is to also contain procedures for handling complaints, should they occur, and detail any compliance monitoring requirements.
NV-2	Operational noise generation	Operation	<p>The following operational noise measures are to be implemented during operation (where feasible):</p> <ul style="list-style-type: none"> • Source control measures: <ul style="list-style-type: none"> - Use quieter mobile plant and equipment options, such as electric forklifts instead of gas forklifts; - Use broadband and/or ambient sensing alarms on trucks and forklifts where they are required to reverse during the night-time,; - Appropriate specification and location of mechanical plant during detailed design to use lower noise emitting plant; - Appropriate design of warehouses during detailed design; - Roller doors to be kept closed when loading/unloading is not occurring to minimise noise breakout; - Appropriate design of site layout to minimise the need for trucks to stop or brake outside of loading docks with line of sight to residential receivers; and - Production of an Operational Noise Management Plan. • Path control measures: <ul style="list-style-type: none"> - Construction of noise barriers along boundary fence locations or other strategic locations to reduce noise levels where plant or equipment are in line of sight of the nearest receivers if exceedances are identified. • Receiver control:

- The NPfl notes that noise mitigation at a residence may be required to be considered where the residual impact exceeds the PNTLs by ≥ 3 dB. At-property treatments typically include mechanical ventilation to allow windows to be closed as a noise mitigation measure, together with upgraded facade elements such as windows, doors and acoustic seals.
- Verification and monitoring:
 - Verify post-construction operational noise levels are in-line with predictions and the mitigation is working as intended through noise monitoring processes.

Ground and Water Conditions

GW-1	Erosion and sediment run-off	Construction	<ul style="list-style-type: none"> • A detailed Soil and Water Management Plan (SWMP) is to be prepared and implemented during the construction phase. • An Erosion and Sediment Control Plan will be implemented during the construction phase by the construction contractor. The construction contractor is to maintain the erosion and sediment control measures and is to inspect the Site after every rainfall event and at least weekly. • Erosion control of temporary batters, stockpile and disturbed areas are to be planned prior to undertaking the earthworks and implemented during earthworks. Consideration is to be given to: <ul style="list-style-type: none"> - Grading and sealing partially completed surfaces. - Installation of clearly visible fencing and traffic control measures to prevent unnecessary trafficking of areas and ensuring site disturbance. - Establishing set vehicular access points and roads. - Protecting stockpiles. - Sediment control shall be implemented by means of sediment traps and silt fencing when necessary. • Vegetation cover is to be estimated and maintained on permanent batters upon completion to control erosion.
GW-2	Importation of unsuitable soil types	Construction	<ul style="list-style-type: none"> • All import materials will comply with the requirements of the requirements of the Import Fill Protocol and Geotechnical Specifications for the Development. Topsoil stripping, blending and placement will be completed in accordance with the Geotechnical Engineering Specifications for the project. • Highly saline or contaminated soils are not to be imported to site.

Water Management

W-1	Insufficient management and maintenance of stormwater infrastructure	Operation	<ul style="list-style-type: none"> • An Inspection and Maintenance Plan will be prepared and lodged with the Construction Certificate for the subdivision works once final design details and the extent and layout of all proposed water management measures is confirmed. • It is anticipated that the Inspection and Maintenance Plan would be prepared using current best practice guidance such as Water sensitive urban design inspection and maintenance guidelines (Blacktown City Council, 2019) and would describe: <ul style="list-style-type: none"> - Each of the functional components of each water management measure; - Expertise required to inspect, maintain and (where necessary) repair or replace components; - Minimum required frequency of inspection, repair or replacement activities; and
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- Inspection and maintenance forms that list all necessary activities and contain a record of activities completed.
- The Estate Arrangement would incorporate some estate-based measures such as on-lot rainwater tanks, GPTs and an estate-wide detention basin. These measures would be managed and maintained by the proponent, with inspection and maintenance requirements consistent with those described above. The planned regional stormwater management scheme, which would incorporate measures to manage stormwater quality and volume across the MRP, would be managed and maintained by Sydney Water.

Hazards and Risks			
HR-1	Construction hazard and risk management across the proposal	Construction	<p>Prepare a hazard and risk management plan (HRMP) as a sub-plan of the CEMP. As a minimum, the plan would:</p> <ul style="list-style-type: none"> • Include an emergency response plan • Be prepared by a suitably qualified hazard management specialist • Provide for the implementation, monitoring and maintenance of the identified hazard controls.
HR-2	Accidental spillage and discharge across the proposal during construction	Construction	<ul style="list-style-type: none"> • Keep wet and dry spill kit, sand-filled/gravel-filled socks and geotextile matting on the site at all times. Train staff in the appropriate deployment, use, removal and disposal of spill kit.
HR-3	Workforce and public safety during construction across the site	Construction	<ul style="list-style-type: none"> • Fence off and secure the site to prevent public access.
HR-4	Workforce and public safety during construction across the site	Construction	<ul style="list-style-type: none"> • Use terracing excavation methods where applicable. • Backfill / cover all open excavations with boards/plates outside of working hours.
HR-5	Workforce and public safety during construction across the Proposal	Construction	<ul style="list-style-type: none"> • Inspect the entry connection into the site ahead of any required demobilisation to ensure there are no road-user or pedestrian hazards.
HR-6	Hazardous material and dangerous goods transportation to the construction site during construction	Construction	<p>Handle and use dangerous goods and hazardous materials in accordance with:</p> <ul style="list-style-type: none"> • the <i>NSW Work Health and Safety Act 2011</i> and associated regulations; • the Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005); • <i>NSW Road and Rail Transport (Dangerous Goods) (Road) Regulation 1998</i>; and • Australian Government's Code for the Transport of Dangerous Goods by Road and Rail (National Transport Commission, 2008).
HR-7	Utility or services strike across the site during construction	Construction	<ul style="list-style-type: none"> • Undertake detailed utility surveys as part of the detailed design along with utility-provider consultation.
HR-8	Utility or services strike across the site during construction	Construction	<ul style="list-style-type: none"> • Prepare and work to a utility and services plan. No work would take place outside of this plan without additional consultation and utility searches.
HR-9	Hazardous material and dangerous goods transportation and storage across the site during operation	Operation	<p>Handle, store and use hazardous and dangerous goods and in accordance with:</p> <ul style="list-style-type: none"> • the <i>NSW Work Health and Safety Act 2011</i> and associated regulations;

- the Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005);
 - *NSW Road and Rail Transport (Dangerous Goods) (Road) Regulation 1998*; and
 - Australian Government's Code for the Transport of Dangerous Goods by Road and Rail (National Transport Commission, 2008).
- All storage and transport of dangerous goods to remain below the Applying SEPP 33 screening thresholds.

HR-10	Hazardous material and dangerous goods storage during operation	Operation	<ul style="list-style-type: none"> • Hazardous materials and dangerous goods will be stored within a bunded and secure storage facility on the site as required by the tenant.
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HR-11	Driver safety across during operation	Operation	<ul style="list-style-type: none"> • Incorporate car park signage to indicate direction of travel and traffic calming devices including speed humps and speed limits.
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Contamination and Remediation

CR-1	Management of contaminated material	Construction	<ul style="list-style-type: none"> • The remediation contractor is to implement a General Site Management Plan for the duration of remedial works by incorporating the plan into their over-arching construction environmental management plan. It must include a summary of the general management and associated responsibilities. Contact details for key utilities are also to be included in the event of needing to respond to any incidents.
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CR-2	Unexpected finds	Construction	<ul style="list-style-type: none"> • A plan for contingency situations (such as encountering asbestos in fill where not previously identified), as well as an unexpected finds protocol for dealing with unexpected / asbestos finds during remediation work / earthworks is to be implemented for the construction phase.
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CR-3	Validation of successful remediation	Construction	<ul style="list-style-type: none"> • A Validation Assessment Report will be prepared by the Environmental Consultant in accordance with the <i>Guidelines for Consultants Reporting on Contaminated Land</i> (NSW EPA, 2020). It will describe the remediation approach adopted, methodology, results and conclusion of the assessment and make a statement regarding the suitability of the site for the proposed industrial warehouse development.
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Waste Management

WM-1	Generation and management of construction waste	Construction	<ul style="list-style-type: none"> • A Waste Management Plan will be implemented for the duration of construction. It must adopt the feasible measures and strategies from the Waste Management Plan (prepared by SLR Consulting, dated September 2023) to mitigate the impacts from waste, including waste avoidance, reuse and recycling measures.
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WM-2	Generation and management of operational waste	Operation	<ul style="list-style-type: none"> • A Waste Management Plan will be implemented for the duration of operation. It must adopt the feasible measures and strategies from the Waste Management Plan (prepared by SLR Consulting, dated September 2023) to mitigate the impacts from waste, including waste avoidance, reuse and recycling measures
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Aboriginal Cultural Heritage

ACH-1	Loss of Aboriginal cultural heritage	Construction	<ul style="list-style-type: none"> • A Cultural Heritage Management Plan (CHMP) will be developed in order to appropriately manage Aboriginal cultural heritage identified within the study area. This will identify how to properly manage
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			<p>Aboriginal heritage for the project and would include unanticipated finds protocols and a heritage induction to be undertaken by the site personnel prior to works.</p> <ul style="list-style-type: none"> • The CHMP must be prepared by a suitably qualified archaeologist in consultation with the Registered Aboriginal Parties (RAPs) for the project. • The Applicant will continue to inform the Registered Aboriginal Parties (RAPs) about the management of Aboriginal cultural heritage sites within the study area throughout the life of the project.
ACH-2	Loss or damage of artefacts	Construction	<ul style="list-style-type: none"> • A Long Term Care Agreement will be established in consultation with RAPs will be developed in order to ensure the artefacts identified as part of this assessment are adequately cared for. Several management options are possible depending on the wishes of RAPs. Artefacts recovered from the excavations can be given back to the Aboriginal community through a care and control agreement where they can then be used to teach subsequent generations about Aboriginal culture or can be reburied in a culturally appropriate place. • This approach considers the principles of Ecologically Sustainable Development (ESD) and intergenerational equity and more importantly ensures that recovered artefacts are managed according to the wishes of RAPs.
ACH-3	Discovery of unanticipated aboriginal objects	Construction	<ul style="list-style-type: none"> • If any Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find will not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object the archaeologist will provide further recommendations.
ACH-4	Discovery of unanticipated historical relics	Construction	<ul style="list-style-type: none"> • If unanticipated relics be discovered during the course of the project, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find.
ACH-5	Discovery of human remains	Construction	<ul style="list-style-type: none"> • If any suspected human remains are discovered during any activity you must: <ul style="list-style-type: none"> - Immediately cease all work at that location; - Notify the NSW Police and the Environmental Line; and - Not recommence work at that location unless authorised in writing by Heritage NSW and/or NSW Police.
Environmental Heritage			
EH-1	Discovery of unanticipated historical relics	Construction	<ul style="list-style-type: none"> • If unanticipated historical archaeology is discovered during the construction phase, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find. Heritage NSW will require notification if the find is assessed as a relic.
Social Impact			
S-1	Concerns raised by relevant stakeholders	Construction, Operation	<ul style="list-style-type: none"> • The Applicant will continue to consult with all relevant parties including surrounding landowners during both construction and operation. A community consultation and complaints procedure will be implemented as part of the Construction Environmental Management Plan (CEMP) at the post-approval stage to ensure consultation with surrounding landowners during construction.
Bush Fire Risk			

BF-1	Bushfire risk	Operation	<ul style="list-style-type: none"> The construction shall comply with the National Construction Code (2019), Australian Standard AS 3959:2018, Construction of buildings in bush fire-prone areas and/or NASH Standard (1.7.14 updated), National Standard Steel Framed Construction in Bushfire Areas – 2014, and Section 7.5 of Planning for Bush Fire Protection 2019 on a prescriptive (deemed to satisfy and/or acceptable solution) basis and/or performance basis.
BF-2		Operation	<ul style="list-style-type: none"> Fire hydrants are provided in accordance with Building Code of Australia E1.3, AS2419.1:2005, including the ring main requirements for large, isolated buildings and those identified in Section 7.7 of the Bushfire Hazard Assessment.
BF-3		Operation	<ul style="list-style-type: none"> The entire site is to be maintained as an Inner Protection Area (IPA) in accordance with Appendix 4 of PBP 2019 and the NSW RFS “Asset protection zone standards”.