

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the development

XXXX

Sydney

File: EF20/28074

SCHEDULE 1

Application Number:

SSD-9138102

Applicant:

ESR Developments (Australia) Pty Ltd

Consent Authority:

Minister for Planning and Public Spaces

Site:

Lots 11, 12 and 13 DP 253503, Lots 3 and 4 DP 250002

Development:

Construction of the first stage of an industrial estate including bulk earthworks, subdivision, construction, fit out and operation of two warehouse buildings and ancillary office space with a total gross floor area of 81,317m², landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure.

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DEFINITIONS

ADR	Amended Development Report titled <i>SSD-9138102: Westlink Stage 1 Amendment Report</i> , prepared by Ethos Urban and dated 21 October 2022 (version D) and 6 December 2022 (version RFI A)
Additional Information	Additional information provided by the Applicant titled <i>Response to request for further information</i> , prepared by Ethos Urban and dated 14 February 2023
Applicant	ESR Developments (Australia) Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	Construction of buildings, hardstands, offices, roads, stormwater infrastructure and landscaping
Council	Penrith City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
Development	The development described in Schedule 1, the EIS, RTS, ADR and Additional Information, including bulk earthworks, subdivision, construction and fit out of two warehouse buildings and ancillary office space, landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPE	Department of Planning and Environment
Earthworks	Bulk earthworks, clearing, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EHG	Environment and Heritage Group of the Department
EIS	The Environmental Impact Statement titled <i>290-308 Aldington Road, 59-62 Abbots Road & 63 Abbots Road, Kemps Creek, Westlink Industrial Estate, SSD-9138102</i> , prepared by Ethos Urban dated 17 June 2021, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
Environmental Representative Protocol	The document of the same title published by the Department.
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement

Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent
IWCM	Integrated Water Cycle Management
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
MRP	Mamre Road Precinct
MRP DCP	Mamre Road Precinct Development Control Plan 2021
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
NRAR	Natural Resources Access Regulator, DPE
OEMP	Operational Environmental Management Plan
Operation	The use of warehouse buildings for storage or distribution of goods upon completion of construction, as described in the EIS, RTS and ADR
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Regional Stormwater Authority	Sydney Water Corporation
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Submissions and Amendment Report, 290-308 Aldington Road, 59-</i>

62 Abbots Road and 63 Abbots Road, Kemps Creek, Westlink Industrial Estate, prepared by Ethos Urban and dated 26 April 2022

Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
Stormwater Scheme	Regional stormwater infrastructure as shown on the MRP Stormwater Scheme Plan, December 2022 prepared by Sydney Water
TfNSW	Transport for New South Wales
Trunk Drainage	Stormwater assets, typically open natural trunk drainage channels, wetlands and storage ponds, as shown on Sydney Water's Mamre Road Precinct Stormwater Scheme Plan, December 2022
VENM	Virgin Excavated Natural Material
WAD	Works Authorisation Deed, a contract between TfNSW and the Applicant to undertake roadworks on the State road network
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
WSUD	Water Sensitive Urban Design
Year	A period of 12 consecutive months

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RTS, ADR and additional information;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 5.
- 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
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.
- A6. The maximum GFA for development on the site must not exceed the limits in Table 1.

Table 1 Maximum GFA of the Development

Land Use	Maximum GFA (m ²)
Warehouse or distribution centres	79,031
Ancillary offices	2,286
Total	81,317

NOTIFICATION OF COMMENCEMENT

- A7. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
 - (b) operation; and
 - (c) cessation of operations.
- A8. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A9. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and

- (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A10. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A11. 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.
- A12. 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.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A13. Before the commencement of construction of the development, 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;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A14. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

DEMOLITION

- A15. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- A16. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

Note:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

CIVIL PLANS

- A17. Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's *Design Guidelines for Engineering Works for Subdivisions and Developments*, *Engineering Construction Specification for Civil Works* and Austroads Guidelines.

SUBDIVISION

- A18. Prior to the issuing of Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage, street trees and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier, Council and Sydney Water prior to the issue of a Subdivision Certificate.
- A19. Prior to the issuing of Subdivision Certificates for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.
- A20. Prior to the issuing of Subdivision Certificates for any stage of the development:

- (a) a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established; and
- (b) a certificate from the Regional Stormwater Authority must be submitted to the Certifier certifying that satisfactory stormwater servicing arrangements for the site have been established.

A21. Prior to issue of a Subdivision Certificate that proposes the dedication of any internal estate road as a public road:

- (a) a final inspection of the estate road is to be undertaken by the relevant Roads Authority. All compliance documentation for road and drainage construction of the estate road must be submitted to the relevant Roads Authority in accordance with the relevant Roads Authorities specifications and requirements.
- (b) a Maintenance Bond is to be lodged with Penrith City Council for all road and drainage works that are to be dedicated to the relevant Roads Authority. The value of the bond shall be determined in accordance with Penrith City Council's adopted Fees and Charges.
- (c) where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with Penrith City Council and approved by the Local Traffic Committee
- (d) an application for proposed street names must be lodged with and approved by Penrith City Council and the signs erected on-site. The proposed names must be in accordance with Penrith City Council's Street Naming Policy.

Note: Contact Penrith City Council's Engineering Services Department on 4732 7777 for further information on this process and applicable fees.

COMPLIANCE

A22. 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.

DEVELOPMENT CONTRIBUTIONS

A23. Prior to the issue of a Subdivision Certificate or Construction Certificate (as required by the contributions plan or agreed by Council), the Applicant must pay contributions to Council as required in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022, or any other contributions plan as in force when the later consent takes effect.

Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.

A24. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (2022 Determination) as in force when this development consent takes effect.

A person may not apply for a subdivision certificate or construction certificate (as the case may require, having regard to the Determination) in relation to the development unless the person provides, with the application, written evidence from the Department of Planning and Environment that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

More information

A request for assessment by the Department of Planning and Environment of the amount of the contribution that is required under this condition can be made through the NSW planning portal (<https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service>). Please refer enquiries to SIContributions@planning.nsw.gov.au.

OPERATION OF PLANT AND EQUIPMENT

A25. 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.

EXTERNAL WALLS AND CLADDING

A26. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A27. Prior to the issuing of:

- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
- (b) an Occupation Certificate,

the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

- A28. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

UTILITIES AND SERVICES

- A29. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- A30. 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*.
- A31. Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A32. Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

WORK AS EXECUTED PLANS

- A33. Before the issuing of the Occupation Certificate for the first warehouse building, work-as-executed drawings signed by a registered surveyor demonstrating that the street trees, stormwater drainage (including operation and maintenance management plans) and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

ENVIRONMENTAL REPRESENTATIVE

- A34. The Applicant must engage an Environmental Representative (ER) to oversee construction of the development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:
- (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RTS, ADR, and any additional information for the development and is independent from the design and construction personnel for the development;
 - (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;
 - (c) consider and inform the Planning Secretary on matters specified in the terms of this consent;
 - (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
 - (e) review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:
 - (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
 - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);
 - (f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;
 - (g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
 - (h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;
 - (i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;

- (j) attend the Mamre Road Precinct Working Group (see Condition A37) in a consultative role in relation to the environmental performance of the development; and
 - (k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Quarterly Report** providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The **Environmental Representative Quarterly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.
- A35. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A34 (including preparation of the ER monthly report), as well as:
- (a) the complaints register (to be provided on a daily basis); and
 - (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).
- A36. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A34. The Applicant must:
- (a) facilitate and assist the Planning Secretary in any such audit; and
 - (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.

MAMRE ROAD PRECINCT WORKING GROUP

- A37. Within three months of the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must establish and participate in a working group, or join and participate in an existing working group, with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:
- (a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;
 - (b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;
 - (c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;
 - (d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;
 - (e) review community concerns or complaints with respect to environmental management;
 - (f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and
 - (g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.
- A38. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A37. The Applicant must:
- (a) consult with the Planning Secretary;
 - (b) provide confirmation that all components of the development are operational; and
 - (c) advise on the date of the proposed exit.

APPLICABILITY OF GUIDELINES

- A39. 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.
- A40. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

- AN1.** All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.

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PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction works to:
 - (i) ensure access to the site and road safety and network efficiency is maintained,
 - (ii) manage cumulative construction traffic from other concurrent construction works within the Mamre Road Precinct, and
 - (iii) address necessary interim traffic safety controls and management measures, including consideration of any traffic control measures required to manage traffic entering Mamre Road in the period before Mamre Road/Abbotts Road intersection construction is complete;
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes, including entering and exiting Mamre Road via Abbotts Road and not Bakers Lane;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Operational Traffic Monitoring Program

- B3. At the commencement of operation of the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program to verify light and heavy vehicle traffic numbers against the predictions in the ADR. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:
- (a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (b) queue monitoring at the Mamre Road/Abbotts Road intersection and background travel counts on Mamre Road and Abbotts Road;
 - (c) verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;
 - (d) consider the current capacity and efficiency of the existing road network including Mamre Road and Aldington Road; and
 - (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.

External Road Upgrades

- B4. Prior to the commencement of operation of the development, the Applicant must complete the construction of the upgrades to Abbotts Road to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*.
- B5. Prior to the commencement of construction works for the Mamre Road/Abbotts Road intersection works and signalised intersection of Abbotts Road and Aldington Road, the Applicant must enter into a Works Authorisation Deed with TfNSW. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the Applicant prior to the commencement of works.

- B6. Prior to the commencement of construction of signalised intersection road works, the proposed Traffic Control Signal/s at the intersection of Mamre Road/Abbotts Road and Aldington Road/Abbotts Road must be designed to meet TfNSW requirements. The Traffic Control Signal (TCS) plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.

The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant TfNSW supplements (available on www.transport.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of a Construction Certificate and commencement of signalised intersection road works. Please send all documentation to development.sydney@transport.nsw.gov.au.

- B7. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works referred to in Condition B5. Please send all documentation to development.sydney@transport.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.

- B8. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the work referred to in Condition B5 and as required by the various public utility authorities and/or their agents. Should any public utility adjustment/relocation works be required adjacent to a classified road, plans are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to development.sydney@transport.nsw.gov.au.

A plan checking fee may be payable and a performance bond may be required before TfNSW approval is issued.

- B9. Any realignment of site boundaries to facilitate the works referred to in Condition B5, inclusive but not limited to drainage, footpaths and batters resulting from the proposed road and construction works, must be dedicated as public road at no cost to the relevant roads authority unless specified otherwise in a planning agreement.

- B10. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>.

- B11. Prior to the commencement of operation of the first warehouse building, the upgrade works to the Mamre Road and Abbotts Road intersection, Abbotts Road and Aldington Road intersection, and upgrades to Abbotts Road must be completed to the satisfaction of the relevant roads authority for each component of the works.

Internal Access Roads

- B12. Prior to the commencement of operation of the first warehouse building, the Applicant must construct and operate the road works shown in **Figure 1** in **Appendix 1** to the satisfaction of relevant road authority.

Street Trees

- B13. Prior to the commencement of any stage of road construction, detailed design plans showing the provision of passively irrigated street trees within the relevant stage of works must be submitted to the satisfaction of the relevant road authority. The plans must:

- (a) be prepared in consultation with Council; and
- (b) demonstrate compliance with the Sydney Water *Stormwater Scheme Infrastructure Design Guideline* and MRP DCP.

Parking

- B14. The Applicant must provide sufficient parking facilities on-site in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

- B15. Prior to the issue of the occupation certificate for the first warehouse building, the development must include bicycle parking and end of trip facilities in accordance with Australian Standard AS1742.9:2018 *Manual of Uniform Traffic Control Devices - Bicycle Facilities*, and *Cycling Aspects of Austroads Guides*. Any bicycle parking and storage facilities must be secure, convenient, well lit, physically and visually accessible and within close proximity to the main in accordance with Austroads guidelines.

- B16. A minimum of 5% of parking bays for each warehouse must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.

Operating Conditions

- B17. The Applicant must ensure:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 *Parking facilities Off-street car parking* (Standards Australia, 2004), AS 2890.2:2018 *Parking facilities Off-street Commercial Vehicle Facilities* (Standards

Australia, 2018) and AS 2890.6.2009 *Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)

- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site;
- (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times
- (i) all vehicles accessing and departing the site from/to Mamre Road must travel via Abbotts Road and not Bakers Lane, until the completion of the ultimate upgrade of Aldington Road and delivery of the Southern Link Road or otherwise agreed in writing by the Secretary, Council and TfNSW
- (j) Use of 30m PBS Level on local roads will require approval from the National Heavy Vehicle Regulator (NHVR) and Council's Asset Section.

Workplace Travel Plan

- B18. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Workplace Travel Plan and submit a copy to the Planning Secretary. The Workplace Travel Plan must:
- (a) be prepared in consultation with TfNSW;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B19. The Applicant must implement the most recent version of the Workplace Travel Plan for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- B20. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

- B21. Prior to the commencement of earthworks for the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls in the MRP DCP are achieved to the satisfaction of the Planning Secretary. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:
- (a) be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist;
 - (b) be prepared in accordance with *Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book* (Landcom, 2004) and with the WSUD design principles set out in the *Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets* (Technical Guidance) (NSW Government, 2022);
 - (c) include:
 - (i) each major phase of construction work including catchment plans and calculations and sizing for all major drainage and sediment controls for each phase;
 - (ii) the type of sediment basin, details of all functional components and calculations demonstrating compliance with the DCP;
 - (d) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met; and
 - (e) detail measures to manage external catchment flows and dispersive soils;
 - (f) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed;
 - (g) be included in the CEMP required by Condition C2.

B22. The Applicant must:

- (a) not commence earthworks until the Erosion and Sediment Control Plan required by condition B21 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Erosion and Sediment Control Plan approved by the Planning Secretary for the duration of earthworks and construction.

B23. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works.

Discharge Limits

B24. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System Design

B25. Within two months of the date of this consent, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:

- (a) be prepared in consultation with the Environment & Heritage Group, Sydney Water and Council;
- (b) be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;
- (c) be consistent with the plan shown on **Figure 2 in Appendix 1** and the updated Stormwater Management Plan required by Condition B30;
- (d) include all private, Council and trunk drainage infrastructure within the site including connections to adjacent landholdings;
- (e) be designed in accordance with the *Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets* (Technical Guidance) (NSW Government, 2022) and detail how:
 - (i) the requirements and objectives of the IWCM controls of the DCP will be achieved;
 - (ii) the waterway health objectives and targets set out in the Technical Guidance will be achieved;
 - (iii) levels are resolved to demonstrate the system functions effectively;
 - (iv) the development will ultimately connect to the MRP Stormwater Scheme and interim measures to meet the waterway health objectives and targets will be decommissioned;
 - (v) all stormwater management devices will contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled (AS44119) to limit infiltration to soils;
- (f) demonstrate the on-site stormwater detention design is free draining;
- (g) demonstrate maintenance access driveways to water storage or bio-retention basins are designed in accordance with Council's specifications;
- (h) demonstrate that sufficient land is reserved on site for stormwater management purposes (such as irrigation areas and undeveloped areas) as shown on **Figure 2 in Appendix 1**, to ensure the development meets the controls in the DCP and the waterway health targets in the Technical Guidance, unless an alternative stormwater management strategy has been approved by the Planning Secretary;
- (i) include civil design drawings that define the design for the WSUD systems in accordance with the Technical Guidance and the requirements of Sydney Water and Council;
- (j) include landscape drawings that include planting and hardscape details of the WSUD systems; and
- (k) include certification (and appropriate designed checklists) of the civil and landscape drawings by suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems that the design drawings comply with the Technical Guide requirements and the stormwater targets are achieved; and
- (l) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation / maintenance and renewal costs over 30 years).

B26. The Applicant must:

- (a) not commence earthworks until the design required by Condition B25 is approved by the Planning Secretary;
- (b) ensure construction of the stormwater management system is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and
- (c) implement the stormwater management system approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.

- B27. The Applicant must not carry out earthworks or construction, other than those works approved under this consent, on land shown as 'undeveloped land' on **Figure 2 in Appendix 1** (including Lots 3 and 4 on DP 250002) unless the site is connected to the Stormwater Scheme or an alternative Stormwater Management System for the site has been approved by the Planning Secretary.

Trunk Drainage Design

- B28. Within two months of the date of this consent, the Applicant must design the trunk drainage infrastructure on the site, to the satisfaction of the Planning Secretary. The trunk drainage infrastructure must:
- (a) be designed in consultation with the Regional Stormwater Authority (Sydney Water);
 - (b) be integrated into the Stormwater Management System required under Condition B25;
 - (c) be designed in accordance with the Mamre Road Stormwater Scheme Plan and Sydney Water's *Stormwater Scheme Infrastructure Design Guidelines (draft) 2022*, or its latest version, unless otherwise agreed with the Regional Stormwater Authority;
 - (d) be designed so that the naturalised trunk drainage channel is used to carry all overland flows greater than the 5% AEP piped drainage capacity where the catchment upstream of the commencement of the trunk drainage exceeds 15 ha or where overland flows are unsafe to pedestrians and vehicles;
 - (e) be modelled with demonstration of flow modelling using either XP-Rafts (Laurenson's Method) or DRAINS (ILSAX or Laurenson's Methods) with full catchment diagrams – discretised to accurately show development catchments and external catchments. Input data sets shall be fully described and can be provided in spreadsheet form.
 - (f) include access for management and maintenance by the Regional Stormwater Authority as per the *Stormwater Scheme Infrastructure Design Guideline (draft) 2022*, including provision of an easement in accordance with Condition B32;
 - (g) include appropriate connections from the trunk drainage channel on site to the existing downstream flow paths, until such time as the trunk drainage channel downstream of the site is constructed;
 - (h) ensure any piped infrastructure that intersects or connects into the trunk drainage channel on the site is designed to accommodate the trunk drainage channel design; and
 - (i) include landscape drawings with planting details.
- B29. The Applicant must:
- (a) not commence earthworks until the design required by Condition B28 is approved by the Planning Secretary;
 - (b) ensure construction of the trunk drainage infrastructure is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and
 - (c) implement the trunk drainage infrastructure approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.

Stormwater Management Plan

- B30. Within four months of the date of this consent, the Applicant must prepare a separate Water and Stormwater Management Plan (WSMP) to the satisfaction of the Planning Secretary. The WSMP must:
- (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;
 - (b) comply with the requirements of the Technical Guidance;
 - (c) be consistent with the plan shown on **Figure 2 in Appendix 1**;
 - (d) be prepared in consultation with the Environment & Heritage Group, Sydney Water, Council and the Department;
 - (e) describe the baseline soil, surface water and groundwater conditions at the site;
 - (f) define how the development will comply with the stormwater targets, including connection to the regional scheme;
 - (g) include MUSIC modelling for each stage of the development in accordance with the Technical Guidance;
 - (h) provide catchments plans, tables and all stormwater management details as per the Technical Guidance;
 - (i) ensure;
 - (i) proprietary devices are located on private land and only include including sediment and nutrient removal if certified under SQIDEP;
 - (ii) ensure external catchments are drained to trunk drainage;
 - (iii) ensure all catchment areas are accounted for in the MUSIC modelling and post processing tool and there are no inconsistencies;

- (iv) the strategy and stormwater elements are consistent with the design drawings required by Conditions B25 to B27 (including the detailed drawings in appendices to the report);
- (j) include a protocol for investigation of any non-compliances of the stormwater management system with the IWCM controls in the MRP DCP the waterway health objectives and targets in the Technical Guidance;
- (k) detail the contingency measures that would be implemented should issues arise;
- (l) include a Maintenance Plan for the WSUD measures; and
- (m) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the Stormwater Scheme being available for the site to connect to.

B31. The Applicant must:

- (a) not commence operation of the first warehouse building until the Stormwater Management Plan required by Condition B30 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Stormwater Management Plan approved by the Planning Secretary for the duration of the development.

Easements and Maintenance

B32. Prior to the issue of a Compliance Certificate under Section 73 of the *Sydney Water Act, 1994*, an easement under section 88A and/or restriction or public positive covenant under section 88E of the *Conveyancing Act 1919* naming the Regional Stormwater Authority (Sydney Water) as the prescribed authority, which can only be revoked, varied or modified with the consent of the Regional Stormwater Authority and which provides for appropriate access to all trunk drainage land for maintenance at no cost to the Regional Stormwater Authority must be registered on the title of the land.

B33. The stormwater management system must continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available to Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

Note: *This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.*

B34. All stormwater infrastructure, including bio-retention basins, shall remain under the ownership, control and care of the registered proprietor of the lots. Upstream drainage catchment pipes are to be located outside of the public road reserve and remain in private ownership, in accordance with Council requirements.

Note: *This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.*

B35. Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the permanent stormwater management systems (including on-site stormwater detention and water sensitive urban design), shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Penrith City Council's standard wording as detailed in Council's Stormwater Drainage Specification for Building Developments – Appendix F.

Dam Decommissioning Strategy

B36. Prior to commencement of construction of the development, the Applicant must prepare a Dam Decommissioning Strategy to the satisfaction of the Planning Secretary. The Dam Decommissioning Strategy must form part of the CEMP required by Condition C2. The Applicant must implement the most recent version of the Dam Decommissioning Strategy for the duration of construction.

Flooding

B37. Prior to the commencement of operation of the development, the Applicant must connect the development to the road drainage infrastructure for the upgraded Aldington and Abbotts Roads, to ensure the development does not increase flood flows and velocities on adjoining properties for all flood events up to and including the critical 1% Annual Exceedance Probability flow.

VISUAL AMENITY

Landscaping

B38. Within six months of the date of this consent, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:

- (a) detail the species to be planted on-site that:
 - (i) are consistent with the plant list in Appendix C of the Mamre Road Precinct Development Control Plan; and
 - (ii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport.

- (b) ensure sufficient deep soil to allow large tree planting is provided in the areas between retaining wall tiers and between retaining walls and the northern property boundary on Lot 1 (as shown in the landscape plans titled *Kemps Creek Logistics Park SSDA Report Landscape Concept plan*, prepared by Site Image and dated 14 February 2023);
- (c) ensure adequate planting is implemented to provide screening between the basin and retaining wall on Lot 4 (as shown in the landscape plans titled *Kemps Creek Logistics Park SSDA Report Landscape Concept plan*, prepared by Site Image and dated 14 February 2023);
- (d) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP; and
- (e) describe the monitoring and maintenance measures to manage revegetation and landscaping works.

B39. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;
- (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary and not commence operation until the landscaping works have been completed in accordance with the plan; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by Condition B38 for the life of the development.

B40. Prior to the issue of an Occupation Certificate for each warehouse building, the Applicant must provide the Certifier with written evidence in the form of plans and a report prepared by the project landscape architect confirming that trees identified in the approved document package as contributing to the site's canopy target have been installed and that the trees are capable of reaching maturity in their locations. Where the canopy cover target (in accordance with the MRP DCP) is identified as not being achievable through those trees planted, the report is to detail what measures have been undertaken to address the tree canopy shortfall and a rectification plan is to be provided.

Retaining Walls

B41. Prior to the commencement of retaining wall construction, the Applicant must submit details of retaining wall materials fronting the public domain demonstrating suitable visual presentation, particularly treatment of higher fill walls visible from the public domain, to the satisfaction of the Planning Secretary.

B42. All structures (foot, batter, tie backs/in and drainage) associated with retaining walls must be within private property and not within the public road reserve and not within any zone of influence.

Building Materials

B43. The Applicant must ensure the finished facades and roofs of the warehouses and office buildings use neutral, recessive colours, non-reflective materials and are designed to present an attractive façade to residential areas and to minimise glare.

Lighting

B44. The Applicant must ensure the lighting associated with the development:

- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

B45. Prior to the commencement of construction of the first warehouse building, the Applicant must submit a Signage Strategy to the satisfaction of the Planning Secretary. The Signage Strategy must demonstrate that proposed signage is consistent with Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021* and the MRP DCP, including limiting illumination of signage or measures to control lighting impacts from illuminated signs.

B46. All signage must be erected in accordance with the approved Signage Strategy required by Condition B45.

Note: This condition does not apply to temporary construction and safety related signage.

NOISE

Hours of Work

B47. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.

Table 2 Hours of Work

Activity	Day	Time
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Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation	Monday – Sunday	24 hours

- B48. Works outside of the hours identified in condition B47 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest sensitive receivers;
 - (b) works agreed to in writing by the Planning Secretary;
 - (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

- B49. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in **Appendix 5**.

Construction Noise and Vibration Management Plan

- B50. The Applicant must prepare a Construction Noise and Vibration Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must
- (a) be prepared by a suitably qualified and experienced noise expert(s);
 - (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
 - (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (d) include strategies that have been developed with the community for managing high noise generating works;
 - (e) describe the community consultation undertaken to develop the strategies in condition B50(d); and
 - (f) include a complaints management system that would be implemented for the duration of the development.
- B51. The Applicant must:
- (a) not commence earthworks until the Construction Noise and Vibration Management Plan required by condition B50 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of earthworks and construction.

Operational Noise Limits

- B52. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.

Table 3 Noise Limits (dB(A))

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	36	31	27
BAPS Temple - Outdoor Use Area (Except Car Parking Area)	33 (When in use)		

Note Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.

- B53. The Applicant must ensure that noise generated by:
- (a) all fixed external mechanical plant for the warehouse building on Lot 1 does not exceed a cumulative sound power level of L_{Aeq}(15min) 90 dB(A);
 - (b) all fixed external mechanical plant for the warehouse building on Lot 4 does not exceed a cumulative sound power level of L_{Aeq}(15min) 86 dB(A); and

- (c) any activity on the site does not exceed a sound power level of $L_{A_{Max}}$ 115 dB(A) or result in annoying noise characteristics as determined in accordance with the Noise Policy for Industry (EPA, 2017) and Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018).

Noise Verification

- B54. Within three months of the commencement of earthworks for the development, the Applicant must prepare and submit a Design Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Applicant must not commence construction of any warehouse buildings until the Design Noise Verification Report is approved by the Planning Secretary. The Design Noise Verification Report must:
- (a) be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;
 - (b) identify and justify the design noise emission scenario, including the adopted engineering safety factor, schedule of all noise generating sources on the site (including but not limited to, all vehicle types, mechanical plant and waste areas), stationary equipment specification and verifiable data of dynamic noise emission activities;
 - (c) demonstrate the noise propagation modelling is capable of accurately predicting noise levels under noise enhancing meteorological conditions to surrounding receivers in Mount Vernon and Luddenham;
 - (d) provide updated noise modelling to verify the predicted performance of the development and the predicted noise levels identified in the report titled *ESR Westlink Stage 1, Kemps Creek, NSW, Noise and Vibration Impact Assessment*, prepared by RWDI, dated 6 October 2022;
 - (e) develop an Operational Noise Monitoring Plan in accordance with Section 7 of the Noise Policy for Industry to verify the operational performance of the development, including details of the nominated intermediate monitoring locations, reference noise levels at each intermediate location, and noise level relationship between each intermediate location and sensitive receivers identified in condition B52;
 - (f) include:
 - (i) an analysis of compliance with noise limits specified in conditions B52 and B53;
 - (ii) an outline of at-source and transmission path mitigation measures required to ensure compliance with the limits specified in conditions B52 and B53;
 - (iii) a description of contingency measures (including specific measures to manage noise generating activities during the night time period) in the event management actions are not effective at reducing noise levels to comply with limits specified in conditions B52 and B53.
- B55. Should the Design Noise Verification Report identify that the noise limits in Conditions B52 and B53 cannot be achieved through the mitigation measures and contingency measures required to be considered under Condition B51, the Applicant must:
- (a) offer to enter into noise agreement(s) with eligible receivers outside of the Mamre Road Precinct where noise limits are predicted to be exceeded
 - (b) provide written evidence to the Planning Secretary that an agreement is in place with these receivers.
- B56. If a Noise Agreement is in place with a specific receiver(s) to exceed the noise limits in Condition B52, the noise limits in Table 3 do not apply to that receiver(s).
- B57. Within three months of the commencement of operation of the development, the Applicant must prepare and submit an Operational Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Operational Noise Verification Report must:
- (a) be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;
 - (b) demonstrate that noise verification has been carried out in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and
 - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
 - (iii) the Operational Noise Monitoring Plan established under condition B54(e);
 - (c) include:
 - (i) an analysis of compliance with noise limits specified in conditions B52 and B53;
 - (ii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
 - (iii) a description of contingency measures in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B52 and B53 at all times.

MRP Noise Agreement(s)

- B58. Prior to the commencement of operation of the development, the Applicant must offer to enter into noise agreement(s) with the eligible receivers shown in **Figure 4** in **Appendix 3**. The Applicant must provide written evidence to the Planning Secretary that an agreement is in place with these receivers.
- B59. The noise agreement required under Condition B58 must be in force until the existing residential use ceases on the land subject to the agreement or a development consent for general industrial or other employment uses applies to the land, whichever is the sooner.

Road Traffic Noise

- B60. Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.

VIBRATION

Vibration Criteria

- B61. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- B62. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B61.
- B63. The limits in conditions B61 and B62 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.

Dilapidation Reporting

- B64. Prior to the commencement of earthworks, the Applicant must offer and prepare (if the offer is accepted) a preconstruction dilapidation report for adjoining properties that may be affected by proposed earthworks (including Lot 2 DP 250002, Lots 141 and 142 DP 1033686, Lot 15 DP 253503 and Lot 4132 DP 857093). The report must be submitted to the Planning Secretary and the relevant property owner(s) prior to construction works commencing on the site.
- B65. If requested by the property owner, the Applicant must repair, or pay the full costs associated with repairing, any damage to adjoining properties caused by carrying out the development in accordance with the preconstruction dilapidation reports required by Condition B64, unless otherwise agreed by the Planning Secretary.

CONTAMINATION AND REMEDIATION

Supplementary Site Investigation

- B66. Prior to the commencement of earthworks, the Applicant must undertake further soil sampling in areas of the site that were inaccessible during the Detailed Site Investigation prepared by Alliance dated 1 December 2021, to further refine the nature and extent of contamination on the site. The supplementary site investigation must:
- (a) be prepared by a suitably qualified and experienced consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme;
 - (b) be prepared in accordance with the relevant guidelines produce or approved under the *Contaminated Land Management Act, 1997*;
 - (c) define the nature and extent of contamination in areas not previously accessible for sampling; and
 - (d) include an updated Remedial Action Plan that describes the preferred remediation approach to make the site suitable for the intended industrial land use and details the need for any long term management following completion of remediation.

Remedial Works

- B67. The Applicant must remediate the site in accordance with the Remedial Action Plan approved under Condition B66 and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*. Remediation works must be undertaken by a suitably qualified and experienced consultant(s) and must be completed prior to the commencement of earthworks.

Validation Report

B68. Within one month of completion of the remediation works for the development, the Applicant must submit a Remediation Validation Report (RVR) to the satisfaction of the Planning Secretary. The RVR must be prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme. The validation report shall demonstrate that:

- (a) the site is suitable for its intended industrial land use, or
- (b) the site is suitable for its intended industrial land use with the implementation of an environmental management plan or long term environmental management plan.

Asbestos

B69. The Applicant must ensure that any asbestos encountered during the remediation works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:

- (a) *Work Health and Safety Regulation 2017*;
- (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace September 2016;
- (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos September 2016; and
- (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

Unexpected Finds

B70. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

BUSHFIRE PROTECTION

B71. The Applicant shall ensure the development complies with:

- (a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);
- (b) the recommendations of the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners dated 3 March 2022; and
- (c) Australian Standard *AS2419.1-2005 Fire hydrant installations System design, installation, and commissioning*.

B72. The Applicant must ensure the entire site, including landscaping, is managed as an inner protection area (IPA) in accordance with *Planning for Bushfire Protection 2019*.

B73. The Applicant must ensure the warehouse buildings are constructed in accordance with the Bushfire Attack Level (BAL) plan shown in **Appendix 4** and relevant sections of the Australian Standard AS3959-2018 *Construction of buildings in bush fire prone areas* or NASH Standard (1.7.14 updated) *National Standard Steel Framed Construction in Bushfire Areas - 2014* as appropriate, and Section 7.5 of *Planning for Bushfire Protection, 2019*.

AIR QUALITY

Dust Minimisation

B74. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B75. During construction, the Applicant must ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Construction Air Quality Management Plan

B76. Prior to the commencement of earthworks, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition C2 and must:

- (a) be prepared by a suitably qualified and experienced person(s);

- (b) detail and rank all emissions from all sources during construction of the development, including particulate emissions;
- (c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators, including installation of dust deposition gauges at neighbouring existing residences (where agreed by the landowner) or on the site boundary;
- (d) identify the control measures that will be implemented for each emission source; and
- (e) nominate the following for each of the proposed controls:
 - (i) key performance indicator;
 - (ii) monitoring method; and
 - (iii) location, frequency and duration of monitoring;
- (f) outline procedures that will be implemented in relation to:
 - (i) record keeping;
 - (ii) reporting to the Environmental Representative required under Condition A34;
 - (iii) complaints register;
 - (iv) response procedures; and
 - (v) compliance monitoring;
- (g) detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.

B77. The Applicant must:

- (a) not commence earthworks until the CAQMP required by condition B76 is approved by the Planning Secretary; and
- (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of construction; and
- (c) offer to enter into an agreement for at-property treatment with a neighbouring landowner if a complaint is received from that landowner and a non-compliance is confirmed by dust monitoring. Evidence of any agreement must be provided to the Planning Secretary.

Odour Management

B78. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

ABORIGINAL HERITAGE

Statutory Requirements

B79. Prior to the commencement of earthworks, the Applicant must undertake surface collection of the identified artefacts IF1, IF2 and IF3 as detailed in the Aboriginal Cultural Heritage Assessment Report prepared by Urbis and dated 12 April 2022. The identified artefacts must be registered on the OEH's Aboriginal Heritage Information Management System (AHIMS) Aboriginal Sites Register, prior to construction.

Consultation

B80. The Applicant must continue to consult with Registered Aboriginal Parties (RAPs) for the duration of construction. The RAPs should be consulted to determine the appropriate management of unexpected finds on the site.

Site Induction

B81. Prior to the commencement of earthworks, the Applicant must prepare and implement Aboriginal cultural heritage induction training for all staff and contractors. The Applicant must involve Aboriginal knowledge holders in the development of the induction training. The training must outline the obligations of staff and contractors under the *National Parks and Wildlife Act, 1974* and the conditions of this consent. The Applicant must ensure any new staff or contractors receive the induction training prior to commencing works on the site. The induction training material must form part of the CEMP required by condition C2.

Unexpected Finds Protocol

B82. If any item or object of Aboriginal heritage significance is identified on site:

- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
- (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
- (c) Heritage NSW must be contacted immediately.

B83. 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*.

HISTORIC HERITAGE

Unexpected Finds Protocol

- B84. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:
- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
 - (b) Heritage NSW must be contacted immediately; and
 - (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.
- B85. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

BIODIVERSITY

- B86. Prior to, and during, construction works, the Applicant must implement the mitigation measures recommended in Section 2.2.5 of the Biodiversity Development Assessment Report prepared by Eco Logical Australia Pty Ltd, dated 14 April 2022.
- B87. Prior to the commencement of construction, a Wildlife Management Plan must be prepared in accordance with section 6.2 of the *Westlink Industrial Estate Wildlife Management Assessment Report* prepared by Eco Logical Australia Pty Ltd dated 14 April 2022, and be submitted to the Planning Secretary.
- B88. The Wildlife Management Plan must form part of the CEMP required by Condition C2 and the Applicant must implement the Wildlife Management Plan for the duration of construction and operation.

HAZARDS AND RISK

Dangerous Goods

- B89. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

Bunding

- B90. 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).

WASTE MANAGEMENT

Waste Management Plan

- B91. Prior to the commencement of construction of the first warehouse building, the Applicant must update the Waste Management Plan included in the EIS for the development. The Plan must:
- (a) detail the type and quantity of waste to be generated during construction and operation of the development;
 - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Environment Protection Authority, 2014); and
 - (c) detail the materials to be reused or recycled, either on or off site.
- B92. The Applicant must implement the Waste Management Plan for the duration of construction and operation.

Waste Storage and Processing

- B93. Prior to the commencement of construction of the development, the Applicant must obtain agreement from Council for the design of the waste storage area for the development.
- B94. 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.

Statutory Requirements

- B95. 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 waste management facility or premises lawfully permitted to accept the waste.

Pests, Vermin and Priority Weed Management

- B96. The Applicant must:
- (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and

- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.

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PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
 - (b) 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;
 - (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (d) 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;
 - (e) 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;
 - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (g) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (h) a protocol for periodic review of the plan.

Note: *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- 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 B1);
 - (b) Erosion and Sediment Control Plan (see condition B21);
 - (c) Dam Decommissioning Strategy (see condition B36);
 - (d) Construction Noise and Vibration Management Plan (see condition B50);
 - (e) Unexpected Finds Protocol (see condition B70);
 - (f) Construction Air Quality Management Plan (see condition B76);
 - (g) Site induction training material (see condition B81);
 - (h) Wildlife Management Plan (see condition B87);
 - (i) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (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.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- 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;

- (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
 - (c) include the following environmental management plans:
 - (i) Operational Traffic Monitoring Program (see condition B3);
 - (ii) Workplace Travel Plan (see condition B18);
 - (iii) Stormwater Management Plan (see condition B30);
 - (iv) Landscape Management Plan (see condition B38);
 - (v) Wildlife management Plan (see condition B87);
 - (vi) Waste Management Plan (see condition B91).
 - (d) detail measures to minimise air emissions during operation.
- C7. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Planning Secretary; and 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).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C8. Within three months of:
- (a) the submission of a Compliance Report under condition C14;
 - (b) the submission of an incident report under condition C10;
 - (c) the approval of any modification of the conditions of this consent; or
 - (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.
- C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.

REPORTING AND AUDITING

Incident Notification, Reporting and Response

- C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in **Appendix 6**.

Non-Compliance Notification

- C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- 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.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Compliance Reporting

- C14. Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance

of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data;
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.

C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Monitoring and Environmental Audits

C16. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

ACCESS TO INFORMATION

C17. At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Compliance Report of the development;
 - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

Table 4 Schedule of Approved Plans

Drawing No.	Title	Issue	Date
Architectural Drawings prepared by Nettletontribe Architects			
DA102	Estate Plan - Stage 1	P20	13/02/2023
DA104	Lower Ground Floor Plan - LOT4	P2	13/02/2023
DA105	Ground Floor Plan - LOT1	P18	07/02/2023
DA106	Ground Floor Plan - LOT4	P14	15/02/2023
DA121	Elevations - LOT1	P12	07/02/2023
DA124	Elevations - LOT4	P7	13/02/2023
DA151	Retain Wall & Fence - LOTS 1 & 4	P8	13/02/2023
Landscape Concept prepared by Site Image			
002	Landscape Masterplan	G	14/02/2022
Tree Canopy Plan prepared by Site Image			
STAGE1_SK001	Tree Canopy Plan	E	20/02/2023
Civil Works Package – Infrastructure Works			
20-748 – SKC182	INTERIM STORMWATER MANAGEMENT PLAN	A	27/03/2023



Figure 1: Site Plan(s)

APPENDIX 2 NOISE SENSITIVE RECEIVERS

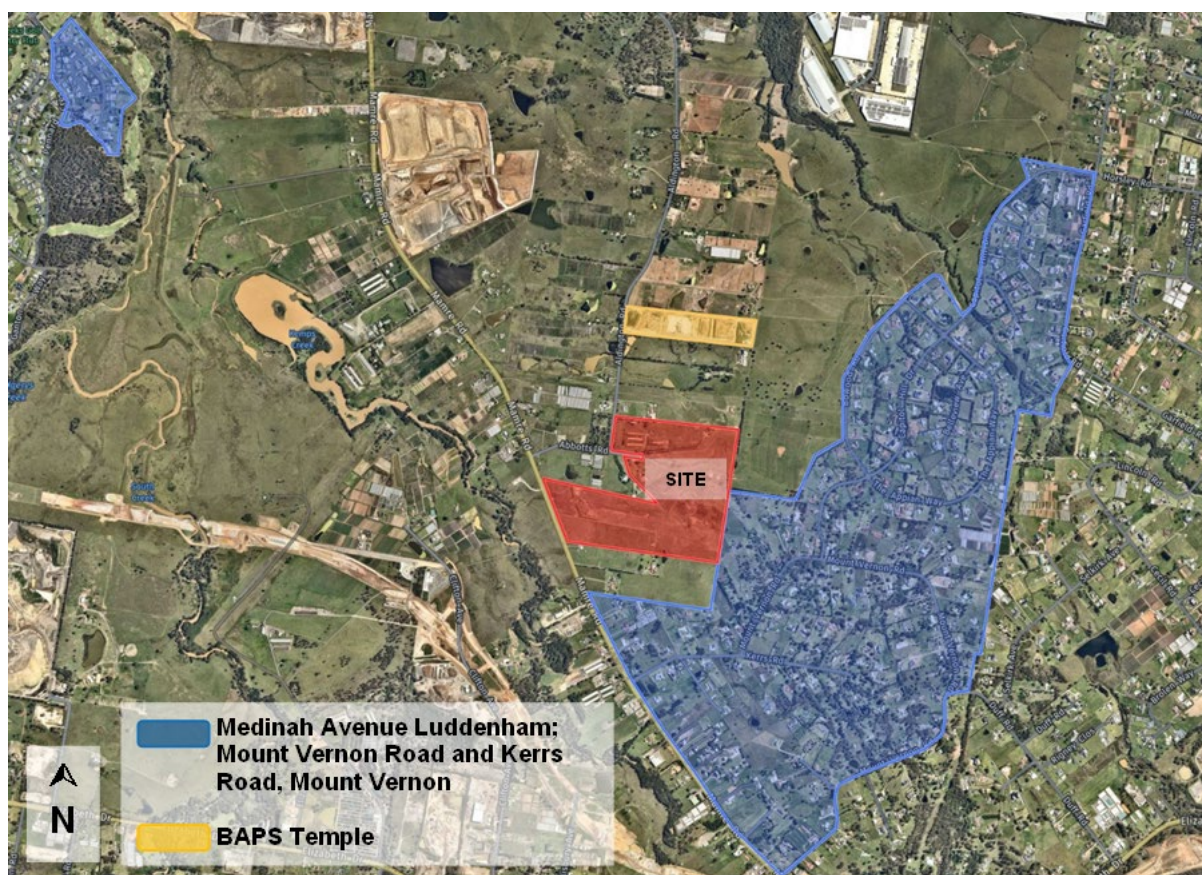


Figure 3: Noise Sensitive Receivers

APPENDIX 3 NOISE MITIGATION ELIGIBLE RECEIVERS LOCATIONS



Figure 4: Noise mitigation eligible receivers within the MRP



Legend

- Contour - 2m
- Cadastre
- Subject Land
- Vegetation Assessment Buffer - 140m

Vegetation Formation

Grassland

Bushfire Attack Level (BAL)

BAL - Flame Zone

BAL - 40

BAL - 29

BAL - 19

BAL - 12.5



Coordinate System: GDA 1994 MGA Zone 56
Imagery: © Nearmap

Figure 5: Bushfire Attack Level Plan

APPENDIX 5 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Construction Hours
Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: Monday to Friday: 7:00 to 18:00; Saturday: 8:00 to 13:00; and No work on Sundays or public holidays
Construction Impacts
A Construction Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to the commencement of works. The CEMP will establish site management principles.
Sedimentation and erosion control
The development is to follow the Soil and Water Management Plan, site inspection and maintenance requirements, and sediment basin maintenance measures outlined in Section 8 of the Civil Infrastructure Report and Plans prepared by AT&L dated 14 February 2023.
Site Inspection and Maintenance
<ul style="list-style-type: none"> The inspection and maintenance requirements outlined in this section must be carried out while either earthworks or quarrying is being conducted, and all areas re-established. The Contractor will be required to inspect the site after every rainfall event and at least weekly, and will: Inspect and assess the effectiveness of the SWMP and identify any inadequacies that may arise during normal work activities or from a revised construction methodology. Construct additional erosion and sediment control works as necessary to ensure the desired protection is given to downstream lands and waterways. Ensure that drains operate properly and to affect any repairs. Remove spilled sand or other materials from hazard areas, including lands closer than 5 metres from areas of likely concentrated or high velocity flows especially waterways and paved areas. Remove trapped sediment whenever less than design capacity remains within the structure. Ensure rehabilitated lands have affectively reduced the erosion hazard and to initiate upgrading or repair as appropriate. Maintain erosion and sediment control measures in a fully functioning condition until all construction activity is completed and the site has been rehabilitated. Remove temporary soil conservation structures as the last activity in the rehabilitation. Inspect the sediment basin during the following periods: <ul style="list-style-type: none"> During construction to determine whether machinery, falling trees, or construction activity has damaged and components of the sediment basin. If damage has occurred, repair it. After each runoff event, inspect the erosion damage at flow entry and exit points. If damage has occurred, make the necessary repairs. At least weekly during the nominated wet season (if any), otherwise at least fortnightly; and Prior to, and immediately after, periods of 'stop work' or site shutdown. Clean out accumulated sediment when it reaches the marker board/post and restore the original volume. Place sediment in a disposal area or, if appropriate, mix with dry soil on the site. Do not dispose of sediment in a manner that will create an erosion or pollution hazard. Check all visible pipe connections for leaks, and repair as necessary. Check all embankments for excessive settlement, slumping of the slopes or piping between the conduit and the embankment, make all necessary repairs. Remove the trash and other debris from the basin and riser; and Submerged inflow pipes must be inspected and de-silted (as required) after each inflow event.
Sediment Basin Maintenance
The site contains 'Type F' soils, or soils that contain a significant proportion of fine grained (33% or more of finer than 0.02mm) and require a much longer residence time to settle. Stormwater within the settling zone should be drained or pumped out within 5 days (design time), if the nominated water quality targets can be met, to the satisfaction of the superintendent. Flocculation should be employed where extended settling is likely to fail to meet the objectives within the 5-day period. Flocculation is when flocculating agents are applied to the sediment basins causing the colloidal particles to clump into larger units or 'floc' that can either settle in a reasonable time or be filtered. Refer to Appendix E4 of the Blue Book for flocculation methodologies and manufacturer's instructions for application rates, regarding the proposed sediment basins.
Stormwater Management
Design criteria and requirements for the proposed site stormwater management and stormwater drainage are outlined in the following documents: <ul style="list-style-type: none"> AS 3500.3 – Plumbing and drainage – Stormwater drainage Commonwealth of Australia (Geoscience Australia), Australian Rainfall and Runoff: A guide to flood estimation, 2019. NSW Department of Planning, Industry and Environment (DPIE), Mamre Road Precinct Development Control Plan 2021.

<ul style="list-style-type: none"> • NSW Department of Planning, Industry and Environment (DPIE), MUSIC Modelling Toolkit – Wianamatta, 2 August 2021. • Penrith City Council, Design Guidelines for Engineering Works for Subdivisions and Developments, as amended 20 November 2013. • Penrith City Council, Water Sensitive Urban Design (WSUD) Policy, December 2013. • Penrith City Council, WSUD Technical Guidelines, Version 4 – October 2020.
Noise Management
<p>The development is to follow the construction noise and vibration mitigation measures outlined in Section 7.5 of the Noise and Vibration Assessment prepared by RWDI at Appendix J of the ADR.</p>
<p>Without mitigation, noise levels from construction activities have been predicted to exceed the noise management levels nominated in the guidelines at some surrounding receivers. Therefore, noise control measures are recommended to ensure that noise is reduced where feasible. The following project-specific mitigation measures are recommended:</p> <ul style="list-style-type: none"> • Selection of quietest feasible construction equipment; • Use of saw cutting in preference to rock-breakers where feasible; and • Localised treatment such as barriers, shrouds, and the like around fixed plant, such as pumps, generators, and concrete pumps. <p>In addition, the following measures should be included in a Noise & Vibration Management Plan.</p> <ul style="list-style-type: none"> • Plant Noise Audit – Noise emission levels of all critical items of mobile plant and equipment should be checked for compliance with noise limits appropriate to those items prior to the equipment going into regular service. To this end, testing should be established with the contractor. • Operator Instruction – Operators should be trained in order to raise their awareness of potential noise problems and to increase their use of techniques to minimise noise emission. • Equipment Selection – All fixed plant at the work sites should be appropriately selected, and where necessary, fitted with silencers, acoustical enclosures, and other noise attenuation measures in order to ensure that the total noise emission from each work site complies with EPA guidelines. • Site Noise Planning – Where practical, the layout and positioning of noise-producing plant and activities on each work site should be optimised to minimise noise emission levels. • The adoption of the above measures is aimed at working towards achieving the noise management levels established at surrounding receivers.
Community Liaison and General Approaches to Mitigation
<p>An effective community relations programme should be put in place to keep the community that has been identified as being potentially affected apprised of progress of the works, and to forewarn potentially affected groups (e.g. by letterbox drop, meetings with surrounding owners/tenants, etc) of any anticipated changes in noise and vibration emissions prior to critical stages of the works, and to explain complaint procedures and response mechanisms.</p> <p>Close liaison should be maintained between the communities overlooking work sites and the parties associated with the construction works to provide effective feedback in regard to perceived emissions. In this manner, equipment selections and work activities can be coordinated where necessary to minimise disturbance to neighbouring communities, and to ensure prompt response to complaints, should they occur.</p>
Noise & Vibration Management Plan
<p>A Construction Noise & Vibration Management Plan for the site is recommended which should be prepared by the successful contractor. The plan should reference the findings of this assessment. Areas that should be addressed in plan include:</p> <ul style="list-style-type: none"> • Noise and vibration mitigation measures; • Noise and vibration monitoring; • Response to complaints; • Responsibilities; • Monitoring of noise emissions from plant items; • Reporting and record keeping; • Non-compliance and corrective action; and • Community consultation and complaint handling
Biodiversity
<p>The development is to follow the measures proposed to mitigate and manage biodiversity impacts outlined in Section 2.2.5 of the Biodiversity Development Assessment Report prepared by Eco Logical at Appendix N of the RTS.</p>
<ul style="list-style-type: none"> • Instigating clearing protocols including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecological or licensed wildlife handler during clearing events • Installing artificial habitats for fauna in adjacent vegetation and habitat or human made structures to replace the habitat resources lost and encourage animals to move from the impacted site, e.g. nest boxes • Timing works to avoid critical life cycle events such as breeding or nursing. • Sediment barriers or sedimentation ponds to control the quality of water released from the site into the receiving environment. • Prevent impacts of noise, dust and light spill on fauna species. • Prevent damage to vegetation retained adjacent to site. • Prevent the dumping of rubbish found on site. • Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas.

<ul style="list-style-type: none"> • Staff training and site briefing to communicate environmental features to be protected and measures to be implemented. • Making provision for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on or adjacent to the development site.
Site contamination and geotechnical assessment
The development is to follow the recommendations given in Section 9 of the Preliminary Environmental Site Investigation prepared by Douglas Partners at Appendix R of the RTS, and recommendations for further investigation provided in Section 7 of the Geotechnical Investigation Report prepared by Alliance Geotechnical at Appendix T of the RTS. A Detailed Site Investigation and Remediation Action Plan prepared by Alliance Geotechnics are at Appendices DD and BB of the RTS.
Preliminary Environmental Site Investigation
<ul style="list-style-type: none"> • A hazardous building material survey should be conducted for structure at the site prior to demolition
Geotechnical Investigation Report
Based on the results of the investigation for the proposed development addressing the specific site condition in 29030 8 Aldington Road, Kemps Creek, it is recommended that further geotechnical investigation be carried out prior to the detail design of the development. The proposed investigation should include rock coring to 3m below the base of the proposed rock cuts and laboratory rock testings to provide rock strength and defects of the rock mass. The results of the investigation should address bedrock conditions for stability analysis, retaining wall design and required earthworks based on architectural design of development.
Bushfire Impacts
The development shall comply with the bushfire management strategies identified in Section 5 of the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners at Appendix U of the RTS.
Strategy 1 – Defendable Space management Requirements:
Management of the defendable spaces/landscaped areas within the development site shall comply with the following: <ul style="list-style-type: none"> • Maintain a clear area of low cut lawn or pavement adjacent to the building; • Keep areas under shrubs and trees raked and clear of combustible fuels; • Utilise non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to building; • Trees and shrubs should be maintained in such a manner that tree canopies are separated by 2 metres and understorey vegetation is not continuous [retained as clumps].
Strategy 2 – Water Supplies/Utilities for Firefighting Operations:
The fire-fighting water supply to the proposed buildings shall comply with the Building Code of Australia [BCA] and Australian Standard A.S. 2419.1 – 2005. Electricity and gas supplies will be laid underground and therefore address the performance standard of Chapter 4 of Planning for Bushfire Protection 2019.
Strategy 3 – Construction Standards to the buildings located adjacent to the bushfire hazard:
Table 2 identifies the bushfire construction standards required to be implemented to comply with A.S. 3959 – 2018 – ‘Construction of Buildings in Bushfire Prone Areas’.
The non-exposed elevations of the warehouse building shall be constructed to one level less than the BAL rating for the hazard side of the building e.g. the BAL rating to the northern elevation of the warehouse on Lot 1 is BAL 29 therefore the remaining elevations shall be constructed to BAL 19 standards in accordance with A.S. 3959 – 2018 – ‘Construction of Buildings in Bushfire Prone Areas’.
The following additional construction measures also apply: <ul style="list-style-type: none"> • Access doors [PA and Vehicle] to the buildings shall be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building. Particular attention shall be given to the gap at the head of the curtain of the roller doors, where mohair type seals can be used; • External timber doors shall be fitted with a stainless steel/Colorbond kick plate of 400mm high on the outside of the door; • External glazed doors and windows shall comply with the requirements for glazing less than 400mm above finished ground level; paths / pavement and elevated roofs; • Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm.
Strategy 4 – Access Standards for Firefighting Operations.
Fire Appliance access shall be provided to the perimeter of each lot, either by a perimeter road or by vehicular access to the future buildings or parking areas incorporated into the defendable space setback.
The Fire Brigade access adjacent to the southern and eastern boundaries shown on the Master Plan shall be linked across the lot boundaries to provide continuous access for fire appliances.
The access provisions shall satisfy the NSW Rural Fire Service and Fire & Rescue NSW appliance requirements.
Air Quality
The development shall comply with the recommended mitigation and management measures for air quality provided in Section 8 of the Air Quality Assessment prepared by RWDI at Appendix N of the ADR.
Dust
To ensure best practice management, the following mitigation measures are recommended so that construction dust impacts are minimised and remain low risk.

Communications

- Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.
- Develop and implement a Dust Management Plan (DMP) that considers, as a minimum, the measures identified herein.

Site management

- 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 relevant authorities (Council, EPA, etc).
- 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.

Monitoring

- Undertake daily on-site and off-site inspection, where receptors are nearby, to monitor dust. Record inspection results and make available to relevant authorities. This should include regular dust soiling checks of surfaces such as street furniture, cars and window. Specific real-time dust monitoring is not necessary for this project.

Preparing & Maintaining the Site

- Plan site layout so that machining and dust generating activities are located away from receptors, as far as possible.
- Avoid site runoff of water or mud.
- Remove materials that have a potential to produce dust from site as soon as possible, unless being reused on site. If being re-used, keep materials covered.
- Cover, seed or fence stockpiles to prevent wind erosion.

Construction vehicles and sustainable travel

- Ensure all vehicles switch off engines when stationary – no idling vehicles
- Impose and signpost a maximum-speed-limit of 25km/h on surfaced and 15km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided).

Measures for general construction activities

- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and 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. Measures specific to haulage
- Use water-assisted dust sweeper(s) on the access and local roads, as necessary.
- 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 logbook.
- 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 permits.
- Access gates to be located at least 10m from receptors where possible.

Operation

Although no specific mitigation measures have been triggered, it would be sensible to:

- Limit unnecessary idling of truck engines on-site.
- Ensure truck maintenance is up to date.

Waste management

The development should implement where possible the operational waste management strategies and recommendations provided in Section 6 of the Waste Management Plan prepared by SLR Consulting at Appendix O of the ADR.

Waste Avoidance, Reuse and Recycling Measures

Waste avoidance measures include:

- Participating in take-back services to suppliers to reduce waste further along the supply chain;
- Avoiding printing where possible;
- Review of packaging design to reduce waste but maintain 'fit for purpose';
- Providing ceramic cups, mugs, crockery and cutlery rather than disposable items;
- Purchasing consumables in bulk to avoid unnecessary packaging;
- Presenting all waste reduction initiatives to staff as part of their induction program, and
- Investigating leased office equipment and machinery rather than purchase and disposal.

Reuse

Possible re-use opportunities include establishing systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible.

Recycling

Recycling opportunities include:

- Collecting and recycling e-waste;
- Flatten or bale cardboard to reduce number of bins required;
- Paper recycling trays provided in office areas for scrap paper collection and recycling;
- Collecting printer toners and ink cartridges in allocated bins for appropriate contractor recycling, and
- Development of 'buy recycled' purchasing policy.

Communication Strategies

Waste management initiatives and management measures should be clearly communicated to building managers, owners, employees, customers and cleaners. Benefits of providing this communication include:

- improved satisfaction with services;
- increased ability and willingness to participate in recycling;
- improved amenity and safety;
- improved knowledge and awareness through standardisation of services;
- increased awareness or achievement of environmental goals and targets;
- reduced contamination of recyclables stream;
- increased recovery of recyclables and organics material, if implemented, and
- greater contribution to targets for waste reduction and resource recovery, the environment and heritage conservation.

To realise the above benefits, the following communication strategies should be considered:

- Use consistent signage and colour coding throughout the Project;
- Ensure all staff are trained in correct waste separation and management procedures;
- Provide directional signage to show location of and routes to waste storage area;
- General waste and co-mingled recycling bins should be clearly labelled and colour-coded to ensure no cross contamination, where applicable;
- Employees and cleaners should adhere to the WMP for compliance, in consultation with management, and
- Repair signs and labels promptly to avoid breakdown of communications.

Signage

Signs which clearly identify waste management procedures and provisions to staff and visitors should be distributed around the Project. Key signage considerations are:

- Clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin.
- Signposts and directions to location of waste storage areas;
- Clear signage in all waste storage areas to instruct users how to correctly separate waste and recycling;
- Maintaining a consistent style colour scheme and system for signs throughout the Project, and
- Emergency contact information for reporting issues associated with waste or recycling management.

Colour-coded and labelled bin lids are necessary for identifying bins. All signage should conform to the relevant Australian Standard and use labels approved by the NSW EPA14. The design and use of safety signs for waste rooms and enclosures should comply with Australian Standard AS 1319 Safety Signs for the Occupational Environment and clearly describes the types of materials designated for each bin.

Monitoring and Reporting

Monitoring is recommended to ensure waste and recycling management arrangements and provisions for the Project are functional, practical and are maintained to the standard outlined in this plan, at a minimum. Visual assessments of bins and bin storage areas should be conducted by the building manager, at minimum:

- Weekly, in the first two months of operation to ensure the waste management system is sufficient for the operation, and
- Every six months, to ensure waste is being managed to the standards outlined in this document.

In addition, audits are to be conducted on a half-yearly basis to ensure WMP provisions are maintained. Quantities of waste and recycling associated with disposal of waste and recycling, including dockets, receipts and other physical records should be recorded by the Building Manager. This is to allow reviews of the waste management arrangements and provisions at the site over time. Records of waste disposal should also be available to regulatory authorities such as the NSW Environmental Protection Authority and SafeWork NSW, upon request.

Any deficiencies identified in the waste management system, including, but not limited to, unexpected waste quantities, is to be rectified by the Building Manager as soon as it is practical. Where audits show that recycling is not carried out effectively, management should carry out additional staff training, signage re-examination and reviews of the waste management system where the audit or other reviewing body has deemed necessary. If this waste management plan no longer sufficiently meets the needs of the Project, review and updates to maintain suitability must be undertaken.

Roles and Responsibilities

Management:

- Ensure the WMP is implemented throughout the life of the operation.
- Update the WMP on a regular basis (e.g. annually) to ensure the Plan remains applicable.

- Undertake liaison and management of contracted waste collections.
- Organise internal waste audits on a regular basis.
- Manage any complaints and non-compliances reported through waste audits etc.
- Perform inspections of all waste storage areas and waste management equipment on a regular basis.
- Organise cleaning and maintenance requirements for waste management equipment.
- Monitor bins to ensure no overfilling occurs.
- Ensure effective signage, communication and education is provided to alert visitors, employees and cleaners about the provisions of this WMP and waste management equipment use requirements.
- Monitor and maintain signage to ensure it remains clean, clear and applicable.
- Ensure waste and recycling storage rooms are kept tidy.
- Ensure that regular cleaning and daily transfer of bins is being undertaken by the cleaners
- Ultimately responsible for the management of all waste management equipment, cleaning requirements, waste transfer and collection arrangements.

Cleaners and Staff:

- Removal of general waste, recyclables, cardboard waste and hazardous waste from floor areas for transfer to centralised waste and recycling collection rooms daily or as required.
- Cleaning of all bins and waste and recycling rooms on a weekly basis or as required.
- Compliance with the provisions of this WMP.

Gardening Contractor, as applicable:

- Removal of all garden organics waste generated during gardening maintenance activities for recycling at an off-site location or reuse as organic mulch on landscaped areas.

Ecologically Sustainable Development

The development shall be consistent with the sustainability measures commitments outlined in Section 5, and monitoring and reporting measures outlined in Section 7, of the Sustainability Management Plan prepared by SLR Consulting at Appendix P of the ADR.

Energy Review and Audit

An energy usage review should be undertaken within the first few months of operation to ensure the Energy Management Plan is sufficient for the development's needs. A breakdown of energy usage per month at the Project Site will help to measure the development's baseline energy use and assess what appliances, equipment and processes are consuming energy.

An energy review is also necessary for the assessment of energy utilisation to further identify opportunities for improvement. Energy usage data obtained during the review process may be used to establish key performance indicators and annual energy targets for the Project.

Energy usage to be included in the review should include all purchased electricity and energy which is consumed by stationary equipment on site. Energy consumed by mobile equipment (e.g. forklifts) should also be examined as this will identify variations in warehouse operation efficiency. (Refer to 'Guidelines for Energy Savings Action Plans' (2005) (as developed by the former Department of Energy, Utilities and Sustainability) for reporting templates and further information.)

An energy audit and management review should also be undertaken on a half-yearly basis to ensure employees are following energy savings procedures correctly. Where audits show that energy savings procedures are not carried out effectively, additional employee training should be undertaken and signage and procedures re-examined.

The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.

Energy Metering and Monitoring

To enable effective review of energy usage by the project, sub-metering should be implemented for all major energy consuming processes or items of equipment including sub-metering for all loads greater than 100 kVA.

Electrical equipment should be maintained to Australian Standards to ensure unnecessary energy wastage is minimised. Roof access system is proposed for third party access to roof for carry out necessary maintenance as required.

A Building Users' Guide will be prepared for the Project. The Building Users' Guide provides details regarding the everyday operation of a building and should include energy minimisation initiatives such as natural ventilation strategies, user comfort control, maintenance of air conditioning units and other electrical devices to ensure maximum operating efficiency, and lighting zoning strategies. An effective Building Users' Guide will ensure that:

- Facility managers understand in detail their responsibilities for the efficient operation of the facility and any additional building tuning necessary to continuously improve energy management.
- Maintenance contractors understand how to service the particular systems to maintain reliable operations and maximum energy efficiency.

- Employees understand energy minimisation procedures and working limitations required to maintain design performance for energy efficiency.
- Future fit-out / refurbishment designers understand the design basis for the building and the systems so that these are not compromised in any changes.

Roles and Responsibilities

It is the responsibility of the facility manager to routinely check energy savings procedures are undertaken correctly (i.e. lighting turned off while areas of the development are not in use). The facility manager should also ensure all monitoring and audit results are well documented and carried out as specified in the Energy Management Plan. Senior management should also be involved in energy management planning as an indication of the organisation's commitment to the Energy Management Plan.

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APPENDIX 6 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website 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.
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.

INCIDENT REPORT REQUIREMENTS

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.
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.