

14 November 2025

David Schwebel
Senior Environmental Assessment Officer – Industry Assessments
Department of Planning and Environment
4 Parramatta Square, 12 Darcy Street
Parramatta NSW 2150 Australia

Dear David

SSD-46983729 WESTLINK INDUSTRY PARK STAGE 2 DEVELOPMENT CONSENT – STAGING PLAN

The purpose of this Staging Letter is to provide an outline of the proposed staging of works for Westlink Industry Park Stage 2 Development Consent (SSD-46983729). This document describes how and when the Conditions of Consent will be addressed for each stage throughout the construction of the development. This letter is prepared to address the staging requirements in Condition A14.

In accordance with this requirement, the Staging Letter:

- Describes the construction stages and timing;
- Identifies the relevance of the conditions to each sub-stage, and how and when they will be complied with;

Condition of Approval relevant to the Staging Letter

Ref. ID	Condition	How Addressed
A14	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).	This Letter

1.0

1.0 Staging

1.1 Purpose of Staging

The purpose of staging is to mobilise commencement of construction works as soon as possible to deliver of key logistic warehouses for our customers. Principles of this staging seek to:

- Allow pre-construction minor work with negligible environmental impact to progress ahead of the main works program.
- Prioritise enabling civil works in advance of building construction to minimise disruption to receivers.
- Where practicable, coordinate works to manage cumulative impacts of Westlink Stage 2 and neighbouring construction projects.
- Allow staging of subdivision in line with construction staging and development objectives.

1.2 Westlink Stage 2 Overview

Westlink Stage 2 will be delivered separate contract packages and various minor works. While commencing at different times, each stage will have periods which the works will overlap. The contract packages have been staged during construction to meet the objective to facilitate delivery of the proposed development. The following stages are outlined below.

1.2.1 Stage 2A – Pre construction Works, Bulk Earthworks and retaining Walls

The purpose of this stage is to commence pre-construction works that have low impact activities and construction of Bulk earthworks and retaining walls

- Remediation
- Aboriginal artefact recovery if required
- Establishment of site compound
- Erosion and sediment control measures
- Tree removal
- Bulk Earthworks
- Retaining Wall construction

It is intended once an area within the site is cleared of pre-construction works by the certifier and environmental representative, it can progress to construction. Further, this stage may occur concurrently with the delivery of other main construction stages where it satisfies the relevant conditions in the approval.

1.2.2 Stage 2B – Civil, internal services and roads.

Internal Roads and Services inserts required services into the estate such as sewer, water, stormwater, electricity, and telecommunications. It will provide connections to each pad and continue the network to meet future stages of the estate. Once services are complete, internal roads will be constructed and finished as per the drawings and consent conditions.

1.2.3 Stage 2C – Sydney Water Trunk Drainage Channel

Trunk Drainage will deliver the trunk drainage channel as per the agreed design with the Stormwater Authority. This includes completing the landscaping within this corridor.

1.2.4 Stage 2D – Lot 6 Warehouse Construction

Once the earthworks and retaining wall is completed for Pad 2, the builder will gain access to Pad 2 to start delivery of the warehouse to meet the customer timeframes.

1.3 Timing

The proposed timing for each stage of Westlink Stage 1 is outlined in Table 2 below.

Table 2 Timing

Stage	Package	Delivery Partner	Construction Commencement Date	Duration	Forecasted End Date
Stage 2A	Pre construction Works, Bulk Earthworks and retaining Walls	JK Williams	December 2025	12 Months	December 2026
Stage 2B	Civil Works	JK Williams	December 2025	12 Months	December 2026
Stage 2C	Sydney Water Trunk Drainage Channel	TBC	December 2025	12 Months	December 2026
Stage 2D	Lot 6 Warehouse construction	TBC	TBC	TBC	December 2026

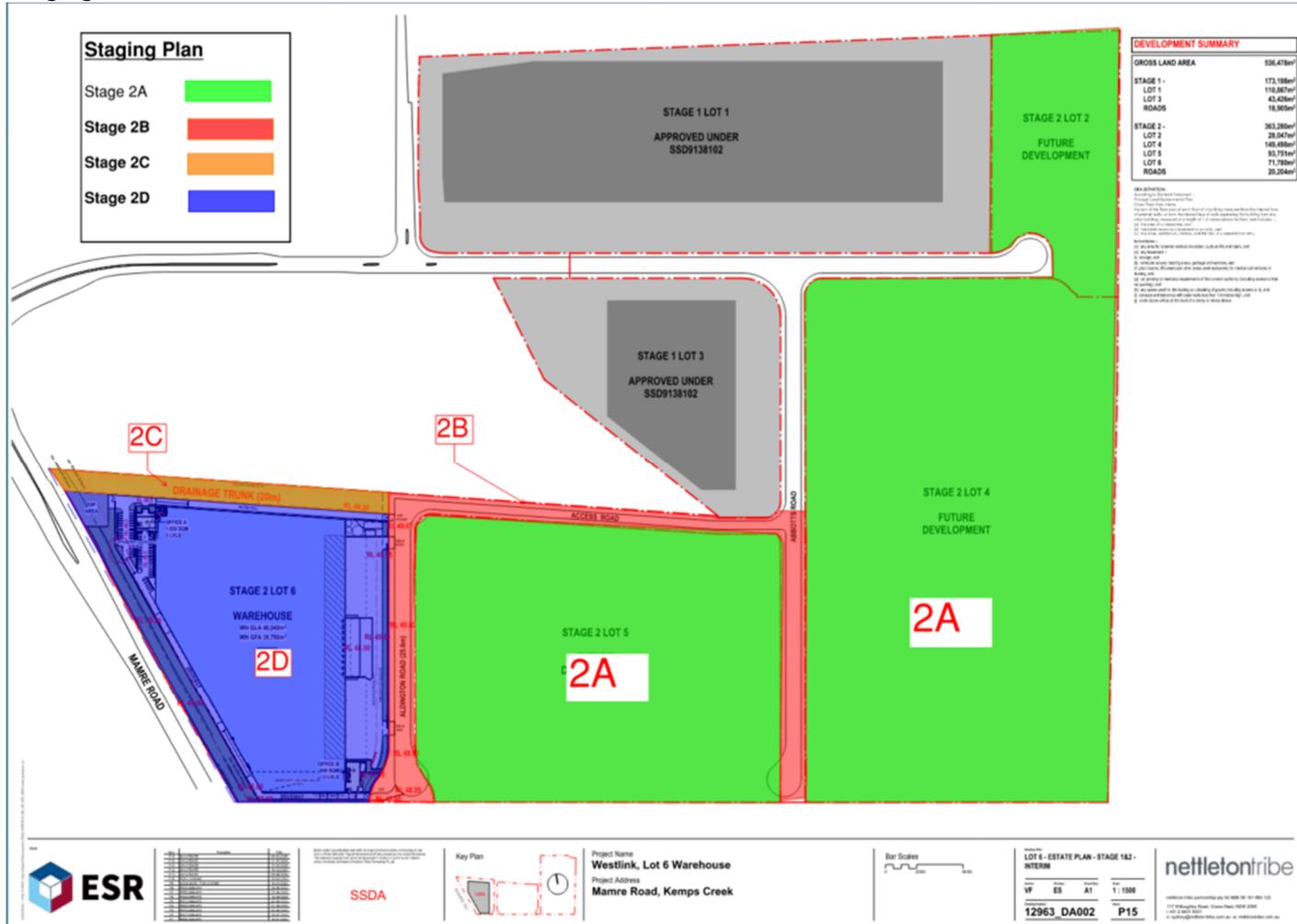
Should you have any question on the above or the associated attachments, please do not hesitate to contact me.

Kind regards,



Alasdair Cameron
 Infrastructure Delivery Director
 ESR Australia
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Attachment A: Staging Plans





Attachment B: Conditions of Consent Matrix with Staging

Condition	Description	St:
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	All
A2	The development may only be carried out: (a)in compliance with the conditions of this consent; (b)in accordance with all written directions of the Planning Secretary; (c)in accordance with the EIS and Submissions Report 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 2.	All
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).	All
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), A2(d) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	All
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.	All
A6	The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets (NSW Department of Planning and Environment, 2022) (Technical Guidance) or its latest version. Note: The interim stormwater plan for the estate (as shown in Figure 3 in Appendix 1) may be revised or updated subject to approval of a planning application on the site, which demonstrates that the revised interim measures can maintain compliance with the IWCM controls in the MRP DCP for all development on the site, until the site is connected to the	All
A7	Under this consent, Lot 5 must only be used for stormwater management purposes as shown in Figure 3 in Appendix 1 (with the exception of earthworks, road and utility infrastructure works), until the site is connected to the Regional Stormwater Scheme, or the Applicant provides written evidence that the development is able to be connected to an alternative stormwater management system to the satisfaction of the Planning Secretary.	All
A8	All construction traffic associated with the development must access and depart the site via Abbots Road. No construction vehicles are permitted to access the site via Bakers Lane.	All
A9	Prior to the commencement of operation of the development, the External Road Works and Internal Access Roads approved under the modified consent for SSD-9138102 must be constructed and commissioned to the satisfaction of	All
A10	Operational traffic associated with the development must not use Bakers Lane and must only access and depart the site via the Abbots Road and Mamre Road intersection until the Southern Link Road is completed and fully operational, or as otherwise agreed in writing by the Planning Secretary, Council and TfNSW.	2D
A11	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; and (b)operation.	All
A12	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).	All
A13	Where conditions of this consent require consultation with an identified party, the Applicant must: (a)consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b)provide details of the consultation undertaken including: (i)the outcome of that consultation, matters resolved and unresolved; and (ii)details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	All
A14	With the approval of the Planning Secretary, the Applicant may: (a)prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b)combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c)update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	All
A15	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	All
A16	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	All
A17	Prior to the commencement of construction of the development, the Applicant must: (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or 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.	All

A18	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; (b)relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and (c)obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.	All
A19	Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	All
A20	Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to ensure sewer, water or stormwater mains or easements would not be affected by the development.	All
A21	Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water, stormwater and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	2D
A22	Prior to the issue of a 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.	All
A23	Prior to the issue of an 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.	All
A24	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: •Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. •The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	All
A25	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of	All
A26	Prior to the issue 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.	All
A27	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.	All
A28	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.	All
A29	Prior to the issue of a Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.	All
A30	Prior to the issue of a Subdivision Certificates for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.	All
A31	Prior to the issue of a 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.	All
A32	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)where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with Council (c)an application for proposed street names must be lodged with and approved by Council and the signs erected on-site. The proposed names must be in accordance with 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.	2B
A33	Prior to issue of a Subdivision Certificate for any land that includes the containment cell established under the Stage 1 remediation works under SSD-9138109, the Applicant must ensure that the Long Term Environmental Management Plan prepared by EP Risk and dated 28 August 2024 is: (a)listed on the relevant planning certificate for the land, issued under section 10.7 of the Environmental Planning and Assessment Act 1979 (b)subject to an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 on that land, which names the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council.	All
A34	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	All
A35	Within six months after the date of commencement of construction of the development, or other timeframe agreed by the Planning Secretary, the Applicant must enter into a planning agreement (PA) with Council in accordance with: (a)Division 71 of Part 7 of the EP&A Act; and (b)the terms of the offer in the letter dated 13 June 2025 from ESR to the Council and the conditions of acceptance in Council's letter to ESR dated 11 July 2025.	All
A36	The land for the collector road and roundabout within the site (CR7 and RA6 in the Mamre Road Precinct Development Contributions Plan 2021 Background Report March 2022) is to be dedicated to Council free of cost.	All

A37	<p>A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (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 development the subject of this development consent unless the person provides, with the application, written evidence from the Department of Planning, Housing and Infrastructure 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.</p> <p>More information</p> <p>A request for assessment by the Department of Planning, Housing and Infrastructure 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</p>	All
A38	<p>All plant and equipment used on site, or to monitor the performance of the development, must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	All
A39	<p>The Applicant must:</p> <p>(a) provide safe and unobstructed access for TransGrid plant and personnel to access any transmission towers, lines and easements on the site, 24 hours a day, 7 days a week;</p> <p>(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and</p> <p>(c) advise TransGrid of any proposed amended or modified encroachment into the easement.</p>	All
A40	<p>Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.</p>	All
A41	<p>Works must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.</p>	All
A42	<p>The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of works, or within another timeframe agreed with the Planning Secretary.</p>	All
A43	<p>The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS or Submissions Report and is independent from the design and construction personnel for the development.</p>	All
A44	<p>The Applicant may engage more than one ER for the development, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the</p>	All
A45	<p>For the duration of the works until the commencement of operation, or as agreed with the Planning Secretary, the approved ER must:</p> <p>(a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</p> <p>(b) consider and inform the Planning Secretary on matters specified in the terms of this consent;</p> <p>(c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</p> <p>(d) review the CEMP required under 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:</p> <p>(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</p> <p>(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);</p> <p>(e) regularly monitor the implementation of the documents identified in condition A45(d) to ensure implementation is being carried out in accordance with the document and the terms of this consent;</p> <p>(f) 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;</p> <p>(g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</p> <p>(h) 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, sediment control, noise and dust;</p> <p>(i) attend the Mamre Road Precinct Working Group (see condition A48) in a consultative role in relation to the environmental performance of the development; and</p> <p>(j) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Environmental Representative Monthly Report template "Environmental Representative Monthly Report" The Environmental Representative Monthly</p>	All
A46	<p>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 A45 (including preparation of the ER monthly report), as well as:</p> <p>(a) the complaints register (to be provided on a daily basis); and</p> <p>(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).</p>	All
A47	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A45.</p> <p>The Applicant must:</p> <p>(a) facilitate and assist the Planning Secretary in any such audit; and</p> <p>(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such</p>	All

A48	<p>Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a 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:</p> <ul style="list-style-type: none"> (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 subclauses (d) or (e) identifies 	All
A49	<p>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 A48. The Applicant must:</p> <ul style="list-style-type: none"> (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. 	All
A50	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	All
A51	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	All
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,	All
B1	<p>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:</p> <ul style="list-style-type: none"> (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, including management of cumulative construction traffic from other concurrent construction works within the Mamre Road Precinct and the Mamre Road Upgrade Stage 2 works; (d) detail heavy vehicle routes, access and parking arrangements; (e) detail the number of construction vehicle movements and demonstrate how the movements will be managed in the context of road changes in the vicinity of the site; (f) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (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 (g) inform truck drivers of the site access arrangements, turning restrictions and use of specified routes, including entering and exiting Mamre Road via Abbotts Road and not Bakers Lane; and (v) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions; (g) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road, Abbotts Road and Aldington Road upgrade works; (h) include a program to monitor the effectiveness of these measures; and (i) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes. 	All
B2	<p>The Applicant must:</p> <ul style="list-style-type: none"> (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. 	All
B3	<p>Prior to the commencement of any construction works (including earthworks) on proposed Lot 6, the Applicant must obtain the following to the satisfaction of the Planning Secretary:</p> <ul style="list-style-type: none"> (a) a written agreement with TfNSW regarding the coordination of these construction works and the Mamre Road Upgrade Stage 2 (MRUS2) works to mitigate the impact of construction traffic from the development and avoid conflicts with the construction of the MRUS2 project; and (b) endorsement from TfNSW for the detailed design of any battering and drainage works within the road reserve of the Mamre Road corridor, including but not limited to the area identified for road widening or acquisition, and the part of the site directly adjoining the Mame Road corridor. 	All
B4	Any construction, including earthworks, on Lot 6 must be undertaken in accordance with the agreement in Condition B3, unless otherwise agreed with TfNSW.	All
B5	<p>Prior to the issue of an Occupation Certificate for the warehouse building on proposed Lot 6, the Applicant must:</p> <ul style="list-style-type: none"> (a) subdivide the site to create lot(s) for the local industrial and collector roads shown in Figure 1 in Appendix 1; (b) ensure the created lot(s) includes portions of the road required to connect to properties to the north (Lot 2 DP 250002) and south (Lot 5 DP 250002) between the temporary turning heads shown in Figure 1 in Appendix 1 and the northern and southern boundaries of the site; (c) register the newly created local road lot(s) on the land title(s); and (d) construct the roads including temporary turning heads (if required) to the satisfaction of the relevant roads 	All
B6	Prior to the commencement of construction of the local industrial and collector roads including the temporary turning heads, the Applicant must prepare detailed design plans of the local industrial road in accordance with the design requirements under the MRP DCP and any relevant standards, specifications, or alike to the satisfaction of the relevant	All
B7	The Applicant shall be responsible to deliver road connections up to the site's boundaries with the adjoining properties to the north (Lot 2 DP 250002) and south (Lot 5 DP 250002).	All

B8	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.	All
B9	Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and warehouse buildings in accordance with relevant guidelines and standards and the MRP DCP.	All
B10	A minimum of 5% of light vehicle parking bays must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.	All
B11	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.	All
B12	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 EIS. 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 traffic 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 Abbotts Road; and (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.	2D
B13	The results of the Operational Traffic Monitoring Program must be reported to the Planning Secretary and TfNSW on a quarterly basis for a minimum period of 12 months of operation.	2D
B14	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 AUSTRROADS guidelines; (c) that no heavy vehicles larger than a 26m B-Double uses the private access road in Lot 5 as shown in Figure 1; (d) the development does not result in any vehicles queuing on the public road network; (e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (f) all vehicles are wholly contained on site before being required to stop; (g) all loading and unloading of materials is carried out on-site; and	All
B15	Prior to the commencement of operation of any part of the development, the Applicant must prepare a Work Place Travel Plan. The Work Place Travel Plan must form part of the OEMP required by condition C5 and 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	All
B16	The Applicant must implement the most recent version of the Work Place Travel Plan submitted to the Planning Secretary for the duration of the development.	All
B17	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site for use as fill; (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.	All
B18	Prior to the commencement of construction of the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls of the MRP DCP are achieved. A detailed Erosion and Sediment Control Plan (ESCP) and drawings must: (a) be prepared by a Certified Professional in Erosion and Sediment Control (CPESC); (b) address the requirements of the detailed technical specifications in the Technical Guidance and the 'Blue Book - Managing Urban Stormwater: Soils and Construction' (Landcom 2004); (c) detail how the ESCP addresses the requirements of section 4.4.2 of the MRP DCP; (d) outline the current construction and erosion and sediment control occurring on site under SSD-9138102 and the additional measures which will be adopted for the development; (e) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets in the MRP DCP can be met, including any staging of construction works and construction staging plans that: (i) represent each phase of works, including clearing, earthworks (existing and final levels), civil construction and landscaping; (ii) show erosion, drainage, and sediment controls for each phase and identify timing for implementation and decommissioning of all controls; (iii) identify external catchments and clean water drains; (iv) show flow of clean water around the site and flow of dirty water within the site, and identify how external catchment flows will be managed to prevent contamination during the construction; (v) provide sizing for major drainage and sediment control (such as sediment basins); (vi) quantify compliance with the stormwater targets for each stage; (f) identify how dispersive soils have been considered and will be managed during construction works; (g) detail the timing, methods and performance requirements for stabilisation of each area of site disturbance; (h) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed; (i) be independently reviewed and verified by the ER prior to submission to the Planning Secretary; and	All

B19	The Applicant must: (a)ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC; (b)undertake monthly audits, completed by the CPESC, and kept on record for the duration of the construction and an additional 12 months following completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance; and (c)ensure monthly audit reports are reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.	All
B20	The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B18 for the duration of construction of the development.	All
B21	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.	All
B22	The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	All
B23	Should groundwater be intercepted a Water Access Licence (WAL) under the Water Management Act 2000 must be obtained unless an exemption applies. If the take is less than or equal to 3ML of water per year for any aquifer interference activities listed in Clause 7 of Schedule 4 of the Water Management (General) Regulation 2018 an exemption may apply. For more information visit https://water.dpie.nsw.gov.au/licensing-and-trade/water-access-licences-and-approvals/exemptions-for-water-licences-and-works-and-or-use-approvals/groundwater-wal-exemptions	All
B24	Prior to the commencement of operation of the development, the Applicant must: (a)ensure the detailed design of the stormwater management system is in accordance with Penrith City Council's 'Stormwater Drainage Specification for Building Developments' and the Technical Guidance; (b)ensure the design and subsequent construction and establishment of the WSUD systems is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and (c)install the Stormwater Management System as described in the Additional Information and ensure the system is	2D
B25	All stormwater infrastructure shall remain under the ownership, control and care of the registered proprietor of the lot. 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 road authority.	2B
B26	The Applicant must maintain the stormwater management system installed on the site under condition B24 for the duration of the development (or in the case of any interim stormwater measures, until they are decommissioned in accordance with the Stormwater Management Plan under Condition B28). The stormwater management system must: (a) continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan; (b) be regularly inspected with inspection records to be maintained and made available to Council on request; and (c) have all necessary improvements 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	2D
B27	Prior to the issue of a Compliance Certificate under Section 73 of the Sydney Water Act 1994, the applicant must design and construct the trunk drainage infrastructure on the site to the satisfaction of Sydney Water. The trunk drainage infrastructure must be supported by hydraulic modelling that addresses the Stormwater Scheme Infrastructure Design Guideline (Sydney Water) and the requirements outlined in the advice letter from Sydney Water dated 9 May 2025 (ref.	2C
B28	Prior to the commencement of operation, the Applicant must update the Stormwater Management Plan for the development in the Additional Information to the satisfaction of the Planning Secretary. The updated plan must form part of the OEMP required by condition C5 and must detail how the development's stormwater system has been connected to adjoining developments and how it will ultimately connect to the Regional Stormwater Scheme.	2D
B29	The Applicant must ensure any stormwater that is harvested for reuse during the interim stormwater management phases is first treated and disinfected in accordance with Australian Guidelines for Water Recycling: Managing Health and Environmental Risks: Stormwater harvesting and reuse (NRMC, EPHC and NHMRC 2009).	2D
B30	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.	All
B31	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.	All
B32	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 –	2D
B33	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 and include measures to ensure no impacts from these works on the adjoining property at 1066-1078 Mamre Road, Kemps Creek (Lot 5 DP 250002). The Applicant must implement the most recent version of the Dam Decommissioning Strategy for the duration of construction.	2A

B34	<p>Prior to the commencement of construction of the development, the Applicant must prepare a Flood Emergency Response Plan. The Plan must form part of the CEMP and OEMP required by conditions C2 and C5 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the NSW State Emergency Service; (c) address the provisions of the Floodplain risk management manual (DPE, 2023) and Support for emergency management planning (DPE, 2023); and (d) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for both construction and operation phases of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors. 	All											
B35	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) submit a copy of the Flood Emergency Response Plan required by condition B36 to the Planning Secretary prior to the commencement of construction; and (b) implement the most recent version of the Flood Emergency Response Plan for the duration of the development. 	All											
B36	<p>Prior to the commencement of operation of the development, the Applicant must prepare an Operation Flood Emergency Response Plan. The Plan must form part of the OEMP required by conditions C5 and must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) be prepared in consultation with the NSW State Emergency Service; (c) address the provisions of the Floodplain risk management manual (DPE, 2023) and Support for emergency management planning (DPE, 2023); and (d) include details of: <ul style="list-style-type: none"> (i) the flood emergency responses for both the operation phase of the development; (ii) predicted flood levels; (iii) flood warning time and flood notification; (iv) assembly points and evacuation routes; (v) evacuation and refuge protocols; and (vi) awareness training for employees and contractors 	2C											
B37	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) submit a copy of the Flood Emergency Response Plan required by condition B34 to the Planning Secretary prior to the commencement of operation; and (b) implement the most recent version of the Flood Emergency Response Plan for the duration of the operational phase of the development. 	All											
B38	<p>The Applicant must comply with the hours detailed in Table 1.</p> <p style="text-align: center;">Table 1 Hours of Work</p> <table border="1" style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Earthworks and construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> <tr> <td>Operation</td> <td>Monday – Sunday</td> <td>24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Sunday	24 hours	All
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Earthworks and construction	Monday – Friday	7 am to 6 pm											
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B39	<p>Works outside of the hours identified in condition B38 may be undertaken in the following circumstances:</p> <ul style="list-style-type: none"> (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. 	All											
B40	<p>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 Construction Noise and Vibration Management Plan required under condition B41.</p>	All											
B41	<p>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:</p> <ul style="list-style-type: none"> (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) include noise management and mitigation measures, including any described in Appendix 2; (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (e) include strategies that have been developed in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods; (f) include strategies that have been developed with the community for managing high noise generating works; (g) describe the community consultation undertaken to develop the strategies in condition B41 (e) and (f); and 	All											
B42	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B41 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 construction. 	All											

B43	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2</p> <p style="text-align: center;">Table 2 Noise Limits (dB(A))</p> <table border="1" data-bbox="352 219 1342 405"> <thead> <tr> <th style="text-align: center;">Location</th> <th style="text-align: center;">Day <i>L_{Aeq}(15 minute)</i></th> <th style="text-align: center;">Evening <i>L_{Aeq}(15 minute)</i></th> <th style="text-align: center;">Night <i>L_{Aeq}(15 minute)</i></th> </tr> </thead> <tbody> <tr> <td>Residential receivers near Mount Vernon Road (Mount Vernon), Kerrs Road (Mount Vernon) and Mamre Road (Kemps Creek)</td> <td style="text-align: center;">32</td> <td style="text-align: center;">27</td> <td style="text-align: center;">22</td> </tr> <tr> <td>BAPS Temple - outdoor areas of worship or congregation (excluding car parking areas and internal roads)</td> <td style="text-align: center;">35</td> <td style="text-align: center;">35</td> <td style="text-align: center;">35</td> </tr> </tbody> </table> <p>Note 1. 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 4 for the location of residential sensitive receivers.</p>	Location	Day <i>L_{Aeq}(15 minute)</i>	Evening <i>L_{Aeq}(15 minute)</i>	Night <i>L_{Aeq}(15 minute)</i>	Residential receivers near Mount Vernon Road (Mount Vernon), Kerrs Road (Mount Vernon) and Mamre Road (Kemps Creek)	32	27	22	BAPS Temple - outdoor areas of worship or congregation (excluding car parking areas and internal roads)	35	35	35	2C
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BAPS Temple - outdoor areas of worship or congregation (excluding car parking areas and internal roads)	35	35	35											
B44	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 5 in Appendix 5. The Applicant must provide written evidence to the Planning Secretary that an agreement is in place with these receivers.	2C												
B45	The noise agreement required under Condition B44 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.	2C												
B46	<p>Within three months of the completion of commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development to the satisfaction of the Planning Secretary. The noise verification report must:</p> <p>(a) be prepared to by a suitably qualified and experienced noise consultant;</p> <p>(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:</p> <p>(i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and</p> <p>(ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);</p> <p>(iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);</p> <p>(c) verify the noise levels against the predictions in the 'Westlink Stage 2 Noise and Vibration Impact Assessment', prepared by SLR Consulting Australia, dated 1 April 2025 and clearly identify any variances from the assumptions and the predicted noise levels at sensitive receivers;</p> <p>(d) include:</p> <p>(i) an analysis of compliance with noise limits specified in condition B43;</p> <p>(ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B43; and</p> <p>(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels</p>	2C												
B47	<p>Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016); and</p> <p>(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).</p>	All												
B48	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 B47.	All												
B49	The limits in conditions B47 and B48 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.	All												
B50	Prior to 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. The report must be submitted to the Planning Secretary and the relevant property owner(s) prior to construction works commencing on the site.	All												
B51	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 B50, unless otherwise agreed by the Planning Secretary.	All												
B52	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	All												
B53	<p>During construction of the development, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p> <p>(f) works are undertaken in accordance with the methodologies outlined in the Construction Air Quality Management Plan required by condition B54.</p>	All												

B54	<p>Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the development, to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition C2. The CAQMP must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with owners of adjoining residential properties (including those still occupied for residential use in the MRP), include evidence of this consultation, details of any issues raised and how the plan has responded to any issues raised during consultation;</p> <p>(c) detail and rank all emissions, including particulate emissions, from all sources during construction of the development;</p> <p>(d) describe a program that is capable of evaluating the performance of the construction and determining compliance with key criteria, including installation of real-time air quality monitors consistent with the locations identified in Figure 6 in Appendix 6;</p> <p>(e) include provisions to integrate on-site monitoring and management measures with any precinct-wide cumulative construction air quality monitoring program established by the Mamre Road Precinct Working Group;</p> <p>(f) identify the locations of the real-time air quality monitors;</p> <p>(g) identify the control measures that will be implemented for each emission source;</p> <p>(h) nominate the following for each of the proposed controls:</p> <p>(i) key criteria;</p> <p>(ii) monitoring method; and</p> <p>(iii) location, frequency and duration of monitoring;</p> <p>(i) outline procedures that will be implemented in relation to:</p> <p>(i) record keeping;</p> <p>(ii) reporting to the Environmental Representative required under condition A41;</p> <p>(iii) complaints register;</p> <p>(iv) response procedures; and</p>	All
	<p>(i) the objectives of the TARP;</p> <p>(ii) triggers for:</p> <ul style="list-style-type: none"> • continuously monitored PM10 concentrations; • meteorological conditions; • visible dust plumes; • on-site activities that have the potential for elevated dust emissions; <p>(iii) a procedure to identify likely dust-generating sources;</p> <p>(iv) source-specific actions to reduce dust generation rates;</p> <p>(v) a procedure to determine the effectiveness of the implemented actions;</p> <p>(vi) a procedure to implement additional controls if required, to ensure the development complies with the conditions of this consent; and</p> <p>(vii) a procedure to record evidence / observations of the effectiveness of the implemented actions to manage the triggers, and evidence to demonstrate that the objectives of the TARP have been achieved; and</p> <p>(k) detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.</p>	All
B55	<p>The Applicant must:</p> <p>(a) not commence construction until the CAQMP required by condition B54 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the</p>	All
B56	<p>Within three months of the commencement of earthworks and every three months thereafter until the completion of earthworks, the Applicant must commission and pay the full cost of an Independent Air Quality Audit (IAQA) to review the air quality performance of the development. The IAQA must:</p> <p>(a) be undertaken by a suitably qualified (i.e. CAQP and/or CEnv), experienced and independent expert whose appointment has been endorsed by the Planning Secretary;</p> <p>(b) analyse the performance of the CAQMP, including the TARP;</p> <p>(c) audit the performance of the CAQMP, including the TARP in achieving its objectives;</p> <p>(d) identify any deficiencies in the CAQMP including the TARP in achieving its objectives and propose changes to improve the performance of the CAQMP to achieve those objectives;</p> <p>(e) review the air quality monitoring and mitigation requirements and air quality monitoring data for the audit period;</p> <p>(f) analyse any incidents, non-compliances and complaints that occurred or were made during the audit period; and</p> <p>(g) if necessary, recommend and prioritise measures to improve the air quality controls on-site for subsequent stages of the earthworks program, such that sensitive receivers would be protected against adverse air quality impacts from the development.</p> <p>(h) be used to inform or update any precinct-wide cumulative construction air quality monitoring program</p>	All
B57	<p>Within 6 weeks of the completion of the IAQA required by Condition B56, the Applicant must submit a copy of the audit report to the Planning Secretary with a response to any recommendations contained in the audit report. The response must include a timeframe for implementing the recommendations of the IAQA.</p>	All
B58	<p>All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this consent.</p>	All
B59	<p>The Registered Aboriginal Parties (RAPs) must be kept informed about the development and continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the development.</p>	All

B60	<p>Before the commencement of any clearing or construction works for the development, the Applicant must prepare an ACHMP for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:</p> <p>(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties and Heritage NSW;</p> <p>(b) include a description of the measures (and associated methodologies) that would be implemented for:</p> <p>(i) the long-term management of any Aboriginal heritage items or material collected during the previous test excavations;</p> <p>(ii) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions;</p> <p>(iii) ongoing consultation with RAPs during the implementation of the ACHMP;</p> <p>(iv) preparing Aboriginal Site Impact Recording Form/s (ASIRFs) for all Aboriginal heritage sites following construction activities with ASIRFs to be submitted to the Aboriginal Heritage Information Management System (AHIMS) registrar.</p> <p>(c) include a contingency plan and reporting procedure including:</p> <p>(i) an Unexpected Heritage Finds and Human Remains Procedure prepared in relation to Aboriginal cultural heritage, with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW, be implemented for the duration of the project and to include the requirement to register any newly identified Aboriginal</p>	All
B61	<p>The Applicant must:</p> <p>(a) not commence construction until the ACHMP is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the ACHMP approved by the Planning Secretary for the duration of the</p>	All
B62	<p>If any unexpected item or object of Aboriginal heritage significance is identified on site:</p> <p>(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;</p> <p>(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and</p> <p>(c) Heritage NSW must be contacted immediately.</p>	All
B63	<p>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.</p>	All
B64	<p>Within three months of decommissioning of the Interim Operating Procedure/Sewer Pump Station (identified as the IOP Area in Figure 2), the Applicant must establish landscaping in this area to the satisfaction of the Planning Secretary and the relevant road authority for Mamre Road.</p>	All
B65	<p>Within three months of receiving confirmation from TfNSW that the Mamre Road Stage 2 upgrade works along the frontage of proposed Lot 6 have been completed, the Applicant must install the ultimate landscaping in this area in accordance with the landscape plans titled 'Westlink Stage 2 - Lot 6 - Post Road Raising', prepared by Site Image (ref. SS22-4971_S2) and dated 31/03/2025.</p>	All
B66	<p>Prior to the commencement of operation of the development, the Applicant must establish landscape planting within the 30 metre setback area along the eastern boundary of proposed Lot 4 generally in accordance with the landscape plans titled 'Westlink Stage 2 - 30m Eastern Buffer' prepared by Site Image (ref. SS22-4971) and dated 03/02/2025. The species selected must provide for a mix of heights and provide screening of the site from the residential properties in Mount Vernon in accordance with Section 3.3 of the MRP DCP. Consideration must be given to maximum tree height or maintenance requirements to ensure views towards Blue Mountains are retained for the residence at 30-38 Mount</p>	All
B67	<p>Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition C5. The plan must:</p> <p>(a) detail the species to be planted on-site that;</p> <p>(i) are consistent with the plant list in Appendix C of the MRP DCP;</p> <p>(ii) address the requirements of condition B66; and</p> <p>(iii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport.</p> <p>(b) be consistent with:</p> <p>(i) the landscape plans included in the Additional Information; and</p> <p>(ii) Appendix 4 of Planning for Bush Fire Protection (RFS, 2019) and the updated Penrith City Council Bush Fire Prone Land Map (December 2024).</p> <p>(c) ensure sufficient deep soil is provided in all areas where tree planting is required;</p> <p>(d) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP;</p> <p>(e) include a Street Tree Plan including details of selected street tree species, root protection barriers and soil specifications;</p> <p>(f) provide detailed plans of passively irrigated street trees within the relevant stage of works demonstrating consistency with the MRP DCP;</p> <p>(g) describe the monitoring and maintenance measures to manage landscaping works, including protection of</p>	2D
B68	<p>The Applicant must:</p> <p>(a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.</p> <p>(b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and</p> <p>(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan</p>	All
B69	<p>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 planted 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.</p>	All
B70	<p>The Applicant must ensure the lighting associated with the development:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and</p> <p>(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.</p>	All
B71	<p>Prior to the commencement of construction of each warehouse building in the development, the Applicant must submit a Signage Strategy, for each warehouse building, to the satisfaction of the Planning Secretary. The Signage Strategy must demonstrate the proposed signage is consistent with Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021. The Signage Strategy must:</p> <p>(a) ensure there is only up to one building identification sign installed per elevation;</p> <p>(b) ensure there is only up to one illuminated building identification sign per warehouse building; and</p> <p>(c) includes measures to control lighting impacts from illuminated signage including use of backlit signs.</p>	All

B72	All signage and fencing must be erected in accordance with the Signage Strategy required under condition B72. Note: This condition does not apply to temporary construction and safety related signage and fencing.	All
B73	The Applicant must ensure the development complies with the relevant provisions of Planning for Bushfire Protection (NSW RFS, 2019) and Australian Standard AS2419.1-2005 Fire hydrant installations System design, installation, and	All
B74	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.	All
B75	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; and	All
B76	In the event of an inconsistency between the requirements of conditions B76(a) and B76(b), the most stringent requirement must prevail to the extent of the inconsistency.	All
B77	The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change, 2007).	All
B78	From the commencement of operation and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	All
B79	The Wildlife Management Plan in the Additional Information must form part of the CEMP required by Condition C2 and OEMP required by condition C5. The Applicant must implement the Wildlife Management Plan for the duration of	All
B80	Prior to the commencement of construction, 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 of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations. Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.	All
B81	The Applicant must ensure the remediation works are undertaken by a suitably qualified and experienced consultant(s) in accordance with the Remediation Action Plan included in the EIS and the Remediation Action Plan Addendum included in the Additional information, and the relevant guidelines produced or approved under the Contaminated Land Management	All
B82	Within one month of the completion of the remediation works for the development, the Applicant must submit a validation report/letter to the satisfaction of the Planning Secretary, which has been 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.	All
B83	The Applicant must ensure that any asbestos encountered during the remediation and construction 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 December 2022; (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and (d) Protection of the Environment Operations (Waste) Regulation 2014.	All
B84	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).	All
B85	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.	All
B86	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or	All
B87	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.	All
B88	The Applicant must implement the most recent version of the Waste Management Plan detailed in the EIS for the duration of operation	2D
B89	The Applicant must: (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; (b) ensure outdoor waste storage is installed with fixed lids that cannot be accessed by wildlife; and (c) 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.	All

C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) a condition compliance table for that plan; (b) detailed baseline data where required; (c) details of: <ul style="list-style-type: none"> (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; (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (e) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (d) above; (f) 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; (g) a program to investigate and implement ways to improve the environmental performance of the development over time; (h) a protocol for managing and reporting any: <ul style="list-style-type: none"> (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 (i) a protocol for periodic review of the plan. <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	All
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.	All
C3	<p>As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (a) Construction Traffic Management Plan (see condition B1); (b) Erosion and Sediment Control Plan (see condition B18); (c) Dam Decommissioning Strategy (see condition B33); (d) Construction Flood Emergency Response Plan (see condition B34); (e) Construction Noise and Vibration Management Plan (see condition B41); (f) Construction Air Quality Management Plan (see condition B54); (g) Aboriginal Cultural Heritage Management Plan (see condition B60) (h) a copy of the Wildlife Management Plan (see condition B79); (i) a copy of the Unexpected Contaminated Finds Protocol (see condition B80); (j) Community Consultation and Complaints Handling Plan. 	All
C4	<p>The Applicant must:</p> <ul style="list-style-type: none"> (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. 	All
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.	2D
C6	<p>As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (i) Operational Traffic Monitoring Program (see condition B12) (ii) a copy of the Workplace Travel Plan (see condition B15); (iii) Stormwater Management Plan (see condition B28); (iv) Operation Flood Emergency Response Plan (see condition B36); (v) Landscape Management Plan (see condition B67); (vi) a copy of the Wildlife Management Plan (see condition B79); (vii) a copy of the Waste Management Plan (see condition B88). 	2D
C7	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence operation until the OEMP is approved by the Planning Secretary; and (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time). 	2D
C8	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a Compliance Report under condition C14; (b) the submission of an incident report under condition C10; (c) the submission of an audit under condition C16; (d) the approval of any modification of the conditions of this consent; or (e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, <p>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.</p>	All

C9	<p>If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, 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.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any</p>	All
C10	<p>The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:</p> <p>(a) date, time and location;</p> <p>(b) a brief description of what occurred and why it has been classified as an incident;</p> <p>(c) a description of what immediate steps were taken in relation to the incident; and</p> <p>(d) identifying a contact person for further communication regarding the incident.</p>	All
C11	<p>The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).</p>	All
C12	<p>Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).</p>	All
C13	<p>A non-compliance notification submitted under condition C12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.</p> <p>Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	All
C14	<p>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), 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:</p> <p>(a) identify any trends in the monitoring data over the life of the development;</p> <p>(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p>	All
C15	<p>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.</p>	All
C16	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>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.</p>	All
C17	<p>At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of the documents required under condition B79;</p> <p>(iv) the proposed staging plans for the development if the construction of the development is to be staged;</p> <p>(v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vii) a summary of the current stage and progress of the development;</p> <p>(viii) contact details to enquire about the development or to make a complaint;</p> <p>(ix) a complaints register, updated monthly;</p> <p>(x) the Compliance Report of the development;</p> <p>(xi) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	All