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

Joanna Bakopanos
A/Director
Industry Assessments

Sydney 17 December 2024 File:EF22/1140

SCHEDULE 1

Application Number:	SSD-36138263
Applicant:	The Trustee for Huntingwood Property Trust
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP835264, Lots 218-219 DP457024, Lot 2151 DP135859, Lot 2 DP516449, Lot 163-164, 168-188 and 216 DP8716, Lot 1 DP119616, Lots 4-6 DP226294, Lots 50-52 DP1144623, Lot 7 DP803359, Lots 6-10 DP801210, Lot 4 DP585492, Lot 4 DP583442, Lot 1 DP130050 and Lot 2 DP1263824, Augusta Street, Blacktown, in the Blacktown local government area
Development:	Construction and operation of a warehouse and distribution centre comprising of four warehouse including one multi-level building, 15 warehouse tenancies including fitout, subdivision, car parking, landscaping, local road upgrades to Flushcombe Road, Augusta Street, and State intersection upgrades to Greater Western Highway / Flushcombe Road and Great Western Highway / Prospect Highway.

FOR INFORMATION

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-36138263-Mod-1	23 October 2025	Team Leader	Separation of Warehouse 3 and 4 into two separate structures including consolidation of tenancies, modifications to GFA and car parking.
SSD-36138263-Mod-2	23 October 2026	Team Leader	Modification to: • change the layout of the development for Warehouses 1-4 including changes to internal configurations, updates to the façade designs, awnings, external lighting, and the construction of a skywalk access between Warehouses 3 and 4; and • permit tree removal and earth works within the road reserve of the Great Western Highway and along the northern portion of the site within the site boundary to facilitate approved upgrade works for the Flushcombe Road / Great Western Highway intersection.

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FOR INFORMATION

DEFINITIONS

Applicant	The Trustee for Huntingwood Property Trust, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
Calendar year	A period of 12 months commencing on 1 January
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) 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	The carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	Blacktown 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
Department	NSW Department of Planning, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS and Response to Submissions, including the works and activities comprising the construction and operation of a warehouse and distribution centre, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled Augusta Street Warehouse and Distribution Centre, prepared by Urbis Pty Ltd dated 12 September 2023, 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
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
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 *Telecommunications Act 1997* (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 *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance*,* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
HPC	Housing and Productivity Contribution
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
June quarter 2023	The same meaning given in clause 22(4) of the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023

Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: 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 and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act: (a) SSD-36138263-Mod-1, Modification Application, Augusta Street Warehouse and Distribution Centre (SSDA 36138263) MOD 1, prepared by Urbis, dated September 2025; and (b) SSD-36138263-Mod-2, Modification Application, Augusta Street Warehouse and Distribution Centre Mod 2, prepared by Urbis Ltd, dated July 2026 and Response to Submissions, prepared by Urbis Ltd, dated 11 September 2026.
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
OEMP	Operational Environmental Management Plan
Operation	The use of a warehouse and distribution centre as described in the EIS and RTS
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
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
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (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 '*Submissions Report, SSD-36138263 | Augusta Street Warehouse and Distribution Centre*', prepared by Urbis Limited and dated 26 March 2024
Additional Information	The Applicant's response to a request for information from the Department, including additional issues raised by government authorities titled '*RFI Response Letter | SSD-36138263 Augusta Street, Huntingwood*', dated 14 May 2024 and '*RFI Response Letter | SSD-36138263 Augusta Street, Huntingwood*', dated 9 August 2024
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
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act

FOR EXHIBITION

Year	A period of 12 consecutive months

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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, Response to Submissions and Additional Information;

(d) in accordance with the Modification Assessments;

(e) in accordance with the Development Layout in Appendix 1; and

(f) in accordance with the management and mitigation measures in Appendix 4.

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(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

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.

NOTIFICATION OF COMMENCEMENT

A6. 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.

A7. 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).

EVIDENCE OF CONSULTATION

A8. 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

A9. With the approval of the Planning Secretary, the Applicant may:

(a) prepare and submit any strategy, plan or program (including any road work approvals) 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);

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(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).

A10. 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.

A11. 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.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A12. 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 including road works, 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.

A13. 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.

Sydney Water

A14. Prior to 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*.

Fibre-Ready Facilities

A15. 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.

A16. Prior to the issue 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.

DEMOLITION

A17. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A18. 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.*
- *TheEP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

EXTERNAL WALLS AND CLADDING

A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

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A20. 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.

A21. 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.

SUBDIVISION

A22. 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.

A23. 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.

A24. Prior to the issue of a Subdivision Certificate for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.

COMPLIANCE

A25. 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.

HOUSING AND PRODUCTIVITY CONTRIBUTION

A26. Prior to the issue of a construction certificate for any part of the development, a housing and productivity contribution (HPC) in accordance with Table 1 must be paid for the development, as adjusted in accordance with condition A27.

Table 1 *Housing and Productivity Contribution Amount*

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$138,609.77
Transport project component	$0
Total housing and productivity contribution	$138,609.77

A27. At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

PLANNING AGREEMENT

A28. Prior to the issue of any Occupation Certificate, the Applicant must deliver the works in accordance with the Planning Agreement entered into by the Applicant with Blacktown City Council for the development, executed on 19 November 2024.

OPERATION OF PLANT AND EQUIPMENT

A29. 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.

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EASEMENTS

A30. Prior to the issue of an Occupation Certificate for the development, an easement under section 88A and/or restriction of public positive covenant under section 88E of the *Conveyancing Act 1919* naming Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for the water-sensitive urban design (WSUD) and On-site detention (OSD) systems and their ongoing maintenance as described in the RTS and Additional Information, must be registered on title of the site.

APPLICABILITY OF GUIDELINES

A31. 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.

A32. 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;

(d) detail heavy vehicle routes, parking and access arrangements, including any proposed direct construction access from the Great Western Highway;

(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;

(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.

Roadworks and Access

B3. Prior to the commencement of construction of the Flushcombe Road Upgrades, and the Augusta Street Upgrades, the Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*

B4. The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a 26 metre B-Double heavy vehicle.

B5. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on the Great Western Highway during construction of the Flushcombe Road Upgrades and Augusta Street Upgrades.

Intersection Works

B6. The Applicant must meet the requirements of TfNSW for the intersection upgrade works on the Great Western Highway/Fushcombe Road and Great Western Highway/Prospect Highway intersections, consistent with the Intersection Treatment Concept Design plans prepared by MU Group Consulting Pty Ltd, Drawing No: P22-05-0001, dated 09/05/24 as varied by the Modification Assessments.

B7. Prior to the commencement of construction of the Great Western Highway/Fushcombe Road intersection upgrades and the Great Western Highway/Prospect Highway intersection upgrades, the Applicant must:

(a) obtain concurrence from TfNSW for the proposed access road connection to Great Western Highway under section 138 of the *Roads Act 1993*; and

(b) enter into a Works Authorisation Deed (WAD) with TfNSW for all civil works associated with this access road connection to the Highway.

Note: Condition B7 does not preclude the Applicant from obtaining separate WAD's for the approved intersection upgrade works.

B8. Prior to the commencement of construction, an application must be made to TfNSW under section 87(4) of the *Roads Act 1993* for Traffic Control Signal (TCS) works at the intersections of Great Western Highway/Flushcombe Road and Great Western Highway/Prospect Highway connection.

B9. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to and approved by TfNSW, prior to the commencement of any works referred to in condition B7.

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B10. The Applicant is required to dedicate land associated with the signalised fourth leg at the Great Western Highway/Prospect Highway connection as a public road at no cost to the relevant roads authority to enable TfNSW unfettered maintenance access to the traffic signal hardware and associated infrastructure. The details are to be provided as part of the WAD process described in condition B7.

B11. Prior to the commencement of operation of the first warehouse building of warehouses 1 – 4, the upgrade works to Great Western Highway/Fushcombe Road intersection and upgrades to Augusta Street must be completed to the satisfaction of the relevant roads authority for each component of the works.

B12. Prior to the commencement of operation of warehouse 5, the upgrade works to Great Western Highway/Prospect Highway intersection must be completed to the satisfaction of the relevant roads authority for each component of the works.

Parking

B13. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operational Traffic Management Plan

B14. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition C5 and must:

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

(b) be prepared in consultation with TfNSW and Council;

(c) detail the numbers and frequency of vehicle movements, including light and heavy vehicles, size of heavy vehicles, routes and peak hour movements;

(d) detail heavy vehicle routes, access, and parking arrangements;

(e) include details of the management measures which would be implemented:

(i) to minimise the impact of the development upon the safety and efficiency of the surrounding road network;

(ii) to manage the interaction between light and heavy vehicles on the internal shared driveways and access areas to ensure safety, manoeuvrability, and interactions are maintained; and

(iii) to minimise traffic noise associated with the operation of the development

(f) describe procedures to ensure compliance with B14(d);

(g) include an Operational Driver Code of Conduct to:

(i) minimise the impacts on the local and regional road network;

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise;

(iv) inform truck drivers of the site access arrangements and use of specified haul routes;

(v) include a program to monitor the effectiveness of these measures;

(h) include a program to monitor the effectiveness of these measures; and

(i) include a Green Travel Plan detailing measures to promote public transport usage including car share schemes and employee incentives, and describing pedestrian and bicycling linkages and end of trip facilities available on-site.

B15. The Applicant must:

(a) not commence operation of the development until the Operational Traffic Management Plan required by condition B14 is approved by the Planning Secretary; and

(b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Operating Conditions

B16. 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)

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(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) there is to be no more than one (1) heavy vehicle accessing Warehouse 3, Warehouse 4 and Warehouse 5 during any 15-minute time period during the night-time period (10 pm to 7 am);

(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;

(h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and

(i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Green Travel Plan

B17. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan. The Green Travel Plan must:

(a) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and

(b) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

B18. The Applicant must

(a) not commence operation until the Green Travel Plan has been submitted to the Planning Secretary; and

(b) implement the most recent version of the Green Travel Plan submitted to the Planning Secretary for the duration of the development.

NOISE

Hours of Work

B19. The Applicant must comply with the hours detailed in Table 2.

Table 2 *Hours of Work*

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

B20. Works outside of the hours identified in condition B19 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

B21. 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 4 of this consent.

Construction Noise Management Plan

B22. The Applicant must prepare a Construction Noise 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;

(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;

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(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 B22(d); and

(f) include a complaints management system that would be implemented for the duration of the development.

B23. The Applicant must:

(a) not commence construction of the development until the Construction Noise Management Plan required by condition B22 is approved by the Planning Secretary; and

(b) implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.

Noise Walls

B24. The Applicant must construct the noise walls shown in the Nose and Vibration Impact Assessment, prepared by SLR Consulting Australia, Revision v2.1, dated 9 May 2024, prior to the commencement of operation of any part of the development.

Note: *If construction of noise walls is to be staged, the Applicant must submit a noise verification study to the satisfaction of the Planning Secretary to demonstrate that the development will comply with the noise limits in condition B25 at all times.*

Operational Noise Limits

B25. 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 $L_{Aeq(15\ minute)}$
R01 – R05 & R11	53	43	41
R06 – R08	52	43	39
R09	54	48	43
R10	58	48	45
R12	63	53	48
R13 (Place of Worship)	48		
Industrial	68		
Commercial	63		

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.*

Operational Noise Management Plan

B26. The Applicant must prepare an Operational Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of an OEMP in accordance with condition C5 and must:

(a) be prepared by a suitably qualified and experienced noise expert;

(b) describe all noise sources from the development;

(c) identify the measures that will be implemented to minimise noise emissions and to achieve the noise limits in condition B25, consistent with the recommended noise mitigation measures in the Noise and Vibration Impact Assessment (NVIA), prepared by SLR Consulting Australia Pty Ltd, Revision v2.1, dated 9 May 2024;

(d) describe a program to monitor compliance with the noise limits specified in condition B25; and

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(e) include a complaints management system that would be implemented for the duration of the development.

B27. The Applicant must:

(a) not commence operation of the development until the Operational Noise Management Plan required by condition B26 is approved by the Planning Secretary; and

(b) implement the most recent version of the Operational Noise Management Plan approved by the Planning Secretary for the duration of the development.

Operational Noise Verification Report

B28. At the following stages of the development (or as otherwise directed by the Planning Secretary), the Applicant must prepare and submit a Noise Verification Report to the satisfaction of the Planning Secretary within three months of the commencement of operation of each of the following:

(a) first tenancy within the development; and

(b) all tenancies within the development.

B29. Each Noise Verification Report required by condition B28 must:

(a) be prepared to the satisfaction of the Planning Secretary;

(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant 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 monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);

(c) include:

(i) an analysis of compliance with noise limits specified in condition B25;

(ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B25; and

(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B30. 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

B31. Prior to the commencement of any construction or other surface disturbance of the development, the Applicant must submit to the Planning Secretary an Erosion and Sediment Control Plan for the construction of the development. The Erosion and Sediment Control Plan must form part of the CEMP required by condition C2 and must:

(a) be prepared by a Certified Practicing Erosion and Sediment Control Professional (CPESCP);

(b) detail all erosion and sediment control measures to be implemented in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004);

(c) detail all erosion and sediment control measures to be implemented on the site during the construction of the development to protect the Blacktown Creek Riparian Corridor; and

(d) include a procedure to progressively update the Erosion and Sediment Control Plan to reflect ongoing erosion and sediment control measures required to be implemented for the construction activities occurring on the site for each stage of works.

B32. The Applicant must:

(a) not commence construction until the Erosion and Sediment Control Plan required by condition B31 is submitted to the Planning Secretary;

(b) have any updated revisions of the Erosion and Sediment Control Plan reviewed and endorsed by a CPESCP;

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(c) provide a copy of an updated revisions of the Erosion and Sediment Control Plan to the Planning Secretary within seven (7) days after endorsement by the CPESCP;

(d) implement the most recent version of the Erosion and Sediment Control Plan submitted to the Planning Secretary for the duration of the development; and

(e) maintain the erosion and sediment control measures installed on-site in accordance with condition B31 for the duration of construction of the development.

Discharge Limits

B33. 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

B34. The Applicant must finalise the detailed design of the stormwater management system for the development, prior to the commencement of construction of that system. The system must:

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

(b) be designed in consultation with Council and TfNSW;

(c) be generally in accordance with the conceptual design in the EIS and RTS;

(d) be in accordance with applicable Australian Standards; and

(e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines;

B35. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B34) and ensure the system is operational.

B36. The Applicant must maintain the stormwater management system installed on the site under condition B35 for the duration of the development.

Flood Management

B37. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP). The CFERP must form part of the CEMP required by conditions C2 and must:

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

(b) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and

(c) include details of:

(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.

B38. The Applicant must:

(a) not commence construction until the CFERP required by condition B37 is submitted to the Planning Secretary; and

(b) implement the most recent version of the CFERP submitted to the Planning Secretary for the duration of the development.

B39. Prior to the commencement of operation of the development, the Applicant must update the CFERP for the purposes of operation of the development in an Operational Flood Emergency Response Plan (OFERP). The OFERP must:

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

(b) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and

(c) include details of:

(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

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(vi) awareness training for employees and contractors.

B40. The Applicant must:

(a) not commence operation of the development until the OFERP required by condition B39 is submitted to the Planning Secretary; and

(b) implement the most recent version of the OFERP submitted to the Planning Secretary for the operational life of the development.

B41. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.

B42. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

AIR QUALITY

Dust Minimisation

B43. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B44. During construction of the development, the Applicant must ensure that:

(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative dust suppression method;

(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.

Air Quality Discharges

B45. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

ABORIGINAL HERITAGE

Aboriginal Cultural Heritage Management Plan (ACHMP)

B46. Prior to the commencement of any clearing or construction works for the development, the Applicant must prepare an ACHMP for the development to protect and manage AHIMS #45-5-2361, 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 expert in consultation with the Registered Aboriginal Parties and Heritage NSW;

(b) describe the measures to be implemented for:

(i) ongoing consultation with Registered Aboriginal Parties, including consultation regarding changes to the management of Aboriginal cultural heritage;

(ii) establishing protective fencing at the south-eastern corner of Warehouse 3 & 4, in the recorded location of AHIMS #45-5-2361 and maintaining this protective fencing for the life of the development to ensure mitigation of damage to this archaeological deposit;

(iii) a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains that is prepared by suitably qualified and experienced heritage specialist in relation to Aboriginal cultural heritage, in consultation with the Registered Aboriginal Parties and in accordance with the *Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales* (2010). The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction; and

(iv) ensuring workers onsite receiver suitable Aboriginal heritage inductions / Aboriginal cultural awareness training prior to carrying out any development on site, and that records are kept of these inductions.

B47. The Applicant must:

(a) not commence construction until the ACHMP is approved by the Planning Secretary; and

(b) implement the most recent version of the ACHMP approved by the Planning Secretary for the duration of the development.

Unexpected Finds Protocol

B48. 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

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(c) Heritage NSW must be contacted immediately.

B49. 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

B50. 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.

B51. 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

B52. Prior to any clearing or construction works for the development, the Applicant must purchase and retire twenty-eight (28) ecosystem credits and four (4) species credits to offset the removal/disturbance of ecosystems and species identified in Appendix 3 of this consent. The ecosystem and species credits must be retired in accordance with the requirements of the Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*.

B52A. Prior to the commencement of the WAD works for the development, the Applicant must purchase and retire three (3) ecosystem credits and one (1) species credit to offset the removal/disturbance of ecosystems and species identified in Appen worksdix 3 of this consent. The ecosystem and species credits must be retired in accordance with the requirements of the Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*.

B53. The requirement to retire ecosystem and species credits (see condition B52) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits, as calculated by the Biodiversity Offsets Payment Calculator.

B54. Prior to undertaking any clearing or construction works for the development, the Applicant must provide the Planning Secretary with evidence that:

(a) the retirement of ecosystem and species credits has been completed in accordance with condition B52 or condition B52A; or

(b) a payment has been made to the Biodiversity Conservation Fund in accordance with condition B53.

Tree Protection Measures

B55. All trees identified for retention within the site are to be retained and protected in accordance with the latest version of Australian Standard 4970:2009 – *Protection of Trees on Development* for the duration of the development.

Biodiversity Management Plan

B56. Prior to clearing for construction of the development, the Applicant must prepare a Biodiversity Management Plan (BMP) to the satisfaction of the Planning Secretary. The Biodiversity Management Plan must form part of the CEMP in accordance with condition C2. The Plan must include the following:

(a) identification of trees to be protected during construction;

(b) measures to identify and protect areas of *Typha* and *Bolboschoenus caldwelli* during construction and operation for conservation restoration works in accordance with the Vegetation Management Plan prepared by Anne Clements & Associates Pty Ltd dated 5 August 2024;

(c) details of measures to reduce non-native fauna predator populations (feral cats, rats and foxes) prior to construction that is to be undertaken by a suitably qualified fauna specialist in accordance with the recommendations in the Biodiversity Development Assessment Report (BDAR) prepared by Anne Clements & Associates Pty Ltd dated 6 August 2024;

(d) details of the sediment and erosion control measures to be implemented in accordance with the Proposed Temporary Crossing of Blacktown Creek Memo prepared by Costin Roe Pty Ltd dated 26 July 2024 to reduce the risk of weed movement downstream into Timbertop Reserve; and

(e) mitigation and management measures recommended in the BDAR prepared by Anne Clements & Associates Pty Ltd dated 6 August 2024 and the BDAR prepared by Anne Clements & Associates Pty Ltd dated 9 July 2026.

B57. The Applicant must:

(a) not commence construction until the Biodiversity Management Plan is approved by the Planning Secretary; and

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(b) implement the most recent version of the Biodiversity Management Plan approved by the Planning Secretary.

Vegetation Management Plan

B58. Prior to the commencement of operation, the Applicant must prepare and implement a final Vegetation Management Plan to manage the conservation restoration works on-site, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP in accordance with condition C5. The plan must:

(a) be consistent with the Vegetation Management Plan, prepared by Anne Clements & Associates Pty Ltd, Version 3, dated 5 August 2024;

(b) detail the measures for the restoration, protection and management of the riparian corridors;

(c) detail the measures to protect, improve and conserve fragmented patches of Cumberland Plain Woodland conservation landscaping identified in the approved Landscape Masterplan prepared by Habit8, dated 18 June 2026; and

(d) describe the monitoring and maintenance measures to manage revegetation and landscaping works.

B59. The Applicant must:

(a) not commence operation until the Vegetation Management Plan is approved by the Planning Secretary;

(b) implement the most recent version of the Vegetation Management Plan approved by the Planning Secretary; and

(c) maintain the landscaping and vegetation on the site in accordance with the approved Vegetation Management Plan required by condition B58 for the life of the development.

HAZARDS AND RISK

Dangerous Goods

B60. The quantities of dangerous goods stored and handled within warehouses 1 to 4 must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B61. The quantities of dangerous goods stored and handled within warehouse 5 must be below the placard quantities listed in Schedule 11 of the Work Health and Safety Regulation 2017 (NSW) at all times.

Bunding

B62. 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).

Emergency Services Information Package

B63. From the commencement of construction 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.

CONTAMINATION

Unexpected Finds

B64. 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.

Site Auditor

B65. Prior to the commencement of any earthworks or remediation works for the development on site, the Applicant must engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* NSW Site Auditor Scheme.

B66. The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the Remedial Action Plan (RAP) and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997.*

B67. Prior to the commencement of construction of the development, the Site Auditor must authorise the commencement of the remediation works either through an Interim Advice, a Site Audit Report, or and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates:

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(a) the remediation works are progressing in accordance with an approved remedial action plan that utilises on site containment (rather than offsite disposal) as its primary remedial action and the site be suitable for its intended warehouse and distribution centre land use after the on-site containment works are complete with the implementation of a Long Term Environmental Management Plan (LTEMP).

B68. The Interim Advice, Site Audit Report, or Site Audit Statement prepared may be staged and progressively issued, and if so, must clearly delineate the area of the site that is authorised to commence development works, and must be issued to the Planning Secretary 7 days prior to the works it authorises to commence proceeding.

B69. Upon completion of the remediation works and prior to the commencement of operation of the development, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended warehouse and distribution centre land use with the implementation of an LTEMP.

Long Term Environmental Management Plan

B70. Prior to the finalisation of the Site Audit Report and Site Audit Statement, the Applicant must prepare a Long Term Environmental Management Plan (LTEMP) for the ongoing management of contaminated soils for the site in accordance with the RAP (prepared by JBS&G Australia Pty Ltd, Revision 4, dated 8 May 2024). The LTEMP is to be approved by the Site Auditor and a copy of the approved LTEMP must be provided to the Planning Secretary.

B71. Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must:

(a) implement the approved LTEMP;

(b) provide evidence to the Planning Secretary the LTEMP is listed on the relevant planning certificate for the land, issued under section 10.7 of the *Environmental Planning and Assessment Act 1979*, for the development.

Asbestos

B72. 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*.

VISUAL AMENITY

Landscaping

B73. Prior to the commencement of operation of the development, 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 form part of an OEMP in accordance with condition C5. The plan must:

(a) detail the species to be planted on-site;

(b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;

(c) be consistent with the approved Landscape Plans in Appendix 1; and

(d) be consistent with the Applicant's Management and Mitigation Measures in Appendix 4.

B74. 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

(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B73 for the life of the development.

B75. The Applicant must ensure any tree planting within close proximity to Sydney Water's underground assets must be planted in accordance with Sydney Water's Technical guidelines – Building over and adjacent to pipe assets.

Lighting

B76. 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.

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Signage and Fencing

B77. All signage and fencing must be erected in accordance with the development plans included in the RTS and Modification Assessments.

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

WASTE MANAGEMENT

Construction Waste Management

B78. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Waste 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) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and

(b) be implemented for the duration of construction works.

B79. The Applicant must:

(a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary.

(b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.

Pests, Vermin and Priority Weed Management

B80. 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) details of:

(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);

(ii) any relevant limits or performance measures and criteria; and

(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;

(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;

(c) a program to monitor and report on the:

(i) impacts and environmental performance of the development; and

(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;

(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;

(e) a program to investigate and implement ways to improve the environmental performance of the development over time;

(f) a protocol for managing and reporting any:

(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);

(ii) complaint;

(iii) failure to comply with statutory requirements; and

(g) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) 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;

(c) Construction Noise Management Plan (see condition B22);

(d) Flood Emergency Response Plan (see condition B37);

(e) Aboriginal Cultural Heritage Management Plan (see condition B46);

(f) Biodiversity Management Plan (see condition B56)

(g) Construction Waste Management Plan (see condition B78); and

(h) 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:

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(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) Traffic (see condition B14);

(ii) Noise (see condition B26);

(iii) Flood Emergency Response (see condition B37); and

(iv) Landscape (see condition B58)

(v) Vegetation (see condition B73).

C7. The Applicant must:

(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).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

(a) the submission of an incident report under condition C10;

(b) the approval of any modification of the conditions of this consent; or

(c) 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 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:

(a) date, time and location;

(b) a brief description of what occurred and why it has been classified as an incident;

(c) a description of what immediate steps were taken in relation to the incident; and

(d) identifying a contact person for further communication regarding the incident.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 5 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

C12. 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).

C13. 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.

Note: *A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.*

Monitoring and Environmental Audits

C14. 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

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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

C15. 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:

(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 with the exception of any hazard and risk related studies;

(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;

(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;

(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;

(vii) a summary of the current stage and progress of the development;

(viii) contact details to enquire about the development or to make a complaint;

(ix) a complaints register, updated quarterly;

(x) the Compliance Report of the development;

(xi) any other matter required by the Planning Secretary; and

(b) keep such information up to date, to the satisfaction of the Planning Secretary.

FOR INFORMATION

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

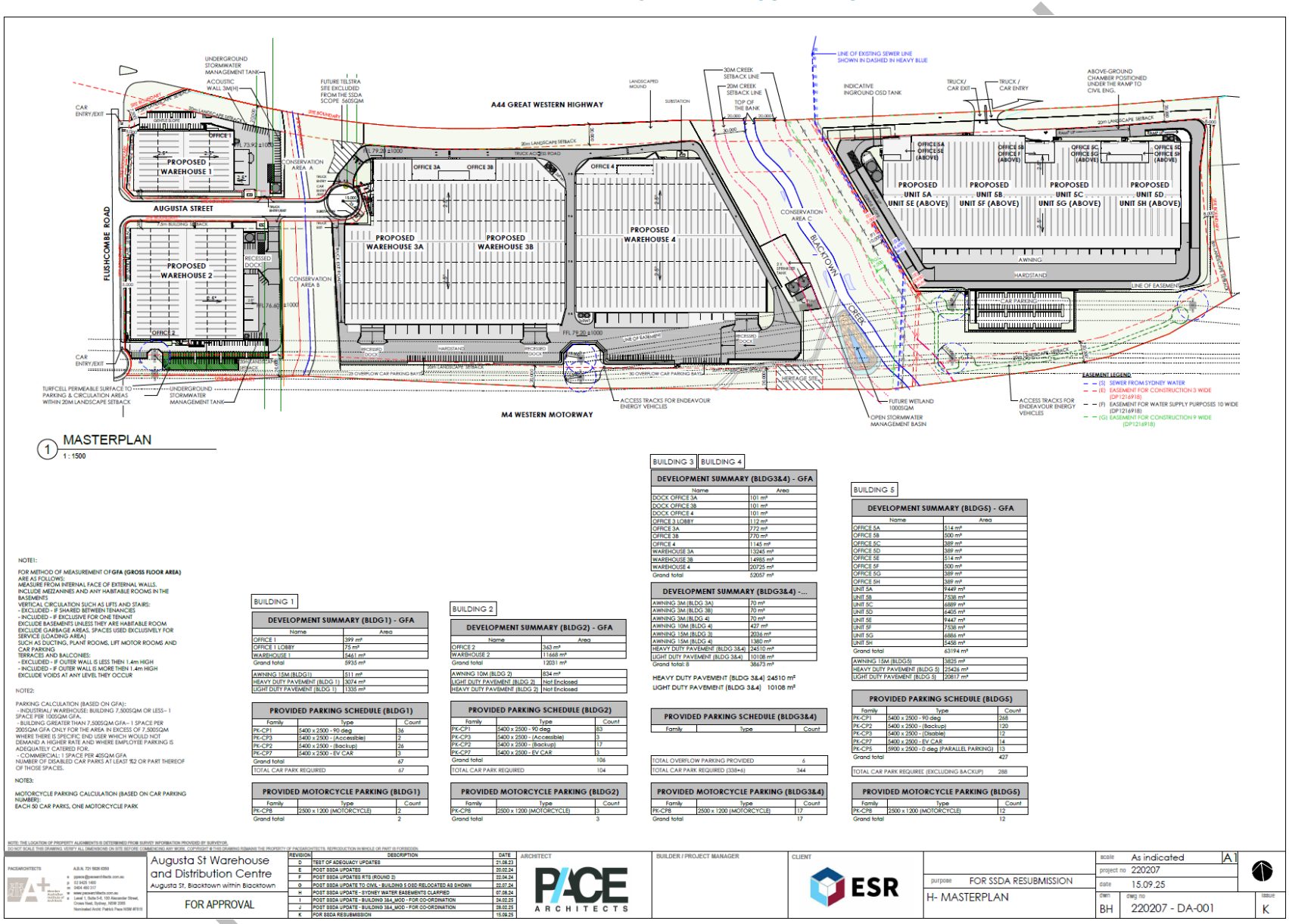


Figure 1: Site Plan(s)

PROJECT NO.	DRAWING NO.	Issue	DATE	TITLE
Architectural drawings prepared by SBA Architects Pty Ltd				
25305	DA001	8	21/05/2026	MASTERPLAN
25305	DA002	5	21/05/2026	SITE ANALYSIS PLAN
25305	DA006	6	22/04/2026	SIGNAGE PLAN
25305	DA100	9	05/06/2026	BUILDING 1 - SITE PLAN
25305	DA110	5	05/06/2026	BUILDING 1 - ROOF PLAN
25305	DA120	4	05/06/2026	BUILDING 1 - OFFICE PLANS
25305	DA130	8	27/10/2026	BUILDING 1 - ELEVATIONS
25305	DA131	7	27/10/2026	BUILDING 1 - OFFICE ELEVATIONS
25305	DA140	7	27/10/2026	BUILDING 1 - SECTIONS
25305	DA150	4	05/06/2026	BUILDING 1 - GFA PLAN
25305	DA200	7	05/06/2026	BUILDING 2 - SITE PLAN
25305	DA210	5	05/06/2026	BUILDING 2 - ROOF PLAN
25305	DA220	6	28/08/2026	BUILDING 2 - OFFICE PLANS
25305	DA230	8	27/10/2026	BUILDING 2 - ELEVATIONS
25305	DA231	7	27/10/2026	BUILDING 2 - OFFICE ELEVATIONS
25305	DA240	7	27/10/2026	BUILDING 2 - SECTIONS
25305	DA250	4	05/06/2026	BUILDING 2 - GFA PLAN
25305	DA300	8	05/06/2026	BUILDING 3 & 4 – SITE & BASEMENT PLAN
25305	DA301	9	05/06/2026	BUILDING 3 – SITE PLAN
25305	DA310	5	05/06/2026	BUILDING 3 - ROOF PLAN
25305	DA320	5	05/06/2026	BUILDING 3 - OFFICE PLANS
25305	DA330	10	27/10/2026	BUILDING 3 - ELEVATIONS
25305	DA331	7	27/10/2026	BUILDING 3 - OFFICE ELEVATIONS
25305	DA340	8	27/10/2026	BUILDING 3 - SECTIONS
25305	DA400	9	05/06/2026	BUILDING 4 - SITE PLAN
25305	DA410	6	05/06/2026	BUILDING 4 - ROOF PLAN
25305	DA420	5	05/06/2026	BUILDING 4 - OFFICE PLANS
25305	DA430	10	27/10/2026	BUILDING 4 - ELEVATIONS

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25305	DA431	7	27/10/2026	BUILDING 4 - OFFICE ELEVATIONS
25305	DA440	9	27/10/2026	BUILDING 4 - SECTIONS
25305	DA450	5	05/06/2026	BUILDING 3 & 4 - TYPICAL DOCK OFFICE PLANS
25305	DA500	6	05/06/2026	BUILDING 3 & 4 - GFA PLAN
Architectural drawings prepared by PACE Architects Pty Ltd				
220207	DA-500	H	15/09/2025	BUILDING 5 GROUND FLOOR
220207	DA-501	H	15/09/2025	BUILDING 5 WAREHOUSE L1 FLOOR PLAN
220207	DA-501-1	C	15/09/2025	BUILDING 5 WAREHOUSE L1 MEZZANINE FLOOR PLAN
220207	DA-502	H	15/09/2025	BUILDING 5 WAREHOUSE L2 FLOOR PLAN
220207	DA-502-1	C	15/09/2025	BUILDING 5 WAREHOUSE L2 MEZZANINE FLOOR PLAN
220207	DA-510	E	15/09/2025	BUILDING 5 OFFICE A & B
220207	DA-510-1	F	15/09/2025	BUILDING 5 UNIT A & B - AMENITIES
220207	DA-510-2	F	15/09/2025	BUILDING 5 OFFICE C & D
220207	DA-510-3	F	15/09/2025	BUILDING 5 UNIT C & D – AMENITIES
220207	DA-510-4	F	15/09/2025	BUILDING 5 OFFICE E & F
220207	DA-510-5	F	15/09/2025	BUILDING 5 UNIT E & F – AMENITIES
220207	DA-510-6	F	15/09/2025	BUILDING 5 OFFICE G & H
220207	DA-510-7	F	15/09/2025	BUILDING 5 UNIT G & H – AMENITIES
220207	DA-515	G	15/09/2025	BUILDING 5 ROOF PLAN
220207	DA-520	F	15/09/2025	BUILDING 5 ELEVATIONS – SHEET 1
220207	DA-521	F	15/09/2025	BUILDING 5 ELEVATIONS – SHEET 2
220207	DA-550	F	15/09/2025	BUILDING 5 SECTIONS – SHEET 1
220207	DA-551	E	15/09/2025	BUILDING 5 SECTIONS – SHEET 2
220207	DA-552	E	15/09/2025	BUILDING 5 SECTIONS – SHEET 3
Landscape Plans prepared by Habit8 Pty Ltd				
H8-22032	L09	Z	18/06/2026	LANDSCAPE STRATEGY
H8-22032	L11	Z	18/06/2026	LANDSCAPE MASTERPLAN
H8-22032	L12	Z	18/06/2026	LANDSCAPE PLAN 01
H8-22032	L13	Z	18/06/2026	LANDSCAPE PLAN 02
H8-22032	L14	Z	18/06/2026	LANDSCAPE PLAN 03

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H8-22032	L15	Z	18/06/2026	LANDSCAPE PLAN 04
H8-22032	L16	Z	18/06/2026	LANDSCAPE SECTION A-A
H8-22032	L17	Z	18/06/2026	LANDSCAPE SECTION B-B
H8-22032	L18	Z	18/06/2026	LANDSCAPE SECTION C-C
H8-22032	L19	Z	18/06/2026	LANDSCAPE SECTION D-D
H8-22032	L20	Z	18/06/2026	LANDSCAPE SECTION E-E
H8-22032	L21	Z	18/06/2026	LANDSCAPE SECTION F-F
H8-22032	L22	Z	18/06/2026	LANDSCAPE SECTION G-G
H8-22032	L27	Z	18/06/2026	PLANT SCHEDULE 01
H8-22032	L28	Z	18/06/2026	PLANT SCHEDULE 02
Civil Drawings prepared by Costin Roe Consulting				
CO13904.03	SSDA201	E	05/08/2024	EROSION AND SEDIMENT CONTROL PLAN STAGE 1
CO13904.03	SSDA202	E	05/08/2024	EROSION AND SEDIMENT CONTROL PLAN STAGE 2
CO13904.03	SMMD300	C	15/07/2025	BULK EARTHWORKS PLAN
CO13904.03	SMMD310	B	02/04/2025	CUT/FILL PLAN
CO13904.03	SMMD400	B	02/04/2025	STORMWATER DRAINAGE KEY PLAN
CO13904.03	SSDA500	H	08/08/2024	FINISHED LEVELS KEY PLAN
CO13904.03	SSDA600	C	08/08/2024	RETAINING WALL SETOUT PLAN
CO13904.03	SSDA700	F	29/05/2024	ROADWORKS GENERAL ARRANGEMENT PLAN
CO13904.03	SSDA711	E	05/08/2024	ROADWORKS CIVIL WORKS PLAN SHEET 1
CO13904.03	SSDA712	G	05/08/2024	ROADWORKS CIVIL WORKS PLAN SHEET 2
CO13904.03	SSDA713	D	05/08/2024	ROADWORKS CIVIL WORKS PLAN SHEET 3

FOR INFORMATION

APPENDIX 2 SENSITIVE RECEIVER LOCATIONS

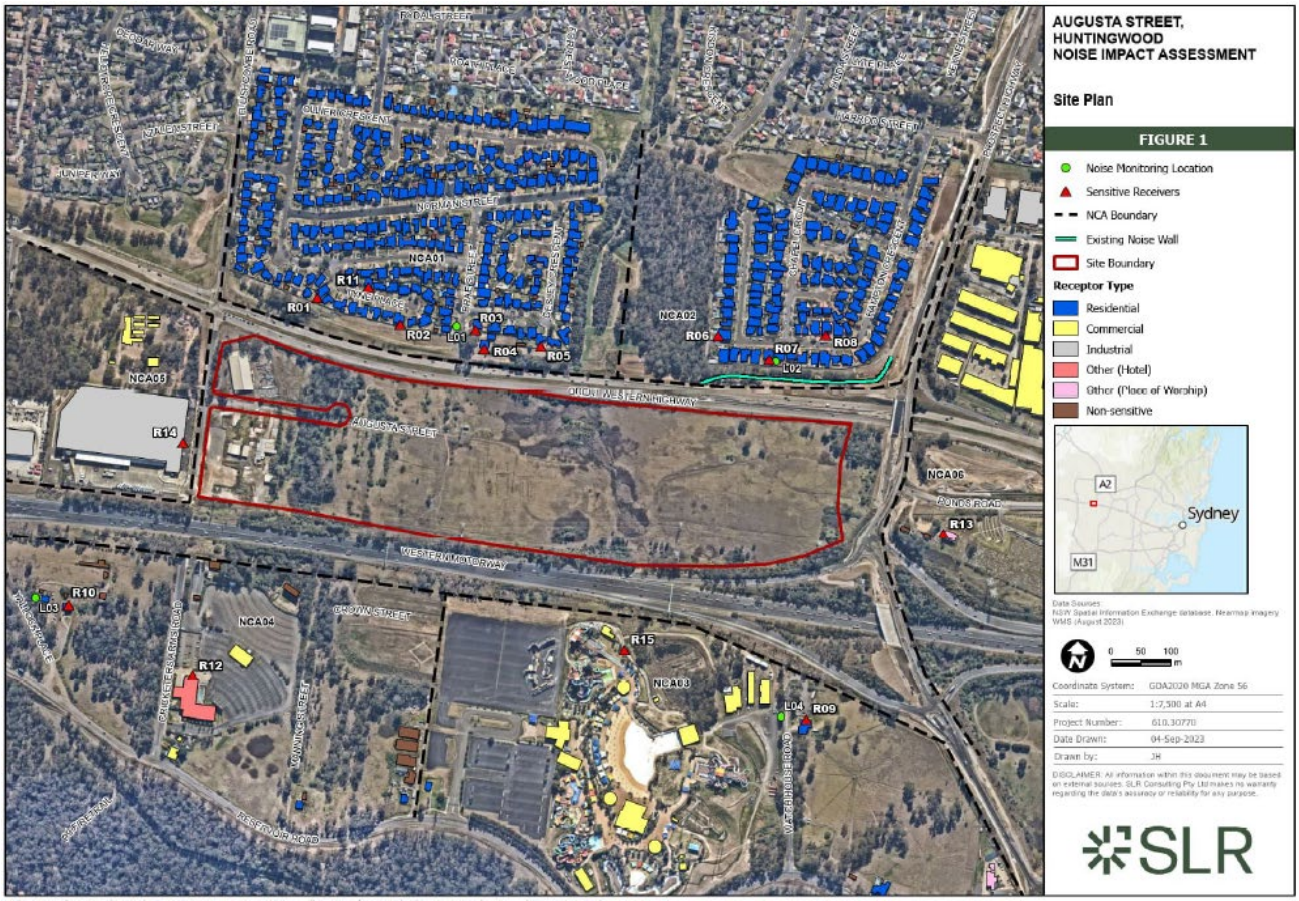


Figure 2: Receiver Locations

FOR INFO

APPENDIX 3 BIODIVERSITY ECOSYSTEM AND SPECIES CREDITS

Table 5: Ecosystem credits required to be retired – like-for-like

PCT	TEC	Number of ecosystems credits	IBRA sub-regions from which the credit can be sourced
3319	Cumberland Plain Woodland in the Sydney Basin Bioregion	28	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo; or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Table 5A: Ecosystem credits required to be retired – WAD works – like-for-like

PCT	TEC	Number of ecosystems credits	IBRA sub-regions from which the credit can be sourced
3319	Cumberland Plain Woodland in the Sydney Basin Bioregion	3	Cumberland, Burragorang, Pittwater, Sydney Cataract, Wollemi and Yengo; or Any IBRA subregion that is within 100 kilometers of the outer edge of the impacted site.

Table 6: Species credits required to be retired – like-for-like

Impacted Species credit species	Number of species credits	IBRA sub-regions from which the credit can be sourced
Myotis macropus / Southern Myotis	4	Any in NSW

Table 6A: Species credits required to be retired – WAD works – like-for-like

Impacted Species credit species	Number of species credits	IBRA sub-regions from which the credit can be sourced
Lathamus discolor / Swift Parrot	1	Any in NSW

FOR INFORMATION

APPENDIX 4 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

FOR INFORMATION

APPENDIX 5 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.

FOR INFORMATION