

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I, the Minister for Planning, approve the project referred to in schedule 1, subject to the conditions in schedule 2.

These conditions are required to:

- prevent and/or minimise environmental impacts;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the project.

Frank Sartor MP
Minister for Planning

Sydney

1 March 2007

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SCHEDULE 1

Application No: 06_0253

Applicant: Macquarie Goodman Management Limited

Approval Authority: Minister for Planning

Land: 1-59 Sarah Andrews Close, Erskine Park
Lots 1-6 of DP1124329

Project: Establishment of a warehouse and distribution complex and associated infrastructure

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
MP06_0253-MOD-1	22 January 2008	Executive Director, Major Project Assessment	<p>Modification involving:</p> <ul style="list-style-type: none"> • moving the internal lot boundary and drainage easement between Lots 1 and 2 approximately 104 metres to the east, to accommodate specific development proposals on each of these two lots; • reducing the floor level of the Woolworths distribution centre, which consequently reduces the need to import 370,000m³ of fill on to the site; • installing a flood mitigation barrier wall along the eastern boundary of Lot 3, to protect the Woolworths distribution centre from inundation in a 1 in 500 year flood event and satisfy Woolworths's insurer; • creating a "breezeway" (or covered loading area along the southern side of the Woolworths distribution centre) to improve the operational efficiency of the building, and widening the road around the building to enable B-double trucks to access the breezeway; • reducing the number of car parking spaces at the Woolworths distribution centre from 300 to 278; • installing solar panels on an area of about 21,850 m² on the northern pitch of the Woolworths distribution centre, and constructing a new solar inverter room on an area of about 48 m² adjacent to the western wall of the distribution centre, to improve the energy efficiency of the facility; and • relocating and reducing the size of both the operations office and dock office at the Woolworths distribution centre.
MP06_0253-MOD-2	26 November 2025	Team Leader, Industry Assessments	Modification involving an amendment to the Woolworths Distribution Centre on Lot 3 to accommodate construction and operation of an aerosol store, as well as an administrative update to the land description

CONSOLIDATED CONSENT

DEFINITIONS

Applicant	Macquarie Goodman Management Limited, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Biodiversity Corridor	See figure in Appendix 3
Council	Penrith City Council
DEC	Department of Environment and Conservation
Department	Department of Planning
DCP	Penrith Development Control Plan 2006
EA	<i>Environmental Assessment: Estate Works and Woolworths Facility (Development Lot 3)</i> prepared for Macquarie Goodman Management Limited by Integrated Site Design Pty Ltd, and dated 20 November 2006
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: “Material harm” is defined in this consent
Material harm	Is harm that: <ul style="list-style-type: none">a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; orb) results in actual 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) Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements
Minister	Minister for Planning
Project	Establishment of a warehouse and distribution complex and associated infrastructure (as described in the EA)
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
Site	Land to which the project application applies
Modification Assessments	The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: Modification 1 to MP 06_0253 (MOD 1), including supporting documentation prepared by Goodman International Limited (formerly Macquarie Goodman Management Limited), dated 23 October 2007 Modification 2 to MP 06_0253 (MOD 2), including supporting documentation prepared by Willowtree Planning Pty Ltd, dated 28 November 2024, version 6 and additional information provided

CONSOLIDATED CONSENT

SCHEDULE 2

ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The **Applicant** shall implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

Terms of Approval

2. Subject to the changes required in condition 3, the **Applicant** shall carry out the project generally in accordance with the:
 - a) EA;
 - b) **in accordance with the Development Layout and architectural plans listed in Appendix 1**
 - c) **subdivision plan 111726013 Rev 01 (see Appendix 2);**
 - d) conditions of this approval
 - e) **the modification assessments.**
3. **By 21 February 2008, the Applicant shall revise the landscaping plan for the site, in consultation with Council, and to the satisfaction of the Planning Secretary.**
4. If there is any inconsistency between the above, the most recent plan shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
5. The **Applicant** shall comply with any reasonable requirement/s of the **Planning Secretary** arising from the Department's assessment of:
 - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Subdivision

6. The **Applicant** may subdivide the land in general accordance with the subdivision plan with surveyor's reference 111726013 Rev 01 (see Appendix 2). However, prior to obtaining a subdivision certificate, the **Applicant** shall prepare a final subdivision plan for the land in consultation with Council, and to the satisfaction of the **Planning Secretary**.

Note: Any easements in the subdivision plan must nominate Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

Structural Adequacy

7. The **Applicant** shall ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Notes: Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.

Protection of Public Infrastructure

8. The **Applicant** shall:

CONSOLIDATED CONSENT

- a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
- b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Operation of Plant and Equipment

9. The **Applicant** shall ensure that all plant and equipment used on the site is:
 - a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

Planning Agreement

10. Prior to the commencement of construction, the **Applicant** shall enter into a planning agreement with the Minister administering the EP&A Act (Corporation), under Division 6 of Part 4 of the EP&A Act. This agreement must be generally consistent with commitments in the terms of the offer made by the **Applicant** to the Corporation on 22 February 2007, and specifically provide for the:
 - a) transfer of at least 24.2 hectares of the **Applicant's** land to the Corporation towards the creation of a biodiversity corridor;
 - b) payment of \$30,600 into an insurance fund for the protection of this corridor; and
 - c) payment of \$85,000 to the Corporation to establish and maintain this corridor.

Section 94 Contribution

11. Prior to the commencement of construction, the **Applicant** shall pay Council \$5,384,422.00 in accordance with the *Erskine Park Employment Area Development Contributions Plan*.

Note: This contribution is subject to indexation by the Implicit Price Deflator, as published by the Australian Bureau of Statistics

Contributions for Roadworks

12. Prior to the commencement of operations, or as otherwise agreed by the **Planning Secretary**, the **Applicant** shall pay the Department \$3,414,056, or provide equivalent works in kind, for regional roadworks within the Western Sydney Employment Hub. This funding, or these works in kind, must be directed towards the provision roadworks in the hub which have a nexus to the project, and shall be provided to satisfaction of the **Planning Secretary**.
13. In the event that the proposed estate loop road indicated as 'Alternate layout' in the EA is to be constructed, the **Applicant** shall pay \$112,480.00 to Council prior to the commencement of construction of the estate loop road.

Note: These contributions are subject to indexation by the Implicit Price Deflator, as published by the Australian Bureau of Statistics

Pre-Operation Compliance Audit

14. Prior to the commencement of operations, the **Applicant** shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and must include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans.

SPECIFIC ENVIRONMENTAL CONDITIONS

SOIL AND WATER

Erosion and Sediment Control

13. During construction, the **Applicant** shall carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters.
14. The **Applicant** shall prepare and implement an Erosion and Sediment Control Plan for the project, in consultation with Council, and to the satisfaction of the **Planning Secretary**. This plan must:
 - a) be submitted to the **Planning Secretary** for approval prior to the commencement of construction;
 - b) detail the erosion, sediment and pollution control measures and practices to be implemented during construction of the development;
 - c) demonstrate that erosion and sediment control measures will conform with, or exceed, the relevant requirements and guidelines provided in the Department of Housing's publication *Soil and Water Management for Urban Development*;
 - d) include an erosion monitoring program during construction of the development; and
 - e) specify measure to address erosion, should it occur, and to rehabilitate/stabilise disturbed areas of the site.

Stormwater Management

15. The design of any stormwater outlets into a riparian zone or watercourse and their spillways must be a soft engineering design and must be consistent with the DNR's guideline *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline*.
16. Prior to the commencement of operations, the **Applicant** shall provide the necessary infrastructure on site to enable roof and hardstand stormwater to be collected, stored and discharged separately to the satisfaction of the **Planning Secretary**.

*Note: Unless the **Planning Secretary** agrees otherwise, the roof stormwater infrastructure should include:*

- a rainwater collector system with a design capacity for the 1 in 20 year (critical duration) storm event; and
- roof water reservoirs or storage tanks with a capacity of at least 440KL/ha of roof services or 190 KL/ha gross land area (whichever is larger), and the ability to discharge flows (by way of pumped rising mains or gravity mains) to any regional rainwater harvesting infrastructure at a rate of 11.6 l/s per megalitre of storage.

17. During operations, the **Applicant** shall participate in any regional rainwater harvesting initiatives to the satisfaction of the **Planning Secretary**.

Note: This participation will involve making the roof stormwater infrastructure on site available for connection to any regional rainwater harvesting infrastructure.

18. The **Applicant** shall prepare and implement a Stormwater Management Plan for the project, in consultation with Council and the **Sydney Catchment Authority**, and to the satisfaction of the **Planning Secretary**. This plan must:
 - a) be submitted to the **Planning Secretary** for approval by 21 February 2008;
 - b) include detailed plans showing the design of the stormwater management scheme for the site, including any rainwater harvesting infrastructure;
 - c) demonstrate that there will be no increase in minor or major flows from the site;
 - d) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will conform with, or exceed all relevant requirements and guidelines, particularly of any requirements of Council and those documented in the EA;
 - e) describe the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices throughout the life of the project; and
 - f) include a stormwater quality monitoring program for the operation of the project and detail the procedures to be undertaken if any non-compliance is detected.

TRANSPORT

Construction Traffic Management Plan

19. The **Applicant** shall prepare and implement a Construction Traffic Management Plan for the project, in consultation with Council, and to the satisfaction of the **Planning Secretary**. This plan must:
- be submitted to the **Planning Secretary** for approval prior to the commencement of construction;
 - describe the traffic volumes and movements to occur during construction;
 - details proposed measures to minimise the impact of construction traffic on the surrounding network, including driver behaviour and vehicle maintenance; and
 - detail the procedures to be implemented in the event of a complaint from the public regarding construction traffic.

Internal Road Network and Parking

20. The **Applicant** shall ensure that the internal road network and parking associated with the project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTRROADS.
21. The **Applicant** shall ensure that all parking generated by the project is accommodated on site. No vehicles associated with the project shall park on the public road system at any stage.

Vehicle Queuing

22. During the project, the **Applicant** shall ensure that the project does not result in any vehicles queuing on the public road network.

VISUAL

Signage

23. Prior to installing any signage on the site, the **Applicant** shall submit detailed plans of this signage to the **Planning Secretary** for approval. These plans must be prepared in consultation with Council, and be generally consistent with the requirements for the Erskine Park area in the DCP. Following approval, the **Applicant** must ensure that the signage is installed in accordance with the approved plans.

Fencing

24. Prior to installing any fencing on the site, the **Applicant** shall submit detailed plans of this fencing to the **Planning Secretary** for approval. These plans must be prepared in consultation with Council, and be generally consistent with the requirements for the Erskine Park area in the DCP. Following approval, the **Applicant** must ensure that the fencing is installed in accordance with the approved plans.

Landscaping

25. During the project, the **Applicant** shall:
- maintain the landscaping on the site to the satisfaction of the **Planning Secretary**; and
 - ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

Lighting

CONSOLIDATED CONSENT

26. The **Applicant** shall ensure that the lighting associated with the project:
- complies with the latest version of Australian Standard AS 4282(INT) - *Control of Obtrusive Effects of Outdoor Lighting*; and
 - is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

NOISE

27. The **Applicant** shall only carry out construction on the site between 7am and 6pm Monday to Friday, and 7am and 1pm on Saturdays. No construction is allowed on site on Sundays or public holidays.
28. During the project, the **Applicant** shall ensure that noise from the project does not exceed the noise limits presented in Table 1.

Table 1 Project Noise Limits dB(A)

Noise Assessment Location	Day	Evening	Night
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)
Horseshoe Circuit	48	46	39
Blackwell Avenue	48	43	39

Notes:

- For the purposes of this condition, day is defined as the period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays. Evening is defined as the period from 6pm to 10pm. Night is defined as the period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays.
- Noise emission limits apply under meteorological conditions of wind speeds up to 3 m/s at 10 metres above ground level or temperature inversions conditions of 3°C/100m and wind speed up to 2 m/s at 10 metres above the ground. To determine compliance with this condition, noise from the development must be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary.
- However, where it can be demonstrated that direct measurement of noise from the development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.

AIR

Construction Traffic

29. During construction, the **Applicant** shall ensure that:
- all trucks entering or leaving the site with loads have their loads covered;
 - trucks associated with the project do not track dirt onto the public road network; and
 - the public roads used by these trucks are kept a clean.

Dust Management

30. The **Applicant** shall prepare and implement a Dust Management Plan for the project to the satisfaction of the **Planning Secretary**. This plan must:
- be submitted to the **Planning Secretary** for approval prior to the commencement of construction;
 - describe the procedures for the management of dust emissions during construction of the project, particularly during bulk earthworks; and
 - include an air quality monitoring program for the construction of the project and detail the procedures to be undertaken if any non-compliance is detected.

CONSOLIDATED CONSENT

31. During the project, the **Applicant** shall carry out all reasonable and feasible measures to minimise the dust generated by the project.

WASTE

32. During the project, the **Applicant** shall implement reasonable and feasible measures to minimise the waste generated by the project.

HERITAGE

33. The **Applicant** shall prepare and implement an Aboriginal Heritage Management Plan for the project, in consultation with the DEC and Deerubbin Local Aboriginal Land Council, and to the satisfaction of the **Planning Secretary**. The Plan must:
- be submitted to the **Planning Secretary** for approval prior to the commencement of construction;
 - be prepared by a suitably qualified independent consultant;
 - identify all known heritage items on the site;
 - specify the procedures to be implemented for the salvage excavation of any artefacts on the site;
 - provide management procedures for the conservation of artefacts within the biodiversity area; and
 - implement all of the recommendations made in the Revised Archaeological Assessment contained in the EA.

Note: The plan may be provided in two stages, with stage 1 being prior to the commencement of construction on the development lot, and stage 2 being prior to the transfer of the lot for the biodiversity corridor.

ENVIRONMENTAL MANAGEMENT STRATEGY

35. The **Applicant** shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the **Planning Secretary**. This strategy must:
- be submitted to the **Planning Secretary** for approval prior to the commencement of construction;
 - describe in broad terms the proposed environmental management strategy for the project;
 - identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person;
 - describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.
36. The **Applicant** shall update this strategy to the satisfaction of the **Planning Secretary**:
- prior to operations on the site; and
 - every 3 years thereafter, or as directed by the **Planning Secretary**.

WOOLWORTHS DISTRIBUTION CENTRE: HAZARDS AND RISK

Pre-construction

37. At least one month prior to commencement of construction of MOD 2 (except for construction of any preliminary works that are outside the scope of the hazard studies) or within such further period as the **Planning Secretary** may agree, the **Applicant** must prepare and submit for the approval of the **Planning Secretary** a Fire Safety Study for the facility. Construction, other than of preliminary works, must not commence until the study has been prepared to the satisfaction of Fire and Rescue NSW and approval of the study has been given by the **Planning Secretary**. This

CONSOLIDATED CONSENT

study must cover the relevant aspects of the Department's *Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study'* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*.

Pre-commissioning

38. Prior to commissioning of the aerosol store under MOD 2, the Applicant must develop and implement the plans and systems set out under subsections 38 (a), 38 (b) and 38 (c). The Applicant must prepare and submit to the Planning Secretary documentation describing the plans and systems no later than two months prior to the commencement of commissioning of MOD 2, or within such further period as the Planning Secretary may agree. The documentation describing the plans and systems must include the response plan described in Table 4-1 of the document '*Consultants Advice Notice*' (prepared by Riskcon Engineering Pty Ltd, dated 2 September 2025, revision 2).
- a) Emergency Plan
- A comprehensive Emergency Plan and detailed emergency procedures for the facility. This plan must include detailed procedures for the safety of all people outside of the facility who may be at risk from the facility. The plan must be consistent with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.
- b) Emergency Services Information Package
- 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.
- c) Safety Management System
- A document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. The Safety Management System must be consistent with the *Department of Planning's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*. Records shall be kept on-site and must be available for inspection by the Planning Secretary upon request

Dangerous Goods

39. The storage of dangerous goods within the Woolworths Distribution Centre (Lot 3) must not exceed the quantities provided in Table 2 below:

Table 2: Maximum Dangerous Goods Storage

Class	Description	Packing Group	Quantity (tonnes)
2.1	Aerosols (LPG)	N/A	99.4 / 24.85*
2.2	Non-flammable, non-toxic gases (aerosols)	N/A	5

Note: * denotes the quantity of propellant within the aerosols and not the total package weight. The propellant content within the canisters is typically around 25% of product weight.

40. The Applicant must implement all relevant recommendations detailed in the Preliminary Hazard Analysis prepared by Riskcon Engineering Pty Ltd, dated 24 November 2024, rev 4, to the satisfaction of the Planning Secretary.

REPORTING AND AUDITING

Incident Notification, Reporting and Response

41. 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;

CONSOLIDATED CONSENT

- 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.
42. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 4 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

43. 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).
44. A non-compliance notification submitted under condition 41 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.

Compliance Reporting

45. Every 3 years (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:
- a) describe the outcome of the review of the Environmental Management Strategy in accordance with Condition 36.
 - b) identify any trends in the monitoring data over the life of the development in accordance with Condition 18 (f);
 - c) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
 - d) describe what measures will be implemented over the next year to improve the environmental performance of the development.

Monitoring and Environmental Audits

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

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

REVISION OF STRATEGIES, PLANS AND PROGRAMS

47. Within three months of:
- a) the submission of a Compliance Report under condition 46;
 - b) the submission of an incident report under condition 43;
 - c) the approval of any modification of the conditions of this consent; or
 - d) the issue of a direction of the Planning Secretary under condition 5 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.
48. If identified as part of the review process (see condition 36) 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 C10, 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.

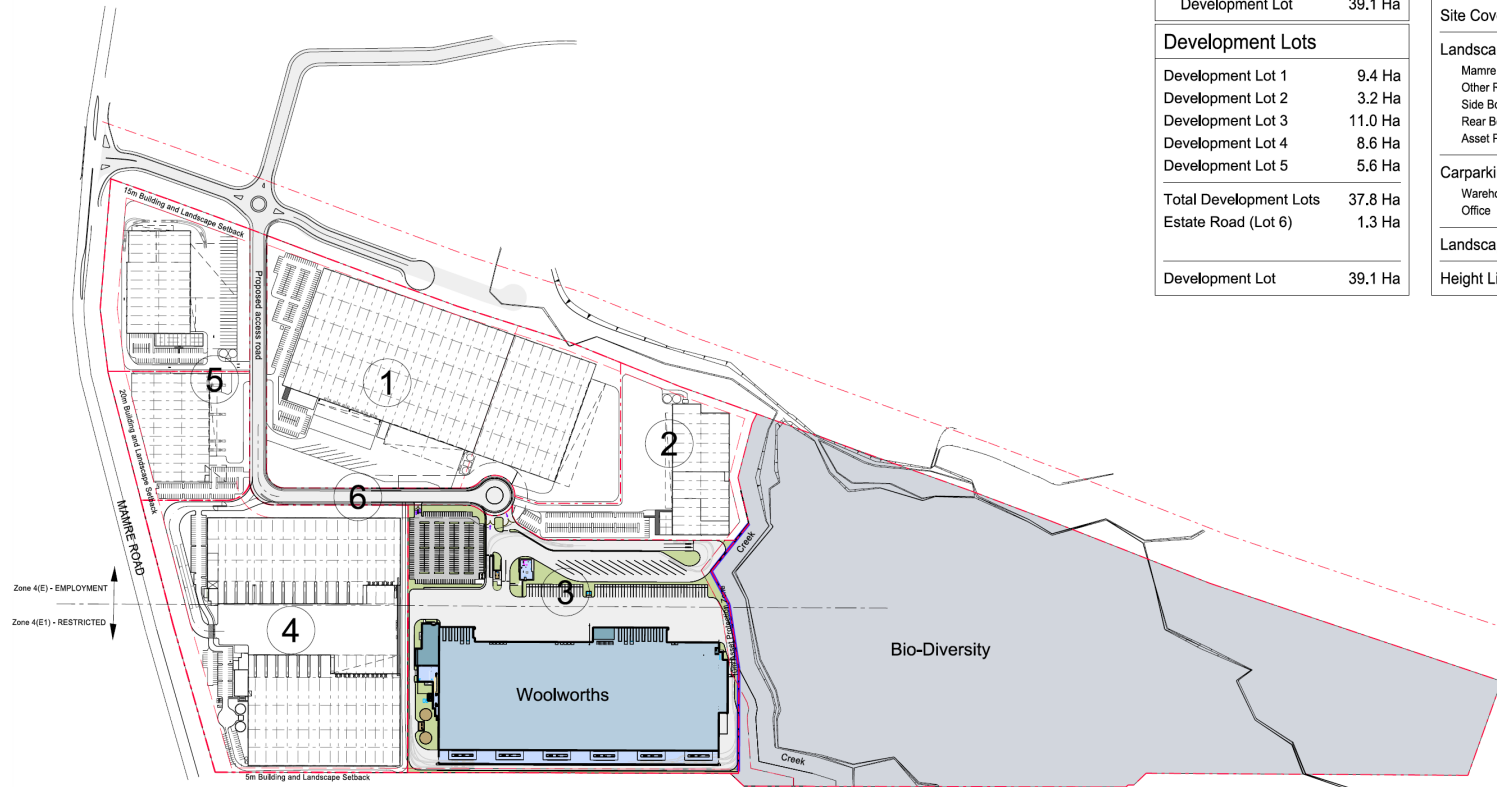
CONSOLIDATED CONSENT

APPENDIX 1 SITE PLANS

Table 3 Schedule of Approved Plans

Drawing No.	Title	Issue	Date
Overall estate			
DA01	Estate Masterplan	C	16.10.2007
05238_EAC01	Site Earthworks Plan	01	03.11.2006
05238_SK01	Catchment Plan	01	02.11.2006
05238_SK02	Site Plan	01	02.11.2006
05238_EV01	Sediment and Erosion Control Plan	01	02.11.2006
Woolworths Distribution Centre (Lot 3)			
A1110	Site Plan	P2	23.09.2025
A1112	Part Site Plan: Brigade Hardstand	P1	23.09.2025
A1120	FSS Part Plan for Vehicle Access	P7	03.11.2025
A1200	Floor Plan: Overall DC	P9	02.10.2025
A1201	Proposed Aerosol Store	P10	02.10.2025
A1600	Sections: New Aerosol Store	P6	21.08.2024
DA06	Entry Building Plans	A	20.11.2006
DA08	Elevations & Section	B	20.05.2007
DA09	Office Elevations	A	20.11.2006
DA10	Transport Control Building Elevations	A	20.11.2006
SK02	Flood Wall	A	24.07.2007

CONSOLIDATED CONSENT



Development Lot
(39.1 Ha)

Bio-Diversity Lot
(24.7 Ha)

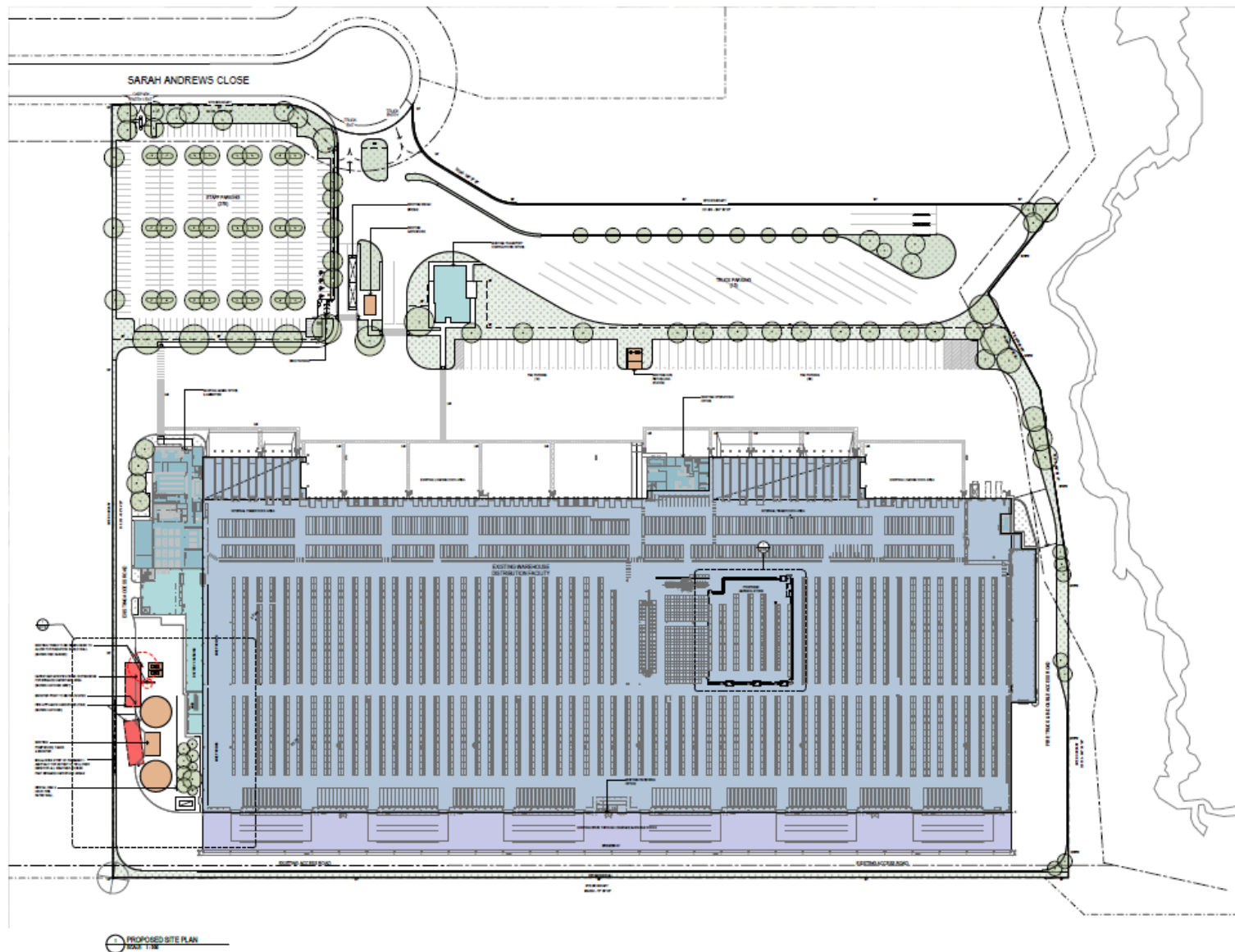
Land Area Summary	
Total Land Area	63.8 Ha
Proposed:	
Bio-Diversity Lot	24.7 Ha
Development Lot	39.1 Ha
Development Lots	
Development Lot 1	9.4 Ha
Development Lot 2	3.2 Ha
Development Lot 3	11.0 Ha
Development Lot 4	8.6 Ha
Development Lot 5	5.6 Ha
Total Development Lots	37.8 Ha
Estate Road (Lot 6)	1.3 Ha
Development Lot	39.1 Ha

Development Controls	
LGA	Penrith City Council
Zoning	4(e) & 4(e1) Erskine Park Employment Area
FSR	n/a
Site Cover *	50 % (including awnings)
Landscape Setbacks	
Mamre Road	20 m
Other Roads	15 m
Side Boundary	5 m
Rear Boundary	5 m
Asset Protection Zone	10 m
Carparking	
Warehouse	1 / 100 sqm
Office	1 / 40 sqm
Landscape Requirements	
	n/a
Height Limits	
	on merit

* site cover of 50% based on estate average



CONSOLIDATED CONSENT



LEGEND: SITE PLAN

- EXISTING
- PROPOSED
- PROPOSED

DEVELOPMENT AREA SCHEDULE	
ITEM	AREA (m ²)
WAREHOUSE	10,000
WAREHOUSE	1,000
WAREHOUSE	1,000
BATTERY CHANGING	250
OFFICE	1,000
OFFICE	500
OPERATIONS OFFICE (SUN)	500
TRUCK OFF-CENTRE OFFICE	500
RECEPTION	500
DELIVERY ROOM	500
TOTAL BUILDING AREA	15,000
LAND	1,000
OFFICE	500
OFFICE	500
INDUSTRIAL AREA	18,000
CONTRACTOR	1,000
TOTAL	19,000

Woolworths Group

PRIMARY CONNECT

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	BY	FOR

watson young

ENGINEERING ARCHITECTS STORES
30 SARAH ANDREWS CL
COVINGBANK NSW 2161
PROPOSED SITE PLAN

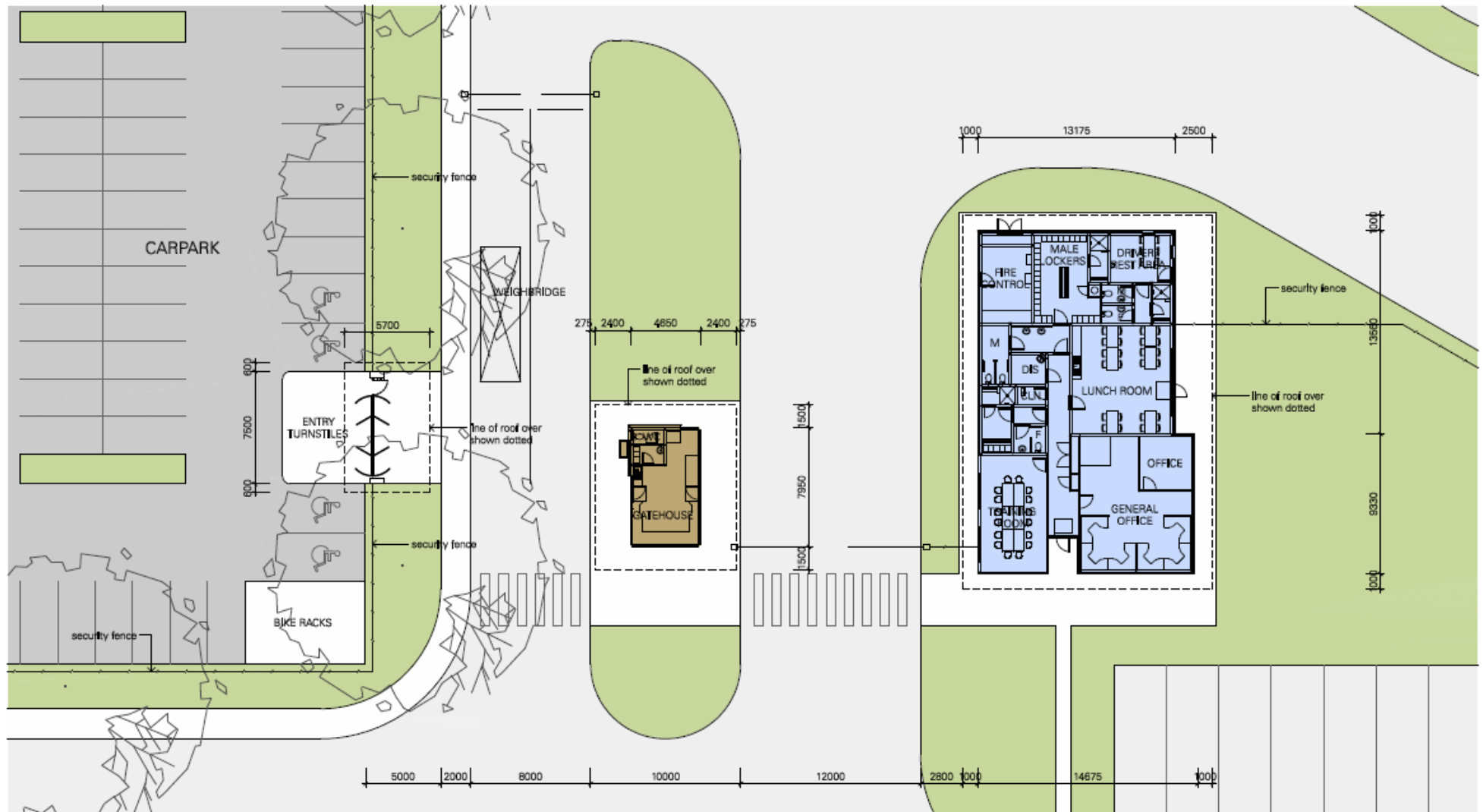
Woolworths Group
PRIMARY CONNECT

Scale: 1:500

22253 A1110 P2

Woolworths Distribution Centre: MOD 2 Site Layout

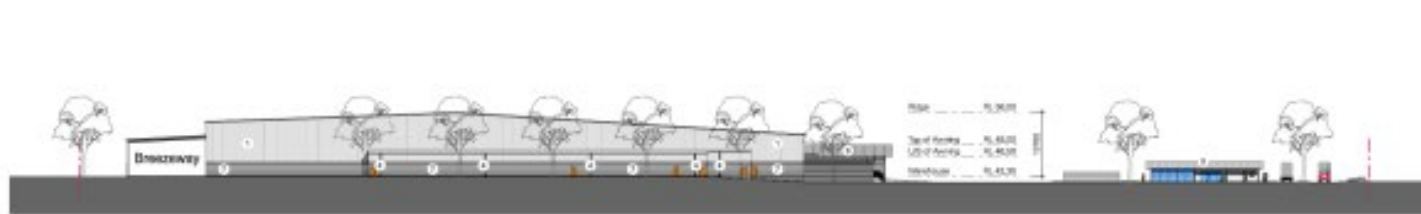
CONSOLIDATED CONSENT



Entry Turnstile, Gatehouse & Transport Control Office

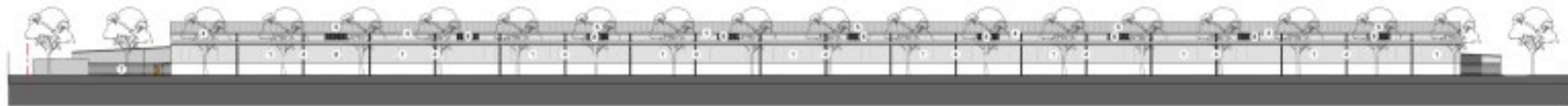


CONSOLIDATED CONSENT



East Elevation

External Finishes Legend	
①	Colorbond cladding (colour #1)
②	Colorbond cladding (colour #2)
③	Colorbond fascia to canopy
④	Colorbond downpipes & eaves gutter
⑤	Colorbond roof sheeting
⑥	Metal roller shutter
⑦	Paint finish to precast concrete panel
⑧	Louvre panel
⑨	Non-reflective Alucobond cladding



South Elevation



North Elevation



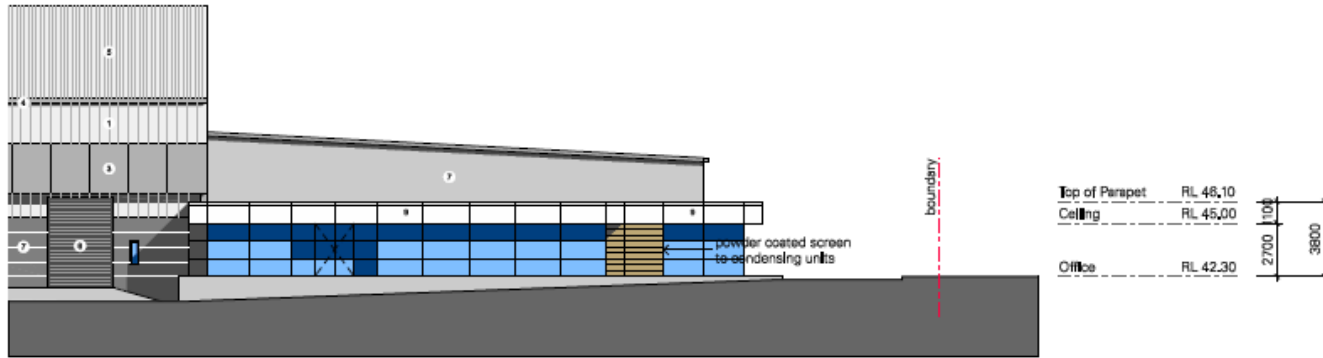
West Elevation



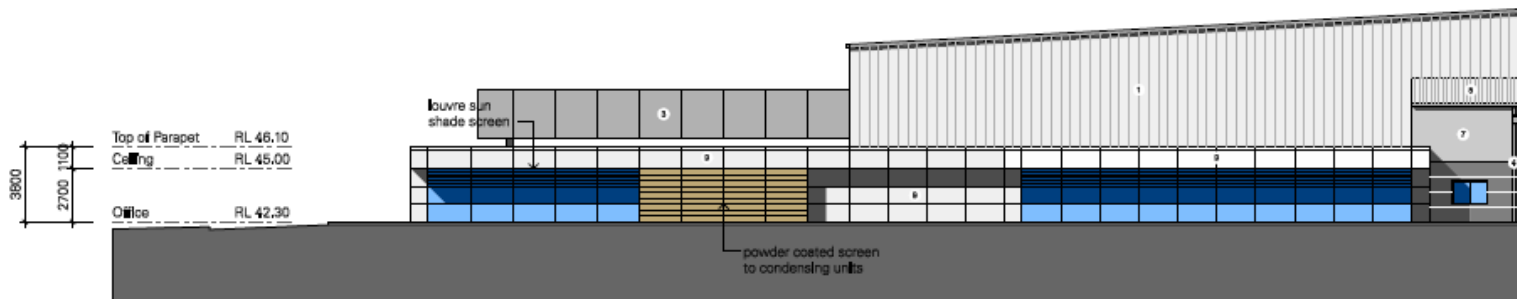
Section A-A

CONSOLIDATED CONSENT

External Finishes Legend	
①	Colorbond cladding (colour #1)
②	Colorbond cladding (colour #2)
③	Colorbond fascia to canopy
④	Colorbond downpipes & eaves gutter
⑤	Colorbond roof sheeting
⑥	Metal roller shutter
⑦	Paint finish to precast concrete panel
⑧	Louvre panel
⑨	Non-reflective Alucobond cladding



Main Office - North Elevation

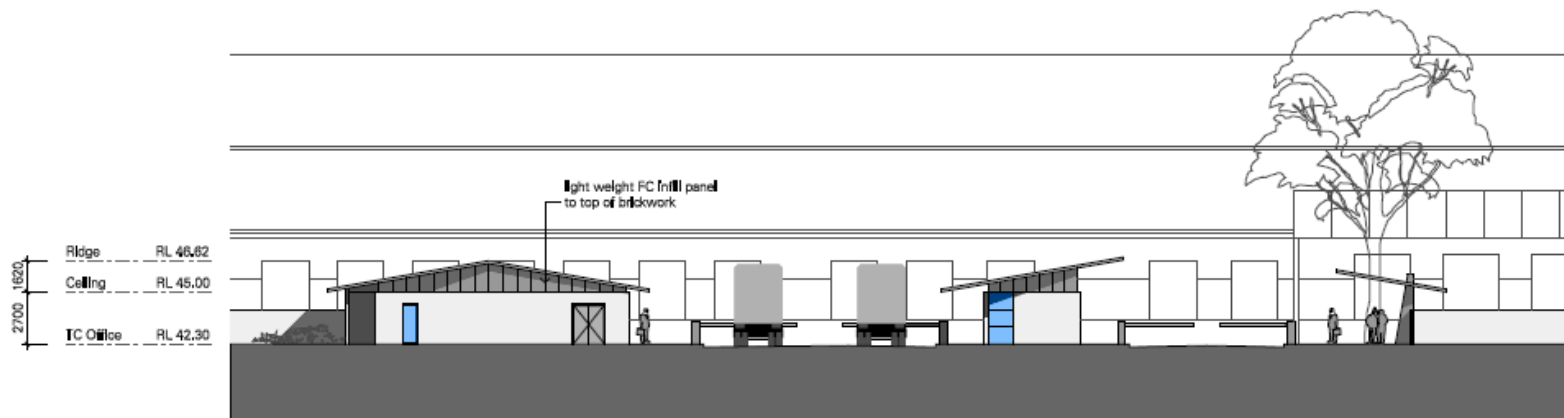


Main Office - West Elevation

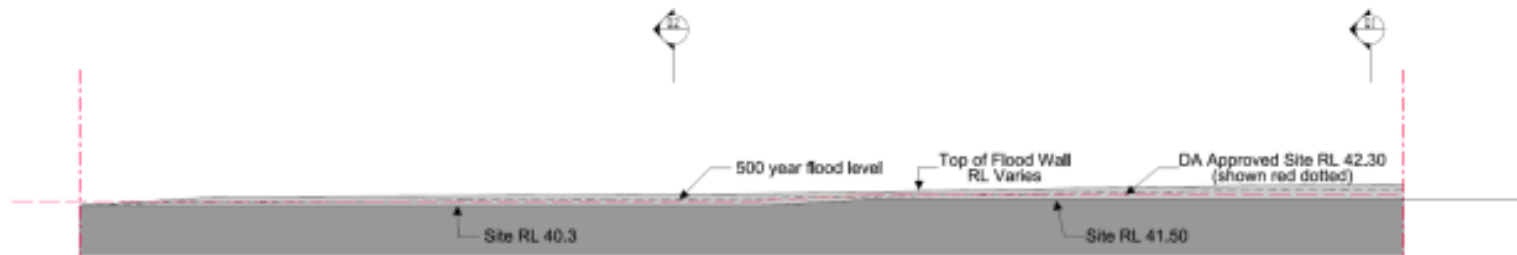
CONSOLIDATED CONSENT



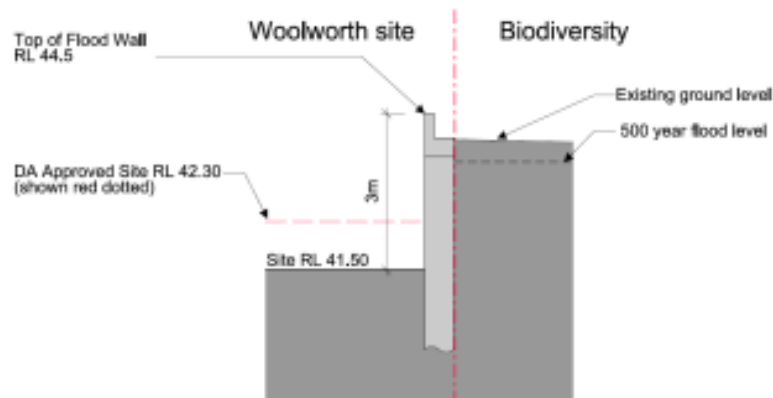
Transport Control Building - East Elevation



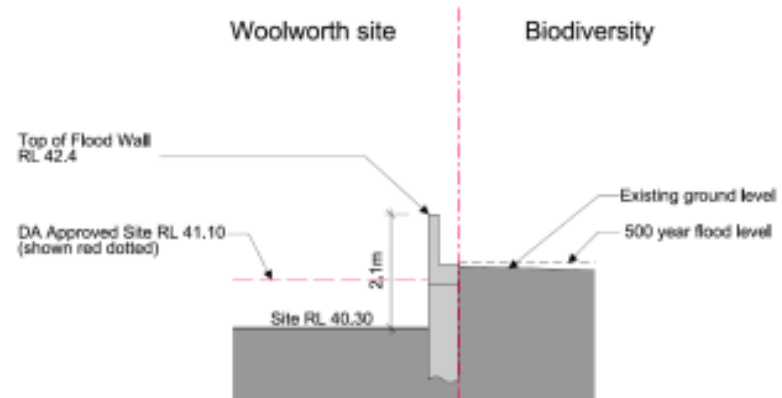
Transport Control, Gatehouse & Turnstile - North Elevation



**Flood Wall Elevations
View from Woolworths site**

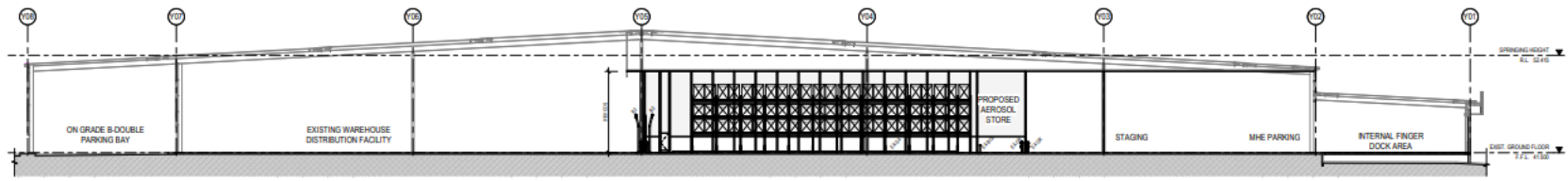


**Detail Section 1
1:250**

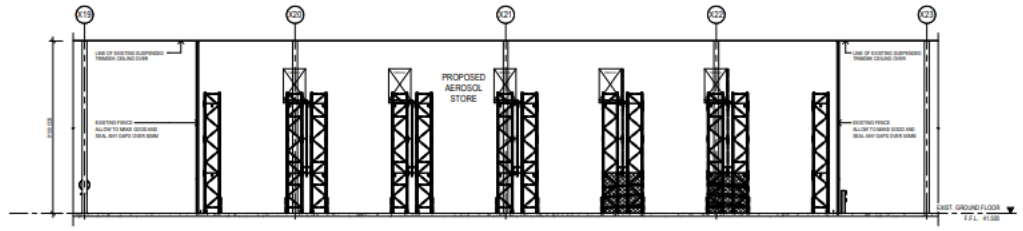


**Detail Section 2
1:250**

CONSOLIDATED CONSENT



1 SECTION ALONG GRID X20
SCALE: 1:200



2 SECTION ALONG GRID Y04
SCALE: 1:100



PRELIMINARY
NOT FOR CONSTRUCTION

NO.	REVISION	DATE
01	ISSUE FOR PERMIT	05/05/2024
02	ISSUE FOR PERMIT	05/05/2024
03	ISSUE FOR PERMIT	05/05/2024
04	ISSUE FOR PERMIT	05/05/2024
05	ISSUE FOR PERMIT	05/05/2024
06	ISSUE FOR PERMIT	05/05/2024
07	ISSUE FOR PERMIT	05/05/2024
08	ISSUE FOR PERMIT	05/05/2024
09	ISSUE FOR PERMIT	05/05/2024
10	ISSUE FOR PERMIT	05/05/2024

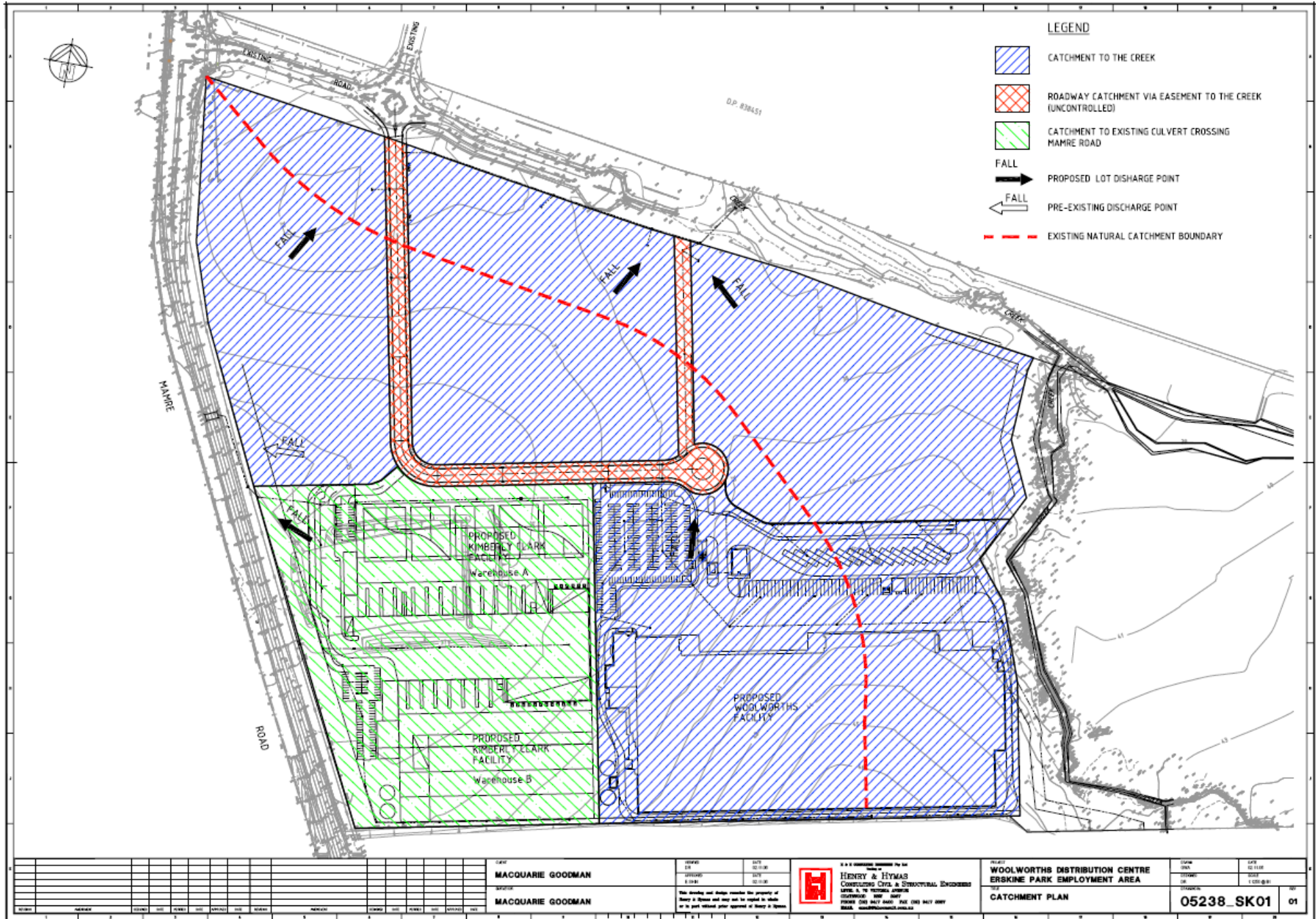


PROJECT: EPDC NEW AEROSOL STORE
29 SARAH ANDREWS CL,
ESKINE PARK, NSW 2739
TITLE: SECTIONS - NEW AEROSOL STORE

DATE:	MAY 2024
DRAWN BY:	g
CHECKED BY:	As indicated @ BT
SCALE:	@ AS
DESIGNED BY:	JC
PROJECT NO:	22253
DRAWING NO:	A1600
REVISION:	P6

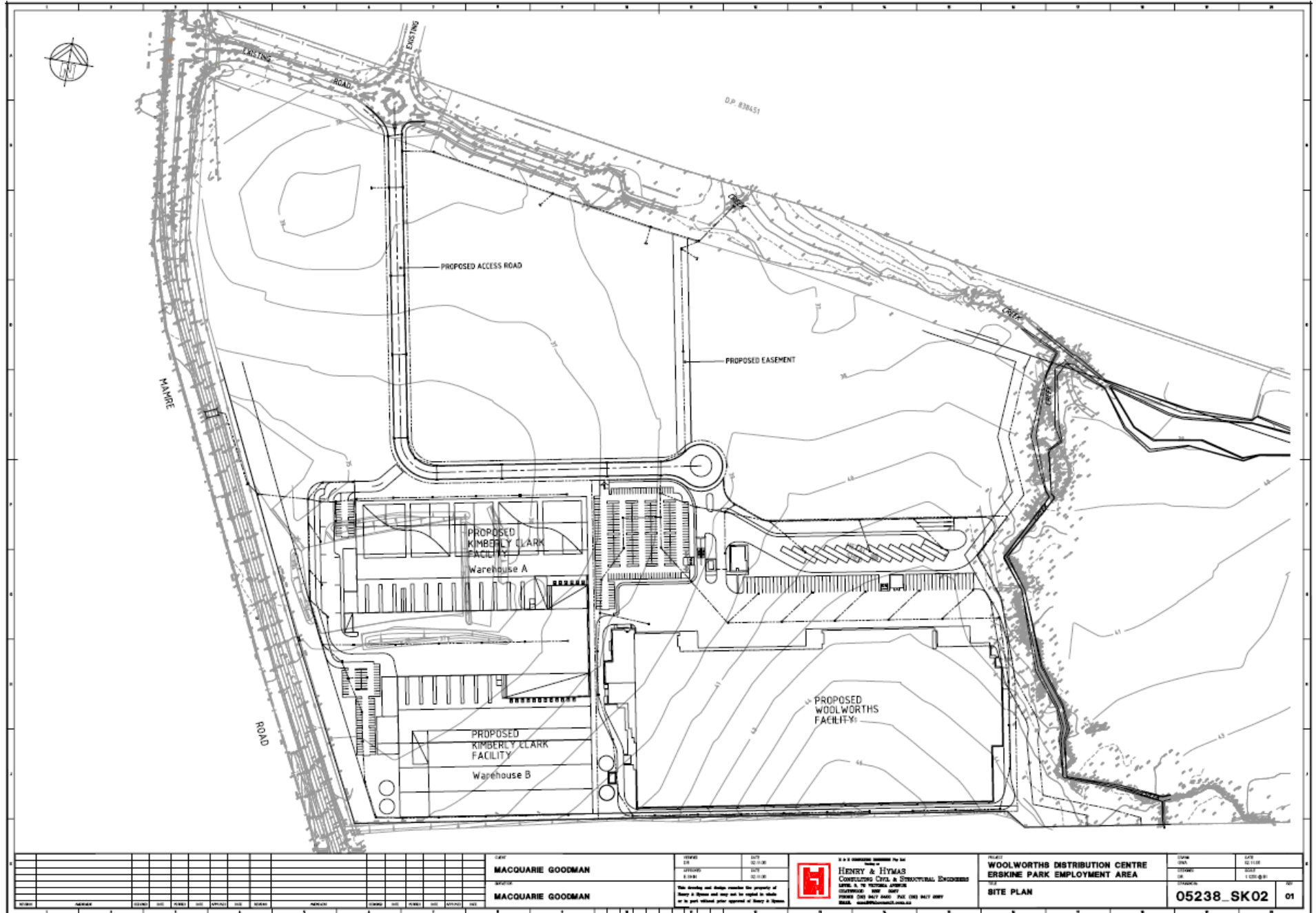
Woolworths Distribution Centre – Aerosol Store Sections




CONSOLIDATED CONSENT



	CLIENT MACQUARIE GOODMAN	DRAWN ER	DATE 02.11.06	HENRY & HYMAN CONSULTING CIVIL & GEOTECHNICAL ENGINEERS LEVEL 10, 70 VICTORIA AVENUE SYDNEY NSW 2000 PHONE (02) 9437 5600 FAX (02) 9437 5601 EMAIL hhyman@henryhyman.com.au	PROJECT WOOLWORTHS DISTRIBUTION CENTRE ERSKINE PARK EMPLOYMENT AREA	DRAWN ER	DATE 02.11.06
	ARCHITECT MACQUARIE GOODMAN	CHECKED A. STAN	DATE 02.11.06		CHECKED ER	DATE 02.11.06	PROJECT NO. 05238_SK01

CONSOLIDATED CONSENT



<table border="0"> <tr> <td>DATE</td> <td>02/01/18</td> <td>02/01/18</td> <td colspan="2">  HENRY & HYMAS CONSULTING CIVIL & STRUCTURAL ENGINEERS LEVEL 6, 70 VICTORIA AVENUE SYDNEY NSW 2000 PHONE (02) 9437 6600 FAX (02) 9437 6607 EMAIL: hmas@henryhymas.com.au </td> <td> PROJECT WOOLWORTHS DISTRIBUTION CENTRE ERSKINE PARK EMPLOYMENT AREA </td> <td> DRAWN DATE 02/11/18 </td> <td> CHECKED DATE 02/11/18 </td> <td> PROJECT NO. 05238_SK02 </td> <td> SHEET NO. 01 </td> </tr> </table>										DATE	02/01/18	02/01/18	 HENRY & HYMAS CONSULTING CIVIL & STRUCTURAL ENGINEERS LEVEL 6, 70 VICTORIA AVENUE SYDNEY NSW 2000 PHONE (02) 9437 6600 FAX (02) 9437 6607 EMAIL: hmas@henryhymas.com.au		PROJECT WOOLWORTHS DISTRIBUTION CENTRE ERSKINE PARK EMPLOYMENT AREA	DRAWN DATE 02/11/18	CHECKED DATE 02/11/18	PROJECT NO. 05238_SK02	SHEET NO. 01
DATE	02/01/18	02/01/18	 HENRY & HYMAS CONSULTING CIVIL & STRUCTURAL ENGINEERS LEVEL 6, 70 VICTORIA AVENUE SYDNEY NSW 2000 PHONE (02) 9437 6600 FAX (02) 9437 6607 EMAIL: hmas@henryhymas.com.au		PROJECT WOOLWORTHS DISTRIBUTION CENTRE ERSKINE PARK EMPLOYMENT AREA	DRAWN DATE 02/11/18	CHECKED DATE 02/11/18	PROJECT NO. 05238_SK02	SHEET NO. 01										
<table border="0"> <tr> <td> CLIENT MACQUARIE GOODMAN </td> <td> DESIGNER MACQUARIE GOODMAN </td> <td colspan="8"> This drawing and design remain the property of Henry & Hymas and may not be copied, in whole or in part without prior approval of Henry & Hymas. </td> </tr> </table>										CLIENT MACQUARIE GOODMAN	DESIGNER MACQUARIE GOODMAN	This drawing and design remain the property of Henry & Hymas and may not be copied, in whole or in part without prior approval of Henry & Hymas.							
CLIENT MACQUARIE GOODMAN	DESIGNER MACQUARIE GOODMAN	This drawing and design remain the property of Henry & Hymas and may not be copied, in whole or in part without prior approval of Henry & Hymas.																	

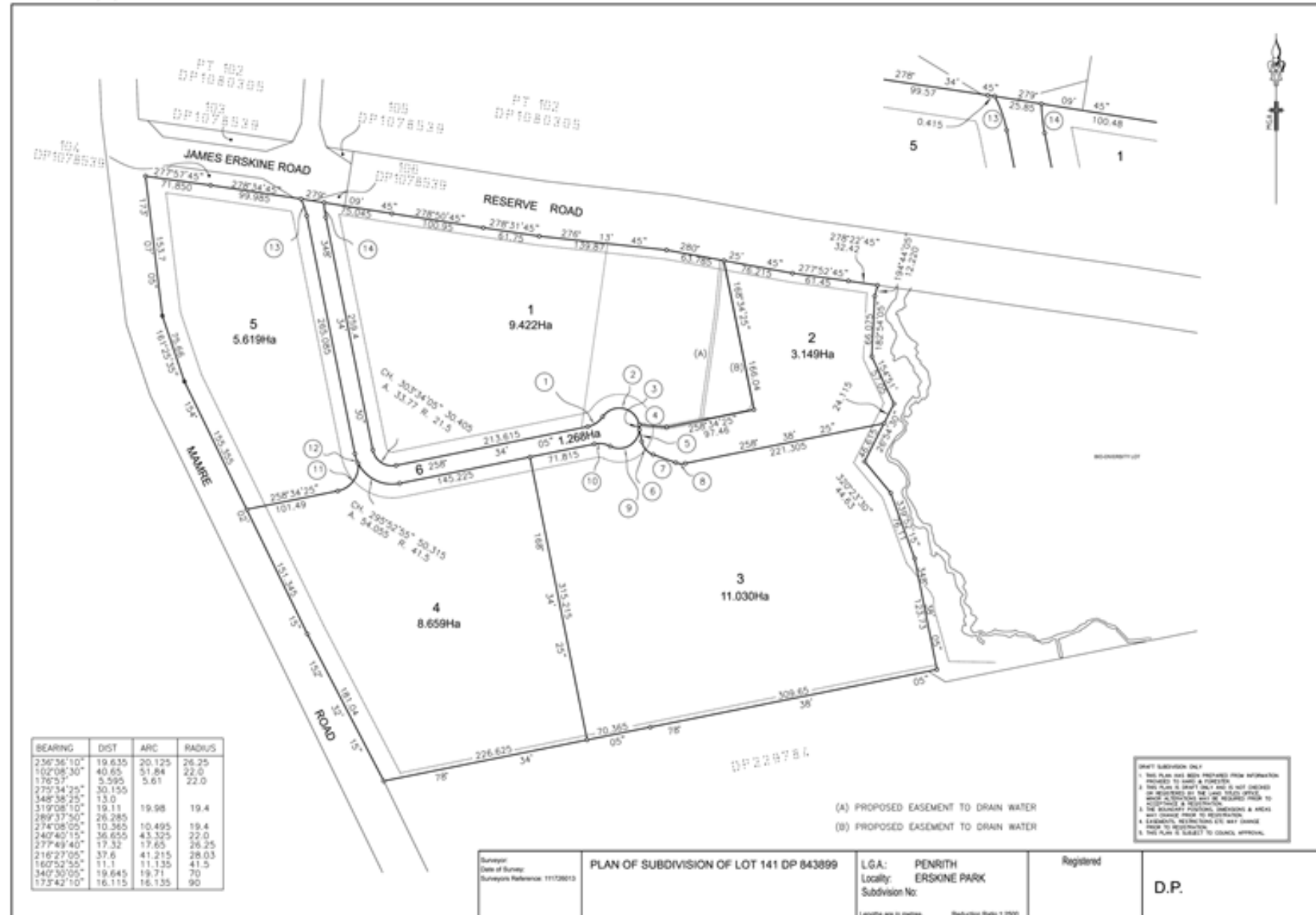
CONSOLIDATED CONSENT

APPENDIX 2 SUBDIVISION PLAN

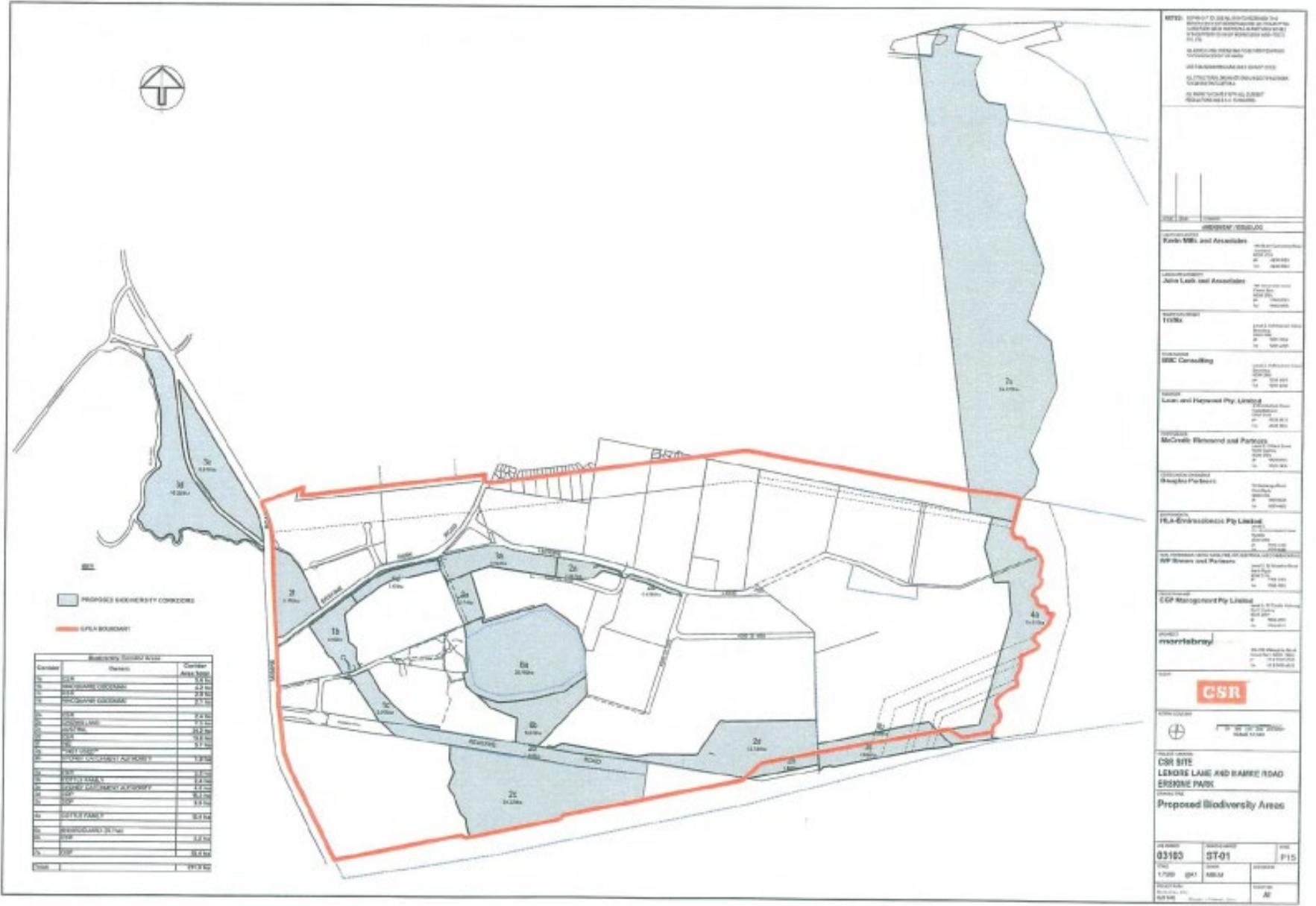
PLAN FORM 2 (A2)

WARNING: CREASING OR FOLDING WILL LEAD TO REJECTION

Sheet 1 of 1



APPENDIX 3 BIODIVERSITY CORRIDOR



NOTES:

- 1. THIS PLAN IS A PRELIMINARY DESIGN AND SHOULD NOT BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ENGINEER.
- 2. ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED.
- 3. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE FOUNDATION.
- 4. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 5. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN OF THE STRUCTURE AND THE FOUNDATION.

PROJECT / CONSULTANT

Client: CSR
Project: CSR SITE, LEXMORE LAKE AND HAMRE ROAD, ERDENE PARK

Consultant: [Firm Name]
Address: [Address]
Phone: [Phone Number]
Email: [Email Address]

Project Manager: [Name]
Site Manager: [Name]

Scale: 1:1000

Date: [Date]

Sheet: ST-01 of P15

Author: [Name]
Checked: [Name]
Approved: [Name]

CSIR

CSIR SITE
LEXMORE LAKE AND HAMRE ROAD
ERDENE PARK

Proposed Biodiversity Areas

CONSOLIDATED CONSENT

APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW Planning Portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C12 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C12), the Applicant is required to submit a subsequent incident report that:
 - a) identifies how the incident was detected;
 - b) identifies when the Applicant became aware of the incident;
 - c) identifies any actual or potential non-compliance with conditions of consent;
 - d) identifies further action(s) that will be taken in relation to the incident;
 - e) a summary of the incident;
 - f) outcomes of an incident investigation, including identification of the cause of the incident;
 - g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

5. If requested by the Planning Secretary, 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.
6. 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.