

Table A Development Consent SSD 10448

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
PART A – CONDITIONS FOR CONCEPT PROPOSAL	
Terms of Consent	
<p>A1. The development may only be carried out:</p> <ul style="list-style-type: none"> 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 (RtS), and Amended Development Report (ADR); d) In accordance with the Development Layout in Appendix 1; and e) in accordance with the management and mitigation measures in Appendix 4. 	This CEMP has been prepared in accordance with these documents
<p>A2. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> 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 A2(a). 	Section 3.3
<p>A3. 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 A1(c) or A1(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Section 3.3
<p>A9. The largest vehicle permitted to access the site is a 30 m Performance Based Standards (PBS) Level 2 Type B.</p>	Construction Traffic Management Plan (Appendix I)
Staging Plan	
<p>A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</p> <ul style="list-style-type: none"> a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders; b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts; c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities; d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades. 	Section 1.1 Section 1.2.4 Section 2.2
<p>A11. The Applicant must:</p> <ul style="list-style-type: none"> a) not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and b) implement the most recent version of the Staging Plan approved by the Planning Secretary. 	Section 1.3.4

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>A12. The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> • <i>The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary.</i> • <i>The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.</i> 	Noted
Mamre Road Precinct Working Group	
<p>A17. For the duration of construction works for each development under the Concept Proposal, and until all components of the development under the Concept Proposal are operational, the Applicant must participate in the Mamre Road Precinct Working Group with relevant consent holders in the MRP to the satisfaction of the Planning Secretary (see Condition C34 in Schedule 2).</p>	Section 3.2
Evidence of Consultation	
<p>A18. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> 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: <ol style="list-style-type: none"> (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. 	Section 1.3.4
Staging, Combining and Updating Strategies, Plans or Programs	
<p>A19. With the approval of the Planning Secretary, the Applicant may:</p> <ol style="list-style-type: none"> a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Section 6
<p>A20. 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.</p>	Section 6
<p>A21. 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.</p>	Section 6
Advisory Notes	
<p>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 consent.</p>	Section 3.3

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP																				
PART C – STAGE 1 DEVELOPMENT GENERAL CONDITIONS																					
Obligation to Minimise Harm to the Environment																					
C1. 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 Stage 1 Development, and any rehabilitation required under this consent.	Section 1.2.1 Section 3.2 Section 3.4.1 Section 4.1																				
Terms of Consent																					
C2. The Stage 1 development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS, RtS, and ADR; d) in accordance with the Development Layout in Appendix 2; and e) in accordance with the management and mitigation measures in Appendix 4.	Section 3.3																				
C3. 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 C2(a).	Section 3.3																				
C4. 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 C2(c) or C2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) or C2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Section 3.3																				
Limits of Consent																					
Maximum GFA																					
<p>C6. The maximum GFA for the Stage 1 Development must not exceed the limits described in Table 3.</p> <p>Table 3 <i>Maximum GFA for the Stage 1 Development</i></p> <p>Table 3 <i>Maximum GFA for the Stage 1 Development</i></p> <table border="1" data-bbox="242 1514 1179 1861"> <thead> <tr> <th>Land Use</th> <th>Maximum GFA (m²)</th> </tr> </thead> <tbody> <tr> <td colspan="2">Warehouse 1</td> </tr> <tr> <td>Warehouse and distribution centres and general industrial</td> <td>32,686</td> </tr> <tr> <td>Ancillary offices</td> <td>1,200</td> </tr> <tr> <td>Subtotal</td> <td>33,886</td> </tr> <tr> <td colspan="2">Warehouse 3</td> </tr> <tr> <td>Warehouse and distribution centres and general industrial</td> <td>20,735</td> </tr> <tr> <td>Ancillary offices</td> <td>800</td> </tr> <tr> <td>Subtotal</td> <td>21,535</td> </tr> <tr> <td>Total</td> <td>55,421</td> </tr> </tbody> </table>	Land Use	Maximum GFA (m ²)	Warehouse 1		Warehouse and distribution centres and general industrial	32,686	Ancillary offices	1,200	Subtotal	33,886	Warehouse 3		Warehouse and distribution centres and general industrial	20,735	Ancillary offices	800	Subtotal	21,535	Total	55,421	Noted
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Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
Notification of Commencement	
<p>C7. The date of commencement of each of the following phases of the Stage 1 Development must be notified to the Department in writing, at least one month before that date:</p> <ul style="list-style-type: none"> a) construction; and b) operation. 	Section 1.3.4
Evidence of Consultation	
<p>C8. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> 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: <ul style="list-style-type: none"> (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. 	Section 1.3.4
Staging, Combining and Updating Strategies, Plans or Programs	
<p>C9. With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development). 	Section 6
<p>C10. 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.</p>	Section 6
<p>C11. 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.</p>	Section 6
Protection of Public Infrastructure	
<p>C12. Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> a) consult with the relevant owner and provider of services that are likely to be affected by the Stage 1 Development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure; b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW. 	Section 1.3.4
<p>C13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <ul style="list-style-type: none"> a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development. 	Noted

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
Demolition	
C14. All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	Section 4.1
Structural Adequacy	
<p>C15. 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 Building Code of Australia (BCA).</p> <p><i>Note:</i></p> <ul style="list-style-type: none"> • <i>Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</i> • <i>Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.</i> 	Section 4.1
Compliance	
C19. 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.	Section 3.4
Operation of Plant and Equipment	
<p>C22. All plant and equipment used on site, or to monitor the performance of the Stage 1 Development, must be:</p> <ol style="list-style-type: none"> maintained in a proper and efficient condition; noise amelioration featured; and operated in a proper and efficient manner. 	<p>a) Section 5.1 b) Section 4.2 c) Section 1.3.2, Section 3.2</p> <p>Please also refer to the Construction Noise Vibration Management Plan (Appendix G)</p>
External Walls and Cladding	
C23. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Noted
Utilities and Services	
C26. Before the construction of any utility works associated with the Stage 1 Development, the Applicant must obtain relevant approvals from service providers.	Section 3.3
C27. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> (NSW).	Section 3.3
C29. Before the issue of the final Occupation Certificate the Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.	Section 3.3
Environmental Representative	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>C31. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 1 Development. Unless otherwise agreed to by the Planning Secretary, construction of the Stage 1 development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:</p> <ul style="list-style-type: none"> a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RtS, ADR, and any additional information for the Stage 1 Development and is independent from the design and construction personnel for the Stage 1 Development; b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the Stage 1 development; c) consider and inform the Planning Secretary on matters specified in the terms of this consent; d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; e) review the CEMP required in Condition <u>E2</u> and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: <ul style="list-style-type: none"> (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department); f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent; g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits; h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise; j) attend the Mamre Road Precinct Working Group (see Condition <u>C34</u>) in a consultative role in relation to the environmental performance of the Stage 1 development; and k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Quarterly Report providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The Environmental Representative Quarterly Report must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary. 	<p>The ER is independent and is responsible for fulfilling their role under the conditions of approval and in accordance with the <i>Environmental Representative Protocol</i>.</p> <p>Section 1.3.4 Section 3.2</p>
<p>C32. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition <u>C31</u> (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> a) the complaints register (to be provided on a daily basis); and b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work). 	<p>Section 3.6.1 and Section 5.1</p>

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>C33. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition E16. The Applicant must:</p> <ul style="list-style-type: none"> a) facilitate and assist the Planning Secretary in any such audit; and b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit. 	Section 5.1
Mamre Road Precinct Working Group	
<p>C34. Within three months of the commencement of construction of the Stage 1 Development and until all components of the Stage 1 development are constructed and operational, the Applicant must establish and participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:</p> <ul style="list-style-type: none"> a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP; b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP; c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group; d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP; e) review community concerns or complaints with respect to environmental management; f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group. 	Section 1.3.4 MRPWG Protocol
<p>C35. Three (3) months prior to completion of construction of all components of the Stage 1 development, the Applicant is eligible to exit the working group required under condition <u>C34</u>. The Applicant must:</p> <ul style="list-style-type: none"> a) consult with the Planning Secretary; b) provide confirmation that all components of the Stage 1 development are operational; and c) advise on the date of the proposed exit. 	MRPWG Protocol (Appendix R)
Applicability of Guidelines	
<p>C36. 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.</p>	Noted
<p>C37. 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.</p>	Noted
Advisory Notes	
<p>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.</p>	Section 4.1 Section 3.3

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
PART D – STAGE 1 DEVELOPMENT SPECIFIC ENVIRONMENTAL CONDITIONS	
Traffic and Access	
Construction Traffic Management Plan	
<p>D1. Prior to the commencement of construction of the Stage 1 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition E2 and must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) be prepared in consultation with Council and TfNSW; c) detail the traffic management and contingency measures that are to be implemented for the site, particularly during the construction works for the Mamre Road/Access Road 1 intersection, to ensure access to the site and road safety and network efficiency is maintained, including interim traffic safety controls and management measures; d) detail heavy vehicle routes, access, and parking arrangements; e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> (i) minimise the impacts of earthworks and construction on the local and regional road network; (ii) minimise conflicts with other road users; (iii) minimise road traffic noise; and (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. 	<p>Section 4.5 c) Section 1.3.4 Please also refer to the Construction Traffic Management Plan (Appendix I)</p>
<p>D2. The Applicant must:</p> <ul style="list-style-type: none"> a) not commence construction until the CTMP required by condition D1 is approved by the Planning Secretary; and b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction. 	<p>Section 4.5 Please also refer to the Construction Traffic Management Plan (Appendix I)</p>
Internal Access Roads	
<p>D4. Prior to the commencement of any construction works for Building 1 or 3 (excluding site-wide bulk earthworks) as described in the ADR, the Applicant must:</p> <ul style="list-style-type: none"> a) prepare a concept design of the Stage 1 Phase 2 road works in accordance with the design requirements in the MRP DCP and in consultation with the relevant roads authority, to the satisfaction of the Planning Secretary; and b) consult with the relevant roads authority concerning the processes for dedication of the lands for the internal Access Roads 1 and 3 (North and South) including the roundabout shown in Figure 1: in Appendix 1. 	<p>Section 1.3.4</p>
<p>D6. Prior to issue of an Occupation Certificate for Building 1 or 3 (whichever is the first), the Applicant must construct and operate the Stage 1 Phase 1 road works shown in Figure 4: in Appendix 2 to the satisfaction of relevant road authority.</p>	<p>Section 3.3.2</p>
Mamre Road/Access Road 1 Intersection Works	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>D12. Prior to the Applicant entering into a Works Authorisation Deed (WAD) required by condition D13 the Applicant must:</p> <ul style="list-style-type: none"> a) obtain landowners consent and enter into an agreement with the owner(s) of 833B Mamre Road, Kemps Creek (Lot 28, DP258414) to relocate or remove an existing gated driveway on that property outside of the footprint of the Mamre Road/Access Road 1 intersection signals to the satisfaction of Council and the Planning Secretary; b) provide a copy of the landowner’s consent and signed agreement described under condition D12(a) to TfNSW and the Planning Secretary; and c) remove and relocate the driveway in accordance with the agreement. 	Section 1.3.4
<p>D13. The Applicant must enter into a Works Authorisation Deed for the intersection works with TfNSW. The WAD must be executed prior to the submission of the detailed design required by condition D12 to TfNSW for approval.</p>	Section 3.3
<p>D13A. The Applicant must enter into a WAD with TfNSW for establishing a temporary left in/left out construction access and left-turn lane on Mamre Road to be used by vehicles during Stage 1 construction. The WAD must:</p> <ul style="list-style-type: none"> (a) include details of the removal of the temporary left in/left out construction access and left-turn lane on Mamre Road; and (b) be executed prior to commencement of construction of the temporary left in/left out construction access and left-turn lane on Mare Road. 	Appendix I Construction Traffic Management Plan
<p>D13B. The Applicant must: ensure the temporary left in/left out construction access and left turn lane is:</p> <ul style="list-style-type: none"> (a) ensure the temporary left in/left out construction access and left-turn lane are maintained at no cost to TfNSW (b) remove the temporary left in/left out construction access and left-turn lane at the completion and commissioning of the Mamre Road/Access Road 1 intersection, at no cost to TfNSW; and (c) reinstate shoulder along Mamre Road within three months of satisfying Condition D6, at cost to TfNSW. 	Appendix I Construction Traffic Management Plan
<p>D14. Prior to the issue of a construction certificate for the Mamre Road/Access Road 1 intersection (the intersection) construction, the Applicant must finalise and submit the detailed design of the intersection works, including an endorsed Traffic Signal Plan (TSP) to TfNSW for approval. The TSP must:</p> <ul style="list-style-type: none"> a) demonstrate the proposed traffic control light at the intersection is designed in accordance with Austroads Guide to Road Design, RMS Signal Design Manual, and Australian Codes of Practice; and b) be approved and endorsed by a suitably qualified practitioner. 	Section 3.3 Appendix I Construction Traffic Management Plan
<p>D15. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction.</p>	Section 3.3 Construction Traffic Management Plan (Appendix I)
Parking	
<p>D20. 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.</p>	Section 4.5 Appendix I Construction Traffic Management Plan

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
Workplace Travel Plan	
D23. The Applicant must implement the most recent version of the Workplace Travel Plan for the duration of the development.	Will be addressed in operational phase
Soils, Water Quality and Hydrology	
Imported Soil	
<p>D24. The Applicant must:</p> <ol style="list-style-type: none"> ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site; keep accurate records of the volume and type of fill to be used; and make these records available to the Planning Secretary upon request. 	Not applicable
Erosion and Sediment Control	
<p>D25. Prior to the commencement of any construction or other surface disturbance, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls in the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:</p> <ol style="list-style-type: none"> be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist; be prepared in accordance with <i>Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book</i> (Landcom, 2004) and with the WSUD design principles set out in the <i>Draft Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets</i> (NSW Government, 2022); demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met; and be included in the CEMP required by condition E2. 	Section 4.6 Soil and Water Management Plan (Appendix J) Appendix A Erosion and Sediment Control Plan
D26. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works.	Section 4.6 Salinity Management Plan (Appendix K)
Discharge Limits	
D27. 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.	Section 4.1
Stormwater Management System	
D28. Prior to the commencement of operation of the development, the Applicant must implement the Stormwater Management System described in the ADR and as shown in Figure 2 in Appendix 2. The design and subsequent construction and establishment of the WSUD systems must be supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.	Noted
D29. All stormwater infrastructure, including bio-retention basins, shall remain under the ownership, control, and care of the registered proprietor of the lots. Upstream drainage catchment pipes are to be located outside of the public road reserve and remain in private ownership, in accordance with Council requirements.	Noted
Dam Decommissioning Strategy	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP									
D34. Prior to commencement of construction of the Stage 1 Development, the Applicant must implement the Dam Decommissioning Strategy included in the EIS. The Applicant must implement the most recent version of the Dam Decommissioning Strategy for the duration of construction.	Noted. Relevant to Estate CEMP.									
Groundwater Management Plan										
D35. Prior to commencement construction of the Stage 1 Development, the Applicant must implement the Groundwater Management Plan included in the EIS. The Applicant must implement the most recent revision of the Groundwater Management Plan for the duration of the development.	Noted. Relevant to Estate CEMP.									
Salinity Management										
D36. The Applicant must prepare a Salinity Management Plan, which must form part of the CEMP in accordance with Condition E2, that addresses all aspects of the Stage 1 development. The Applicant must implement the most recent revision of the Salinity Management Plan for the duration of construction.	Section 4.6 Salinity Management Plan (Appendix K)									
Visual Amenity										
Lighting										
D39. The Applicant must ensure the lighting associated with the development: <ul style="list-style-type: none"> a) complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); 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. 	Section 4.9									
Signage and Fencing										
D40. All signage and fencing must be erected in accordance with the development plans included in the ADR. Note: <i>This condition does not apply to temporary construction and safety related signage and fencing.</i>	Section 4.9									
Noise										
Hours of Work										
<p>D41. The Applicant must comply with the hours detailed in Table 4, unless otherwise agreed in writing by the Planning Secretary.</p> <p>Table 4 <i>Hours of Work</i></p> <table border="1" data-bbox="161 1597 1120 1809"> <thead> <tr> <th data-bbox="161 1597 521 1653">Activity</th> <th data-bbox="521 1597 874 1653">Day</th> <th data-bbox="874 1597 1120 1653">Time</th> </tr> </thead> <tbody> <tr> <td data-bbox="161 1653 521 1749">Earthworks and construction</td> <td data-bbox="521 1653 874 1749">Monday – Friday Saturday</td> <td data-bbox="874 1653 1120 1749">7 am to 6 pm 8 am to 1 pm</td> </tr> <tr> <td data-bbox="161 1749 521 1809">Operation</td> <td data-bbox="521 1749 874 1809">Monday – Sunday</td> <td data-bbox="874 1749 1120 1809">24 hours</td> </tr> </tbody> </table>	Activity	Day	Time	Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm	Operation	Monday – Sunday	24 hours	Section 2.3 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)
Activity	Day	Time								
Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm								
Operation	Monday – Sunday	24 hours								

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>D42. Works outside of the hours identified in condition <u>D41</u> may be undertaken in the following circumstances:</p> <ul style="list-style-type: none"> a) works that are inaudible at the nearest sensitive receivers; b) works agreed to in writing by the Planning Secretary; c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. 	<p>Section 2.3 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
Construction Noise Limits	
<p>D43. The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (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 the Appendix 4.</p>	<p>Section 2.3 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
Construction Noise Management Plan	
<p>D44. The Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition E2 and must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary; b) be approved by the Planning Secretary prior to the commencement of construction of each phase of the development; c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time); d) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers, particularly for noise mitigation eligible receivers shown in Figure 7: in Appendix 5, including but not limited to the following: <ul style="list-style-type: none"> (i) details of a real-time noise monitoring system to identify occurrence of highly noise affected levels as defined in the <i>Interim Construction Noise Guideline</i>; and (ii) describe procedures for implementing respite periods and temporary relocation following identification of highly noise affected levels. (iii) include a complaints management system that would be implemented for the duration of the development. 	<p>Section 4.2 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
<p>D45. The Applicant must:</p> <ul style="list-style-type: none"> a) not commence construction of any relevant stage until the CNMP required by condition D44 is approved by the Planning Secretary; and b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction. 	<p>Section 4.2 Please also refer to the CNVMP (Appendix G)</p>
Vibration Criteria	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>D49. Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> a) for structural damage, the criteria set in the latest version of <i>DIN 4150-3:2016-12 Vibration in Buildings – Part 3: Effects on Structures</i> (German Institute for Standardisation, 2016); and b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time). 	<p>Section 4.3 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
<p>D50. The Applicant must offer and, if the offer is accepted, implement monitoring of vibration levels during construction at 884-902 Mamre Road (Lot 53 DP259135), to the satisfaction of the Planning Secretary. Any vibration monitoring must be undertaken during the entirety of the construction period. If the criteria in Condition D49 are exceeded, management and mitigation measures must be developed and implemented to address any exceedances.</p>	<p>Section 4.3 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
Dilapidation Reporting	
<p>D51. Prior to commencement of construction, the Applicant must offer and prepare (if the offer is accepted) a pre- construction dilapidation report at 884-902 Mamre Road (Lot 53 DP259135). The report must be submitted to the Planning Secretary and the relevant property owner(s) prior to construction works commencing on the site.</p>	<p>Section 4.3 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
Air Quality	
Dust Minimisation	
<p>D54. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.</p>	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix H)</p>
<p>D55. During construction, the Applicant must ensure that:</p> <ul style="list-style-type: none"> a) exposed surfaces and stockpiles are suppressed by regular watering; b) all trucks entering or leaving the site with loads have their loads covered; c) trucks associated with the development do not track dirt onto the public road network; d) public roads used by these trucks are kept clean; and e) land stabilisation works are carried out progressively on site to minimise exposed surfaces. 	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix H) and Construction Traffic Management Plan (Appendix I)</p>
Construction Air Quality Management Plan	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>D56. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition E2 and must:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced person(s); b) detail and rank all emissions from all sources during construction of the development, including particulate emissions; c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators; d) identify the control measures that that will be implemented for each emission source; and e) nominate the following for each of the proposed controls: <ul style="list-style-type: none"> (i) key performance indicator; (ii) monitoring method; (iii) location, frequency, and duration of monitoring; (iv) record keeping; (v) complaints register; (vi) response procedures; and (vii) compliance monitoring. 	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix H)H).</p>
<p>D57. The Applicant must:</p> <ul style="list-style-type: none"> a) not commence construction until the CAQMP required by condition D56 is approved by the Planning Secretary; and b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development. 	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix H)</p>
Odour Management	
<p>D58. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).</p>	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix H)</p>
Aboriginal Heritage	
Statutory Requirements	
<p>D59. Prior to the commencement of construction of Stage 1 development, the Applicant must register identified Aboriginal items or objects on the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) Aboriginal Sites Register.</p>	<p>Section 4.10 Please also refer to the UFP (Appendix P).</p>
Archaeological Salvage	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>D60. Prior to the commencement of construction of Stage 1, the Applicant must engage a suitably qualified and experienced expert to undertake an archaeological salvage excavation of the MAM AS 1901. The Applicant must undertake the salvage excavation in accordance with the requirements of Heritage NSW, and must:</p> <ul style="list-style-type: none"> a) implement the methodology for the reburial of all salvaged Aboriginal objects within the site detailed in the Reburial Methodology, prepared by artefact, dated 26 February 2021; and b) provide the Registered Aboriginal Parties (RAPs) an opportunity to collect Aboriginal objects across the site. 	Noted
<p>D61. The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with Condition D60. An interim report of the salvage excavation must be provided to the satisfaction of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work.</p>	Noted
Unexpected Finds Protocol	
<p>D62. If any item or object of Aboriginal heritage significance is identified on site:</p> <ul style="list-style-type: none"> a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and c) Heritage NSW must be contacted immediately. 	Section 4.10 Please also refer to the UFP (Appendix P).
<p>D63. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> (NSW).</p>	Section 4.10 Please also refer to the UFP (Appendix P).
Historic Heritage	
Unexpected Finds Protocol	
<p>D64. If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area. Unexpected finds must be evaluated and recorded in accordance with the requirements of Heritage NSW and details included in the salvage excavation report required under Condition D60(b).</p>	Section 4.10 Please also refer to the UFP (Appendix P).
Biodiversity	
<p>D65. Prior to any clearing or construction works the Applicant must purchase and retire 1 ecosystem credit to offset the removal of <i>Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion</i> and 3 species credits to offset the removal of <i>Myotis macropus</i> at the site. The ecosystem and species credits must be retired in accordance with the requirements of the E&H Group’s Biodiversity Offsets Scheme and the <i>Biodiversity Conservation Act 2016</i> (NSW).</p>	Noted
<p>D66. The requirement to retire ecosystem and species credits (see Condition D65) 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 E&H Group’s Biodiversity Offsets Payment Calculator.</p>	Noted
<p>D67. The Applicant must provide the Planning Secretary with evidence that:</p> <ul style="list-style-type: none"> a) the retirement of ecosystem credits has been completed (see Condition D65); or b) a payment has been made to the Biodiversity Conservation Fund (see Condition D66), prior to undertaking any clearing of native vegetation and <i>Myotis macropus</i> habitat. 	Section 3.3

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
D68. Prior to commencement of dam dewatering and construction of the Stage 1 Development, the Applicant must implement the Flora and Fauna Management Plan included in the RtS. The Applicant must implement the most recent revision of the Flora and Fauna Management Plan for the duration of construction works.	Section 4.8 Please also refer to the Flora and Fauna Management Plan (Appendix O).
Hazards and Risk	
Dangerous Goods	
D70. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of <i>Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.	Section 4.11
Bunding	
D71. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).	Section 4.11
Waste Management	
Pests, Vermin and Noxious Weed Management	
D72. The Applicant must: a) implement suitable measures to manage pests, vermin and declared noxious 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 noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <i>Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).</i>	Section 4.7 and 4.8 Please also refer to the Flora and Fauna Management Plan (Appendix O).
Waste Storage and Processing	
D73. Prior to the commencement of construction of Building 1 and 2, the Applicant must obtain agreement from Council for the design of the waste storage area for each warehouse.	Section 4.7
D74. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Section 4.7
Waste Management Plan	
D75. The Applicant must implement the Waste Management Plan (WMP) prepared by MRA Consulting Group, dated 30 September 2020 in the EIS for the duration and construction and operation of Stage 1 of the development.	Section 4.7 Please also refer to the Waste Management Plan (Appendix M).
Statutory Requirements	
D76. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Section 4.7 Please also refer to the Waste Management Plan (Appendix M).
Unexpected Finds	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>D77. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition E2 and must ensure any material identified as contaminated and is required to be removed from the site must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal.</p>	<p>Section 4.11 Please also refer to the UFP (Appendix Q).</p>
<p>PART E – STAGE 1 DEVELOPMENT ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING ENVIRONMENTAL MANAGEMENT</p>	
<p>Management Plan Requirements</p>	
<p>E1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> a) detailed baseline data; b) details of: <ul style="list-style-type: none"> (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; d) a program to monitor and report on the: <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; f) a program to investigate and implement ways to improve the environmental performance of the development over time; g) a protocol for managing and reporting any: <ul style="list-style-type: none"> (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and h) a protocol for periodic review of the plan. <p><i>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i></p>	<p>Section 1.3.1, Table 2 (CEMP Conditions Review Table)</p>
<p>Constructions Environmental Management Plan</p>	
<p>E2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.</p>	<p>The plan</p>

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>E3. As part of the CEMP required under condition E2 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> a) Construction Traffic Management Plan (see condition D1); b) Erosion and Sediment Control Plan (see condition D25); c) Salinity Management Plan (see condition D33); d) Construction Noise Management Plan (see condition D44); e) Construction Air Quality Management Plan (see condition D56); f) Vegetation Management Plan (see Condition D69); g) Contamination Unexpected finds procedure (see Condition D77); h) Waste Management Plan (see condition D75); and i) Community Consultation and Complaints Handling. 	<p>Section 1.3.1, Table 2 (CEMP Conditions Review Table)</p>
<p>E4. The Applicant must:</p> <ul style="list-style-type: none"> a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time. 	<p>Section 1.3.1, Table 2 (CEMP Conditions Review Table)</p>
<p>Revision of Strategies, Plans and Programs</p>	
<p>E8. Within three months of:</p> <ul style="list-style-type: none"> a) the submission of a Compliance Report under condition E14; b) the submission of an incident report under condition E10; 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 C2(b) which requires a review, <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing that a review is being carried out.</p>	<p>Section 6 (Review and Improvement of Environmental Performance)</p>
<p>E9. 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.</p> <p><i>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.</i></p>	<p>Section 6 (Review and Improvement of Environmental Performance)</p>
<p>Reporting and Auditing</p>	
<p>Incident Notification, Reporting and Response</p>	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>E10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 6.</p>	<p>Section 3.5 and Section 5.1</p>
<p>Non-Compliance Notification</p>	
<p>E11. The Planning Secretary must be notified in writing to the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	<p>Section 3.5 and Section 5.1</p>
<p>E12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	<p>Section 3.5 and Section 5.1</p>
<p>E13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	<p>Section 3.5 and Section 5.1</p>
<p>Compliance Reporting</p>	
<p>E14. Within three months after the commencement of construction of the Stage 1 Development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works, the Applicant must submit a Compliance Report to the Department reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:</p> <ul style="list-style-type: none"> a) identify any trends in the monitoring data over the life of the development; b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and c) describe what measures will be implemented over the next year to improve the environmental performance of the development. 	<p>Section 5.1</p>
<p>E15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.</p>	<p>Section 5.1</p>
<p>Monitoring and Environmental Audits</p>	
<p>E16. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	<p>Section 5.1</p>
<p>Access to Information</p>	

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>E17. At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition <u>C2</u> of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) 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 monthly; (x) the Compliance Report of the development; (xi) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; (xii) any other matter required by the Planning Secretary; and <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Section 5.1 CCCHS Section 4.3.1</p>
APPENDIX 5 – APPLICANT'S MANAGEMENT AND MITIGATION MEASURES	
<p>Construction Management</p> <p>A CEMP to be prepared for the AIE Stage 1 Development capturing standard and specific management and mitigation measures as described in the SSD DA, EIS and supporting technical documents.</p>	<p>This CEMP</p>
<p>Transport</p> <p>Preparation of a CTMP to form part of the CEMP addressing issues such as:</p> <ul style="list-style-type: none"> - Truck haul routes, delivery schedules and curfews; - Protocols for the management of construction traffic moving onto and off the site. 	<p>Section 4.5 Please also refer to Construction Traffic Management Plan (Appendix I)</p>
<p>Measures and considerations for the minimisation of water use during construction and operation to being incorporated into CEMP and OEMP as relevant.</p>	<p>Section 4.14</p>
<p>Soils</p> <p>Mitigation measures inherent to the civil design of the proposal.</p>	<p>Soil and Water Management Plan (Appendix J)</p>
<p>Sediment and erosion control measures are proposed as detailed in Appendix F and Appendix G.</p>	<p>Soil and Water Management Plan (Appendix J)</p>
<p>Salinity</p> <p>A Salinity Management Plan to be prepared for the proposed development.</p>	<p>Salinity Management Plan (Appendix K)</p>

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
Management measures described in the Salinity Management Plan to be adopted in the CEMP and OEMP as relevant.	Salinity Management Plan (Appendix K)
Contamination Adoption of unexpected finds procedure for hazardous and contaminated materials management and removal during demolition and excavation.	Section 4.11 Please also refer to the UFP (Appendix Q).
Earthworks <ul style="list-style-type: none"> - Civil design achieves appropriate site levels with minimal impact on hydrology - Import of fill to be managed in accordance with the CEMP - Erosion and sediment control measures included in SSD DA package (Appendix F and Appendix G). 	Noted Section 4.6 Please also refer to the IFP (Appendix Q). Noted
Groundwater Methods and management of any required dam dewatering required, as outlined in Appendix W (Dam Dewatering Report), during construction works to be detailed in the CEMP.	Section 4.6 Please also refer to the Groundwater Management Plan (Appendix L).
Water Quality <ul style="list-style-type: none"> - Erosion and sediment controls as detailed in Appendix F and Appendix G to be implemented through CEMP. - Stormwater to be treated to compliant levels prior to discharge. - Gross Pollutant trap (GPT) to be installed within each development site on the final downstream stormwater pit prior to discharge. - WSUD measures adopted to achieve target reductions for the AIE <ul style="list-style-type: none"> o 85% Total Suspended Solids o 60% Total Phosphorus o 45% Total Nitrogen o 90% Gross Pollutants 	Section 4.6
Flora and Fauna Preparation of a Biodiversity Management Plan for the site to inform the CEMP and OEMP as relevant to manage potential impacts to biodiversity during construction and operation.	Section 4.8 Please also refer to the FFMP (Appendix O).
Waterways and Riparian Lands Realignment of creek to occur in accordance with design and management measures described in Appendix P of the EIS including: <ul style="list-style-type: none"> - Revegetation to use appropriate native aquatic macrophyte and River-flat Eucalypt-forest species within the riparian area. - ... 	Section 4.8 Please also refer to the Vegetation Management Plan (Appendix N).

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>Construction Noise</p> <ul style="list-style-type: none"> • Construction hours to be limited to 7:00am – 6:00pm Monday to Friday and 8:00am – 1:00pm Saturdays. • Where construction noise levels are predicted to be above the NMLs, all feasible and reasonable work practices are investigated to minimise noise emissions. • If construction noise levels are still predicted to exceed the NMLs, potential noise impacts would be managed via site specific construction noise management plans. • Construction works should be conducted during standard construction hours, with OOHW minimised as far as reasonable and feasible. • Locations for vibration intensive equipment should be reviewed during the preparation of the site specific Construction Noise and Vibration Management Plans (CNVMP) for construction works adjacent to sensitive receivers. • Further noise management measures to be incorporated into the CEMP as appropriate. 	<p>Section 4.2 Please also refer to the Construction Noise and Vibration Management Plan (Appendix G)</p>
<p>Air Quality and Odour – Construction</p> <ul style="list-style-type: none"> - CEMP to include standard air quality control measures, contingency plans and response procedure and suitable reporting and performance monitoring procedures. - CEMP to include standard odour mitigation measures for construction including keeping excavation surfaces moist, covering excavation faces and/or stockpiles, use of soil vapour extraction systems and regular monitoring of discharges as appropriate. 	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix H)</p>
<p>Indigenous Heritage</p> <ul style="list-style-type: none"> • Archaeological salvage excavation and monitoring to be undertaken in the presence of relevant Aboriginal stakeholders prior to ground disturbance and excavation work in identified area. • Result of detailed archaeological excavation and any suitable salvaged materials to be managed in accordance with the NPW Act and direction from relevant Aboriginal stakeholders • Implementation of Unexpected Finds Protocol 	<p>Section 4.10 Please also refer to the UFP (Appendix P).</p>
<p>Non-Indigenous Heritage</p> <ul style="list-style-type: none"> • Construction works to cease should artefacts be uncovered during ground disturbance and DPC-Heritage notified. • Implementation of Unexpected Finds Protocol. 	<p>Section 4.10 Please also refer to the UFP (Appendix P).</p>
<p>Waste Management - Construction Detailed construction minimisation and management measures to be included in the CEMP as described in Appendix Y of the EIS.</p>	<p>Section 4.7 Please also refer to the Waste Management Plan (Appendix M).</p>