CONSOLIDATED CONSENT

Development Consent

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

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

These conditions are required to:

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

Chris Ritchie
Director
Industry Assessments

Sydney	1 JULY 2022	File: EF21/4922

SCHEDULE 1

Application Number:	SSD-17352813
Applicant:	Charter Hall Limited
Consent Authority:	Minister for Planning
Site:	Lot 1 DP 866251, 65 Huntingwood Drive, Huntingwood
Development:	Staged alterations and additions to the existing food processing facility (bakery) and construction and operation of a new food processing facility (bakery) with a maximum production capacity of 50,000 tonnes per year. Additional ancillary structures including ingredient silo building, processing building and storage building. Construction of a new multi-level car-parking facility, landscaping works and replacement of the existing on-site detention basin with a new underground on-site detention tank.

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

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-17352813-MOD-1	26/08/2026	Minister	Alterations and additions to the existing food processing facility (bakery) and increased production capacity

TABLE OF CONTENTS

DEFINITIONS

Applicant	Charter Hall Limited, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Blacktown City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning and Environment (DPE)
Development	The development described in Schedule 1, the EIS and RTS, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EIS	The Environmental Impact Statement titled *Huntingwood Processing Expansion*, prepared by Urbis Pty Ltd dated 14 September 2021, submitted with the application for consent for the development
ENM	Excavated Natural Material
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the *Telecommunications Act 1997* (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding $10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)

Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	a) SSD-17352813-Mod-1: 'Huntingwood Processing Facility Expansion SSD-17352813 (MOD 1)' prepared by Urbis Ltd dated 24 February 2026 and Additional Information: 'SSD-17352813-MOD1 Response to RFI and Referrals' prepared by Urbis Ltd dated 14 May 2026.
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of a food processing facility (bakery), ingredient silo building, processing building, storage building and multi-level car-parking facility as described in the EIS and RTS
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Response to submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled *Submissions Report*, prepared by Urbis Pty Ltd and dated 24 March 2022 and supplementary information prepared by Sparkes + Partners Consulting Engineers, dated 26 April 2022
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

A2. The development may only be carried out:

(a) in compliance with the conditions of this consent;

(b) in accordance with all written directions of the Planning Secretary;

(c) in accordance with the Environmental Impact Statement and Response to Submissions;

(d) in accordance with the Modification Assessments;

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

(f) in accordance with the management and mitigation measures in Appendix 2.

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and

(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c), A2(d) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.

Limits of Production

A6. The development is not to exceed a total production limit of 50,000 tonnes per year of bakery products.

NOTIFICATION OF COMMENCEMENT

A7. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

(a) construction;

(b) operation; and

(c) cessation of operations.

A8. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

A9. Where conditions of this consent require consultation with an identified party, the Applicant must:

(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and

(b) provide details of the consultation undertaken including:

(i) the outcome of that consultation, matters resolved and unresolved; and

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

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

A10. With the approval of the Planning Secretary, the Applicant may:

(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and

(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A11. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

COMPLIANCE

A13. 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.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

A14. Before the commencement of any works, the Applicant must:

(a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;

(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and

(c) submit a copy of the dilapidation report to the Planning Secretary and applicable authority.

A15. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and

(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

A16. Prior to the commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

A17. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

A18. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

(a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and

(b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.

A19. Prior to the issue of the final Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

A20. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURES, EXTERNAL WALLS AND CLADDING

A21. 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

(a) the relevant requirements of the Building Code of Australia.

Note:
- *Under Part 6 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 development.*

A22. Prior to the issue of:

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

(b) an Occupation Certificate.

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

A23. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

WORK AS EXECUTED PLANS

A24. Prior to the issue of the relevant Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

OPERATION OF PLANT AND EQUIPMENT

A25. All plant and equipment used on site, or to monitor the performance of the development, must be:

(a) maintained in a proper and efficient condition; and

(b) operated in a proper and efficient manner.

APPLICABILITY OF GUIDELINES

A26. 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.

A27. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

AIR QUALITY

Dust Minimisation

B1. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B2. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Emission Limits

B3. The development must comply with section 128 of the *Protection of the Environment Operations Act 1997* which sets out the concentration standards and emission rates which must not be exceeded, except as expressly provided for in an Environment Protection Licence.

Odour Management

B4. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

B5. The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.

Table 1 *Hours of Work*

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

B6. Works outside of the hours identified in condition B5 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest sensitive receivers;
- (b) works agreed to in writing by the Planning Secretary;
- (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

B7. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in Appendix 2 of this consent.

Operational Noise Limits

B8. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2 *Noise Limits (dB(A))*

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
All residential receivers	47	47	41	52

Note *Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to* *time). Refer to Figure 1 in the Noise and Vibration Assessment (Rev 0.5 dated 24 August 2021) for the location of residential receivers.*

VIBRATION

Vibration Criteria

B9. Vibration caused by construction at any residence or structure outside the site must be limited to:

(a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and

(b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B10. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

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

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

(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;

(d) detail heavy vehicle routes, access and parking arrangements – including for construction staff and operational staff who currently work on the site;

(e) detail the shuttle bus transport arrangements for construction staff;

(f) include a Driver Code of Conduct to:

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

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise; and

(iv) ensure truck drivers use specified routes;

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

(h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B11. The Applicant must:

(a) not commence construction until the Construction Traffic Management Plan required by condition B10 is approved by the Planning Secretary; and

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

Parking

B12. 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.

Operating Conditions

B13. The Applicant must ensure:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)

(b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;

(c) the development does not result in any vehicles queuing on the public road network;

(d) heavy vehicles, shipping containers and bins associated with the development are not parked and/ or stored on local roads or footpaths in the vicinity of the site;

(e) all vehicles are wholly contained on site before being required to stop;

(f) all loading and unloading of materials is carried out on-site;

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

(h) all on-site turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Workplace Travel Plan

B14. Prior to the commencement of operation at the food processing building, the Applicant must prepare a Workplace Travel Plan to the satisfaction of the Planning Secretary. The Workplace Travel Plan must form part of the OEMP required by condition C5 and must:

(a) be prepared in consultation with TfNSW;

(b) outline the measures taken to ensure that shift change times associated with the development do not overlap with the shift change times at the existing Arnott's production facility which is located on the site;

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

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

B15. The Applicant must not commence operation until the Workplace Travel Plan is approved by the Planning Secretary.

B16. The Applicant must implement the most recent version of the Workplace Travel Plan approved by the Planning Secretary for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B17. The Applicant must:

(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;

(b) keep accurate records of the volume and type of fill to be used; and

(c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

B18. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

Discharge Limits

B19. The development must comply with section 120 of the *Protection of the Environment Operations Act 1997*, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

B20. The Applicant must finalise the detailed design of the development's stormwater management system, prior to the commencement of construction of that system. The stormwater management system must:

(a) be designed by a suitably qualified and experienced person(s), in accordance with the conceptual design in the Modification Assessments and in consultation with Council;

(b) be in accordance with applicable Australian Standards;

(c) be prepared in accordance with the design requirements and water quality objectives of the Blacktown Development Control Plan 2015 – Part J Water Sensitive Urban Design and Integrated Water Cycle Management and WSUD developer handbook; and

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

B21. Prior to the issue of the relevant occupation certificate, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B20) and ensure the system is operational.

B22. Prior to the commencement of operation, the Applicant must prepare a Stormwater Maintenance Protocol for the development. The Protocol must:

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

(b) be submitted to Council and the Principal Certifier;

(c) outline the procedures (including incident management procedures) and safety protection systems which would be implemented during operation of the stormwater management system; and

(d) outline the proposed maintenance regime for the stormwater management system.

The Applicant must implement the most recent version of the Stormwater Maintenance Protocol for the duration of operation.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B23. If any item or object of Aboriginal heritage significance is identified on site:

(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;

(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and

(c) Heritage NSW must be contacted immediately.

B24. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

Human Remains Protocol

B25. If human remains are discovered on site during works:

(a) all work in the immediate vicinity of the human remains must cease immediately;

(b) the area must be secured; and

(c) the NSW Police Force and Heritage NSW must be contacted immediately.

B26. Work in the immediate vicinity of the human remains must not recommence until this has been authorised by the NSW Police Force and Heritage NSW.

HISTORIC HERITAGE

Unexpected Finds Protocol

B27. If any non-Aboriginal archaeological relics are uncovered during works, then all works must cease immediately in that area of the site. Unexpected finds must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW and Council's Heritage Officer.

HAZARDS AND RISK

Dangerous Goods

B28. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B29. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled in accordance with all relevant Australian Standards

Further Requirements

B30. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:

(a) the requirements of all relevant Australian Standards; and

(b) for liquids, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual'*.

B31. In the event of an inconsistency between the requirements of conditions B29(a) and B29(b), the most stringent requirement must prevail to the extent of the inconsistency.

WASTE MANAGEMENT

Pests, Vermin and Priority Weed Management

B32. The Applicant must:

(a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and

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

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

Statutory Requirements

B33. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B34. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

B35. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

B36. 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.

BIODIVERSITY

Tree Protection

B37. All biodiversity mitigation and management measures identified within Table 9 of the Biodiversity Development Assessment Report prepared by Ecological Australia dated 29 July 2021 are to be implemented.

B38. All trees identified for retention within the site are to be retained and protected throughout the life of the development. The trees are to be protected in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Truth About Trees, dated 9 June 2021 and Australian Standard 4970:2009 – *Protection of Trees on Development Sites*. All required tree protection measures are to be implemented before any works commence on site.

B39. Tree replacement planting must be undertaken in accordance with the Landscape Plans prepared by Site Image, dated 25 March 2025. The tree species, pot size and diversity/number of replacements is to be in accordance with the Indicative Planting Schedule included within the Landscape Plans.

B40. A tree maintenance schedule is to be prepared to ensure all replacement trees are maintained for a minimum period of two years following planting. Any trees that do not survive are to be replenished with a replacement tree from the species list within the approved landscape plan.

B41. A project arborist with a minimum Australian Qualifications Framework 5 certification is to be appointed prior to the commencement of construction, and:

(a) the project arborist is to certify the installation of tree protection fencing which are to be maintained in good order; and

(b) where works to modify the existing sewer manholes conflict with the Tree Protection Zones of retained trees, the excavation must be carried out using non-destructive means under the direct supervision of the project arborist.

VISUAL AMENITY

Landscaping

B42. Prior to the commencement of operations of the food processing building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with conditions C5. The plan must:

(a) detail the species have been planted on-site;

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

(c) be consistent with conditions B37, B38, B39, B40 and the Applicant's Management and Mitigation Measures at Appendix 2.

B43. The Applicant must:

(a) not commence operations of the food processing building until the Landscape Management Plan is approved by the Planning Secretary.

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

(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B42 for the life of the development.

CONTAMINATION

Unexpected Finds

B44. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

Lighting

B45. The Applicant must ensure the lighting associated with the development:

(a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and

(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

B46. All signage and fencing must be erected in accordance with the development plans included in the Environmental Impact Statement and Response to Submissions.

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

(a) details of:

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

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

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

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

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

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

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

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

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

(f) a protocol for managing and reporting any:

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

(ii) complaint;

(iii) failure to comply with statutory requirements; and

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:

(a) Construction Traffic Management Plan (see condition B10);

(b) Erosion and Sediment Control Plan (see condition B18);

(c) Unexpected Contamination Finds Procedure (see condition B44); and

(d) Community Consultation and Complaints Handling.

C4. The Applicant must:

(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and

(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

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

C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:

(a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;

(b) describe the procedures that would be implemented to:

(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

(ii) receive, handle, respond to, and record complaints;

(iii) resolve any disputes that may arise;

(iv) respond to any non-compliance;

(v) respond to emergencies; and

(c) include the following environmental management plans:

(i) Workplace Travel Plan (see condition B14);

(ii) Waste Management Protocol; and

(iii) Landscape Management Plan (see condition B42)

C7. The Applicant must:

(a) not commence operations of the food processing building until the OEMP is approved by the Planning Secretary; and

(b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

(a) the submission of a Compliance Report under condition C14;

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

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

(d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

the strategies, plans and programs required under this consent must be reviewed.

C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.

C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Compliance Reporting

C14. Within 12 months after the commencement of operations associated with the food processing building, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

(a) be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department, 2020);

(b) identify any emerging trends in the monitoring data over the life of the development;

(c) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and

(d) if necessary, describe what measures will be implemented over the next year to improve the environmental performance of the development.

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

Monitoring and Environmental Audits

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

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

ACCESS TO INFORMATION

C17. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:

(a) make the following information and documents (as they are obtained or approved) publicly available on its website:

(i) the documents referred to in condition A2 of this consent;

(ii) all current statutory approvals for the development;

(iii) all approved strategies, plans and programs required under the conditions of this consent;

(iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;

(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;

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

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

(viii) a complaints register, updated quarterly;

(ix) the Compliance Report of the development;

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

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

APPENDIX 1 DEVELOPMENT PLANS

ARCHITECTURAL DRAWINGS PREPARED BY HLA ARCHITECTS PTY LTD			
DRAWING NO.	REV.	DATED.	TITLE.
200810-AR-A000	B	19.03.25	COVER PAGE AND SITE PLAN
200810-AR-A001	A	04.02.25	SITE PLAN – PROPOSED DEMOLITION
200810-AR-A002	F	04.02.25	SITE PLAN – STAGE 1 (OVERALL)
200810-AR-A003	B	04.02.25	SITE PLAN – STAGE 2 (OVERALL)
200810-AR-A100	A	19.03.25	BASEMENT B2 CARPARK PLAN
200810-AR-A101	A	19.03.25	BASEMENT B1 CARPARK PLAN
200810-AR-A102	A	05.02.25	MANUFACTURING FLOOR PLAN (BASE BUILD)
200810-AR-A103	A	05.02.25	MANUFACTURING FLOOR PLAN (FIT-OUT)
200810-AR-A104	A	19.03.25	FIRST FLOOR PLAN (AMENITIES LEVEL)
200810-AR-A105	A	19.03.25	SECOND FLOOR (PLANT & CEILING LEVEL)
200810-AR-A120	B	19.03.25	SILO 1
200810-AR-A121	F	19.03.25	CHOCOLATE PROCESSING, ENROBING AND HV/LV BUILDINGS SITE AND ROOF PLANS
200810-AR-A122	C	19.03.25	CREAMING & ENROBING ROOM FLOOR PLANS
200810-AR-A123	E	19.03.25	ENROBING ROOM/HV ROOM/CHOCOLATE BLDG ELEVATIONS AND SECTIONS
200810-AR-A124	C	20.12.24	CHOCOLATE BLDG N HV-LV BUILDING PLAN & ELEVATION
200810-AR-A125	A	12.12.24	PACKAGING MATERIAL STORE
200810-AR-A126	C	23.01.25	OVEN ANNEX, ENGINEERING STORE & HARDSTAND EXTENSION
200810-AR-A200	C	04.02.25	ELEVATIONS (OVERALL SITE)
200810-AR-A210	A	05.02.25	H2 FACILITY SECTIONS – SHEET 1
200810-AR-A211	A	05.02.25	H2 FACILITY SECTIONS – SHEET 2

CIVIL ENGINEERING DRAWINGS PREPARED BY SPARKS + PARTNERS CONSULTING ENGINEERS			
DRAWING NO.	REV.	DATED.	TITLE.
DA1101	1	11.09.25	COVER SHEET
DA1201	1	11.09.25	SPECIFICATION SHEET
DA2101	1	11.09.25	CONCEPT SEDIMENT & EROSION CONTROL PLAN – ENGINEERING SHED
DA2111	1	11.09.25	CONCEPT SEDIMENT & EROSION CONTROL PLAN – CHOCOLATE BUILDING
DA2121	1	11.09.25	CONCEPT SEDIMENT & EROSION CONTROL PLAN – PACKING WAREHOUSE
DA2701	1	11.09.25	CONCEPT SEDIMENT & EROSION CONTROL DETAILS
DA4101	3	06.05.26	CONCEPT STORMWATER & GRADING PLAN – ENGINEERING SHED
DA4111	3	06.05.26	CONCEPT STORMWATER & GRADING PLAN – CHOCOLATE BUILDING
DA4121	3	06.05.26	CONCEPT STORMWATER & GRADING PLAN – PACKING WAREHOUSE
DA4401	1	14.05.26	CONCEPT STORMWATER OSD PLAN
DA4701	2	06.05.26	CONCEPT STORMWATER MANAGEMENT DETAILS – SHEET 1
DA4702	1	06.05.26	CONCEPT STORMWATER MANAGEMENT DETAILS – SHEET 2
DA5301	2	11.09.25	CONCEPT RETAINING WALL ALIGNMENT PLAN
DA5401	2	11.09.25	CONCEPT RETAINING WALL ELEVATION PLAN
LANDSCAPE PLANS PREPARED BY SITE IMAGE LANDSCAPE ARCHITECTS			
DRAWING NO.	REV.	DATED.	TITLE.
000	F	25.03.2025	LANDSCAPE COVERSHEET
001	F	25.03.2025	TREE RETENTION AND REMOVAL PLAN
100-S1	F	25.03.2025	LANDSCAPE MASTERPLAN – STAGE 1

101-S1	F	25.03.2025	LANDSCAPE PLAN – STAGE 1
102-S1	F	25.03.2025	LANDSCAPE PLAN – STAGE 1
103-S1	F	25.03.2025	LANDSCAPE PLAN – STAGE 1
400-S1	F	25.03.2025	TREE REPLANTING PLAN – STAGE 1
100-S2	F	25.03.2025	LANDSCAPE MASTERPLAN – STAGE 2
101-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
102-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
103-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
104-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
105-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
106-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
107-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
108-S2	F	25.03.2025	LANDSCAPE PLAN – STAGE 2
400	F	25.03.2025	TREE REPLANTING PLAN – STAGE 2
501	E	22.02.2022	LANDSCAPE DETAILS
601	B	03.06.2021	LANDSCAPE SECTIONS

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

SEAR	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Traffic and Transport	Impacts on road network from construction and operational phase. Additional demand on car parking spaces.	C & O	D	4	Low	Traffic control would be required to manage and regulate construction vehicle traffic movements to and from the site during construction.	Ma	Low
Noise and Vibration	Adverse noise generation during construction on surrounding neighbours.	C	C	3	Low	The proposed development will implement the best practice measures recommended in Table 20 of the Noise and Vibration Assessment prepared SLR. These measures include: ▪ Ensure highly noisy intensive works are undertaken during the scheduled construction hours and provide appropriate respite periods during periods of high noise impacts. ▪ The site entry and exit points and stationary sources of noise are to be located away from sensitive receivers. ▪ Work areas are to be one way to minimise the need to reverse. ▪ Training is to be provided to relevant sub-contractors, on noise and vibration requirements and the location of sensitive receivers during inductions and toolbox talks. ▪ Truck drivers should avoid compression braking as far as practicable and use broadband reversing alarms where night-time work is required. ▪ Incorporate noise source mitigation measures such as using low impact construction techniques, shutting down machinery when not in operation, avoid dropping materials from a height and fit out all machinery with noise control devices. ▪ Engage in community consultation by providing appropriate notice to the affected sensitive receivers before noisy period of work, provide signage with a 24 hour contact number and review complaints and implement additional measures where feasible. ▪ Continue to conduct noise and vibration monitoring in response to valid complaints received.	Pr	Low
	Noise emissions associated with operation of the processing facility and additional traffic noise.	O	C	3	Low	No specific mitigation measures are required to manage operational noise emissions.	N/A	Low
Air Quality and Odour	Adverse air emissions generation during construction on surrounding neighbours.	C	C	4	Low	Best practice dust controls have been recommended during the construction works to minimise potential impacts on the surrounding commercial and industrial activities. The measures are detailed in Table 19 of the Air Quality and Odour Assessment prepared by SLR and include the following practices: ▪ Communication management	Pe, Ma	Low

SEAR	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						▪ Record or all complaints and incidents ▪ Regular site inspections ▪ Management of machinery and barrier locations and construction techniques / methods ▪ Management of vehicle idling and usage		
	Air and odour emissions associated with operation of the processing facility.	O	C	3	Low	The following mitigation measures are proposed as part of the operation phase: ▪ Discharges of pollutants to the air from the majority of potentially odorous activities (ovens and production areas) will be captured by BCA and AS standard compliant extraction systems and directed to rooftop vents. ▪ Containment measures for spillages will be provided at appropriate locations in the expansion area to reduce odorous emissions from waste spillages. ▪ The good housekeeping observed during the site visit will continue to be maintained on all areas of the Site, including regular cleaning of all internal and external areas. ▪ Organic waste and general waste will be removed from site for off-site disposal on a daily basis, Monday to Friday. In addition: – All generated waste will be identified and separated into common material streams or categories at the point of generation for separate collection. This ensures that any waste that has the potential to cause odour emissions is dealt with appropriately. – All organic waste will be stored in closed containers and away from direct sun. – All putrescible waste materials will be covered during transport. ▪ Signage will be provided in waste management and processing areas to provide information relating to general housekeeping requirements and to act as a daily reminder to staff working at the premises. ▪ The physical controls (including ventilation fans, exhaust stacks, extraction hoods, grease traps, air pollution control devices etc.) are/will be designed to allow for easy and safe cleaning and maintenance. Regular cleaning of physical controls is and will be undertaken as per manufacturer's requirements. ▪ BCA/AS standard compliant extraction systems are being designed for the Project in order to extract emissions and discharge them to atmosphere via dedicated discharge vents. Air pollution control devices may be implemented to further reduce emissions where complaints are received in relation to nuisance odour or where prolonged smoke is visible during normal or peak operations (i.e. not during start up or shut down). ▪ Signage should be displayed to remind drivers to turn off vehicle engines when idling at the Site for longer than 1 minute to minimise exhaust emissions. ▪ General environmental awareness training should be provided to relevant staff and contractors, including: – Potential air quality and odour impacts that may be caused by activity during normal and abnormal circumstances;	Pr, Ma	Low

SEAR	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						– Prevention of accidental air emissions and actions to be taken when accidental emissions occur; – Efficient and appropriate use and maintenance of equipment used on the Site (where relevant to their role); and – Procedures for complaint handling. ▪ All staff and contractors should be instructed to report any undue pollutant release (including odour) and visible emissions from the exhaust vents to the Site manager. ▪ In order to reduce the company's overall carbon footprint and combustion gas emissions generated by vehicles, it is recommended that commuting to work using sustainable modes of travel (such as public transport, cycling, and car share) be encouraged through the implementation of an incentive scheme and that facilities for cyclists such as bike storage areas, showers and lockers be provided.		
Visual Impacts	Built form scale and appearance will be readily visible when viewed from key public vantage points.	O	B	4	Low	Proposed visual impact mitigation in the form of tree planting across the site and the inclusion of partial green walls to the majority of the road frontages.	Ma	Low
Hazard and Risk	Storage and transport of dangerous goods	O	C	3	Medium	The following recommendations were made in regard to storing DGs as to minimise any hazard and risk: ▪ The documentation required by the Work Health and Safety Regulation 2017 applicable to a placard site shall be prepared and stored on file at the site. ▪ The appropriate placards for storages exceeding placard quantity as defined in the Work Health and Safety Regulation 2017 shall be affixed to the applicable storages.	Pr	Low
Contamination	Potential contamination sources or area of environmental concern (AEC) within site	C	C	3	Medium	A Detailed Site Investigation (DSI) is required to establish whether the site is suitable in its current state without the need for remediation, or whether remediation is required.	Pr	Low
Salinity	Identified saline soils across the proposed development area with levels of salinity that varied with depth	C	C	3	Medium	A Salinity Management Plan should be prepared in accordance with the amended Salinity Code of Practice to outline measures to be implemented to reduce the risks associated with salinity at the site.	Pr	Low
Biodiversity	Unnecessary removal or damage to the threatened species	C	D	3	Low	Develop and implement a Construction Environmental Management Plan that includes: ▪ Tree protection measures recommended in the Arboricultural Impact Assessment prepared by Truth About Trees (2021), consistent with Australian Standard AS4970-2009 Protection of Trees on Development Site.s ▪ Soil erosion and sediment controls.	Pr	Low
Tree removal	Construction impacts on retained trees at the site.	C	C	3	Medium	Specific mitigation measures to protect the retained trees during the construction phase are summarised below: ▪ A project Arborist with a minimum of AQF Level 5 certification is to be appointed prior to site establishment, demolition, or any site activities.	Pr	Low

SEAR	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						▪ The project Arborist is to certify the installation of tree protection fencing, which is to be installed in the approximate locations as shown in Appendix 2 of the AIA and maintained in good order throughout the development process. ▪ Where works to modify the existing sewer manholes conflict with the TPZs of retained trees (#169 and #218), the excavation must be carried out using non-destructive means i.e hand-digging or vacuum excavation, under the direct supervision of the project Arborist. ▪ Any demolition, excavation or work activity within the TPZ of a retained tree is to be supervised and certified by the project Arborist. ▪ The supervising Arborist is to identify any significant tree roots which are present and ensure their protection. ▪ Tree roots greater than 40mm in diameter are to be retained and protected throughout the development. ▪ Tree roots less than 40mm in diameter may be severed cleanly by the project Arborist if deemed appropriate. ▪ All other tree protection measures must be installed and maintained in accordance with Appendix 2 of the AIA and AS4970-2009-The Protection of Trees on Development Sites.		
Aboriginal Heritage	Disturbance to sub-surface objects and artefacts	C & O	E	5	Very Low	The following mitigation measures have been identified for the construction of the proposed development: (a) Although considered highly unlikely, should any archaeological deposits be uncovered during any site works, a procedure must be implemented. The following steps must be carried out: (b) All works stop in the vicinity of the find. The find must not be moved 'out of the way' without assessment. (c) Site supervisor, or another nominated site representative must contact either the project archaeologist (if relevant) or Department of Premier and Cabinet (DPC) to contact a suitably qualified archaeologist. (d) The nominated archaeologist examines the find, provides a preliminary assessment of significance, records the item and decides on appropriate management, in conjunction with the RAPs for the project. Such management may require further consultation with DPC, preparation of a research design and archaeological investigation/salvage methodology and preparation of AHIMS Site Card. (e) Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required, and further archaeological investigation undertaken. (f) Reporting may need to be prepared regarding the find and approved management strategies. Any such documentation should be appended to this ACHAR and revised accordingly. (g) Works in the vicinity of the find can only recommence upon relevant approvals from DPC. In the unlikely event that human remains are uncovered during any site works, the following must be undertaken: (a) All works within the vicinity of the find immediately stop. (b) Site supervisor or other nominated manager must notify the NSW Police and DPC.	Ma	Very Low

SEAR	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						(c) The find must be assessed by the NSW Police, and may include the assistance of a qualified forensic anthropologist. (d) Management recommendations are to be formulated by the Police, DPC and site representatives. (e) Works are not to recommence until the find has been appropriately managed.		

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
   - (a) identify the development and application number;
   - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
   - (c) identify how the incident was detected;
   - (d) identify when the applicant became aware of the incident;
   - (e) identify any actual or potential non-compliance with conditions of consent;
   - (f) describe what immediate steps were taken in relation to the incident;
   - (g) identify further action(s) that will be taken in relation to the incident; and
   - (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
   - (a) a summary of the incident;
   - (b) outcomes of an incident investigation, including identification of the cause of the incident;
   - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
   - (d) details of any communication with other stakeholders regarding the incident.