

Development Consent

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

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

These conditions are required to:

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

Chris Ritchie
Executive Director
Energy, Resource and Industry Assessments

Sydney

4 February 2026

File: SSD-19618251

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

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

CONSOLIDATED CONSENT

SCHEDULE 1

Application Number:	SSD-19618251
Applicant:	Mirvac Projects Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 100 in DP 1283398 and Lot 741 in DP 810111 1669-1723 and 1669A Elizabeth Drive, Badgerys Creek
Development:	Concept proposal for an industrial estate comprising seven industrial buildings and a café Stage 1A development including site wide earthworks, roads, stormwater, utilities, staged subdivision and construction and operation of two buildings for warehouse, distribution or general industrial use and ancillary office space

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SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-19618251-MOD-2	8 OCTOBER 2026	Team Leader	Amendments to Condition D97 and replace Condition D100

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DEFINITIONS

Additional Information	Correspondence by the Applicant in response to the Department's request for information, including the document titled <i>SSD-19618251 – Elizabeth Enterprise Precinct Stage 1 State Significant Development Application: Response to Submissions Report Responses</i> prepared by Colliers dated 9 December 2025 and Appendices A - I
Applicant	Mirvac Projects Pty Ltd, or any person carrying out any development to which this consent applies
Aspect Industrial Estate (AIE)	SSD-10448 as modified comprising an industrial estate of 9 warehouses located at 788-882 Mamre Road, Kemps Creek NSW 2178
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Concept Proposal	Concept layout of seven buildings for warehouse, distribution or industrial uses with supporting infrastructure and a café, as shown in Appendix 2
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The carrying out of works for the purpose of the development, including erection of buildings and other infrastructure permitted by this consent
Council	Penrith City Council
CPESC	Certified Professional in Erosion and Sediment Control
DA	Development Application
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
DCCEEW – CPHR Group	Conservation Programs, Heritage and Regulation Group of the Department of Climate Change, Energy, the Environment and Water
DCCEEW – Water Group	Water Group of the Department of Climate Change, Energy, the Environment and Water
DCP	Western Sydney Aerotropolis Development Control Plan 2022, or its latest version
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS, Submissions Report and Additional Information, including the works and activities comprising a Concept Proposal for an industrial estate including 7 buildings and a café and a Stage 1A development including site wide earthworks, roads, stormwater, utilities, staged subdivision and construction and operation of two buildings for warehouse, distribution or general industrial uses and ancillary office space, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled <i>Elizabeth Enterprise Precinct – Stage 1 1669-1732 and 1669A Elizabeth Drive, Badgerys Creek</i> , prepared by Ethos Urban dated 24 March 2025, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
Environmental Representative Protocol	The document of the same title published by the Department

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EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
GANSW	Government Architect of NSW
GFA	Gross Floor Area
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 <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
ICNG	Interim Construction Noise Guideline (DECC 2009)
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: “Material harm” is defined in this consent
Infrastructure Design Guidelines	Stormwater Scheme Infrastructure Design Guidelines DRAFT Western Sydney (Sydney Water, 30 August 2024) and any succeeding version of the Guidelines
IWCM	Integrated Water Cycle Management
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 harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	The documents assessing the environmental impact of proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: a) Modification 2 – Modification Statement titled ‘Modification Report SEED – SSD-19618251-Mod-2’ prepared by Urbis Ltd, dated 11 September 2026
NCC	National Construction Code
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

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Operation	The use of buildings for warehouse, distribution or general industrial use as described in the EIS and Submissions Report
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
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
Relevant Roads Authority	As defined in the Dictionary of the <i>Roads Act 1993</i> (NSW)
Regional Stormwater Authority	Sydney Water Corporation established under the <i>Sydney Water Act 1994</i> (NSW) and any successors
Regional Stormwater Scheme	Regional stormwater infrastructure as shown on the <i>Aerotropolis Draft Integrated Stormwater Scheme Plan for Wianamatta Badgerys & Cosgroves, May 2025</i> prepared by Sydney Water and any succeeding Scheme Plan
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
Registered Surveyor	Means registered surveyor within the meaning of the term in the <i>Surveying and Spatial Information Act 2002</i> (NSW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
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
Site Access / Elizabeth Drive intersection	The interim intersection works approved on 24 October 2025 by Penrith City Council under DA24/0775, as shown on Figure 10: in Appendix 6
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Stage 1A Development	Site wide earthworks, construction and operation of two buildings for warehouse, distribution or industrial uses, supporting infrastructure and staged subdivision
Submissions Report (SR)	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 <i>Elizabeth Enterprise Precinct – Stage 1, 1669-1732 and 1669A Elizabeth Drive, Badgerys Creek</i> , prepared by Ethos Urban and dated 3 September 2025
Technical Guidance	<i>Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets</i> (NSW Government, 2022)
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
WSUD	Water sensitive urban design
Year	A period of 12 consecutive months

SCHEDULE 2

PART A CONDITIONS FOR CONCEPT PROPOSAL

TERMS OF CONSENT

- A1. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, Submissions Report and Additional Information;
 - (d) in accordance with the Development Layout Plans in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 3.
- A2. 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 A2(a).
- 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.

FUTURE DEVELOPMENT APPLICATIONS

- A4. In accordance with section 4.22 of the EP&A Act, each subsequent stage of the Concept Proposal (excluding the Stage 1A Development) is to be subject to future development applications (DAs). Future DAs are to be consistent with the terms of this consent.

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.

Deferred Commencement

- A6. The Applicant must not commence any earthworks or construction of any part of the Concept Proposal until an alternate stormwater strategy is approved by the Planning Secretary for:
- (a) Aspect Industrial Estate Concept Proposal and Stage 1 (SSD-10448);
 - (b) Aspect Industrial Estate Stage 2 Development (SSD-46516461);
 - (c) Aspect Industrial Estate Stage 3 Development (SSD-52857960); and
 - (d) Aspect Industrial Estate Stage 4 Development (SSD-60513208).

Maximum Gross Floor Area

- A7. The maximum GFA of the Concept Proposal must not exceed the limits in Table 1.
Table 1 Maximum GFA of the development

Land Use	Maximum GFA (m ²)
Warehouses, distribution centres, general industrial	128,955
Ancillary offices	9,750
Dock office	1,000
Cafe	150
Total	139,855

Development Controls

- A8. The Applicant must ensure any future development on the site is consistent with the most recent version of the *Western Sydney Aerotropolis Development Control Plan 2022* (DCP) that applies at the time of that application.
- A9. The Applicant must ensure land within the Concept Proposal is preserved for future regional infrastructure, including:

- (a) Elizabeth Drive widening;
- (b) regional stormwater management basin 09; and
- (c) Sydney Water sewer pump station.

Access

A10. The Site Access / Elizabeth Drive interim intersection works shown on Figure 10: in Appendix 6 must be completed to the satisfaction of the Relevant Roads Authority prior to the commencement of operation of any part of the Concept Proposal.

STORMWATER MANAGEMENT

- A11. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the DCP in accordance with the *Technical Guidance for achieving Wianamatta-South Creek Stormwater Management Targets* (DPE 2022).
- A12. Lot 741 in DP 810111 and Lots 1, 4, 5, 7 and 8 of the Concept Proposal must only be used for stormwater management purposes, until the site is connected to the Regional Stormwater Scheme, or an alternative stormwater management strategy that meets the waterway health targets in the DCP is approved by the Planning Secretary and is installed and operational.
- A13. Regional stormwater basin 09, as shown in the Regional Stormwater Scheme, must be constructed to the satisfaction of the Regional Stormwater Authority, prior to construction of any buildings on Lots 1, 4, 5, 7 and 8 of the Concept Proposal.

TRAFFIC

- A14. The Applicant must monitor operational traffic for all developments in the Concept Proposal for a period of 12 months following commencement of operation of each development under the relevant stage. This must include, but not be limited to:
- (a) the number of light and heavy vehicle movements generated by the relevant stage of the Concept Proposal along with any approved developments under the Concept Proposal;
 - (b) verification of the predicted traffic numbers and level of service against the relevant stage of the Concept Proposal, and analysis of the potential cause of any significant discrepancies; and
 - (c) consideration of the current capacity and efficiency of the existing road network.

NOISE

A15. The Applicant must ensure that noise generated by operation of the Concept Proposal 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)	Morning Shoulder ² L _{Aeq} (15 minute)	Night L _{AMax}
Residential receivers NCA01 (west)	45	42	35	45	52
Residential receivers NCA02 (north)	40	39	36	39	52
Residential receivers NCA03 (east)	45	42	35	45	52
Residential receivers NCA04 (south)	45	42	35	45	52
Residential receivers NCA05 (south – set back)	40	39	36	39	52
Passive recreation (Overett Reserve)	48				

Note 1. Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 4 for the location of residential sensitive receivers.

2. Morning shoulder is from 5 am to 7 am.

EVIDENCE OF CONSULTATION

- A16. 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

A17. 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).

A18. 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.

A19. 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.

ADVISORY NOTES

A20. 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 CONDITIONS FOR FUTURE DEVELOPMENT APPLICATIONS

DEVELOPMENT CONTRIBUTIONS

- B1. Prior to the issue of a Construction Certificate (as required by the contributions plan or agreed by Council) for any future stage of the Concept Proposal, the Applicant must pay contributions to Council as required in accordance with the Penrith Aerotropolis Development Contributions Plan 2023, or any other contributions plan as in force when the subsequent consent is issued.
Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.
- B2. *The Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022* requires special infrastructure contributions to be made for development on rezoned land within the Western Sydney Aerotropolis Special Infrastructure Contributions Area (within the meaning of that Determination). Accordingly, any special infrastructure contribution imposed by a condition of consent to a subsequent development application in relation to the site to which this consent applies is to be determined in accordance with that Determination, or any subsequent determination of the Minister under section 7.23 of the *Environmental Planning and Assessment Act 1979* (NSW), as in force when the later consent takes effect.

CONNECTING WITH COUNTRY AND DESIGN EXCELLENCE

Wianamatta-South Creek Riparian Corridor

- B3. Future DAs must be accompanied by a Wianamatta-South Creek Corridor Strategy. The strategy must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Traditional Custodians, Council, Sydney Water and CHPR;
 - (c) describe a strategy for protecting the ecological, scenic and recreational values of Wianamatta-South Creek adjacent to the site, consistent with the objectives of the *State Environmental Planning Policy (Western Parkland City) 2021* and the Aerotropolis Precinct Plan, 2024;
 - (d) detail works to be undertaken to restore and protect the riparian corridor through water management, restoration of vegetation and rehabilitation of the watercourse and riparian zone;
 - (e) detail works to increase connections to public open spaces within the development; and
 - (f) include a schedule for delivering works to protect and enhance the Wianamatta-South Creek corridor adjacent to the site.

Landscaping

- B4. Future DAs must include a Landscape Assessment. The assessment must:
- (a) include a landscape design that is consistent with the Concept Proposal and maximises opportunities to achieve the canopy cover and permeability targets in the DCP; and
 - (b) report on the condition of landscaping completed as part of earlier stages of the Concept Proposal and detail any additional landscaping or rehabilitation works required to ensure landscaping is maintained in a healthy condition and meets the canopy cover requirements of the DCP.

VISUAL AMENITY

Lighting

- B5. Future development must comply with:
- (a) Australian Standards AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting and AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting; and
 - (b) State Environmental Planning Policy (Western Sydney Aerotropolis) 2022 Lighting Intensity and Wind Shear Map.

Signage

- B6. Future development must include a signage strategy detailing any external advertising or business identification signage and demonstrate compliance with Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021 and the DCP.

Building Materials

- B7. The Applicant must ensure the finished facades and roofs of the warehouses and office buildings use neutral, recessive colours, non-reflective materials and are designed to present an attractive façade to adjacent sensitive uses and to minimise glare.
- B8. The visible light reflectivity from building materials used in façades must meet the minimum requirements of the DCP.

TRAFFIC, ACCESS AND PARKING

Traffic Impact Assessment

- B9. Future DAs shall be accompanied by a traffic impact assessment. The assessment must:
- (a) assess the impacts on the safety and capacity of the surrounding road network and access points during construction and operation of the relevant stage in accordance with TfNSW *Guide to Transport Impact Assessment 2024* including intersections on Elizabeth Drive (at Badgerys Creek Road, Mamre Road and the Site Access) and mid-block capacity on Elizabeth Drive;
 - (b) include traffic monitoring data collected under condition A14 and condition D24 and incorporate the relevant findings into this assessment;
 - (c) demonstrate the Site Access / Elizabeth Drive intersection can accommodate operational traffic associated with the relevant stage, and traffic associated with other approved developments in the locality;
 - (d) detail the scope and timing of any required road or intersection upgrades to service the relevant stage if the assessment under sub-clause (c) identifies that additional upgrades are required; and
 - (e) demonstrate internal roads and car parking complies with relevant Australian Standards and the car parking rates in the DCP; and
 - (f) detail measures to promote non-car travel modes, including a Workplace Travel Plan identifying pedestrian and cyclist facilities to service the relevant stage of the development.

Access and Parking

- B10. Future DAs must:
- (a) demonstrate the layout, spacing and position of all access points to the estate road network would:
 - (i) minimise road safety risks, including consideration of minimising potential conflicts with other driveways within the Concept Proposal;
 - (ii) include adequate sight distances for all turning movements;
 - (iii) accommodate the turning path of the largest vehicles accessing the site to minimise the risk of conflict with other vehicles on the estate road network; and
 - (iv) minimise congestion and queueing on the estate road network.
 - (b) detail measures to minimise road safety risks and congestion such as:
 - (i) consolidation of access points to reduce the number of driveways close to each other;
 - (ii) line marking, warning signage and parking restrictions;
 - (iii) restricted turning movements, such as left-in left-out restrictions; and
 - (iv) installation of traffic controls.
- B11. Future developments on the site must meet the following requirements:
- (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 Australian Standards AS 1428.1 *Design for Access and Mobility - General Requirements for Access - New Building Work*, AS 2890.1, AS 2890.2 and AS 2890.6;
 - (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) all vehicles must be wholly contained on site and enter and exit the site in a forward direction;
 - (d) car parking must be provided in accordance with the DCP and must for each building, incorporate a minimum of 5% of parking bays for electric vehicle charging, with a further 5% constructed as readily adaptable; and
 - (e) bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and buildings in accordance with relevant guidelines and standards.

STORMWATER MANAGEMENT

- B12. Future development on the site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the DCP and the waterway health objectives and targets in the *Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets* (Technical Guidance) (NSW Government, 2022).
- B13. The Applicant must ensure sufficient land is reserved on site for stormwater management purposes (such as irrigation areas, bioretention, stormwater basin and/or undeveloped land), unless the Applicant provides evidence to the satisfaction of the Planning Secretary that an agreement is in place to demonstrate that the development is connected to the Regional Stormwater Scheme.
- B14. Future DAs must include an updated Stormwater Management System Design. The design must:
- (a) be prepared in consultation with the CPHR, Sydney Water and Council;

- (b) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems;
- (c) consider the approved stormwater management system for preceding stages of the development, including compliance of this system with the IWCM controls of the DCP and the findings of the Independent Review required under condition D32;
- (d) demonstrate the relevant stage can comply with the IWCM controls of the DCP and the Technical Guidance, including updated MUSIC modelling that includes the relevant stage and other approved and constructed stages of the Concept Proposal;
- (e) include details of the design and delivery of regional stormwater basin 09 as required by condition A13, that has been prepared in consultation with the Regional Stormwater Authority;
- (f) include details of the design and delivery timeframe for regional stormwater basins 10, 11 and 12 located on Lot 741 in DP 810111, including details of consultation with the Regional Stormwater Authority;
- (g) include an assessment of any impacts on salinity and sodic soils from the future development including any proposed WSUD infrastructure; and
- (h) detail any infrastructure required to connect the relevant stage to the Regional Stormwater Scheme and how interim infrastructure (including rainwater tanks, bio-retention, stormwater basin and irrigation system) will be decommissioned following connection to the Regional Stormwater Scheme.

NOISE AND VIBRATION

B15. Future DAs must be accompanied by a Noise and Vibration Impact Assessment. The assessment must:

- (a) identify the noise and vibration impacts during construction and operation, including any concurrent construction works and operational activities;
- (b) demonstrate the development complies with the noise limits in condition A15 when considered cumulatively with other noise sources;
- (c) update the noise modelling for the Concept Proposal to incorporate the findings of the operational noise verification monitoring conducted in accordance with condition D57;
- (d) compare the noise predictions for the relevant stage with the original noise predictions for the Concept Proposal and the noise limits in condition A15;
- (e) provide an analysis of all external plant and equipment, including but not limited to, forklifts, air conditioners and refrigeration systems and on-site vehicle movements;
- (f) incorporate noise mitigation measures, such as increased building setbacks, building insulation, noise barriers, layout of truck loading areas or source controls, to demonstrate the noise limits in condition A15 can be achieved;
- (g) analyse the need for noise barriers or further noise agreements to meet relevant noise limits at sensitive receivers; and
- (h) recommend mitigation and management measures (excluding measures at receivers) to be implemented to minimise noise during construction and operation.

AIR QUALITY

B16. Future DAs must be accompanied by an Air Quality and Odour Impact Assessment. The assessment must:

- (a) be prepared in accordance with the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales* (EPA 2016) and *Assessment and Management of Odour from Stationary Sources in NSW* (DEC 2006);
- (b) identify the air quality and odour impacts during construction and operation, including potential impacts on sensitive receivers;
- (c) update the air quality impact assessment for the relevant stage to incorporate the findings from the air quality monitoring conducted under condition D43 and the air quality independent audit under D45;
- (d) compare the air quality predictions for the relevant stage with the Air Quality Impact Assessment included in the Submissions Report;
- (e) assess any potential cumulative impacts from concurrent construction and operational activities on the site and from surrounding developments; and
- (f) recommend mitigation, management and monitoring measures to be implemented to minimise air quality and odour impacts during construction and operation.

HAZARDS AND RISK

B17. Future DAs must be accompanied by a Preliminary Risk Screening. The risk screening must:

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- (a) be prepared in accordance with State Environmental Planning Policy (Resilience and Hazards) 2021 and Hazardous and Offensive Development Application Guidelines – Applying SEPP 33, Department of Planning, 2011; and
- (b) clearly indicate the class, quantity and location of all dangerous goods and hazardous materials associated with the development.

B18. If the Preliminary Risk Screening required by Condition B17 indicates that the development is 'potentially hazardous', a Preliminary Hazard Analysis (PHA) must be prepared in accordance with Hazardous Industry Planning Advisory Paper No. 6 – Guidelines for Hazard Analysis (Department of Planning, 2011) and Multi-Level Risk Assessment (Department of Planning, 2011).

AIRPORT SAFEGUARDING

B19. Future DAs must include a risk assessment of the development on Western Sydney Airport operations and address the requirements of the Aviation Safeguarding Guidelines – Western Sydney Aerotropolis and surrounding areas.

BUSHFIRE PROTECTION

B20. The Applicant shall ensure future DAs comply with:

- (a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);
- (b) the construction standards and asset protection zone requirements recommended in the 'Bushfire Hazard Assessment – SSD-19618251', prepared by Blackash Bushfire Pty Ltd, dated 2 September 2025; and
- (c) Australian Standard AS2419.1-2005 *Fire hydrant installations System design, installation, and commissioning*.

ENDEAVOUR ENERGY

B21. The Applicant must obtain relevant approvals from Endeavour Energy, or relevant service provider, prior to the construction of any electricity utility works to service each stage of the development.

SYDNEY WATER

B22. Future developments must include a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994* (NSW).

EXTERNAL WALLS AND CLADDING

- B23. The external walls of all future buildings must comply with the relevant requirements of the BCA.
- B24. Future development involving the construction of external walls must ensure that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

Note: Documentary evidence that these comply with the BCA will need to be provided to the Certifier prior to the issue of any construction certificate for these works and prior to the Occupation Certificate. A copy of the documentation given to the Certifier will also be required to be provided to the Planning Secretary within seven days after the Certifier accepts it.

PART C STAGE 1A DEVELOPMENT - ADMINISTRATIVE 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 development, and any rehabilitation required under this consent.

TERMS OF CONSENT

- C2. The Stage 1A 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, Submissions Report and Additional Information;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 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 C3(a).
- 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.

LIMITS OF CONSENT

Lapsing

- C5. 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.

Deferred Commencement

- C6. The Applicant must not commence any earthworks or construction of any part of the development until an alternate stormwater strategy is approved by the Planning Secretary for:
- (a) Aspect Industrial Estate Concept Proposal and Stage 1 (SSD-10448);
 - (b) Aspect Industrial Estate Stage 2 Development (SSD-46516461);
 - (c) Aspect Industrial Estate Stage 3 Development (SSD-52857960); and
 - (d) Aspect Industrial Estate Stage 4 Development (SSD-60513208).

Maximum Gross Floor Area

- C7. The maximum GFA for the Stage 1A Development on the site must not exceed the limits in Table 3.

Table 3 Maximum GFA of the Stage 1A Development

Land Use	Maximum GFA (m ²)
Warehouses, distribution centres, general industrial	54,605
Ancillary offices	2,960
Dock office	400
Total	57,965

Development Controls

- C8. The Applicant must ensure land within the site is preserved for future regional infrastructure, including:
- (a) Elizabeth Drive widening;
 - (b) regional stormwater management basin 09; and
 - (c) Sydney Water sewer pump station.

Access

- C9. The Site Access / Elizabeth Drive interim intersection works shown on Figure 10: in Appendix 6 must be completed to the satisfaction of the Relevant Roads Authority prior to the commencement of operation of any part of the Stage 1A development.

Stormwater Management

- C10. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the DCP in accordance with the *Technical Guidance for achieving Wianamatta-South Creek Stormwater Management Targets* (DPE 2022).

NOTIFICATION OF COMMENCEMENT

- C11. 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) road works for the Site Access / Elizabeth Drive intersection;
 - (b) earthworks;
 - (c) construction; and
 - (d) operation.
- C12. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).

EVIDENCE OF CONSULTATION

- C13. 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

- C14. 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).
- C15. 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.
- C16. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- C17. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- C18. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and

- (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Sydney Water

- C19. Prior to the commencement of construction of the Stage 1A Development, the Applicant must obtain a Building Plan Approval from Sydney Water to ensure sewer, water or stormwater mains or easements would not be affected by the development.
- C20. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- C21. Prior to the issue of a Subdivision Certificate or 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.
- C22. Prior to the issue of an Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

- C23. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- C24. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.
- Note:**
- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
 - The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

EXTERNAL WALLS AND CLADDING

- C25. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- C26. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- C27. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

SUBDIVISION

- C28. Prior to the issue of a Subdivision Certificate for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must:
- (a) be prepared in accordance with Penrith City Council's Engineering Construction Specification for Civil Works;
 - (b) include plans indicating the depth of cut / fill for the entire site;
 - (c) include survey information showing surface levels and site contours at 0.5 m intervals, shown to AHD; and
 - (d) be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.
- C29. Prior to the issue of a Subdivision Certificate for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.
- C30. Prior to the issue of a Subdivision Certificate for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.
- C31. Prior to the dedication of any internal estate road as a public road:

- (a) a final inspection of the estate road is to be undertaken by the Relevant Roads Authority. All compliance documentation for road and drainage construction of the estate road must be submitted to the Relevant Roads Authority in accordance with the Relevant Roads Authority's specifications and requirements; and
- (b) where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with and approved by Council prior to the installation of any such regulatory/advisory signage and line marking.

COMPLIANCE

- C32. 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.

DEVELOPMENT CONTRIBUTIONS

- C33. Prior to the issue of a Construction Certificate for any part of the development, the Applicant must pay a levy under section 7.12 of the EP&A Act of \$8,079,380, being 5.6% of the cost of carrying out the development as determined in accordance with section 208 of the EP&A Regulation and the Penrith Aerotropolis Development Contributions Plan 2023. The levy must be indexed (from the date of this consent to the date of payment) in accordance with Section 3.7 of the Penrith Aerotropolis Development Contributions Plan 2023.

SPECIAL INFRASTRUCTURE CONTRIBUTION

- C34. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (as in force when this development consent takes effect).

A person may not apply for a Construction Certificate or a Subdivision Works Certificate (as the case may require, having regard to the Determination) in relation to the development unless the person provides, with the application, written evidence from the Department of Planning, Housing and Infrastructure that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

Note: A request for assessment by the Department of Planning, Housing and Infrastructure of the amount of the contribution that is required under this condition can be made through the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service>). Please refer enquiries to SIContributions@planning.nsw.gov.au

OPERATION OF PLANT AND EQUIPMENT

- C35. 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.

WORK AS EXECUTED PLANS

- C36. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

ENVIRONMENTAL REPRESENTATIVE (ER)

- C37. Works must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.
- C38. The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of works, or within another timeframe agreed with the Planning Secretary.
- C39. The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS or Submissions Report and is independent from the design and construction personnel for the development.
- C40. The Applicant may engage more than one ER for the development, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of the development.
- C41. For the duration of the works until the commencement of operation, or as agreed with the Planning Secretary, the approved ER must:
- (a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;
 - (b) consider and inform the Planning Secretary on matters specified in the terms of this consent;
 - (c) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
 - (d) review management plans 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:
 - (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);

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- (e) regularly monitor the implementation of the management plans required under this consent to ensure implementation is being carried out in accordance with the document and the terms of this consent;
 - (f) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
 - (g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; and
 - (h) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Monthly Report** providing the information set out in the Environmental Representative Protocol under the heading "Environmental Representative Monthly Reports." The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.
- C42. 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 C41 (including preparation of the ER monthly report), as well as:
- (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).
- C43. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions. The Applicant must:
- (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.

APPLICABILITY OF GUIDELINES

- C44. 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.
- C45. 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 D STAGE 1A DEVELOPMENT - SPECIFIC ENVIRONMENTAL CONDITIONS

DESIGN EXCELLENCE

Public Art

- D1. Prior to the installation of public art feature(s), the Applicant must prepare a Public Art Plan for the Stage 1A development. The plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be generally in accordance with the Public Art Strategy prepared by Yerrabingin, March 2023;
 - (c) have regard to the following guidelines and protocols, including but not limited to:
 - (i) *NSW Public Art Toolkit* (Create NSW, 2023);
 - (ii) *Connecting with Country* (GANSW, 2023);
 - (iii) *Aboriginal Arts and Culture Protocols* (Create NSW, 2021);
 - (iv) *Penrith City Council Cultural Strategy and Action Plan 2024-2028*;
 - (d) include:
 - (i) involvement of Western Sydney based First Nations artists;
 - (ii) details of the selected public art concept(s) and proposed methods of integrating the public art features into the development (including naming conventions); and
 - (iii) details of ongoing maintenance of the public art features.
- D2. The Applicant must not commence construction or installation of the public art feature(s) until the Public Art Plan required by condition D1 is approved by the Planning Secretary.
- D3. Prior to operation of the Stage 1A development, the Applicant must ensure the public art feature(s) included in the Public Art Plan have been fully implemented.

Landscaping

- D4. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition E5. The plan must:
- (a) be consistent with the planting schedule, species, pot size, number of plants as described in the *Elizabeth Enterprise Precinct Stage 1 Landscape SSDA Report* prepared by Site Image dated December 2025;
 - (b) be generally consistent with the species list in the DCP or alternative species for minimising wildlife attraction on land within the 3 km wildlife buffer of the airport;
 - (c) describe the monitoring and maintenance measures for landscaping on the site; and
 - (d) be consistent with the Applicant's Management and Mitigation Measures at Appendix 3.
- D5. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;
 - (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
 - (c) maintain landscaping on the site in accordance with the approved Landscape Management Plan required by condition D4 for the life of the development.

VISUAL AMENITY

Lighting

- D6. The Applicant must ensure the lighting associated with the Stage 1A development:
- (a) does not exceed an intensity of light of zone C – 150 cd and zone D – 450 cd, above the 3 degree horizontal plane, as shown in *State Environmental Planning Policy (Western Sydney Aerotropolis) 2022 Lighting Intensity and Wind Shear Map*, or be fitted with shrouds that prevent light emission above the horizontal plane;
 - (b) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
 - (c) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.
- D7. The Applicant must ensure any lighting used during construction does not point upwards or potentially result in risk of distraction to pilots.

Signage and Fencing

- D8. Prior to the installation of any permanent signage on the site, the Applicant must prepare a detailed Signage Strategy for the site, to the satisfaction of the Planning Secretary. The Strategy must:
- (a) be developed in consultation with Traditional Custodians;

- (b) meet the requirements of the DCP for signage;
- (c) include detailed designs for each building and the Estate Entry signage;
- (d) ensure signage is located such that it does not conflict with façade design features; and
- (e) include details of any proposed illumination and measures to control lighting impacts, including but not limited to the use of backlit signs.

D9. The Applicant must:

- (a) not commence construction of any permanent signage until the Signage Strategy required by condition D8 is approved by the Planning Secretary; and
- (b) implement the Signage Strategy approved by the Planning Secretary.

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

D10. All fencing must be erected in accordance with Stage 1 Masterplan included in the Additional Information.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

D11. Prior to the commencement of earthworks and construction of the development, the Applicant must prepare a Construction Traffic Management Plan to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition E2 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;
- (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
- (f) include a program to monitor the effectiveness of these measures; and
- (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

D12. The Applicant must:

- (a) not commence earthworks until the Construction Traffic Management Plan required by condition D11 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.

Access Roads

D13. Prior to the commencement of operation of the Stage 1A development, the Applicant must complete the construction of the Site Access / Elizabeth Drive intersection, as described in DA 24/0775, to the satisfaction of TfNSW and Council. The Applicant must obtain approval for the works under section 138 of the *Roads Act 1993* and enter into a Works Authorisation Deed (WAD) with TfNSW for the intersection works.

D14. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the Site Access / Elizabeth Drive intersection works and as required by the various public utility authorities and/or their agents. Should any public utility adjustment/relocation works be required adjacent to a classified road, plans are to be submitted to TfNSW for concurrence under section 138 of the *Roads Act, 1993*, prior to the commencement of any works.

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 Elizabeth Drive during construction activities. A ROL can be obtained through <https://myrta.com/oplinc2/pages/security/oplincLogin.jsf>

D16. Prior to the commencement of operation of:

- (a) building 2 in the Stage 1A development, the Applicant must complete construction of the Stage 1A Infrastructure – Phase 1, as shown on Figure 7: in Appendix 2 to the satisfaction of the Planning Secretary; and
- (b) building 6 in the Stage 1A development, the Applicant must complete construction of the Collector Road, Industrial Roads and Park Edge Road, shown as Stage 1A Infrastructure - Phase 2 and Phase 3 on Figure 7: in Appendix 2, to the satisfaction of the Relevant Roads Authority.

Street Trees

- D17. Prior to the commencement of construction of the Collector Road, Industrial Roads and Park Edge Road on the site, the Applicant must submit a detailed design for passively irrigated street trees, to the satisfaction of Council as the Relevant Roads Authority. The design must:
- (a) be prepared in consultation with Council and the Regional Stormwater Authority;
 - (b) be prepared in accordance with Council's Draft Street Tree Masterplan; and
 - (c) demonstrate compliance with the Sydney Water *Stormwater Scheme Infrastructure Design Guideline* (current version) and the DCP.
- D18. The Applicant must not install passively irrigated street trees until the detailed design required by condition D17 is approved by Council.

Parking

- D19. The Applicant must provide sufficient parking facilities on-site in accordance with the DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the Stage 1A development does not utilise public and residential streets or public parking facilities.
- D20. Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and buildings in accordance with relevant guidelines and standards and the DCP.
- D21. A minimum of 5% of parking bays for each warehouse building must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.

Operational Traffic Management Plan

- D22. The Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Stage 1A development. The plan must detail how the largest vehicles accessing each lot can manoeuvre within each lot to ensure entry and exit in a forward direction. The Applicant must submit the OTMP to the Planning Secretary, prior to the commencement of operation of any part of the Stage 1A development.

Operating Conditions

- D23. 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 and bins associated with the development are not parked 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; and
 - (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Operational Traffic Monitoring Program

- D24. Prior to the commencement of operation of each building in the Stage 1A development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program. The program must verify light and heavy vehicle traffic numbers against the predictions in the *Transport Assessment Addendum – Elizabeth Enterprise Precinct Stage 1* prepared by ASON Group dated 4 July 2025. The program must be included in the OEMP required by condition E5 and must include but not be limited to:
- (a) detail the number of light and heavy vehicle movements, sizes of trucks, vehicle routes and hours of operation;
 - (b) queue monitoring at the following intersections:
 - (i) Site Access / Elizabeth Drive / Martin Road;
 - (ii) Elizabeth Drive / Mamre Road;
 - (iii) Elizabeth Drive / Badgerys Creek Road;
 - (c) verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;
 - (d) consider the current capacity and efficiency of the existing road network including Aldington Road and Abbots Road; and

- (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.

Work Place Travel Plan

- D25. Prior to the commencement of operation of each building in the Stage 1A development, the Applicant must prepare a Work Place Travel Plan. The Work Place Travel Plan must form part of the OEMP required by condition E5 and must:
- (a) be prepared in consultation with TfNSW;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- D26. The Applicant must implement the most recent version of the Work Place Travel Plan for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- D27. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site for use as fill;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the Planning Secretary upon request.

Discharge Limits

- D28. The Stage 1A development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Erosion and Sediment Control

- D29. Prior to the commencement of any earthworks, or any other surface disturbance, the Applicant must prepare an Erosion and Sediment Control Plan (ESCP) to the satisfaction of the Planning Secretary. The ESCP must form part of the CEMP required by condition E2 and must:
- (a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;
 - (b) be prepared in consultation with CPHR and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the ESCP;
 - (c) be independently reviewed and verified by the ER prior to submission to the Planning Secretary;
 - (d) comply with the detailed technical specifications in the *Technical guidance for achieving Wianamatta South Creek stormwater management targets* (DPE 2022) (the Technical Guidance) or its latest version;
 - (e) be consistent with the DCP and demonstrate how the construction phase waterway health targets and controls are achieved; and
 - (f) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed.
- D30. The Applicant must:
- (a) not commence earthworks until the ESCP required by condition D29 is approved by the Planning Secretary;
 - (b) ensure installation and operation of the erosion and sediment controls are supervised and certified by the CPESC appointed under condition D29(a);
 - (c) implement the ESCP approved by the Planning Secretary for the duration of earthworks and construction; and
 - (d) engage the CPESC to conduct monthly audits of the erosion and sediment controls for the duration of earthworks and construction and for a further 12 months following the completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance. Monthly audit reports must be reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.
- D31. The Environmental Representative (ER) appointed in accordance with condition C40, shall make a written statement to the Planning Secretary confirming the erosion and sediment controls are commissioned, prior to the commencement of earthworks and other construction activities for the Stage 1A development. The ER must also verify that disturbed areas have been adequately stabilised at the completion of earthworks.

Stormwater Management System Design

- D32. Prior to commencing earthworks related to the stormwater management system, the Applicant must submit to the satisfaction of the Planning Secretary, an Independent Review of the detailed design of the stormwater management system. The Independent Review must:

- (a) be undertaken by a suitably qualified chartered engineer with experience in modelling, design and supervision of WSUD systems, who is independent of the development and whose appointment has been endorsed by the Planning Secretary;
- (b) certify the detailed design meets section 2.3.2 of the DCP and the waterway health targets in the Technical Guidance;
- (c) certify the permeability of materials used to construct the temporary evaporative basin, including any requirements and specifications for lining of the basin, based on comprehensive sampling;
- (d) demonstrate sufficient land is reserved on site for stormwater management (such as undeveloped areas);
- (e) detail a maintenance and monitoring program for the interim stormwater infrastructure to ensure continued compliance with the DCP and Technical Guidance;
- (f) demonstrate sufficient maintenance access is provided to all stormwater infrastructure; and
- (g) certify the civil and landscape drawings comply with the Technical Guidance.

D33. The Applicant must:

- (a) not commence earthworks related to the stormwater management system until the Independent Review required by condition D32 is approved by the Planning Secretary;
- (b) ensure construction of the stormwater management system is supervised and certified by a suitably qualified chartered engineer;
- (c) implement the stormwater management system approved by the Planning Secretary prior to the commencement of operation of the first building on the site; and
- (d) maintain the stormwater management system for the duration of the development.

D34. The Applicant must decommission and pay the full costs associated with decommissioning the temporary evaporative basin once the site is connected to the Regional Stormwater Scheme. Written evidence must be provided to the satisfaction of the Planning Secretary demonstrating the infrastructure has been decommissioned.

Water and Stormwater Management Plan

D35. Prior to commencement of operation of the first building in the development, the Applicant must prepare a Water and Stormwater Management Plan for the development. The plan form part of the OEMP required by condition E5 and must:

- (a) be prepared by a suitably qualified chartered engineer with experience in modelling, design and supervision of WSUD systems;
- (b) be prepared in consultation with Sydney Water and CPHR;
- (c) comply with the requirements of the Technical Guidance for the preparation of a Water and Stormwater Management Plan;
- (d) be consistent with the design approved under condition D33;
- (e) include:
 - (i) detailed engineering drawings for all WSUD elements including plan views, cross-sections and long sections;
 - (ii) detailed landscape drawings with topsoil requirements, planting schedules and hardscape (maintenance access) details;
 - (iii) an operation and maintenance plan for the WSUD measures;
 - (iv) details of water licence requirements for the development;
- (f) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the Regional Stormwater Scheme being available for the site to connect to; and
- (g) include certification (and appropriate designed checklists) for the WSUD measures by the chartered engineer appointed under condition D35(a), that the detailed design complies with the Technical Guidance.

D36. The Applicant must:

- (a) not commence operation of any building until the Water and Stormwater Management Plan required by condition D35 has been implemented and a copy of it submitted to Planning Secretary; and
- (b) maintain the stormwater management system in accordance with the Water and Stormwater Management Plan required under condition D35 for the duration of the development.

Flood Management

D37. Prior to the commencement of earthworks for the Stage 1A development, the Applicant must prepare a Flood Emergency Response Plan. The Plan must form part of the CEMP and OEMP required by conditions E2 and E5 and must:

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

- (b) be prepared in consultation with the NSW State Emergency Service;
 - (c) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (d) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.
- D38. The Applicant must:
- (a) submit a copy of the Flood Emergency Response Plan required by condition D37 to the Planning Secretary prior to the commencement of construction; and
 - (b) implement the most recent version of the Flood Emergency Response Plan for the duration of the development.
- D39. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.
- D40. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

AIR QUALITY

Dust Minimisation

- D41. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- D42. During earthworks and construction of the Stage 1A development, the Applicant must ensure that:
- (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.

Construction Air Quality Management Plan

- D43. Prior to the commencement of earthworks, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the Stage 1A development, to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition E2. The CAQMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with owners of adjoining residential properties (including those still occupied for residential use), include evidence of this consultation, details of any issues raised and how the plan has responded to any issues raised during consultation;
 - (c) detail and rank all emissions, including particulate emissions, from all sources during construction of the development;
 - (d) describe a program that can evaluate the performance of the construction and determining compliance with key criteria, including installation of real-time air quality monitors at the most affected sensitive receivers;
 - (e) identify the locations of the real-time air quality monitors;
 - (f) identify the control measures that will be implemented for each emission source;
 - (g) nominate the following for each of the proposed controls:
 - (i) key criteria;
 - (ii) monitoring method; and
 - (iii) location, frequency and duration of monitoring;
 - (h) outline procedures that will be implemented in relation to:
 - (i) record keeping;
 - (ii) reporting to the Environmental Representative;
 - (iii) complaints register;
 - (iv) a program of regular consultation and communication with affected receivers;
 - (v) response procedures; and
 - (vi) compliance monitoring;
 - (i) include a Trigger Action Response Plan (TARP) that must include:

- (i) the objectives of the TARP;
- (ii) triggers for:
 - continuously monitored PM₁₀ concentrations;
 - meteorological conditions;
 - visible dust plumes;
 - on-site activities that have the potential for elevated dust emissions;
- (iii) a procedure to identify likely dust-generating sources;
- (iv) source-specific actions to reduce dust generation rates;
- (v) a procedure to determine the effectiveness of the implemented actions;
- (vi) a procedure to implement additional controls if required, to ensure the development complies with the conditions of this consent; and
- (vii) a procedure to record evidence / observations of the effectiveness of the implemented actions to manage the triggers, and evidence to demonstrate that the objectives of the TARP have been achieved; and
- (j) detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.

D44. The Applicant must:

- (a) not commence earthworks until the CAQMP required by condition D43 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.

Independent Air Quality Audit

D45. Within three months of the commencement of earthworks and every three months thereafter until the completion of earthworks, the Applicant must commission and pay the full cost of an Independent Air Quality Audit (IAQA) to review the air quality performance of the Stage 1A development. The IAQA must:

- (a) be undertaken by a suitably qualified (i.e. CAQP and/or CEnv), experienced and independent expert whose appointment has been endorsed by the Planning Secretary;
- (b) analyse the performance of the CAQMP, including the TARP;
- (c) audit the performance of the CAQMP, including the TARP in achieving its objectives;
- (d) identify any deficiencies in the CAQMP including the TARP in achieving its objectives and propose changes to improve the performance of the CAQMP to achieve those objectives;
- (e) review the air quality monitoring and mitigation requirements and air quality monitoring data for the audit period;
- (f) analyse any incidents, non-compliances and complaints that occurred or were made during the audit period; and
- (g) if necessary, recommend and prioritise measures to improve the air quality controls on-site for subsequent stages of the earthworks program, such that sensitive receivers would be protected against adverse air quality impacts from the development.

D46. Within 6 weeks of commissioning of the IAQA required by Condition D45, or as otherwise agreed by the Planning Secretary, the Applicant must submit a copy of the audit report to the Planning Secretary, together with the Applicant's response to any recommendations contained in the audit report. The response must include a timeframe for implementing the recommendations of the IAQA.

Air Quality Discharges

D47. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

Odour Management

D48. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE AND VIBRATION

Hours of Work

D49. The Applicant must comply with the hours detailed in Table 4.

Table 4 Hours of Work

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

D50. Works outside of the hours identified in condition D49 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

D51. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan required under condition D52.

Construction Noise and Vibration Management Plan

D52. Prior to the commencement of earthworks and construction, the Applicant must prepare a Construction Noise and Vibration Management Plan to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition E2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) include noise management and mitigation measures, including any described in Appendix 3;
- (d) detail a monitoring program to manage construction noise impacts on sensitive receivers, including quarterly monitoring as a minimum;
- (e) describe the measures to be implemented to manage high noise generating works close to sensitive receivers;
- (f) include strategies that have been developed in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods;
- (g) describe the community consultation undertaken to develop the strategies in condition D52(e) and (f); and
- (h) include a complaints management system that would be implemented for the duration of the development.

D53. The Applicant must:

- (a) not commence earthworks until the Construction Noise and Vibration Management Plan required by condition D52 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of earthworks and construction.

Operational Noise Limits

D54. The Applicant must ensure that noise generated by operation of the Stage 1A development does not exceed the noise limits in Table 5.

Table 5 Noise Limits (dB(A))

Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Morning Shoulder ² LAeq (15 minute)	Night L _{AMax}
Residential receivers NCA01 (west)	45	42	35	45	52
Residential receivers NCA02 (north)	40	39	36	39	52
Residential receivers NCA03 (east)	45	42	35	45	52
Residential receivers NCA04 (south)	45	42	35	45	52
Residential receivers NCA05 (south – set back)	40	39	36	39	52

- Note** 1. Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 4 for the location of residential sensitive receivers.
2. Morning shoulder is from 5 am to 7 am.

Operational Noise and Vibration Management Plan

- D55. The Applicant must prepare an Operational Noise and Vibration Management Plan for the Stage 1A development to the satisfaction of the Planning Secretary. The Plan must form part of an OEMP in accordance with condition E5 and must:
- (a) be prepared by a suitably qualified and experienced noise expert;
 - (b) describe all noise sources from the development;
 - (c) identify the measures that will be implemented to minimise noise emissions and to achieve the noise limits in condition D54, consistent with the recommended noise mitigation measures in the Noise and Vibration Impact Assessment prepared by Renzo Tonin & Associates dated 17 October 2024;
 - (d) describe a program to monitor compliance with the noise limits specified in condition D54; and
 - (e) include a complaints management system that would be implemented for the duration of the development.
- D56. The Applicant must:
- (a) not commence operation of the Stage 1A development until the Operational Noise and Vibration Management Plan required by condition D55 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Operational Noise and Vibration Management Plan approved by the Planning Secretary for the duration of the development.

Operational Noise Verification Report

- D57. Within three months of the commencement of operation of the first building in the Stage 1A development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:
- (a) be prepared to the satisfaction of the Planning Secretary;
 - (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and
 - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
 - (iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);
 - (c) include:
 - (i) an analysis of compliance with noise limits specified in condition D54;
 - (ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition D54; and
 - (iii) a description of contingency measures (including specific measures to manage noise generating activities during the night time period) in the event management actions are not effective in reducing noise levels to comply with the limits specified in condition D54.

Noise Agreements

- D58. Should the Operational Noise Verification Report identify that the noise limits in condition D54 cannot be achieved through the mitigation and contingency measures required to be considered under condition D57, the Applicant must, within two months of completing the Operational Noise Verification Report:
- (a) offer to enter into noise agreement(s) with the eligible receivers shown on Figure 9: in Appendix 4;
 - (b) provide written evidence to the Planning Secretary that an agreement is in place with these receivers.
- ~~D59. Prior to the commencement of operation of the first building on the site, the Applicant must offer to enter into an agreement with the eligible receivers shown on Figure 9: in Appendix 4 and submit copies of the noise agreements to the Planning Secretary.~~
- D60. The noise agreements required under condition D58 must be in force until the existing residential use ceases on the land subject to the agreement or a development application for general industrial or other employment uses applies to the land, whichever is sooner.

VIBRATION

Condition Surveys

- D61. Prior to the commencement of earthworks, the Applicant must undertake building condition surveys for properties located within 50 metres of the site boundary, with the consent of the landowner(s).
- D62. The Applicant must repair or pay the full costs associated with repairing property that is damaged by the carrying out of the Stage 1A development.

Vibration Criteria

- D63. Vibration caused by earthworks and construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
 - (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).
- D64. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D63.
- D65. The limits in conditions D63 and D64 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved under condition D53 of this consent.

WILDLIFE HAZARDS

Wildlife Management Plan

- D66. Prior to the commencement of earthworks, the Applicant must prepare a Wildlife Management Plan for the Stage 1A development to the satisfaction of the Planning Secretary. The Plan must form part of an OEMP in accordance with condition E5 and must:
- (a) be prepared in consultation with Western Sydney International Airport (WSIA);
 - (b) be prepared by a suitably qualified and experienced expert;
 - (c) detail how each of the mitigation measures in the Wildlife Hazards Assessment prepared by Avisure dated March 2025 would be implemented;
 - (d) include a wildlife monitoring program, including monthly monitoring at a minimum for the first 12 months of operation, and on-going monitoring thereafter at a frequency commensurate with the level of wildlife attraction;
 - (e) detail wildlife dispersal measures to be implemented for the duration of the development;
 - (f) detail wildlife awareness and management training for staff;
 - (g) detail reporting mechanisms to keep WSIA informed of wildlife levels on site and dispersal actions; and
 - (h) include an annual review to assess the effectiveness of the wildlife mitigation measures and identify any additional measures required to minimise wildlife attraction to the site.
- D67. The Applicant must:
- (a) not commence earthworks until the Wildlife Management Plan required by condition D66D55 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Wildlife Management Plan approved by the Planning Secretary for the duration of the development.

ABORIGINAL HERITAGE

- D68. Prior to the commencement of earthworks and during construction works, the Applicant must implement the recommendations of the 'Elizabeth Enterprise Precinct – Stage 1 (SSD19618251) Aboriginal Cultural Heritage Assessment Report', prepared by Artefact Heritage and Environment, version 14 and dated 1 July 2025.
- D69. All reasonable steps must be taken so as not to harm, modify or otherwise impact Aboriginal objects except as authorised by this consent.
- D70. The Registered Aboriginal Parties (RAPs) must be kept informed about the development and continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the development.

Aboriginal Cultural Heritage Management Plan (ACHMP)

- D71. Prior to the commencement of earthworks for the development, the Applicant must prepare an ACHMP for the development. The plan must form part of the CEMP required by condition E2 and must:
- (a) be prepared by suitably qualified and experienced person;
 - (b) be prepared in consultation with the Registered Aboriginal Parties and reviewed by Heritage NSW;
 - (c) include a description of the measures (and associated methodologies) that would be implemented for:
 - (i) archaeological salvage excavation of EP AS 02 (AHIMS ID 45-5-5236), EP AS 03 (AHIMS ID 45-5-5624), and EEP2024 AS01 (AHIMS ID 45-5-6009) as per Section 9 of the Aboriginal Cultural Heritage Assessment Report submitted as part of the Submissions Report;

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- (ii) surface collection of EP IF 01 (AHIMS ID 45-5-5232), EP IF 02 (AHIMS ID 45-5-5231), EP IF 03 (AHIMS ID 45-5-5230), EP IF 04 (AHIMS ID 45-5-5331), EP IF 06 (AHIMS ID 45-5-5659), EP AS 01 (AHIMS ID 45-5-5233), and ED AFT 1 (AHIMS ID 45-5-5259);
- (iii) protection measures to be implemented for EP PAD 03 (AHIMS ID 45-5-5234) to ensure that it is not harmed by the proposed works;
- (iv) the long-term management of any Aboriginal heritage items or cultural material collected under the ACHMP;
- (v) ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions;
- (vi) ongoing consultation and involvement of Registered Aboriginal Parties during the implementation of the ACHMP;
- (vii) preparing Aboriginal Site Impact Recording Form/s (ASIRFs) for all Aboriginal heritage sites following construction activities with ASIRFs to be submitted to the Aboriginal Heritage Information Management System (AHIMS) registrar;
- (d) include a contingency plan and reporting procedure including an Unexpected Heritage Finds and Human Remains Procedure prepared in relation to Aboriginal cultural heritage, with these measures to be prepared in accordance with the guidelines and standards specified by Heritage NSW, be implemented for the duration of the project and to include the requirement to register any newly identified Aboriginal objects or sites in the AHIMS database;
- (e) include a section that outlines any active development approvals or Aboriginal Heritage Impact Permits (and management plans where relevant) that overlap with the current project area and identifies the Aboriginal sites subject to existing approvals/plans. This should include:
 - (i) identification of the interaction and/or administrative management requirements as relevant (e.g., management commitments for sites covered by other HMPs, alignment of management plan commitments, discrepancies in proposed management, procedures for notification of works where a site is also covered by other approvals);
 - (ii) provision for the completion of updated AHIMS searches periodically throughout the project to assist in identifying changes in management status of overlapping sites and/or newly recorded sites within the project area that may require consideration under the ACHMP. Updated searches are to be completed every six months prior to and during construction, and prior to ongoing maintenance works during operation;
- (f) include provision for the preparation of an Aboriginal Cultural Heritage Salvage Report following the completion of salvage activities under the ACHMP. The Aboriginal Cultural Heritage Salvage Report(s), must:
 - (i) be prepared by a suitably qualified expert;
 - (ii) be prepared in accordance with the Guide to Investigation, assessing and reporting on Aboriginal cultural heritage in NSW (OEH 2011) and the Code of practice for archaeological investigation of Aboriginal objects in New South Wales (DECCW 2010);
 - (iii) document the results of the salvage excavation and surface collection completed under the ACHMP;
 - (iv) document the results of any specialist studies including analysis dating of hearth materials;
 - (v) outline the long-term management strategy for all cultural material recovered from the project area;
 - (vi) be provided to the Registered Aboriginal Parties who must be given a minimum of 28 days to consider the report and provide comments before the report is finalised. The final report must be provided to the Planning Secretary, Heritage NSW, AHIMS, and the Registered Aboriginal Parties within 24 months of the completion of the Aboriginal archaeological salvage excavation and surface collection; and
- (g) include a program to monitor and report on the effectiveness of management measures and any Aboriginal cultural heritage impacts of the project.

D72. The Applicant must:

- (a) not commence earthworks until the ACHMP is approved by the Planning Secretary; and
- (b) implement the most recent version of the ACHMP approved by the Planning Secretary for the duration of the development.

Unexpected Finds Protocol

D73. 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.

D74. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

HISTORIC HERITAGE

Unexpected Finds Protocol

- D75. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:
- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
 - (b) Heritage NSW must be contacted immediately; and
 - (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.
- D76. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

BIODIVERSITY

- D77. Prior to any clearing or earthworks for the development, the Applicant must purchase and retire the following ecosystem and species credits in accordance with the requirements of the Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*:
- (a) 10 ecosystem credits to offset removal of 0.76 ha of Cumberland Shale Plains Woodland (Plant Community Type 3320); and
 - (b) 12 species credit species to offset the removal of habitat for the Southern Myotis (*Myotis macropus*).
- D78. The requirement to retire ecosystem and species credits (see condition D77) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits, as calculated by the Biodiversity Conservation Fund Charge System.
- D79. Prior to undertaking any clearing or earthworks for the development, the Applicant must provide the Planning Secretary with evidence that:
- (a) the retirement of ecosystem and species credits has been completed in accordance with condition D77; or
 - (b) a payment has been made to the Biodiversity Conservation Fund in accordance with condition D78.
- D80. The Applicant must implement the:
- (a) biodiversity mitigation measures detailed in the Biodiversity Development Assessment Report prepared by ecologie, dated 11 July 2025;
 - (b) Dam Dewatering Management Plan prepared by SLR Consulting Australia Pty Ltd, dated 13 June 2025;
 - (c) Vegetation Management Plan prepared by ecologie, dated 2 September 2025.

HAZARDS AND RISK

Dangerous Goods

- D81. 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.
- D82. Storage and handling of dangerous goods for individual warehouse buildings within the site, as defined by the Australian Dangerous Goods Code, must be strictly 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* (Department of Environment and Climate Change, 2007).
- D83. In the event of an inconsistency between the requirements of conditions D82(a) and D82(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

- D84. 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 *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

Emergency Services Information Package

- D85. Prior to the commencement of operation of the Stage 1A development, the Applicant must prepare the following:
- (a) a comprehensive Emergency Response Plan for the site in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1 Emergency Planning*; and
 - (b) an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*.
- D86. The Applicant must implement the Emergency Response Plan and Emergency Services Information Package required under condition D85 for the duration of the development.
- D87. The Applicant must ensure that adequate emergency vehicle access is incorporated into the design of the development in line with FRNSW's *Fire Safety Guideline – Access for Fire Brigade Vehicles and Firefighters*.

BUSHFIRE PROTECTION

D88. The Applicant shall ensure the Stage 1A Development complies with:

- (a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);
- (b) the construction standards and asset protection zone requirements recommended in the Bushfire Assessment Report, prepared by Blackash Bushfire Consulting, dated 2 September 2025; and
- (c) Australian Standard AS2419.1-2005 *Fire hydrant installations System design, installation, and commissioning*.

WASTE MANAGEMENT

Statutory Requirements

- D89. 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) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.
- D90. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- D91. Waste must:
- (a) be secured and maintained within designated waste storage areas at all times;
 - (b) be contained within enclosures with fixed lids that cannot be accessed by birds or flying foxes; and
 - (c) not leave the site onto neighbouring public or private properties.
- D92. The Applicant must implement the Waste Management Plan prepared by SLR Consulting Pty Ltd and dated 9 July 2025 (or its most recent version submitted to the satisfaction of the Planning Secretary) during demolition, construction and operation of the development.

Pests, Vermin and Priority Weed Management

- D93. 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.

REMEDIATION

Site Auditor

- D94. Prior to the commencement of any earthworks or remediation works for the development, the Applicant must provide evidence to the Planning Secretary that a Site Auditor accredited under the *Contaminated Land Management Act 1997* has been appointed to independently review the Detailed Site Investigations for Stage 1 and Stage 2 and the Remedial Action Plan for Stage 1 included in the EIS. The scope of the review is to include consideration of the need for further site investigations and the suitability of the Remedial Action Plan.
- D95. The Applicant must submit the Dam Dewatering Plan to the Site Auditor for review and approval, prior to commencing dam dewatering.
- D96. Prior to the commencement of any earthworks or remediation works for the development, the Applicant must engage a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme to:
- (a) complete any further site investigations recommended by the Site Auditor in accordance with condition D94; and
 - (b) update the Remedial Action Plan, if required, to detail:
 - (i) the outcomes of the further site investigations; and
 - (ii) the final extent of remediation;
- D97. The updated Remedial Action Plan required by condition **D96** must be reviewed and approved by the Site Auditor, prior to the commencement of remediation works.

Remedial Works

- D98. The Applicant must ensure the remediation works for the development are undertaken:
- (a) by a suitably qualified and experienced consultant(s);
 - (b) in accordance with the updated Remedial Action Plan approved by the Site Auditor under condition D97; and
 - (c) relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*.
- D99. Remediation works must be undertaken by a suitably qualified and experienced consultant(s).

CONSOLIDATED CONSENT

Validation Report

- D100A.** Prior to commencement of construction of any warehouse, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management – Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates:
- (a) the appropriateness of the Remedial Action Plan; and
 - (b) that the site and/or relevant development allotment can be made suitable for a specified land use (or uses) if the site and/or relevant development allotment is remediated/managed in accordance with the implementation of the Remedial Action Plan.
- D100B.** Within six months of the completion of the remediation works and prior to the commencement of operation of the relevant warehouse, or as otherwise agreed with the Planning Secretary, the Applicant must obtain a Site Audit Report and a Site Audit Statement from the Site Auditor and submit these to the Planning Secretary. These documents must be prepared in accordance with the relevant guidelines under the Contaminated Land Management Act 1997 and confirm:
- (a) the remedial works approved under this consent have been completed in accordance with the remediation objectives listed in the Remedial Action Plan; and
 - (b) the site and/or relevant development allotment is suitable for its intended industrial and commercial uses.

CONTAMINATION

Unexpected Finds

- D101. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must:
- (a) form part of the CEMP in accordance with condition C2; and
 - (b) ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.
- Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.

Asbestos

- D102. The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:
- (a) *Work Health and Safety Regulation 2017*;
 - (b) *SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace* December 2022;
 - (c) *SafeWork NSW Code of Practice – How to Safely Remove Asbestos* December 2022; and
 - (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

COMMUNITY ENGAGEMENT

- D103. The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified in Appendix 4, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.

PART E STAGE 1A DEVELOPMENT - ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- E1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) a condition compliance table for that plan;
 - (b) detailed baseline data;
 - (c) 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;
 - (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (e) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (d) above;
 - (f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (g) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (h) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (i) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- E2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.
- E3. As part of the CEMP required under condition E2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition D11);
 - (b) Erosion and Sediment Control Plan (see condition D29);
 - (c) a copy of the Flood Emergency Response (see condition D37);
 - (d) Construction Air Quality Management Plan (see condition D43);
 - (e) Construction Noise and Vibration Management Plan (see condition D52D52);
 - (f) a copy of the Wildlife Management Plan (see condition D66);
 - (g) a copy of the Aboriginal Cultural Heritage Management Plan (see condition D71);
 - (h) a copy of the Waste Management Plan (see condition D92);
 - (i) a copy of the Unexpected Contaminated Finds Protocol (see condition D101);
 - (j) Community Consultation and Complaints Handling Plan.
- E4. The Applicant must:
- (a) not commence earthworks or construction until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the earthworks and 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

- E5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.
- E6. As part of the OEMP required under condition E5 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) Landscape Management Plan (see condition D4)
 - (ii) a copy of the Operational Traffic Monitoring Program (see condition D24);
 - (iii) a copy of the Workplace Travel Plan (see condition D25);
 - (iv) a copy of the Water and Stormwater Management Plan (see condition D35);
 - (v) a copy of the Flood Emergency Response Plan (see condition D37D37);
 - (vi) Operational Noise Management Plan (see condition D55);
 - (vii) a copy of the Wildlife Management Plan (see condition D66); and
 - (viii) a copy of the Waste Management Plan (see condition D92).
- E7. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
 - (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- E8. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:
- (a) the submission of an incident report under condition E10;
 - (b) the submission of a Compliance Report under condition E14;
 - (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,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.
- E9. If identified as part of the review process (see condition E8) or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition E8, or in the case of a modification approving the construction of any works, prior to the commencement of construction of those works, 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

- E10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.
- E11. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 5 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

- E12. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).
- E13. A non-compliance notification submitted under condition E12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.
- Note:** *A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.*

Compliance Reporting

- E14. Within four months after the commencement of earthworks, 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 having regard to the Compliance Reporting Post Approval Requirements (Department 2020) and must also:
- (a) identify any trends in the monitoring data;
 - (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.
- 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 seven days before this is done.

Monitoring and Environmental Audits

- 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.

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

- E17. At least 48 hours before the commencement of construction of the development and for the life of the development, 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 C2 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 earthworks, construction or operation 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) tba;
 - (xii) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

CONSOLIDATED CONSENT

APPENDIX 1 SCHEDULE OF APPROVED PLANS

Drawing No	Title	Issue	Date
Architectural Plans prepared by SBA			
MP 02	SSD Masterplan - Stage 1	AA	08/12/2025
MP 0.25	SSDA Masterplan + Extent of Temporary Berm. Stage 1	N	08/12/2025
MP 03	Estate Works Staging Plan – Stage 1A	T	08/12/2025
DA202	Warehouse 2 Site Plan	C	21/08/2025
DA215	Office 2A Floor Plans	D	21/08/2025
DA216	Office 2B Floor Plans	C	21/08/2025
DA220	Warehouse 2 Elevations and Section	D	21/08/2025
DA602	Warehouse 6 Site Plan	C	29/08/2025
DA615	Office 6A Floor Plans	D	29/08/2025
DA616	Office 6B Floor Plans	C	29/08/2025
DA620	Warehouse 2 Elevations and Section	B	18/08/2025
Civil Drawings prepared by AT&L			
16-169-C1003	General Arrangement and Staging Plan Sheet 1	A11	08/12/2025
16-169-C1004	General Arrangement and Staging Plan Sheet 2	A5	08/12/2025
Stormwater Management Plan prepared by AT&L			
16-369-C1151	Stormwater Management Plan – Interim Arrangement	A10	08/12/2026
16-369-C1152	Stormwater Management Plan – Ultimate Arrangement	A8	08/12/2026
Landscape Plans prepared by Site Image			
007	Landscape Masterplan – Stage 1	J	05/12/2025
008	Landscape Masterplan – Stage 1A	J	05/12/2025

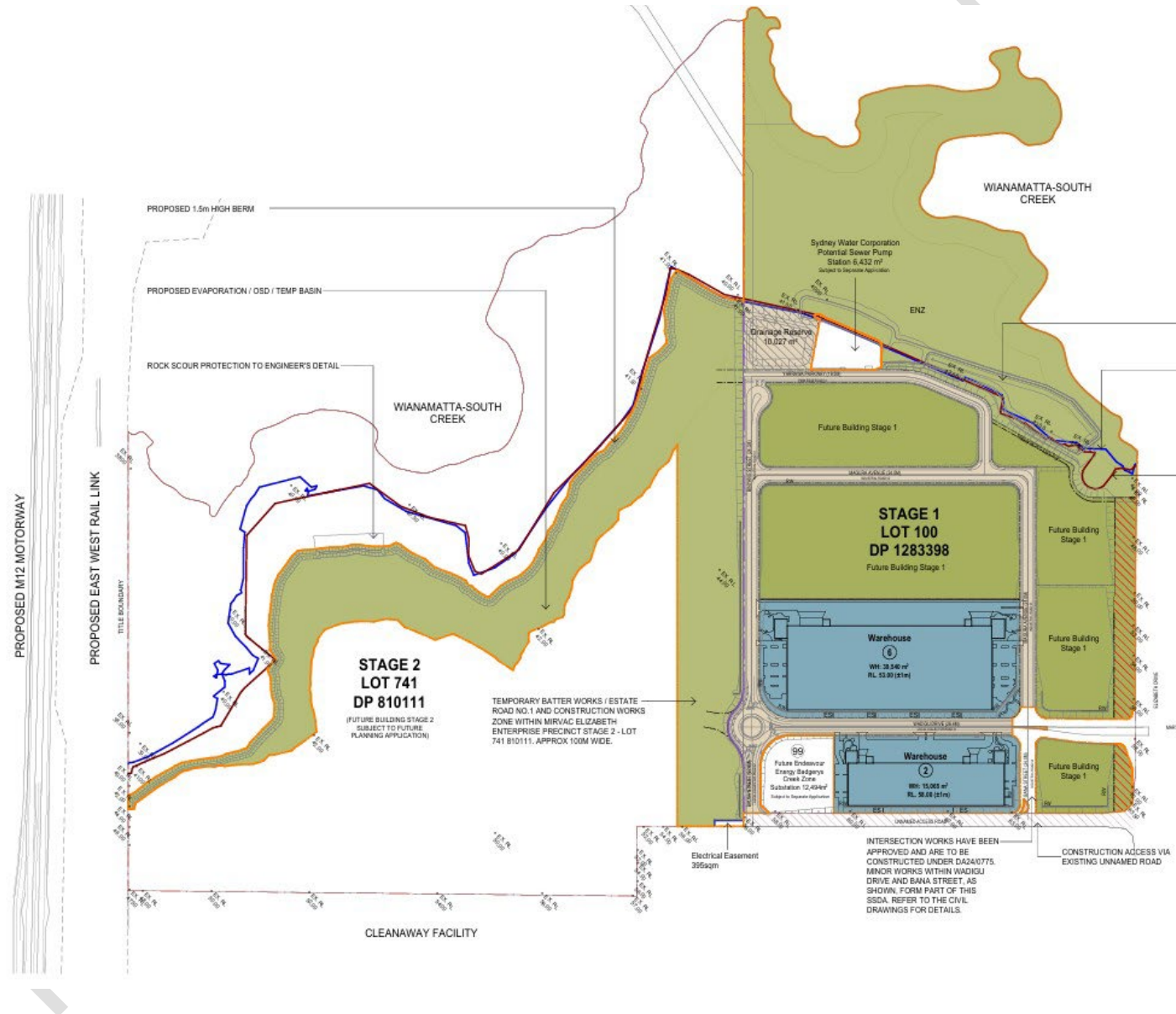


CONSOLIDATED CONSENT



LEGEND

- Site Boundary
- Realigned Boundary Between Stage 1 & Stage 2
- Stage 1A On Lot Works Boundary
- Lot Boundary
- Road Boundary
- / / Potential Future Elizabeth Drive Widening Subject to Just Terms Acquisition, TINSW Plan Ref: DS 2020/00903
- Stage 1A Infrastructure Works
- Stage 1A Bulk Earthworks / Temporary Evaporation Basin/ Landscaping Stabilisation
- Stage 1A On Lot Works
- RW Retaining Walls
- ES External Stairs



CONSOLIDATED CONSENT

Figure 2: Stage 1A Layout

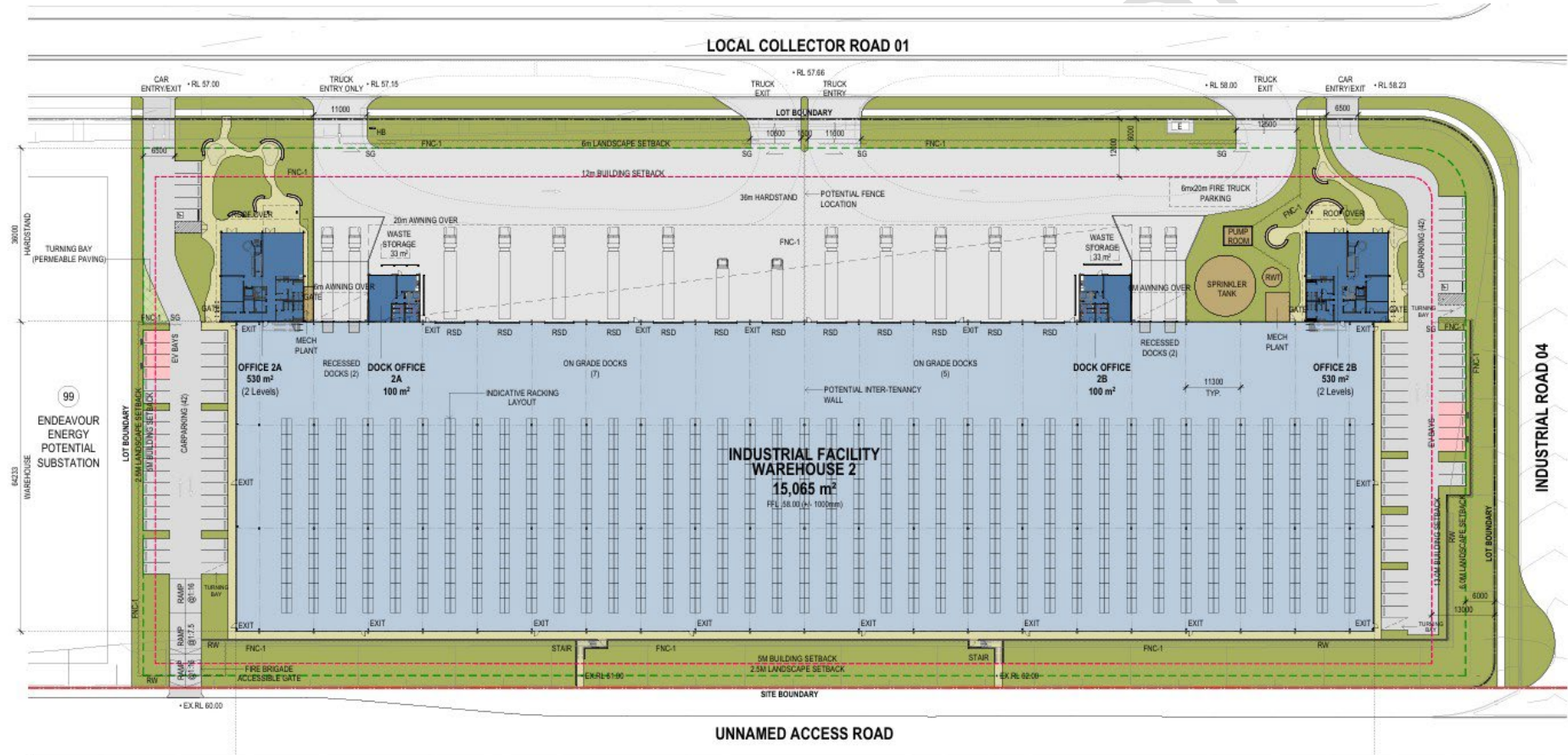


Figure 3: Lot 2 Layout

LOT 7

INDUSTRIAL FACILITY WAREHOUSE 6
39,540m²
FFL 53.00(+/- 100mm)

Office 6A
(2 Levels)
950 m²

DOCK OFFICE 6A
100 m²

Office 6B
(2 Levels)
950 m²

DOCK OFFICE 6B
100 m²

RECESSED DOCKS (8)

ON GRADE DOCKS (9)

INDICATIVE RACKING LAYOUT

POTENTIAL INTERTENANCY WALL

2.9M LANDSCAPE SETBACK

5M BUILDING SETBACK

20M AWNING OVER

WASTE STORAGE 23 m²

ROOF OVER

MECH PLANT

SPRINKLER TANK

FIRE TRUCK PARKING

TRUCK ENTRY/EXIT RL 50.00

CAR ENTRY/EXIT RL 52.00

INDUSTRIAL STREET 01

INDUSTRIAL STREET 03

LOCAL COLLECTOR ROAD 01

HERITAGE INTERPRETATION FEATURE LANDSCAPE 1,057 m²

AMENITY NODE

EV BAYS

RECESSED DOCKS (5)

ON GRADE DOCKS (9)

DOCK OFFICE 6B

Office 6B

DOCK OFFICE 6A

Office 6A

RECESSED DOCKS (8)

ON GRADE DOCKS (9)

INDICATIVE RACKING LAYOUT

POTENTIAL INTERTENANCY WALL

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5M BUILDING SETBACK

20M AWNING OVER

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2.9M LANDSCAPE SETBACK

5M BUILDING SETBACK

20M AWNING OVER

WASTE STORAGE 23 m²

ROOF OVER

MECH PLANT

Figure 4: Lot 6 Layout

CONSOLIDATED CONSENT

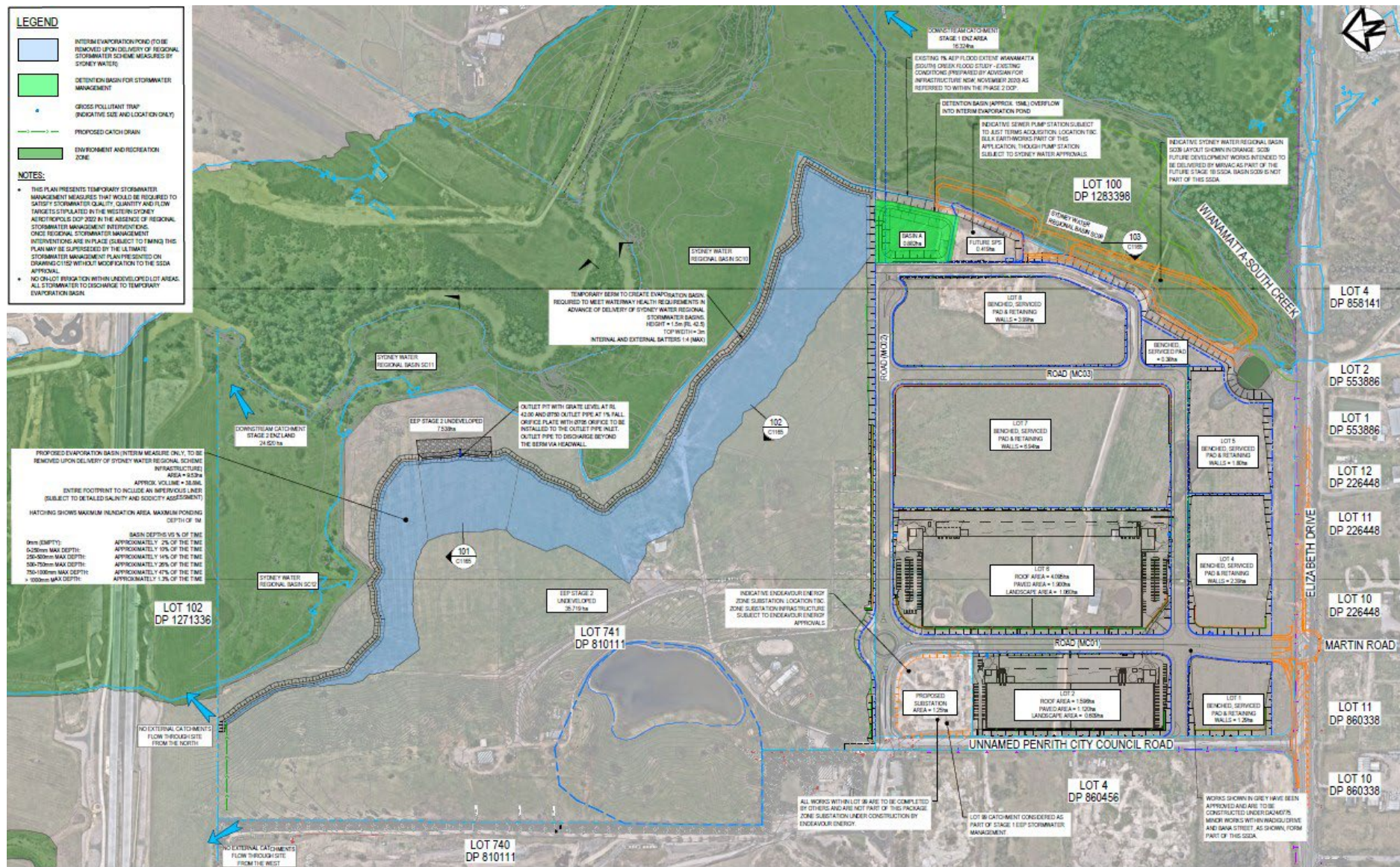


Figure 5: Interim Stormwater Management Strategy

CONSOLIDATED CONSENT

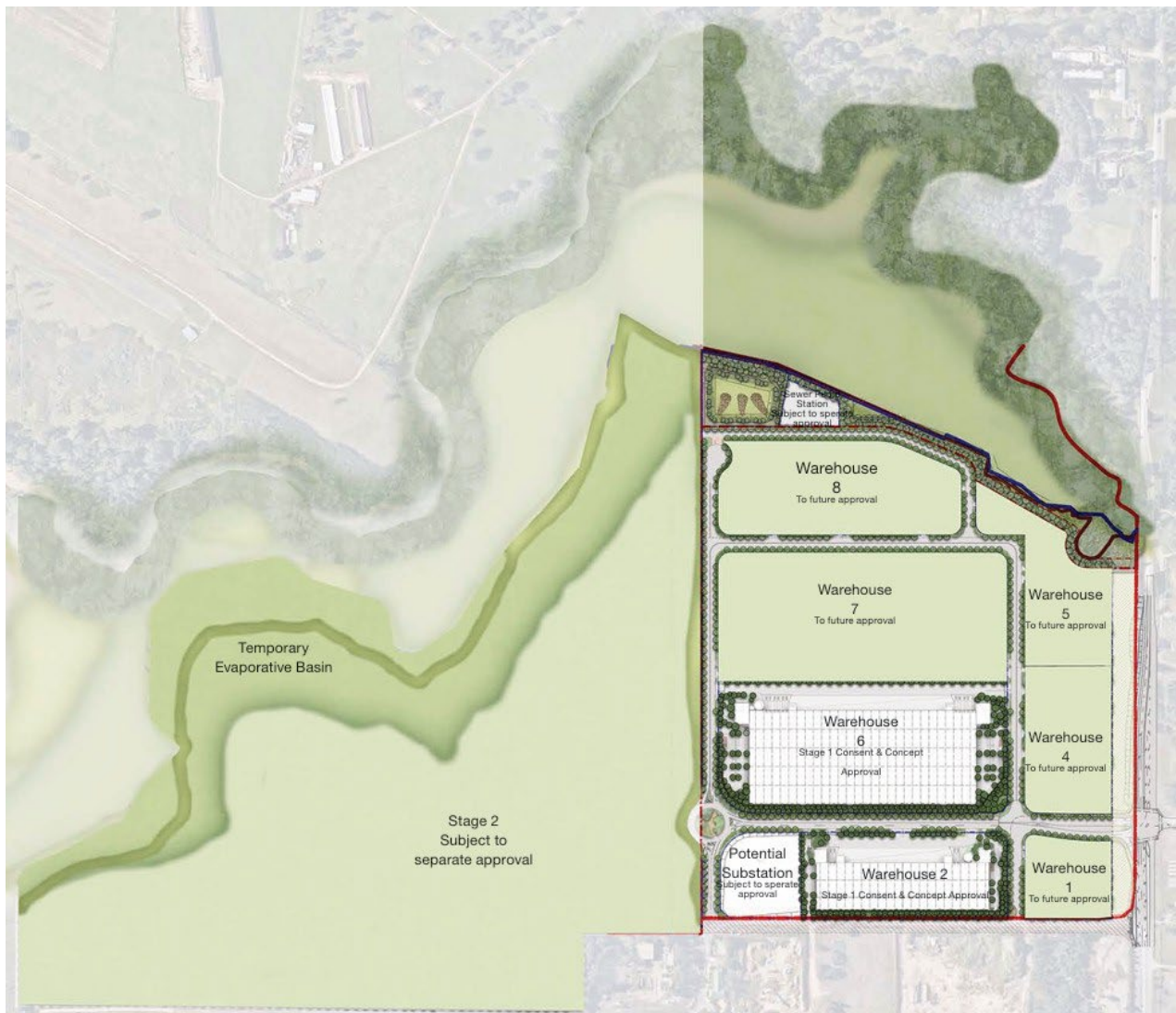


Figure 6: Stage 1A Landscape Plan

LEGEND

- Site Boundary
- Realigned Boundary Between Stage 1 & Stage 2
- Lot Boundary
- Road Boundary
- Retaining Wall
- Stage 1A Infrastructure - Phase 1
- Stage 1A Infrastructure - Phase 2
- Stage 1A Infrastructure - Phase 3
- Stage 1A Infrastructure - Phase 4
- Stage 1A Building Works
- Stage 1B Building Works
- Stage 1C Building Works
- Stage 1D Building Works
- Stage 1E Building Works
- Stage 1F Building Works
- Stage 1G Building Works

STAGE 2 LOT 741 DP 810111
(FUTURE BUILDING STAGE 2 SUBJECT TO FUTURE PLANNING APPLICATION)

STAGE 1 LOT 100 DP 1283398

STAGE 1A INFRASTRUCTURE - PHASE 1 - ENZ

STAGE 1A INFRASTRUCTURE - PHASE 4 - DRAINAGE RESERVE

STAGE 1A INFRASTRUCTURE - PHASE 1 - BATTER

STAGE 1A INFRASTRUCTURE - PHASE 1 - TEMPORARY EVAPORATION BASIN

STAGE 1A INFRASTRUCTURE - PHASE 4 - LANDSCAPE

STAGE 1A BUILDING WORKS Warehouse 8

STAGE 1B BUILDING WORKS Warehouse 7

STAGE 1C BUILDING WORKS Warehouse 6

STAGE 1D BUILDING WORKS Warehouse 5

STAGE 1E BUILDING WORKS Warehouse 4

STAGE 1F BUILDING WORKS Warehouse 3

STAGE 1G BUILDING WORKS Warehouse 2

STAGE 1G BUILDING WORKS Warehouse 1

WIANAMATTA-SOUTH CREEK

Cleanaway Facility

WORKS SHOWN IN HALF TONE HAVE BEEN APPROVED AND ARE TO BE CONSTRUCTED UNDER DA240575. MINOR WORKS WITHIN WARRIQU DRIVE AND DANA STREET, AS SHOWN, FORM PART OF THIS SSQA. REFER TO THE CIVIL DRAWINGS FOR DETAILS.

APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Ref No.	Potential Impact	Stage of Project	Mitigation Measure
Visual Impact			
VI-1	Alleviation	Detailed Design	In regard to alleviation, consideration of specific building material and building facades and landscaping during the detailed design phase will be undertaken in order to minimise the visual impacts of the built form will be undertaken.
VI-2	Management	Construction	A Construction Environmental Management Plan (CEMP) will be prepared for the construction phase of the Proposal by the responsible construction contractor which outlines management measures for environmental impacts including impacts on sensitive receivers.
Traffic and Transport			
TT-1	Construction Traffic Management	Construction	A detailed Construction Traffic Management Plan (CTMP), providing traffic and pedestrian management measures is to be implemented for the construction phase of the project.
TT-2	Monitoring and Communication	Construction	Both monitoring and communication strategies are to be developed as part of the future CTMP, to monitor its effectiveness and to ensure that there is adequate information within the community.
TT-3	Sustainable Travel	Operation	A detailed Green Travel Plan is to be prepared prior to operation of the development.
Soil and Water			
SW-1	Dam Dewatering	Construction	In order to minimise impacts of dam dewatering, the following steps and procedures will be followed: - Pre-start: - Ecological clearance prior to commencement of pumping (refer SW-2); and - Check rainfall forecasts. If rainfall greater than 3mm is forecast or appears imminent, then do not commence irrigation. - Pump Set-up: - Locate pumps at least 3m to 4m from dam bank so that excessive sediment from bank isn't sucked up; and - The pump inlet will be screened with a fine mesh (10mm) to prevent the transport of nuisance weed infestations. - Irrigation: - Operate pumps/sprinklers for at least 1 hour each morning, unless it is raining or heavy rain is forecast; - A site representative will be at site each day when sprinklers are operating. During irrigation periods visually monitor soil moisture in the irrigation area. Keep soils moist but avoid saturating the soil to the extent that water begins to pond at surface or run-off; - The sprinkler operation time each day will vary, depending on soil moisture present from the preceding day, any rainfall that has occurred, and the evapotranspiration rates (which vary day to day and seasonally). It is anticipated that times will typically be 1 to 2 hours in winter, and 3 to 4 hours in summer; and - Stop irrigating if run-off starts to occur, or rainfall greater than 1mm depth occurs or is imminent.

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			- Completion: - When the dam is empty, a surface drain will be constructed to divert catchment runoff past the dam, and/or the dam wall breached so that the dam doesn't refill. The surface drain should also divert runoff around sediments accumulated in the dam base, so that sediments can't get washed away; - Sediment within all dams is analysed to check that the contaminant levels are acceptable for the intended land-use. This will be best carried out when the dams are dewatered; and - At the completion of dewatering, the irrigation area should be mowed to remove any excessive grass growth.
SW-2	Dam dewatering ecological clearance	Construction	- A qualified Ecologist must attend the site and capture and relocate any native aquatic fauna present. The ecologists must hold a current Scientific License issued by the environment, Energy and Science group under the National Parks and Wildlife Act, 1974, NSW DPI Fisheries Permit (Section 37 Scientific Collection Permit), and Animal Research Authority (Section 25 of the Animal Research Act 1985). - The salvage and dewatering process must proceed in accordance with the Ecologist's recommendations, and the process may be adaptable in response to site conditions and risks. - Where possible and appropriate to site conditions, a standard three stage approach is recommended for dams that hold permanent water, involving: - Stage 1 – Initial drawdown of dam levels to 20% to 25% of the initial depth, or as further advised by the Ecologist. At this stage the dam may be partially breached to avoid refilling from catchment runoff. - Stage 2 – Within 24 hours the Ecologist attends the site and attempts salvage of aquatic fauna using appropriate methods such as seine nets, fyke nets or dip netting. The Ecologist shall provide a report to the Site Manager detailing the site conditions, attempts to salvage fauna, and recommendations to mitigate any further impacts. Native fauna will be relocated to a suitable habitat outside of the area of works, to be decided by the Ecologist but possibly including accessible locations within South Creek, or on the Nepean River. - Stage 3 – Stage 3 involves the Ecologist relocating any remaining native aquatic biota as the dam levels are further lowered. Fauna will be relocated to a suitable habitat outside of the area of works. Once the salvaged native fauna have been relocated, the dam will be inspected by the Ecologist who will make recommendations to prevent harm to any remaining native fauna that may be unexpectedly encountered. - Following completion of Stages 1, 2 and 3 the dam wall should be fully breached to prevent refilling of the dam by rainfall, and potential recolonisation.
SW-3	Stormwater Run-off	Construction/Operation	An Inspection and Maintenance Plan will be prepared and lodged with the construction certificate for the subdivision works once final design details and the extent and layout of all proposed water management measures is confirmed. It is anticipated that the Inspection and Maintenance Plan would be prepared using current best practice guidance such as Water sensitive urban design inspection and maintenance guidelines (Blacktown City Council, 2019) and would describe: - Each of the functional components of each water management measure; - Expertise required to inspect, maintain and (where necessary) repair or replace components; - Minimum required frequency of inspection, repair or replacement activities; and - Inspection and maintenance forms that list all necessary activities and contain a record of activities completed.
SW-4	Interim Evaporation Basin and Storage Pond	Construction/Operation	- Regular monitoring of the interim storage pond and evaporation basin and application of wildlife dispersal as required. - Implementation of a Wildlife Hazard Management Plan to document activities, responsibilities and passive or active management techniques.

SW-5	Sediment Basin Maintenance and Monitoring	Construction/Operation	- The Contractor will inspect the Site after every rainfall event and at least weekly, and will: - Inspect and assess the effectiveness of the ESCP and identify any inadequacies that may arise during normal work activities or from a revised construction methodology. - Construct additional erosion and sediment control works as necessary to ensure the desired protection is given to downstream lands and waterways. - Ensure that drains operate properly and to affect any repairs. - Remove spilled sand or other materials from hazard areas, including lands closer than 5 metres from areas of likely concentrated or high velocity flows especially waterways and paved areas. - Remove trapped sediment whenever less than design capacity remains within the structure. - Ensure rehabilitated lands have affectively reduced the erosion hazard and to initiate upgrading or repair as appropriate. - Maintain erosion and sediment control measures in a fully functioning condition until all construction activity is completed and the Site has been rehabilitated. - Remove temporary soil conservation structures as the last activity in the rehabilitation. - Inspect the sediment basin during the following periods: - During construction to determine whether machinery, falling trees, or construction activity has damaged and components of the sediment basin. If damage has occurred, repair it. - After each runoff event, inspect the erosion damage at flow entry and exit points. If damage has occurred, make the necessary repairs. - At least weekly during the nominated wet season (if any), otherwise at least fortnightly; and - Prior to, and immediately after, periods of 'stop work' or Site shutdown. - Clean out accumulated sediment when it reaches the marker board/post and restore the original volume. Place sediment in a disposal area or, if appropriate, mix with dry soil on the Site. - Do not dispose of sediment in a manner that will create an erosion or pollution hazard. - Check all visible pipe connections for leaks, and repair as necessary. - Check all embankments for excessive settlement, slumping of the slopes or piping between the conduit and the embankment, make all necessary repairs. - Remove the trash and other debris from the basin and riser; and - Submerged inflow pipes must be inspected and de-silted (as required) after each inflow event. - Ongoing review of sediment basin performance will need be carried out throughout the construction phase of the development. Site-specific water quality management practices such as those suggested in 'IECA Appendix B' will be implemented by the Contractor responsible for implementation of the ESCP.
SW-6	Construction Salinity - Earthworks	Construction	Design and construction of the earthworks should consider the following strategies and recommendations: - Importation of soil as per Section 4.3 of Appendix D of Appendix - Vegetation cover should be estimated and maintained on permanent batters upon completion to control erosion - The final surface of all areas of the development should be graded to prevent the ponding of surface water - Erosion control of temporary batters, stockpiles and disturbed areas should be planned prior to undertaking the earthworks and implemented during the earthworks. Consideration should be given to: - Grading and sealing partially completed surfaces

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			- Installation of clearly visible fencing and traffic control measures to prevent unnecessary trafficking of areas and ensuring site disturbance - Establishing set vehicular access points and roads - Protecting stockpiles (temporary vegetation or mulching) where these are to be left in place for long durations. • Sediment control shall be implemented by means of sediment traps and silt fencing where considered necessary.
SW-7	Construction Salinity – Importation of Soils	Construction	• Materials to be imported to site should be assessed for suitability for the intended use. Very to high saline soils shall not be imported to site. • Salinity testing shall be undertaken on imported soil and in accordance with "Site Investigations for Urban Salinity", Department of Land and Water Conservation (2002). Material with Ece > 8 dS/m; i.e., very to high saline shall not be imported.
SW-8	Construction Salinity – Gardens and Landscaped Areas	Construction	The design and construction of the gardens and landscaped areas should consider the following recommendations: • Irrigation of rehabilitated or landscaped areas will utilize low-water-use fixtures such as drippers, subsurface irrigation or similar. Water will be applied sparingly and only in quantities sufficient to promote plant growth. Subsoil moisture will be physically checked (through visual observation) regularly during irrigation to ensure watering rates are not excessive • Selection of plant species should consider the soil conditions, including moderate salinity, relatively poor fertility and clayey low permeability soil profiles. Promotion of successful revegetation is likely to require use of nutrient rich topsoil. Saline topsoils should not be imported to site • Potential for water logging should be minimised by: - Adopting plant species with minimal watering requirements - Minimising use of potable water in landscaped areas - Properly designed and implemented irrigation systems • Establishment of perennial species and deep rooted trees.
SW-9	Construction Salinity – Roads, Footpaths and Hardstand Areas	Construction	• The design and construction of roads, footpaths and hardstand areas should consider the following recommendations: - Roads, footpath and hardstand surfaces should be graded, and the grades maintained at all times to prevent ponding of surface water at locations where this can result in infiltration into the underlying soils (e.g. pavement joints) - Connections between the roads, footpath and hardstand surfaces and the surface water and stormwater drainage infrastructure should be designed, constructed and maintained to restrict infiltration into underlying soils - Services that are to be located below the roads, footpath and hardstand surfaces should be installed, where practical, at the time of construction • Provision for a damp-proof course or membrane beneath slabs should be considered by the slab designer.
SW-10	Construction Salinity – Surface Water, Stormwater and Drainage	Construction	• The design and construction of surface water, stormwater and drainage measures should thus consider the following recommendations: - Disturbance of natural drainage patterns should be reduced. Where these are disturbed or altered appropriate artificial drainage should be installed - Stormwater and surface water should be managed to restrict infiltration - Temporary water retaining structures used during construction should be managed to restrict infiltration - Stormwater and surface water infrastructure should be designed and constructed to minimise the likelihood of leakage - Guttering and down pipes should be connected and maintained

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			- Surface water runoff should be directed around all exposed surfaces, temporary stockpiles and landscaped areas - Disturbance to the natural hydrological system shall be minimised by maintaining good surface drainage and reducing water logging on the Site • Groundwater recharge is to be minimised to the extent it does not adversely impact groundwater dependent ecosystems downstream.
SW-11	Durability of Concrete Structures in Contact with The Ground	Construction	• Based on the salinity and aggressivity test results (ref. PSM3530-005L REV2, dated 7 July 2021 and PSM3530- 020L, dated 8 February 2024), it is recommended that: - 1. The design of structural concrete members in contact with the ground (excluding piles) adopt an A2 exposure classification as defined in AS3600:2018. • 2. The design of concrete cast in situ piles adopt a mild classification as defined in AS2159:2009.
Noise and Vibration			
NV-1	Construction Noise	Construction	<u>General Noise Management Measures</u> The following general noise management measures are recommended for all receiver locations: • Use less noisy plant and equipment , where feasible and reasonable; • Plant and equipment must be properly maintained; • Provide special attention to the use and maintenance of 'noise control' or 'silencing' kits fitted to machines to ensure they perform as intended; • Strategically position plant on-site to reduce the emission of noise to the surrounding neighbourhood and to site personnel; • Avoid any unnecessary noise when carrying out manual operations and when operating plant; • Any equipment not in use for extended periods during construction work must be switched off; • Simultaneous operation of noisy plant within discernible range of a sensitive receiver is to be limited/avoided where possible; • The offset distance between noisy plant and adjacent sensitive receivers is to be maximised where practicable; • Plant used intermittently to be throttled down or shut down when not in uses where practicable; • Noise-emitting plant to be directed away from sensitive receivers where possible; • Staging of construction works so as to erect solid external walls first and utilising them to provide noise shielding to the noise sensitive receivers. However, the structural integrity of the external walls should be investigated prior to implementing this measure and should be prioritised over the noise benefits; • A management procedure will need to be put in place to deal with noise complaints they may arise from construction activities. Each complaint will need to be investigated and appropriate noise amelioration measures put in place mitigate future occurrences. • Good relations with people living and working in the vicinity of a construction site should be established at the beginning of a project and be maintained throughout the project. <u>Noise Monitoring</u> The following approach will be adopted with regard to noise monitoring procedures during the construction works: • Where potential noise impacts are predicted to be up to 10 dB(A) above the noise criteria, all feasible and reasonable noise reduction measures must be investigated, where necessary.

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			Where potential noise impact are predicted to be more than 10 dB(A) above the noise criteria, the potential construction noise nuisance is considered to be moderate. In the event of a complaint, noise monitoring may be carried out to confirm predicted noise impacts. Reasonable and feasible noise reduction measures must be investigated.
NV-2	Construction Vibration	Construction	<u>Management Procedure</u> - A management procedure will be implemented to deal with vibration complaints. Each complaint will be investigated and where vibration levels are established as exceeding the set limits, appropriate amelioration measures will be implemented to mitigate future occurrences. <u>Management Measures</u> - Management measures will be implemented when vibration is found to be excessive. Management measures may include modification of construction methods such as using smaller equipment, establishment of safe buffer zones, and if necessary, time restrictions for the most excessive vibration activities. Time restrictions are to be negotiated with the affected receivers. <u>Vibration Testing</u> - Where construction activity occurs in close proximity to sensitive receivers, vibration testing of actual equipment on-site will be carried out prior to their commencement of site operation to determine acceptable buffer distances to the nearest affected receiver locations. <u>Dilapidation Surveys</u> - Dilapidation surveys will be conducted at all residential and other sensitive receivers within 50 metres of the construction site. Notification by letterbox drop would be carried out for all occupied buildings within 100m of the construction sites. These measures are to address potential community concerns that perceived vibration may cause damage to property. <u>Complaints Management</u> - Both noise and vibration levels generated by construction activities associated with the construction of the development must aim to comply with the noise and vibration goals set by the relevant regulations and guidelines. The contractor is responsible for ensuring that all reasonable and feasible mitigation and management measures are implemented such as the provision of a Noise and Vibration Complaints Program, to minimise the generation of excessive noise and/or vibration levels from the Site to nearby sensitive receivers.
NV-3	Operational Noise	Operation	<u>Application of Best Management Practice Measures</u> The NPfI presents the implementation of 'best management practice' (BMP) which is the adoption of operational procedures that minimise noise while retaining productive efficiency. Application of BMP will include the following types of practice: <i>Reducing peak 15-minute heavy vehicles movements across the Site by staggering delivery / pickup times;</i> <i>Minimising concurrent use of mobile plant outside warehouses and/or limiting their use to the less sensitive daytime and evening periods;</i> <i>Minimising use of reversing alarms by providing forward manoeuvring where practicable;</i> <i>Switching vehicles and plant off when not in use;</i> <i>Keeping equipment well-maintained and operating it in a proper and efficient manner; and</i> <i>Training staff and drivers on the effects of noise and the use of quiet work practices (e.g. informing drivers of the noise impacts from sudden braking or accelerating, bangs and clangs, etc).</i> <u>Application of Best Available Technology Economically Achievable</u>

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In conjunction with BMP, the NPfl refers to 'best available technology economically achievable' (BATEA) with which equipment and plant incorporate the most advanced and affordable technology to minimise noise output. Examples of uses of BATEA include:

- Use of broadband reversing alarms "quackers" on permanent on-site mobile plant (e.g. reach stacker and forklift);
- The use of quieter mobile plant, such as electric forklifts instead of gas-powered forklifts;
- Using equipment with efficient muffler design;
- Fitting and maintaining noise reduction packages on plant and equipment;
- Ensure hardstand surfaces, roadways and vehicular access points are smooth as to not result in jolting of the truck; and
- Damping or lining metal trays or bins.

Operational Noise Management Plan

In accordance with the Conditions of Consent, the Applicant will prepare an Operational Noise Management Plan. There should also be regular reviews of onsite noise mitigation and management practices to incorporate and capture opportunities for reductions of site noise emissions, with considerations of the following:

- Review of noise reduction opportunities during changes or refinements of site noise generating activities
- Reviewing noise levels of plant, equipment and activities, during both ongoing compliance checks and in response to complaints
- Improvements in Best Management Practice (BMP)
- Improvements in Best Available Technology Economically Achievable (BATEA).

Hazard and Risk

HZ-1	Construction hazard and risk management across the proposal	Construction	Prepare a hazard and risk management plan (HRMP) as a sub-plan of the CEMP. As a minimum, the plan would: • Include an emergency response plan • Be prepared by a suitably qualified hazard management specialist • Provide for the implementation, monitoring and maintenance of the identified hazard controls.
HZ-2	Accidental spillage and discharge across the proposal during construction	Construction	• Keep wet and dry spill kit, sand-filled/gravel-filled socks and geotextile matting on the site at all times. Train staff in the appropriate deployment, use, removal and disposal of spill kit.
HZ-3	Workforce and public safety during construction across the site	Construction	• Fence off and secure the site to prevent public access.
HZ-4	Workforce and public safety during construction across the site	Construction	• Use terracing excavation methods where applicable. • Backfill or cover all open excavations with boards/plates outside of working hours.

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HZ-5	Workforce and public safety during construction across the Proposal	Construction	Inspect the entry connection into the site ahead of any required demobilisation to ensure there are no road-user or pedestrian hazards.
HZ-6	Hazardous material and dangerous goods transportation to the construction site during construction	Construction	Handle and use dangerous goods and hazardous materials in accordance with: - the NSW Work Health and Safety Act 2011 and associated regulations; - the Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005); - NSW Road and Rail Transport (Dangerous Goods) (Road) Regulation 1998; and - Australian Government's Code for the Transport of Dangerous Goods by Road and Rail (National Transport Commission, 2008).
HZ-7	Utility or services strike across the site during construction	Construction	Undertake detailed utility surveys as part of the detailed design along with utility-provider consultation.
HZ-8	Utility or services strike across the site during construction	Construction	Prepare and work to a utility and services plan. No work would take place outside of this plan without additional consultation and utility searches.
HZ-9	Hazardous material and dangerous goods transportation and storage across the site during operation	Operation	Handle, store and use dangerous goods and hazardous materials in accordance with: - The NSW Work Health and Safety Act 2011 and associated regulations; - The Storage and Handling of Dangerous Goods Code of Practice (WorkCover NSW, 2005); - NSW Road and Rail Transport (Dangerous Goods) (Road) Regulation 1998; and - Australian Government's Code for the Transport of Dangerous Goods by Road and Rail (National Transport Commission, 2008). All storage and transport of dangerous goods to remain below the Applying SEPP 33 screening thresholds.
HZ-10	Hazardous material and dangerous goods storage during operation	Operation	Hazardous materials and dangerous goods will be store within a bunded and secure storage facility on the site as required by each tenant.
HZ-11	Driver safety across the site during operation	Operation	Incorporate car park signage to indicate direction of travel and traffic calming devices including speed humps and speed limits.
Biodiversity			
B-1	Sedimentation of native vegetation and downstream aquatic environment.	Construction and Operation	Erosion and sediment controls Implementation of Erosion and Sediment Control Plan (ESCP) measures
B-2	Direct impact to a TEC from unauthorised clearing and/or damage to vegetation to be retained.	Construction	Delineation of clearing limits - Clearing limits are delineated with high visibility tape, temporary fencing, or other appropriate boundary markers. - Materials and methods of marking trees to be removed or retained and protected will be agreed to prior to their employment.

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B-3	Direct and indirect impact to fauna	Construction	Instigating clearing protocols including pre-clearing surveys, prior to tree removal with a trained ecological or licensed wildlife handler during clearing events - Pre-clearing surveys will be undertaken by a suitably qualified ecologist ahead of clearing, to limit fauna injury and mortality and to identify habitat features to be relocated - Animals found to be occupying trees and habitat will be safely removed and relocated into nearby wooded habitat.
B-4	Harm / death of fauna	Construction	Clearance staging - The clearing will be conducted using a two-stage clearing process as follows: - Stage 1: Clearing will commence following the identification of potential habitat features by a qualified ecologist. Habitat trees marked during pre-clearing will not be cleared during the first stage; however, all vegetation around these trees will be cleared to enable isolation of the feature. - Identified habitat trees will be left at a minimum overnight after Stage 1 clearing to allow resident fauna to voluntarily move from the area. - Stage 2: After habitat trees have been left overnight, the trees will be cleared using the following protocols: - Trees marked as containing habitat will be shaken by machinery prior to clearing to encourage any animals remaining to leave the hollows and move on; - Use a bulldozer or excavator to start pushing the tree over. Move the bulldozer over the roots and continue gently pushing the tree over; and - All habitat trees will be investigated by an ecologist for the presence of fauna following felling of the tree. - The felled habitat tree will be left overnight to allow any remaining fauna time to leave the hollows and move on. The two-stage clearing process enables fauna a chance to self-relocate upon nightfall, when foraging typically occurs.
B-5	Indirect impacts such as weed spread into downstream environments	Construction	Biosecurity management/ Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas Implementation of hygiene measures to prevent the introduction and / or spread of introduced flora and fauna species, pathogens and / or disease.
Aboriginal Cultural Heritage			
ACH-1	Salvage and test excavation	Construction	- If harm is unavoidable surface collection of artefacts is recommended for all sites. - If harm is unavoidable salvage is recommended to mitigate total loss of values for the following sites: - EP AS 02 (AHIMS ID 45-5-5236; (site has been partially destroyed. Salvage may be required to mitigate total loss of values. To be determined in consultation with RAPs). - If harm is unavoidable salvage of artefacts is recommended for the following sites: - EP AS 03 (AHIMS ID 45-5-5624); - ED AFT 1 (AHIMS ID 45-5-5259); - EEP2024 AS01(AHIMS ID Pending);
ACH-2	Archaeological salvage excavation	Construction	- Where harm is avoidable, SSD consent must be in place to authorise harm. - Archaeological salvage of artefacts from EP AS 02 (AHIMS ID 45-5-5236), EP AS 03 (AHIMS ID 45-5-5624) and EEP2024 AS01 (AHIMS ID pending) must take place prior to authorise harm.

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			EP AS 02 (AHIMS ID 45-5-5236) has been subject to partial impact and salvage may be required to mitigate total loss of value. This would be determined in consultation with the RAPS. A methodology for the completion of the salvage excavation should be developed in consultation with the RAPS.
ACH-3	Surface collection of artefacts	Construction	- The following surface artefact sites would be collected prior to the commencement of any ground disturbing works in the study area: - EP IF 01 (AHIMS ID 45-5-5232); - EP IF 02 (AHIMS ID 45-5-5231); - EP IF 03 (AHIMS ID 45-5-5230) - EP IF 04 (AHIMS ID 45-5-5331); - EP IF 05 (AHIMS ID 45-5-5330); - EP IF 06 (AHIMS ID 45-5-5659); - EP AS 01 (AHIMS ID 45-5-5233); and - ED AFT 1 (AHIMS ID 450505259). - A methodology for the completion of the surface collection should be developed in consultation with the RAPS.
ACH-4	Site conservation	Construction	The current assessment has identified that EP PAD 03 (AHIMS ID 45-5-5234) would not be impacted by the proposed works; however, due to proximity to the boundary of the works area the boundary of this site would be marked on construction and environmental site plans, and barrier fencing established outside of the perimeter of the site.
ACH-5	Ongoing consultation with Aboriginal stakeholder groups	Construction	Consultation with the RAPS would continue throughout the life of the project, as necessary. Ongoing consultation with the RAPS will take place where required, namely regarding the reburial of retrieve artefacts and in the event of any unexpected Aboriginal objects being identified during works.
ACH-6	Changes to the project area	Construction	Advice provided within this ACHAR is based upon the most recent information provided by the proponent at the time of writing. Any changes made to the project should be assessed by an archaeologist in consultation with the RAPS. Any changes that may impact on Aboriginal sites no assessed as part of the project may warrant further investigation and result in changes to the recommended management and mitigation measures.

Non-Aboriginal Cultural Heritage

NACH-1	Impact on items of non-aboriginal cultural heritage	Construction	<u>A program of archaeological monitoring and salvage</u> - This program will be carried out within the study area prior to subsurface excavations. It will include both monitoring and targeted salvage excavation, focused on intact artefact bearing deposits of local significance. <u>Additional assessment and further approval</u> - If archaeological remains of State significance, or locally significant remains not identified in the SoHI or ARD, are unexpectedly identified during archaeological salvage program, works in affected area would cease and Heritage NSW, DPC would be notified. As such additional assessment and approval would be required.
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Social Impact

SI-1	Ongoing management/minimisation of social impacts	Construction & Operation	<u>Collaboration with Key Stakeholders</u>
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- Collaborate with the Council, Aerotropolis, TfNSW, DPHI and other stakeholders to ensure sufficient infrastructure provision within the broader precinct, to meet the demand based on the broader jobs targets for the area.

Monitoring and Management Framework

To monitor and measure the ongoing impact of the Proposal on relevant stakeholders and the surrounding community, the following framework is to be implemented:

- During Construction:
 - Development and implementation of a Construction Environmental Management Plan that includes a complaint handling procedure for identifying and responding to community issues related to construction impacts.
 - Implementation of the Communications and Engagement Strategy developed for the Project that detail the processes and communication strategies to ensure that key stakeholders are advised and consulted about major changes and disruptions, and the process for providing feedback and further consultation during the Project.
- During Operation:
 - Development and implementation of an Operational Plan of Management that mandates data collection (e.g. complaints register, user surveys) to enable ongoing monitoring of the performance of the precinct over time.
- Ongoing consultation with relevant stakeholders, including future tenants of the Site, local residents and workers in the emerging Elizabeth Enterprise Precinct to identify impacts promptly.

Contamination			
C-1	Unexpected Finds	Construction	As a precautionary measure, to facilitate the protection of the workforce and surrounding community, should unexpected potentially hazardous substance be encountered, works will cease immediately before being assessed by a suitably qualified and experienced environmental professional in accordance with a site-specific unexpected finds protocol.
C-2	Excessive Odours from Works	Construction	Based on the nature of the identified contaminants, off-site odour complaints are not likely. Where complaints do occur, the following will be undertaken: • Installation of an odour screening / masking system at the site boundaries; • Disturbance of soils during meteorologically favourable periods only; and Covering of impacted soils.
C-3	Remediation Strategy Unsuccessful	Construction	Should validation be deemed not suitable for intended land uses at the Site, the RAP will be required to be revised to manage exposure pathways and potential risks to site users. In this case, other remediation options may need to be considered.
C-4	Site Management	Construction	Safety and environmental controls are to be implemented as part of the first stage of the remediation works. Controls will be implemented in accordance with the site-specific CEMP and may include: • Locate and isolate required utilities in proximity proposed area of remediation; • Work area security fencing or barricades; • Site signage and contact numbers; • Work specific signage and barricades will be installed by the appropriately qualified and experienced asbestos removalist/hygienist and HAZMAT specialist; • Assess the requirements of dust and odour control measures; • Sediment fencing (attached to security fencing – as deemed necessary); and • Stormwater runoff, sediment controls (hay bales - as deemed necessary).

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			Controls may be revised or modified based on-site conditions encountered prior to and/or during the remediation program of works or on advice of the clients Site Manager.
C-5	Health and Safety Plan	Construction	The principal remedial contractor will prepare a CEMP and Health and Safety Plan prior to remediation works commencing. The information presented below is not exhaustive and is to be included along with additional relevant information in the CEMP and/or Health Safety Plan. The objectives of the health and safety plan are: • To apply standard procedures that reduce risks resulting from the above works; • To make sure employees are provided with appropriate training, equipment, and support to consistently perform their duties in a safe manner; • To have procedures to protect other site workers and the public. These objectives will be achieved by: - Assignment of responsibilities; - An evaluation of hazards; - Establishment of personal protection standards and mandatory safety practices and procedures; and Provision for contingencies that may arise while operations are being conducted at the Site.
C-6	Fill Validation	Construction	A validation report will be prepared (by a Mirvac's nominated Environmental Consultant) to ensure that all materials imported to the site meet the requirements of the Protocol. The validation report should include the following: • A review of source site documentation; • Copies of the completed forms from Appendix B of the Fill Management Plans; • A review of gate keeping records (Mircvac's nominated Environmental Consultant should undertake the gate keeping role); • A review of site drawings / surveys identifying where imported materials were placed within the site; • Records of non-conformances with this Protocol; • Assessment of the overall compliance with the Protocol; • Review and summary of all available fill sampling analytical results to ensure that concentrations are consistent with NEPM (2013) land use criteria; • Ensure that data relied upon for fill quality assessment have been validated in accordance with QA/QC requirements outlined in NEPM (2013) and are reliable for interpretive use; • Document the results of any removal, validation or other management of material considered to be unsuitable for site use; • Document the disposal of any material from the site (estimate volume disposed, waste classification of the material disposed, receiving landfill is licensed to receive the waste, weighbridge dockets are consistent with the volume removed and the waste class); and • Concluding statement, based on all of the available information regarding the suitability of the land for the proposed land uses.
Bushfire			
BF-1	Asset Protection Zones	Construction	• At the commencement of building works and in perpetuity, the entirety of each proposed warehouse lot shall be maintained as an APZ. The APZ shall be established and maintained as an inner protection area as outlined within Planning for Bushfire Protection 2019 and the NSW RFS document 'Standards for Asset Protection Zones'.
BF-2	Water Supply	Operation	• Fire hydrants are provided in accordance with Building Code of Australia E1.3, AS2419.1:2021, including the ring main requirements for large, isolated buildings.

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BF-3	Building Standards	Operation	New buildings will be constructed to comply with the National Construction Code (2019), Australian Standard AS 3959:2018, Construction of buildings in bush fire-prone areas and/or NASH Standard (1.7.14 updated), National Standard Steel Framed Construction in Bushfire Areas – 2014, and Section 7.5 of Planning for Bush Fire Protection 2019 on a prescriptive (deemed to satisfy and/or acceptable solution) basis and/or performance basis to the extent identified.
BF-4	Roads	Operation	All proposed roads will comply with section 5.3.2 of Planning for Bush Fire Protection 2019 as appropriate
Air Quality			
AQ-1	Communications	Construction	- Display the name and contact details of person(s) accountable for air quality and dust issues on the Site boundary. This may be the environment manager/engineer or the Site Manager. - Display the head or regional office contact information. - Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in this document. The desirable measures should be included as appropriate for the site.
AQ-2	Site Management	Construction	- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. - Make the complaints log available to the local authority when asked. - Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.
AQ-3	Monitoring	Construction	- Carry out regular on-site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority, when asked. - Increase the frequency of on-site inspections by the person accountable for air quality and dust issues on-site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
AQ-4	Preparing and Maintaining the Site	Construction	- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. - Where possible, avoid site runoff of water and mud. - Keep site fencing, barriers and scaffolding clean using wet methods. - Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. - Cover, seed, or fence stockpiles to prevent wind whipping.
AQ-5	Operating Vehicle/Machinery and Sustainable Travel	Operation	- Ensure all vehicles switch off engines when stationary - no idling vehicles - Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable - Impose and signpost a maximum-speed-limit of 15 kph on surfaced and 10 kph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate).
AQ-7	Operations	Operation	Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.

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			• Ensure an adequate water supply on the Site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate • Use enclosed chutes and conveyors and covered skips • Minimise drop heights from loading shovels and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate
AQ-8	Waste Management	Operation	• Avoid bonfires and burning of waste materials.
AQ-9	Measures specific to earthworks	Construction	• Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable • Use Hessian, mulches or trackifiers where it is not possible to re-vegetate or cover with topsoil, as soon as practicable. • Only remove the cover in small areas during work and not all at once.
AQ-10	Measures specific to construction	Construction	• Avoid scabbling (roughening of concrete surfaces) if possible. • Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. • Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery. • For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust.
AQ-11	Measures specific to trackout	Construction	• Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Record all inspections of haul routes and any subsequent action in a site log book. • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsters and regularly cleaned. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permit. • Access gates to be located at least 10 m from receptors where possible.
Waste Management			
WM-1	Communication	Operation	Waste management initiatives and management measures will be clearly communicated to building managers, owners, employees, customers and cleaners. Benefits of providing this communication include: • Improved satisfaction with services • increased ability and willingness to participate in recycling; • Improved amenity and safety; • Improved knowledge and awareness through standardisation of services; • Increased awareness or achievement of environmental goals and targets;

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			• Reduced contamination of recyclables stream • increased recovery of recyclables and organics material, if implemented; and • Greater contribution to targets for waste reduction and resource recovery, the environment and heritage conservation.
WM-2	Signage	Operation	Signs which clearly identify waste management procedures and provisions to staff and visitors will be distributed around the Development. Key signage considerations are: • Clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin, as shown in Figure 6 • Signposts and directions to location of waste storage areas; • Clear signage in all waste storage areas to instruct users how to correctly separate waste and recycling • Maintaining a consistent style colour scheme and system for signs throughout the Development; and • Emergency contact information for reporting issues associated with waste or recycling management.
WM-3	Monitoring and Reporting	Operation	Visual assessments of bins and bin storage areas will be conducted by the building manager, at minimum: • Weekly, in the first two months of operation to ensure the waste management system is sufficient for the operation; and • Every six months, to ensure waste is being managed to the standards outlined in this document. • Any deficiencies identified in the waste management system, including, but not limited to, unexpected waste quantities, is to be rectified by the Building Manager as soon as it is practical.
WM-4	Roles and Responsibilities	Operation	• It is the responsibility of the Building Manager, or equivalent role, to implement this WMP and a responsibility of all warehouse tenants and staff to follow the waste management procedures set out by the WMP.
Greenhouse Gas and Energy Efficiency			
GG-1	Energy Usage	Operation	In order to reduce energy consumption, the following measures are proposed to be implemented: • Buildings will be net-positive for carbon emissions with the Proposal set to be net carbon zero and deliver a net positive development for embodied carbon emissions. • On-site renewable energy production will be implemented in the design of the development to minimise utilisation of energy from the grid system with a target Energy Production of 99kW Solar System per building achieved. • Energy efficient lighting systems (internal and external) will be implemented to reduce the electrical load on the grid significantly for the same illuminance output in comparison to traditional incandescent lights. • Controls of lighting systems will be implemented to reduce base building energy consumption by assuring artificial lighting is turned off when not required. This may include zoned switching, lighting control systems with time clocks and lighting sensors where appropriate. • Building envelope thermal performance is to comply with NCC 2019 Section J requirements (conditioned spaces), reducing the reliance on mechanical cooling and heating and bring down HVAC operational energy consumption. • Efficient HVAC systems with high COPs will be appropriately designed and sized for the development including a high efficiency centralised plant. • Provisions for electric vehicle and truck charging infrastructure will be provided to allow of future electrical vehicle charging stations in addition to those proposed to be constructed.
Ecologically Sustainable Development			

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ESD-1	Water Efficiency	Operation	- Water efficient fixtures and fittings will be fitted with low-flow water fixtures implemented for taps, wash basins, WCs, urinals, showers and supplementary water uses. - Water efficient appliances will be used where applicable; - Rainwater tanks will be implemented to offset irrigation water consumption, wash down and potentially toilet flushing and industrial processes. - Water usage monitoring will be implemented to monitor water usage and identify leaks and amend losses before greater water loss occurs.
ESD-2	Building Management	Operation	- Building commissioning and tuning procedures will be implemented prior to practical completion/12 months post practical completion to ensure operational efficiency and building operation is optimised in accordance with the intended building design. - Smart metering will be implemented to provide relevant data for the use & management of building staff. This will provide detailed information about the project energy use and profile on a regular basis and through an easily accessible online
Airport Safeguarding			
AS-1	Overall	Construction	Complete wildlife hazard assessment
AS-2		Construction	Develop a Wildlife Hazard Management Plan for the site. It should include: - Roles and responsibilities - Regular monitoring surveys - Wildlife hazard assessments by qualified ornithologists or biologists - Wildlife awareness and management training for relevant staff - Wildlife population triggers/thresholds - Activities to reduce hazardous wildlife populations An annual review to assess implementation against performance indicators, identify gaps, and ensure currency.
AS-3		Operation	Regularly monitor the site for wildlife activity to help identify high and moderate risk species using the site. Monitoring should: - Determine the level of wildlife attraction, the features that are attractive (e.g. water, food) and wildlife behaviour. - Identify variation of wildlife activity (i.e., how wildlife uses the site at different times of the day, year or climatic phase). - Identify emerging risks. - Locate evidence of wildlife shelter/nesting provided by infrastructure (e.g., buildings, equipment and/or vegetation). - Note nesting activity, unusual bird activity, and effectiveness of mitigation devices. Validate plant species choice and landscaping structure, or other mitigation applied.
AS-4		Operation	Develop a monitoring procedure that: - Establishes a standard survey route around the designed site. - Designate stopping points whose areas are scanned for wildlife. - Record wildlife data on a standardised form (electronic or paper) that records date, time, species, number of wildlife, behaviour, habitat utilised, and weather. Assists in determining thresholds for acceptable bird numbers on site.

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AS-5		Detailed design	Include actions to manage landscape and waste in the Wildlife Management Plan or refer to existing landscape and waste management plans.
AS-6		Operation	Where ongoing monitoring of the site identifies increased wildlife attraction, complete regular dispersal to discourage birds from the area particularly when WSI is operational. Coordinate with dispersal at WSI to ensure birds do not relocate closer to the airfield. Dispersal methods may include auditory or visual deterrents such as stock whip, starter pistol, sirens, kites, and lasers. If species thresholds cannot be maintained, additional passive or active management techniques must be applied to reduce presence of hazardous species. This may include but not limited to modifying the site's waterbodies and drainage, installing a one way valve for waterflow, installing pumping systems, and placing wires across or netting waterbodies.
AS-7	Landscaping	Detailed design	Document species palette, acceptable and unacceptable species, and guidance for landscaping and maintenance to reduce overall wildlife attraction in a Landscaping Plan or in the Wildlife Management Plan.
AS-8		Detailed design	For proposed landscaping works that do not meet approved guidelines, request an evaluation and assessment from a suitably qualified aviation ecologist.
AS-9		Operation	Regularly prune and lop trees and shrubs to improve their health and vigour and prevent the establishment of communal roosts and nesting colonies which, if allowed to establish, can be difficult to remove.
AS-10		Operation	Where ongoing monitoring identifies increased wildlife attraction associated with landscaping: - Conduct wildlife dispersal to discourage birds from the area particularly when WSI is operational. Coordinate with dispersal at WSI to ensure birds do not relocate closer to the airfield. - Where ongoing monitoring determines that wildlife dispersal is insufficient to address wildlife attraction, complete vegetation pruning or removal to reduce attraction. Where ongoing monitoring identifies increased wildlife attraction to landscaped areas, update relevant management schedules.
AS-11		Operation	Maintain grass height between 200-400 mm.
AS-12		Operation	Irrigate landscaped areas at night to reduce wildlife attraction during peak aircraft movements.
AS-13		Operation	Monitor irrigation system regularly for potential leaks. Where leaks are identified, immediately fix taps to reduce ponding water on site and associated attraction.
AS-14	Water	Operation	Regularly monitor waterbodies on site during and post construction.
AS-15		Operation	For the temporary evaporation basin, apply interventions to reduce the overall wildlife attraction including: - Ensure areas are accessible for people conducting wildlife dispersal. - Minimise open water within treatment wetlands (<40%) by planting macrophytes in shallower areas of the wetland that are subject to regular inundation. - Encourage recreational use in areas surrounding stormwater infrastructure to encourage visitation by people and pets.

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		• Conduct wildlife dispersal to discourage birds from the area particularly when WSI is operational. Coordinate with dispersal at WSI to ensure birds do not relocate closer to the airfield. • Where ongoing monitoring determines that wildlife dispersal is insufficient to address wildlife attraction, break up open water areas with physical barriers such as pool lanes placed across open water bodies. • Where ongoing monitoring determines that wildlife dispersal is insufficient to address wildlife attraction, create steep-sided (4V:1H) concrete-lined channels to reduce open water. • Where ongoing monitoring determines that wildlife dispersal is insufficient to address wildlife attraction, install wires or net to restrict wildlife access.	
AS-16	Operation	For Basin A apply interventions to reduce the overall wildlife attraction including: • Install a net or wires over the basin to restrict wildlife access. • Once the Sydney Water a Regional Solution is completed and the basin consistently drains within 48 hours after a rainfall event, reassess the netting requirement and consider net removal. After removal of the net, when ongoing monitoring indicates wildlife attraction, conduct wildlife dispersal to discourage birds from the area particularly when WSI is operational. Coordinate with dispersal at WSI to ensure birds do not relocate closer to the airfield.	
AS-17	Detailed design	Any above ground water storage structures should avoid gantries or other overhanging structures where birds may perch to access water.	
AS-18	Operation	Ponding outside of the temporary evaporation basin and Basin A should not exceed 100 m2 of open water.	
AS-19	Operation	If the ponding surface area outside of the temporary evaporation basin and Basin A exceeds 100 m2 and ongoing wildlife monitoring indicates wildlife attraction: • Conduct wildlife dispersal to discourage birds from the area particularly when WSI is operational. Coordinate with dispersal at WSI to ensure birds do not relocate closer to the airfield. • Where ongoing monitoring determines that wildlife dispersal is insufficient to address wildlife attraction, install wires or net to restrict wildlife access, wires or nets can be fitted over the waterbody to reduce the attractiveness to larger birds	
AS-20	Operation	Stormwater pipes, drains and culverts can provide an ideal nesting habitat for species such as Fairy Martins and Welcome Swallows. Drains should be completely circular, free of 90° angles, including at the central join. This will prevent stable foundations for nest building.	
AS-21	Operation	To limit access to drains, including circular drains, can be fitted with exclusion devices to prevent bird access.	
AS-22	Operation	Use underground drains and water storage where possible to reduce the availability of water to wildlife.	
AS-23	Waste	Operation	The detailed waste management plan does not include on-site composting.
AS-24		Operation	Building structures include enclosed areas for the facilitation of waste storage.
AS-25		Operation	All external waste bins have fixed lids and are kept closed when not in use. This restricts access to opportunistic urban forages such as Feral Pigeon and Australian White Ibis.

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AS-26		Operation	Install signage throughout the site to inform the public that feeding of wildlife on site is prohibited.
AS-27	Infrastructure	Detailed design	Detailed designs include exclusion devices such as netting under awnings.
AS-28		Operation	Where ongoing monitoring identifies increased wildlife attraction install exclusion devices to reduce wildlife attraction.
AS-29	Construction	Construction	Include wildlife management actions in all construction environmental plans. During construction, operators should be vigilant to increased wildlife activity, particularly during and immediately after any earthworks.
AS-30		Operation	Cover all temporary basins with netting or wires on site to prevent access for wildlife until decommissioned.

FOR INFORMATION

APPENDIX 4 LOCATION OF SENSITIVE RECEIVERS

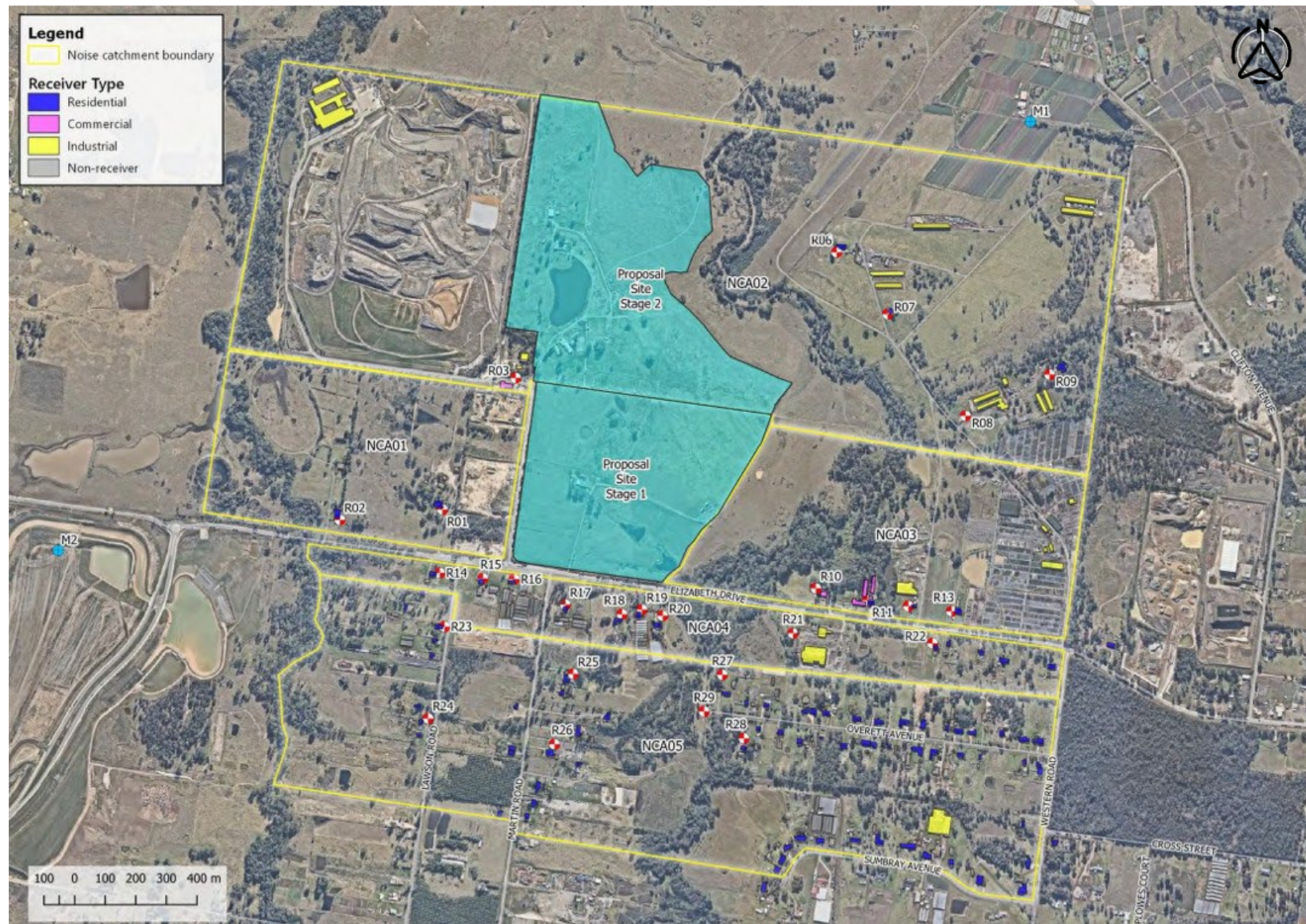


Figure 8: Location of Sensitive Receivers



Figure 9: Location of Eligible Receivers

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APPENDIX 5 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition E10 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition E10), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident;
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

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

APPENDIX 6 INTERIM INTERSECTION DESIGN

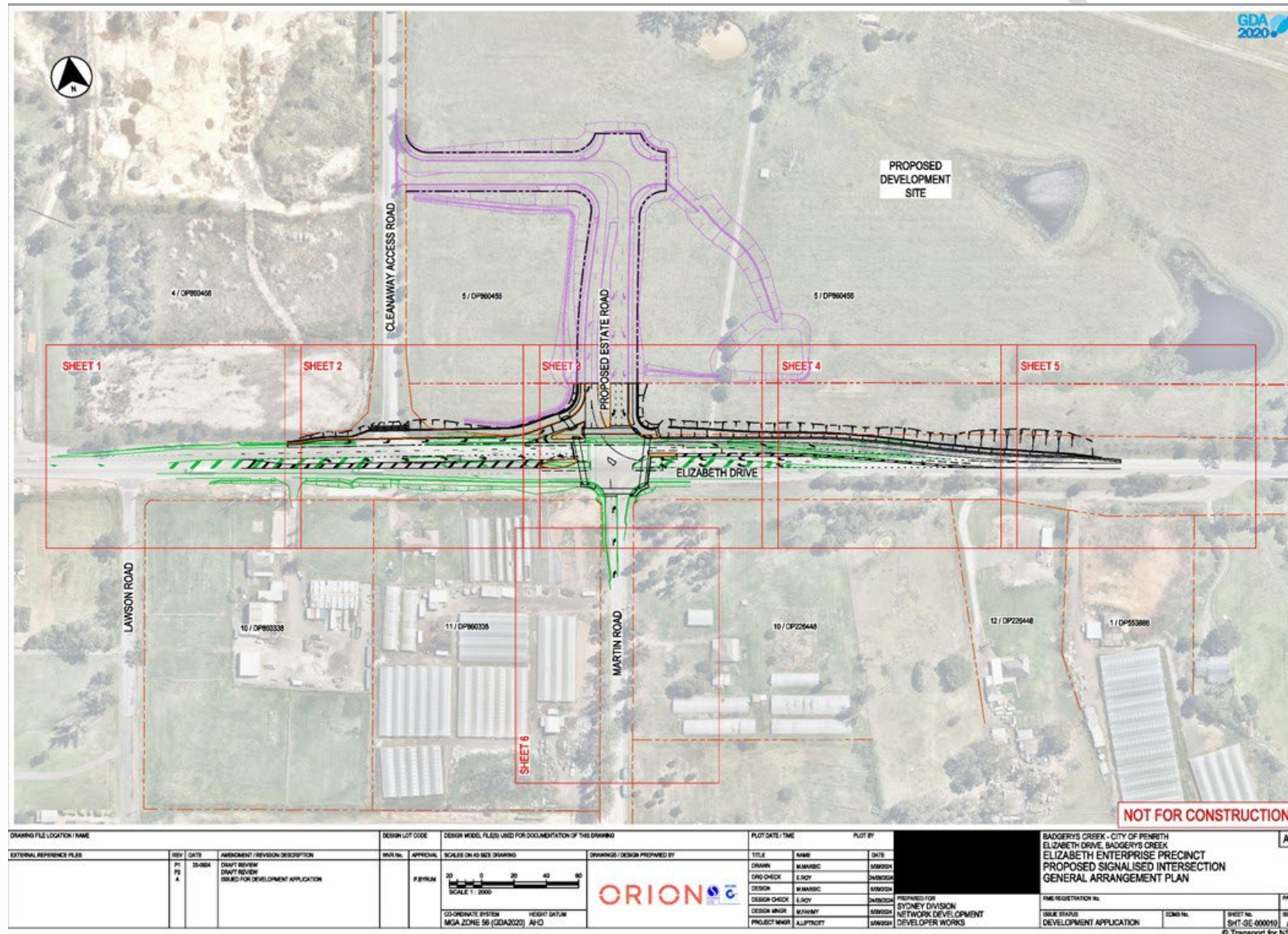


Figure 10: Interim Intersection Design (approved by Penrith City Council, DA24/0775)