

Development Consent

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

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

These Conditions are required to:

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

Chris Ritchie
Director
Industry Assessments

Sydney

18 November 2022

File: EF21/16146

SCHEDULE 1

Application Number:

SSD-30923027

Applicant:

Charter Hall Holdings Pty Limited

Consent Authority:

Minister for Planning

Site:

Lot 1 DP1274322 and part of Lot 271 DP1198561, Eastern Creek Drive, Eastern Creek NSW

Development:

Construction, fit out and operation of a warehouse and distribution centre for pharmaceuticals including ancillary offices, parking, loading areas and landscaping.

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.

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-30923027-Mod-1	6 July 2023	Team Leader, Industry Assessments (under delegated authority)	Increase the quantity of Class 2.2 (non-flammable, non-toxic gas / aerosols) dangerous goods that are approved for storage at the subject site.

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DEFINITIONS

AEP	Annual Exceedance Probability
Applicant	Charter Hall Holdings Pty Limited or any person carrying out any development to which this consent applies
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)
CEMP	Construction Environmental Management Plan
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The carrying out of works for the purpose of the development, including bulk earthworks, erection of buildings and other infrastructure permitted by this consent
Council	Blacktown City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning and Environment (DPE)
Development	The development described in Schedule 1, the EIS and RtS including the works and activities comprising the construction of a warehouse and distribution centre for pharmaceuticals, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DG	Dangerous Goods
DPE	Department of Planning and Environment
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>Environmental Impact Statement: Warehouse and Distribution Centre (Compass 2)</i> prepared by Willowtree Planning Pty Ltd and dated 4 March 2022, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	<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 Telecommunications Act 1997 (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <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
Incident	An occurrence or set of circumstances that causes or threatens to cause material

	harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: <ul style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: a) Modification Application prepared by Willowtree Planning Pty Ltd, titled ‘Modification Report: Warehouse & Distribution Centre (Compass 2)’ dated 23 February 2023.
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
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
Operation	The operation of the development for warehousing and distribution of pharmaceuticals as described in the EIS and RtS
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<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
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)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions (RtS)	The Applicant’s response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Response to Submissions: Warehouse and Distribution Centre (Compass 2)</i> , prepared by Willowtree Planning Pty Ltd and dated August 2022
RFS	Rural Fire Service
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
WSEA	Western Sydney Employment Area
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the Development Layout in Appendix 1;
 - (e) in accordance with the management and mitigation measures in Appendix 2; and**
 - (f) in accordance with the Modification Assessments.**
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

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

DANGEROUS GOODS STORAGE

- A6. The storage of dangerous goods on-site must not exceed the quantities provided in Error! Reference source not found..

Table 1 Dangerous Goods Storage

Class	Description	Packing group	Quantity (kg)
2.1	Flammable gas (aerosols)	n/a	224,000 / 56,000*
2.1	Hydrofluorocarbon (HFC) refrigerant gases	n/a	630
2.2	Non-flammable, non-toxic gas (aerosols)	n/a	196,000 / 49,000*
3	Flammable liquids	II & III	420,000

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

NOTIFICATION OF COMMENCEMENT

- A7. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
 - (b) operation; and
 - (c) cessation of operations.

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

EVIDENCE OF CONSULTATION

- A9. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A10. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A11. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

STRUCTURAL ADEQUACY

- A13. 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.

COMPLIANCE

- A14. 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.

OPERATION OF PLANT AND EQUIPMENT

- A15. 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.

EASEMENTS

- A16. Before the issuing of an occupation certificate for any part of the development, an easement under section 88A of the *Conveyancing Act 1919* which provides for a right of way over the driveway for the development on Lot 271 DP1198561 benefitting Lot 1 DP1274322 must be registered on the title of Lot 271 DP 1198561.
- A17. Prior to the issuing of an occupation certificate for any part of the development, an easement under section 88A and/or restriction or public positive covenant under section 88E of the *Conveyancing Act 1919* naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for the water sensitive urban design system and pipelines and the overland flow path in the peak 1% AEP event must be registered on the title of Lot 1 DP1274322 in accordance with Council's Engineering Guide for Development 2005.

EXTERNAL WALLS AND CLADDING

- A18. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A19. Prior to the issuing 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.
- A20. 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.

UTILITIES, SERVICES AND PUBLIC

- A21. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- A22. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and the applicable authority.
- A23. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.
- A24. 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*.
- A25. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A26. 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.

WORK AS EXECUTED PLANS

- A27. Before the issuing 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.

APPLICABILITY OF GUIDELINES

- A28. 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.
- A29. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (c) detail heavy vehicle routes, access and parking arrangements;
 - (d) 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;
 - (e) include a program to monitor the effectiveness of these measures; and
 - (f) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Roadworks and Access

- B3. Prior to the commencement of operation of the development, the Applicant must complete the construction of access driveways to the estate road to the satisfaction of the relevant roads authority. The Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*.

Parking

- B4. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

- B5. 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;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Work Place Travel Plan

- B6. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Work Place Travel Plan. The Work Place Travel Plan must:

- (a) be prepared in consultation with TfNSW;
 - (b) be informed by employee travel surveys;
 - (c) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives;
 - (d) provide mode share targets and initiatives to achieve them; and
 - (e) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B7. 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

- B8. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

- B9. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline.

Discharge Limits

- B10. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

- B11. Prior to the issuing of a Construction Certificate for the stormwater management system, the Applicant must finalise the detailed design of the stormwater management system for the development, to the satisfaction of the Planning Secretary. The system must:
- (a) be designed by a suitably qualified and experienced drainage engineer and prepared in consultation with Council;
 - (b) be prepared in accordance with Council's requirements as set out in Attachment A of Council's letter to the Department dated 20 October 2022;
 - (c) be generally in accordance with the Civil Engineering Report incorporating Water Cycle Management Strategy prepared by Costin Roe Consulting dated 26 August 2022 and associated Concept Drainage Plans;
 - (d) be in accordance with applicable Australian Standards;
 - (e) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines;
 - (f) achieve the pollutant reduction targets in Council's Development Control Plan Part J Water Sensitive Urban Design and Integrated Water Cycle Management, 2015;
 - (g) detail rainwater and stormwater reuse measures to achieve Council's water conservation target of 80% of non-potable demand supplied using non-potable sources; and
 - (h) include a maintenance and cleaning schedule for the stormwater quality improvement devices and include a procedure for regularly reporting to Council on completed maintenance.
- B12. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B11) and ensure the system is operational.

AIR QUALITY

Dust Minimisation

- B13. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B14. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
 - (b) all trucks entering or leaving the site with loads have their loads covered;

- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

B15. 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 EPL applicable to the site.

NOISE

Hours of Work

B16. The Applicant must comply with the hours detailed in Table 22.

Table 2 Hours of Work

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

B17. Works outside of the hours identified in condition B16 may be undertaken in the following circumstances:

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

Operational Noise Limits

B18. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.

Table 3 Noise Limits dB(A)

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Night L _{AFmax}
All residential receives	40	35	35	52
Child Care Centre (when in use)	43			

Note: Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 3 for the location of residential sensitive receivers.

Road Traffic Noise

B19. Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B20. 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.

- B21. 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*.

BUSHFIRE PROTECTION

- B22. The Applicant must manage the site as an inner protection area (IPA) in perpetuity in accordance with the requirements of Appendix 4 of the *Planning for Bushfire Protection 2019* (RFS, 2019).
- B23. Landscaping within the entire property must comply with Appendix 4 of *Planning for Bush Fire Protection 2019*.
- B24. Buildings are to be constructed to comply with Sections 3 and 5 (BAL 12.5) Australian Standard AS3959-2018 Construction of buildings in bush fire-prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas – 2014 as appropriate, and Section 7.5 of *Planning for Bush Fire Protection 2019*.
- B25. The provision of water, electricity and gas must comply with Table 7.4a of *Planning for Bush Fire Protection 2019*

HAZARDS AND RISK

Pre-construction

- B26. At least one month prior to the commencement of construction of the works that are subject of the scope of the hazard studies, or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary the studies set out under subsections (a) to (b) below (the pre-construction studies). Construction, other than of preliminary works, must not commence until approval has been given by the Planning Secretary and, with respect to the Fire Safety Study must meet the requirements of Fire and Rescue NSW.
- (a) **Fire Safety Study (FSS)** for the development. This study must cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems (NSW HMPCC, 1994). The study must meet the requirements of Fire and Rescue NSW.
- (b) A **Final Hazard Analysis** of the development, prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'.

Pre-commissioning

- B27. Prior to the issue of an Occupation Certificate, the Applicant must develop and implement the plans and systems set out under subsections (a) to (b) below and submit for the approval of the Planning Secretary documentation describing those plans and systems. Commissioning must not commence until approval has been given by the Planning Secretary.
- (a) A comprehensive **Emergency Plan** and detailed emergency procedures for the development. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.
- (b) A document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by Planning Secretary upon request. The Safety Management System must be developed in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.

Ongoing

Hazard Audit

- B28. Twelve months after the commencement of operation of the development and every five years thereafter, or at such intervals as the Planning Secretary may agree, the Applicant must carry out a comprehensive Hazard Audit of the development and within one month of each audit submit a report to the Planning Secretary.

The audits must be carried out at the Applicant's expense by a qualified person or team, independent of the Development, approved by the Planning Secretary prior to commencement of each audit. The Hazard Audit must be consistent with the Department's Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'.

Further Requirements

- B29. The Applicant must comply with all reasonable requirements of the Planning Secretary in respect of the implementation of any measures arising from the reports submitted in respect of conditions B26 to B28 inclusive, within such time as the Planning Secretary may agree.

Dangerous Goods

- B30. DG's, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards; and
 - (b) for liquids:
 - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (ii) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.
- B31. In the event of an inconsistency between the requirements of conditions B30(a) and B30(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

- B32. 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).

WASTE MANAGEMENT

Construction and Demolition Waste Management

- B33. Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:
- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and
 - (b) be implemented for the duration of construction works.
- B34. The Applicant must:
- (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.

Waste Management Plan

- B35. Prior to the commencement of operation of the development, the Applicant must prepare a Waste Management Plan for the development. The Plan must:
- (a) detail the type and quantity of waste to be generated during construction and operation of the development;
 - (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Environment Protection Authority, 2014);
 - (c) detail the materials to be reused or recycled, either on or off site; and
 - (d) include the Management and Mitigation Measures included in Appendix 2.

Statutory Requirements

- B36. 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.
- B37. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- B38. The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.
- B39. The collection of waste generated during operation of the development must be undertaken between 7am to 10pm Monday to Friday.

VISUAL AMENITY

Landscaping

- B40. Prior to the commencement of construction, the Applicant must prepare a revised Landscape Plan which details additional canopy trees located in the north-eastern corner of the site in the area not required for the manoeuvring of fire trucks to the satisfaction of the Planning Secretary (refer to **Appendix 1**). The Landscape Plan must detail compliance with Appendix 4 of Planning for Bush Fire Protection 2019.

- B41. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:
- (a) detail the species to be planted on-site;
 - (b) include appropriate species for the bioretention system in accordance with Council's WSUD Standard Drawings A(BS)175M Sheet 12;
 - (c) contain a landscape watering plan detailing the irrigation layout based on the non-potable water supply point from the rainwater tanks;
 - (d) describe the monitoring and maintenance measures to manage landscaping works; and
 - (e) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.
- B42. The Applicant must:
- (a) not commence operation until the revised Landscape Plan and the Landscape Management Plan is approved by the Planning Secretary.
 - (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
 - (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B40 for the life of the development.

Lighting

- B43. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

- B44. Prior to the installation of façade signage, the Applicant must submit detailed plans of the proposed business identification signage and elevations of the building to the satisfaction of the Secretary. The size and type of the signage must be generally in accordance with the plans submitted with the RtS.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (c) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (e) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (f) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint; and
 - (iii) failure to comply with statutory requirements.
 - (g) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
 - (b) Erosion and Sediment Control Plan; and
 - (c) Construction and Demolition Waste Management Plan (see condition B33).
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C5. Within three months of:
- (a) the submission of a Compliance Report under condition C11;
 - (b) the submission of an incident report under condition C7;
 - (c) the approval of any modification of the conditions of this consent; or
 - (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.
- C6. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

- C7. The Planning Secretary must be notified in writing via the Major Projects website within 7 days after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

- C8. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C9. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- C10. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Compliance Reporting

- C11. Within 12 months of the commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:
- (a) identify any trends in the monitoring data over the life of the development;
 - (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
 - (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.
- C12. 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

- C13. 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.

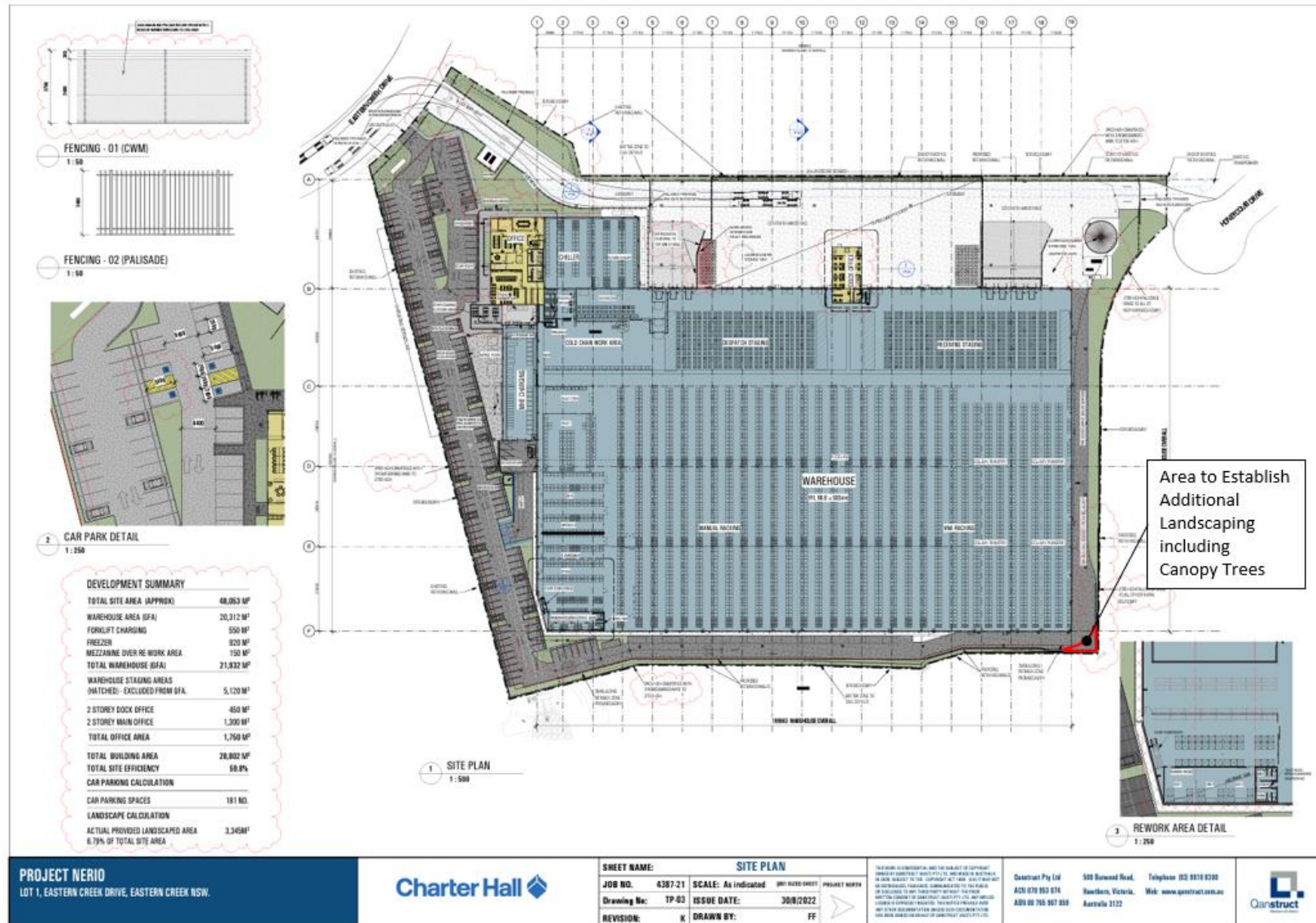
Note: For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development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

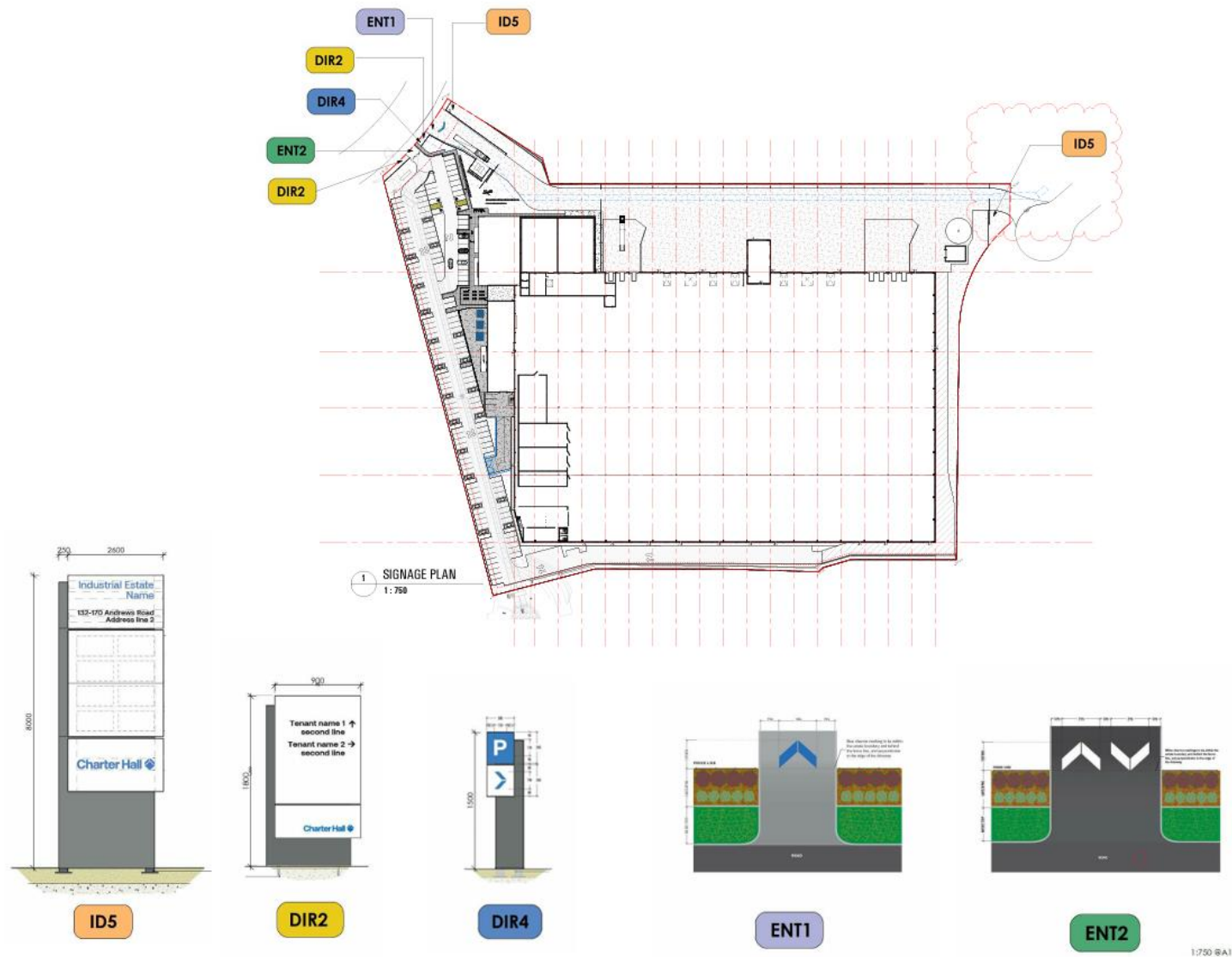
ACCESS TO INFORMATION

- C14. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Compliance Report of the development;

- (x) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; and
 - (xi) any other matter required by the Planning Secretary.
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS





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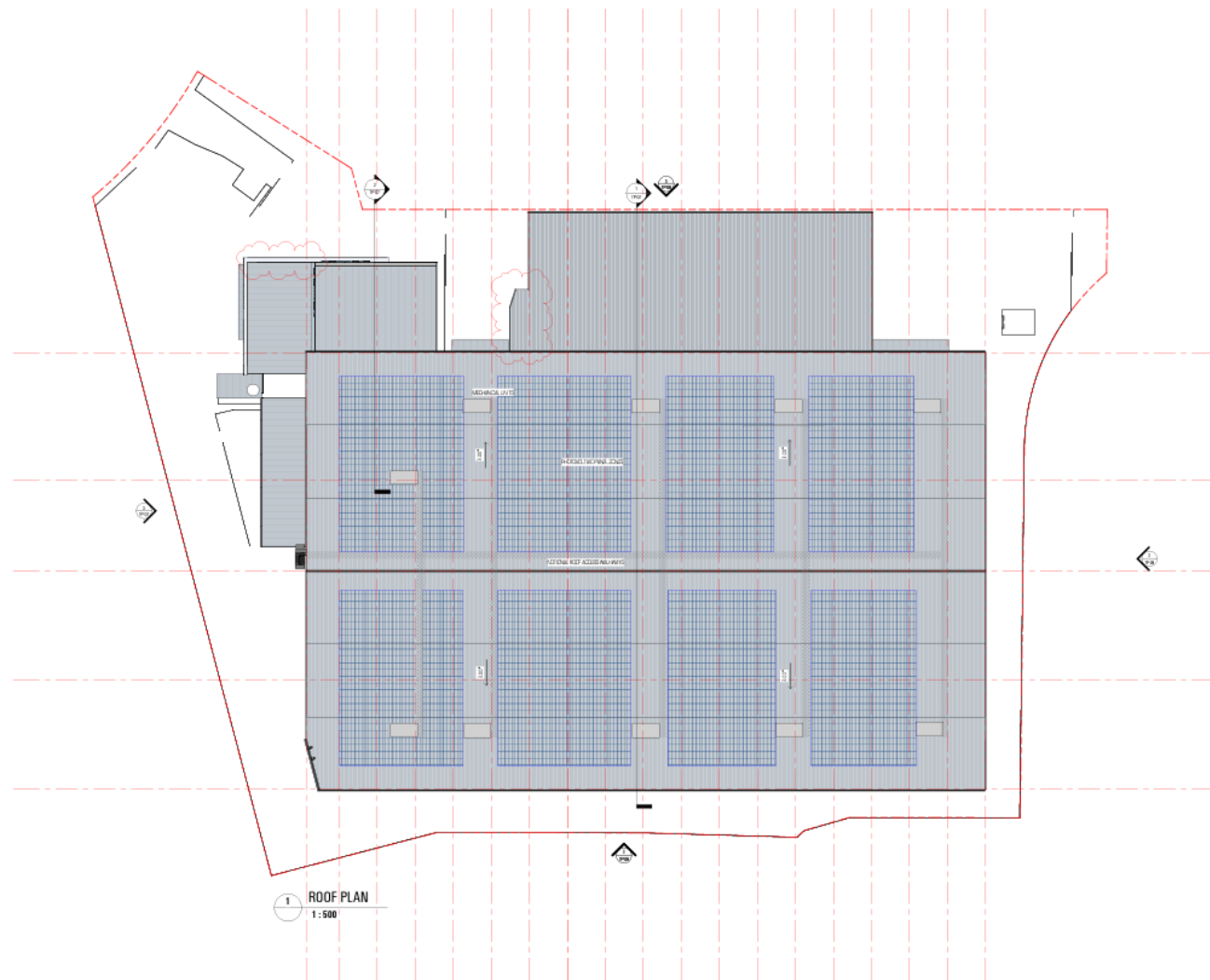


SHEET NAME: SIGNAGE PLAN
JOB NO. 4387-21 **SCALE:** 1:750 **0011 SIZED SHEET**
Drawing No: TP-03.1 **ISSUE DATE:** 29/6/2022 **PROJECT AUTHOR**
REVISION: H **DRAWN BY:** FF

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JOB NO. 4387-21 SCALE: 1:500
Drawing No: TP-04 ISSUE DATE: 5/8/2022
REVISION: J DRAWN BY: FF

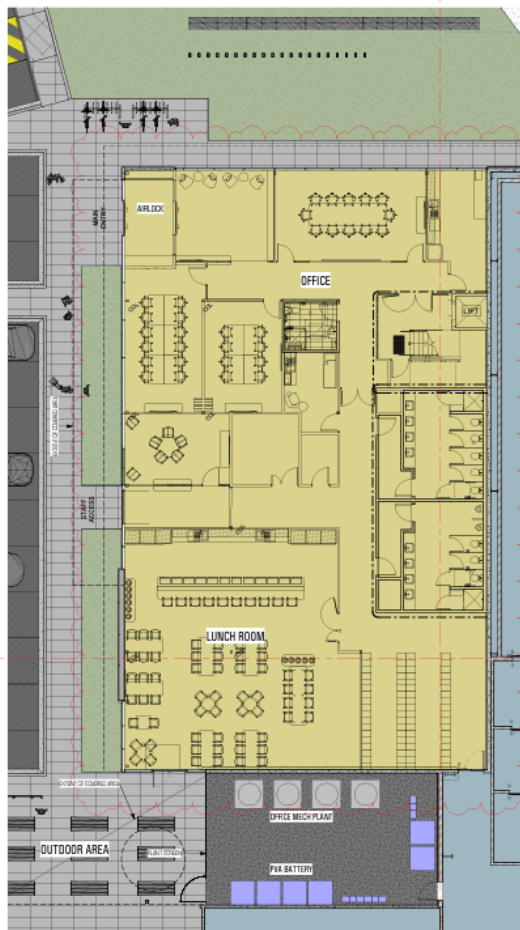
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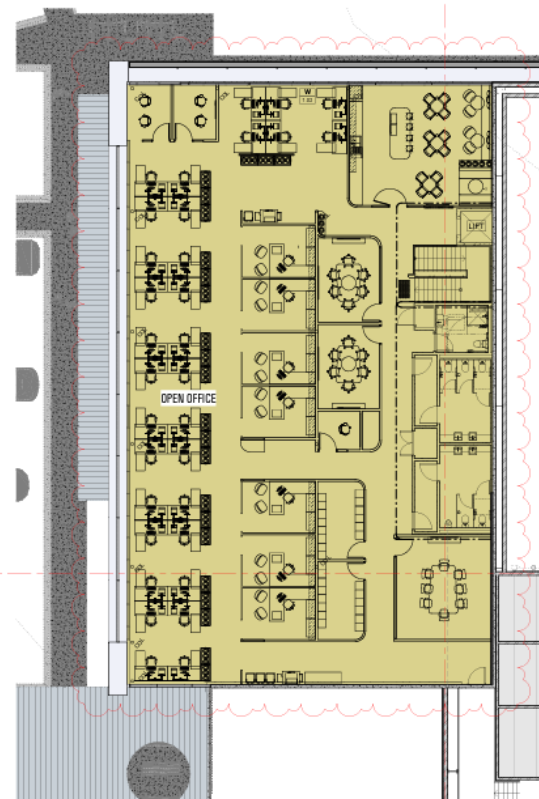
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1 MAIN OFFICE GROUND FLOOR PLAN
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2 MAIN OFFICE FIRST FLOOR
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SHEET NAME: OFFICE PLANS SHT 1			
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NSW Government

21 Compass 2 Warehouse and Distribution Centre

Department of Planning and Environment(SSD-30923027)



PROJECT NERIO
LOT 1, EASTERN CREEK DRIVE, EASTERN CREEK NSW.



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JOB NO.	4387-21	SCALE:	1:100
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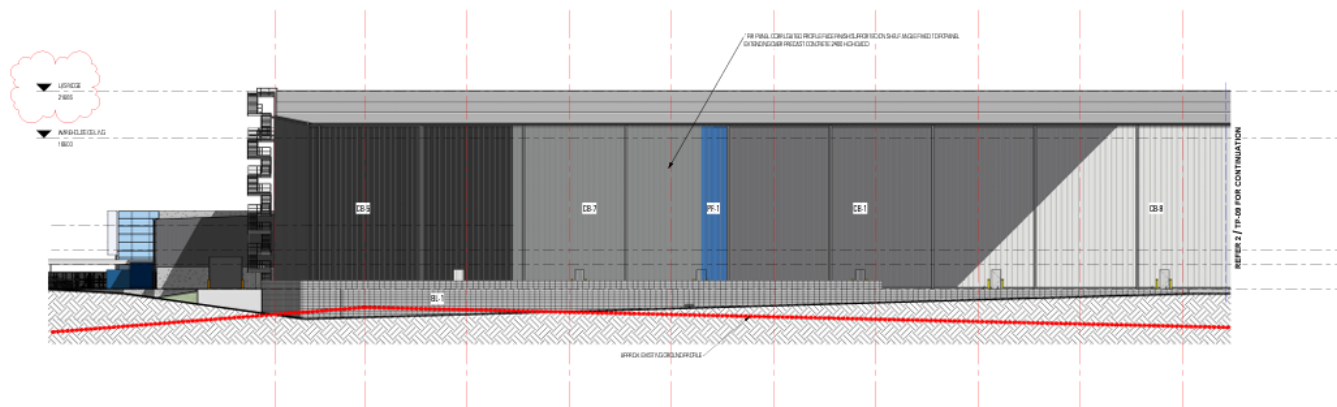
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NSW Government

22 Compass 2 Warehouse and Distribution Centre

Department of Planning and Environment(SSD-30923027)

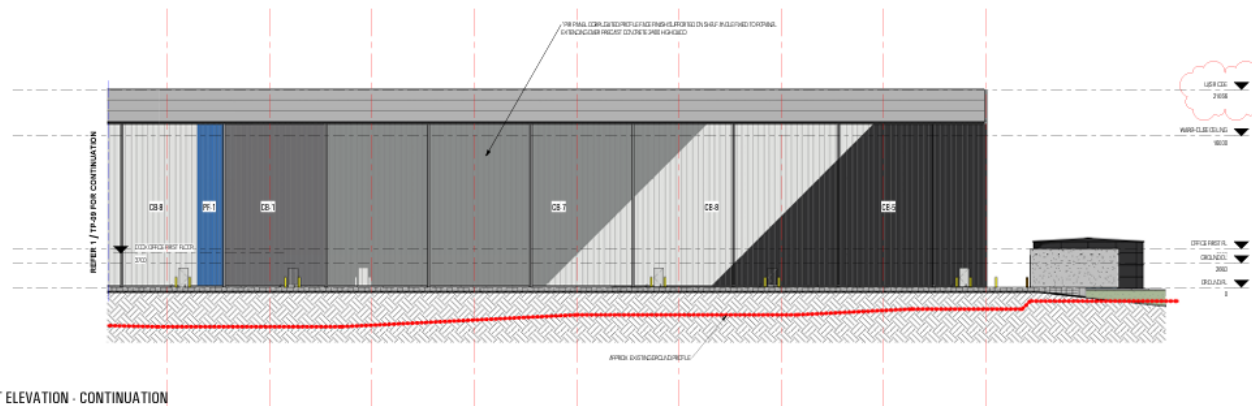


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PROJECT NERIO
LOT 1, EASTERN CREEK DRIVE, EASTERN CREEK NSW.

Charter Hall

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JOB NO. 4387-21	SCALE: As indicated
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REVISION: F	DRAWN BY: FF

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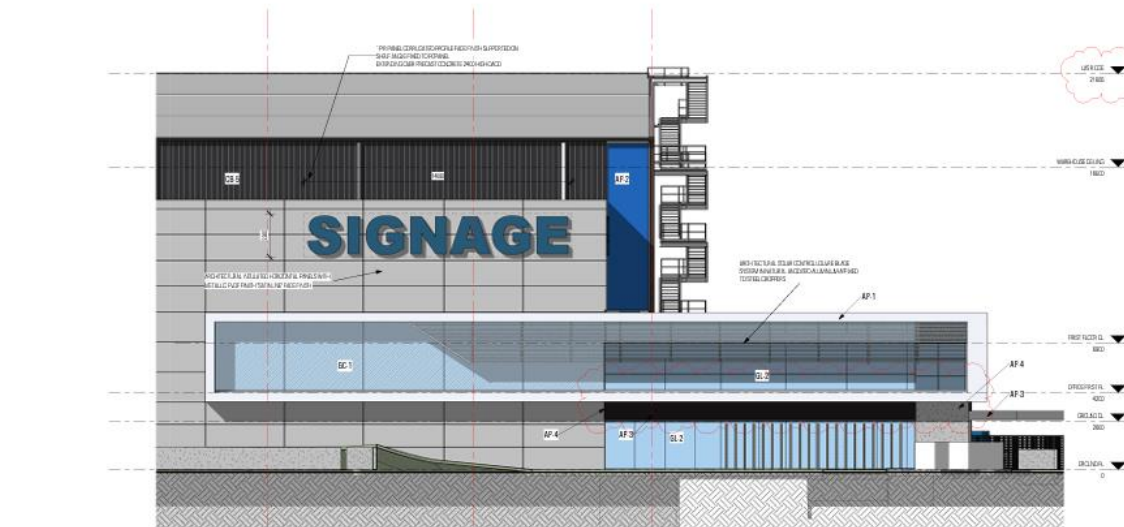
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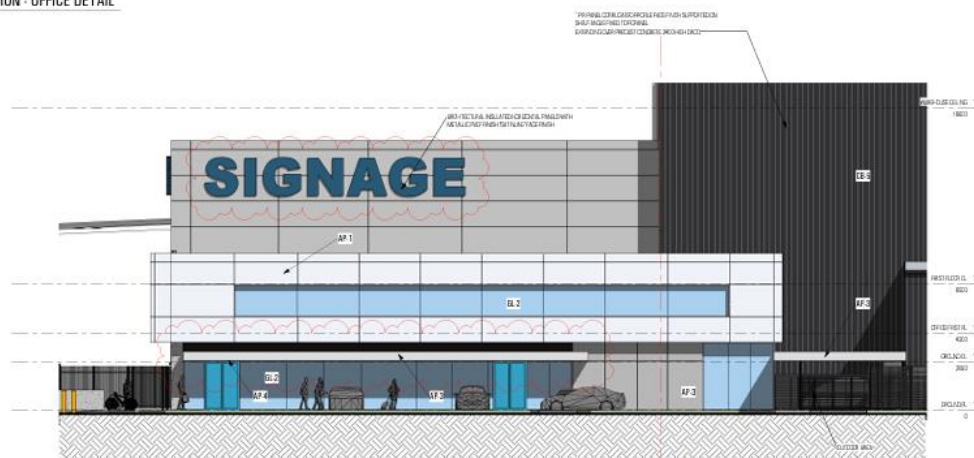
NSW Government

25 Compass 2 Warehouse and Distribution Centre

Department of Planning and Environment(SSD-30923027)



1 WEST ELEVATION - OFFICE DETAIL
1:100



2 SOUTH ELEVATION - OFFICE DETAIL
1:100

EXTERNAL FINISHES:

CLT1	CONCRETE FINISH TO EXTERIOR WALLS
CLT2	CONCRETE FINISH TO EXTERIOR WALLS
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PROJECT NERIO
LOT 1, EASTERN CREEK DRIVE, EASTERN CREEK NSW.

Charter Hall

SHEET NAME: OFFICE DETAIL ELEVATIONS			
JOB NO. 4387-21	SCALE: As indicated	REVISED SHEET	PROJECT NUMBER
Drawing No: TP-10	ISSUE DATE: 28/06/2022		
REVISION: H	DRAWN BY: FF		

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APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

ID	MANAGEMENT / MITIGATION MEASURE	TIMING
ADMINISTRATIVE COMMITMENTS		
A1	Commitment to Minimise Harm to the Environment CHH will commit to implement all reasonable and feasible measures, to prevent and/or minimise any harm to the environment, that may result from the construction or operation of the proposed development	Prior to construction, during construction, and during operation.
A2	Terms of Approval CHH will carry out the project generally in accordance with the: <ul style="list-style-type: none"> a) Environmental Impact Statement; b) Response to Submissions Report; c) Drawings; d) Management and Mitigation Measures; e) Any Conditions of Approval. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency	Prior to construction, during construction, and during operation.
A3	Occupation Certificate CHH will ensure that Occupation Certificates are obtained prior to the occupation of the facilities.	Prior to operation.
A4	Compliance CHH will ensure compliance with any reasonable requirement(s) of the Secretary of the NSW DPE arising from the assessment of: <ul style="list-style-type: none"> a) Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval. 	Prior to construction, during construction, and during operation.
A5	Structural Adequacy CHH will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the National Construction Code.	During construction.
A6	Construction Environmental Management Plan Prior to the commencement of construction, CHH would prepare a Construction Environmental Management Plan (CEMP) that addresses the following: <ul style="list-style-type: none"> a) Air Quality; b) Noise and Vibration; c) Waste Classification d) Erosion and Sediment Control; 	Prior to construction.

	e) Materials Management Plan; f) Acid Sulfate Soils and Salinity; and g) Community Consultation and Complaints Handling.	
A7	Site Induction All staff employed on the site by the construction contractor will be required to undergo a site induction.	Prior to construction.
A8	Operation of Plant and Equipment CHH will ensure that all plant and equipment used on-site, is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.	During Operation
A9	Monitoring the State of Roadways CHH will monitor the state of roadways leading to and from the subject site, during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by the Blacktown City Council.	During construction.
A10	Waste Receipts CHH will ensure that a permanent record of receipts, for the removal of both liquid and solid waste from the subject site, be kept and maintained up to date at all times. Such records will be made available to authorised person upon request.	During construction and operation.
A11	Complaints Handling CHH will prepare an Operational Complaints Handling Protocol for the development, prior to the commencement of operations.	Prior to operation.
A12	Soil and Water Management A Soil and Water Management Plan (SWMP) and Erosion and Sediment Control Plan (ESCP), or equivalent, will be implemented for the construction of the proposed development.	Prior to and during construction.
SPECIAL ENVIRONMENTAL COMMITMENTS		
AIR QUALITY		
AQ1	Air quality mitigation and monitoring will form part of the CEMP, to be prepared for the project, as outlined in A6 .	Prior to construction.
TRAFFIC AND TRANSPORT		
TT1	CHH will finalise and implement the Construction Traffic Management Plan (CTMP).	Prior to and during construction.
HAZARDS AND RISKS		
HR1	Multiple spill kits will be provided around the DG storage areas to ensure spills can be cleaned up immediately following identification.	During operation.
HR2	Aerosols shall be stored in a dedicated storage area which prevents rocketing cans from escalating the incident (i.e. storage in an aerosol cage, separate storage area, or in	During operation.

	palletised aerosol cages).	
HR3	The site shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site.	Prior to construction.
HR4	A stormwater isolation point (i.e. penstock isolation valve) shall be incorporated into the design. The penstock shall automatically isolate the storm water system upon detection of a fire (smoke or sprinkler activation) to prevent potentially contaminated liquids from entering the water course.	Prior to construction.
HR5	Acid sulfate soil and salinity management will form part of the CEMP, to be prepared for the project, as outlined in A6 .	Prior to construction.
HR6	Adopt a construction stormwater management plan and associated erosion and sediment control measures in accordance with Landcom Blue Book and Council requirements.	Prior to construction.

CULTURAL HERITAGE

H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works.	Prior to construction.
H2	Unexpected Aboriginal objects remain protected by the National Parks and Wildlife Act 1974. If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist would be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council would be notified.	During construction.
H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified	During construction.

SOCIO-ECONOMIC

SE1	CHH will notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices should include: <ul style="list-style-type: none"> • Details of the proposal, including contact details of management team • Hours and expected period of construction • Details regarding process should businesses or residents have concerns, questions or complaints 	Prior to Construction
SE2	CHH will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. CHH will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents.	Prior to and during construction.
SE3	CHH will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailer.	During Construction

WASTE MANAGEMENT

WM1	Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused or recycled will be sent to landfill or appropriate disposal facilities.	During construction.
WM2	Waste materials produced from site preparation and construction activities will be separated at the source and stored separately on-site.	During construction.
WM3	<p>The Site Manager or equivalent role will:</p> <ul style="list-style-type: none"> • Arrange for suitable waste collection contractors to remove any construction waste from site • Ensure waste bins are not filled beyond recommended filling levels • Ensure that all bins and loads of waste materials leaving site are covered • Maintain waste disposal documentation detailing, at a minimum: <ul style="list-style-type: none"> ○ Descriptions and estimated amounts of all waste materials removed from site ○ Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables ○ Records of waste and recycling collection vehicle movements, for example, date and time of loads removed, licence plate of collection vehicles, tip dockets from receiving facility, and ○ Waste classification documentation for materials disposed to off-site recycling or landfill facilities. • Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Blacktown City Council, SafeWork NSW or NSW EPA, and • Remove waste during hours approved by Council. During construction. 	During construction.
WM4	<p>Site inductions, as required under A7 will ensure the following training is covered:</p> <ul style="list-style-type: none"> • Legal obligations and targets • Emergency response procedures on-site • Waste priorities and opportunities for reduction, reuse, and recycling • Waste storage locations and separation of waste • Procedures for suspected contaminated and hazardous wastes • Waste related signage • The implications of poor waste management practices, and • Responsibilities and reporting, including identification of personnel responsible for waste management and 	Prior to construction.

individual responsibilities.

ESD

E1

CHH will target a Certified Six (6) Star Green Star Design & As Built v1.3 Rating

Prior to construction, during construction, and during operation.

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C7 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

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