

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
Director
Industry Assessments

Sydney

20 December 2023

File: EF22/6130

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-41807966
Applicant:	Goodman Property Services (Aust) Pty Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 251 DP 1082988 and Lot 4 DP 1194933 9 Roussell Road, Eastern Creek
Development:	Demolition, bulk earthworks, and construction, fit out and operation of a warehouse and distribution centre with office space and associated hardstand, stormwater infrastructure, landscaping and signage

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SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-41807966-MOD-1	23 October 2024	Team Leader	Modification to increase the disturbance area within the Reedy Creek riparian corridor.
SSD-41807966-MOD-2	26 August 2026	Team Leader	Modification to amend minor error in Condition A27

CONSOLIDATED CONSENT

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DEFINITIONS

Additional Information	Additional information submitted by the Applicant following the submission of the RTS including: - SSD-41807966 - <i>RFI Response</i>, prepared by Goodman Property Services (Aust.), dated 3 August 2023 <i>Addendum RFI Response</i> SSD-41807966, prepared by Goodman and dated 11 October 2023 - Details of the proposed works within Reedy Creek Riparian Corridor, email dated 26 October 2023 - ACHAR Addendum, prepared by Artefact and dated 8 November 2023 - Addendum RFI response to letter, prepared by Goodman and dated 1 December 2023 - Additional information response, prepared by Goodman and dated 11 December 2023 - Additional information response including Biodiversity Development Assessment Report, prepared by ecologie, version 8 and dated 13 December 2023 and offset map prepared by ecologie and submitted on 13 December 2023 - Revised Biodiversity Development Assessment Report, prepared by ecologie, version 8 and dated 8 December 2023
Applicant	Goodman Property Services (Aust) Pty Ltd, 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>
Calendar year	A period of 12 months commencing on 1 January
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) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, earthworks, the carrying out of works for the purpose of the development, including 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
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
Development	The development described in Schedule 1, the EIS, Response to Submissions and additional information, including the works and activities comprising demolition, construction, fitout and operation of a warehouse and distribution centre with office space and associated hardstand, landscaping and signage, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
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
EHG	Environment and Heritage Group of the Department

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EIS	The Environmental Impact Statement titled <i>Sate Significant Development Application SSD 41807966</i> , prepared by Keylan Consulting Pty Ltd dated 13 October 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
Evening	The period from 6 pm to 10 pm
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: - involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or - 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 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 a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: - Modification 1 – Modification Report titled '9 Roussell Road, Eastern Creek – Modify Arborist Report for Riparian Area', prepared by Goodman Property Services (Aust) Pty Limited, dated 21 June 2024 - Modification 2 – Modification Statement titled 'S.4.55(1) Modification, SSD-41807966 – 9 Roussell Rd, Eastern Creek 2766, Modification to Condition A27 of Consent', prepared by Goodman Property Services (Aust) Pty Ltd, dated 2 July 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
NRAR	Natural Resources Access Regulator, DPE
Operation	The operation of the warehouse 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

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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)
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>Submissions Report, Axle West SSD-41807966 9 Roussell Road, Eastern Creek</i> , prepared by Keylan Consulting Pty Ltd and dated 23 March 2023
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
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, Response to Submissions 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 2; ~~and~~
 - (f) **In accordance with 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), A2(d) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) or A2(e), 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.

Maximum GFA

- A6. The maximum GFA for the development must not exceed the limits described in Table 1.

Table 1 Maximum GFA of the development

Land Use	Maximum GFA (m ²)
Warehouse and distribution centre and ancillary area	26,406
Ancillary office	823
Total	27,229 m²

NOTIFICATION OF COMMENCEMENT

- A7. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
 - (b) operation; and
 - (c) cessation of operations
- A8. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

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

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

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

PROTECTION OF PUBLIC INFRASTRUCTURE

- A13. Before the commencement of construction, 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 Council.
- A14. 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.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A15. Prior to the commencement of construction, 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.
- A16. 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.

Sydney Water

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

Fibre-Ready Facilities

- A18. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A19. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

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

STRUCTURAL ADEQUACY

- A21. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

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

- A22. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the NCC.
- A23. 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 NCC.
- A24. 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.

COMPLIANCE

- A25. 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

- A26. 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

- A27. Within 12 6 months after the date of this consent the approval of SSD-41807966-Mod-2, an easement under section 88A and / or a restriction restrictive or public positive covenant under section 88EB 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 burdens Lot 4 DP 1194933 and benefits Lot 251 DP 1082988 (part of the site subject to this consent) for stormwater drainage, must be registered on the title of the land.

WORK AS EXECUTED PLANS

- A28. 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

- A29. 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.
- A30. 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, 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), whose appointment has been endorsed by the Planning Secretary;
 - (b) be prepared in consultation with 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.
- 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 the internal road to the satisfaction of Council. The Applicant must obtain approval for any relevant 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.

Operational Traffic Management Plan

- B5. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency;
 - (d) detail heavy vehicle routes, access, and parking arrangements;
 - (e) include an Operational Driver Code of Conduct to:
 - (i) minimise the impacts on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) inform truck drivers of the site access arrangements and use of specified haul routes;
 - (v) include a program to monitor the effectiveness of these measures; and
 - (f) include a Traffic Control Plan (TCP) detailing:
 - (i) heavy vehicle routes, road safety and efficiency measures and the on-site measures to be implemented to control the manoeuvring, loading and unloading of vehicles in designated areas, including front-end loaders within the waste receipt and processing areas and mitigate the potential for on-site vehicle conflict; and

- (ii) installation of directional signage.

Operating Conditions

B6. 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;
- (h) all vehicles must enter and exit the site in a forward direction; and
- (i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

B7. The Applicant must provide a minimum of 192 car spaces on-site, of which 2% must be disabled parking spaces.

Work Place Travel Plan

B8. Prior to the commencement of operation of the development, the Applicant must prepare a Work Place Travel Plan and submit a copy to the Planning Secretary. The Work Place Travel Plan must:

- (a) be prepared in consultation with and endorsed by TfNSW;
- (b) be prepared by a suitably qualified and experienced transport or traffic consultant;
- (c) includes a Transport Access Guide which outlines facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
- (d) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

B9. 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

B10. 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

B11. Prior to the commencement of any earthworks, construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

Discharge Limits

B12. 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

B13. Prior to the commencement of construction of the development, the Applicant prepare the 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 person(s);

- (b) be generally in accordance with the conceptual design in the report titled, *Stormwater Management Report, M7 Business Hub, 9 Roussell Road, Eastern Creek*, prepared by Orion and dated 22 September 2023 (Revision B);
 - (c) be developed in consultation with and endorsed by Council and WaterNSW;
 - (d) be in accordance with applicable Australian Standards; and
 - (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.
- B14. Prior to the commencement of operation, the stormwater management system must be installed and operational in accordance with the detailed design (as required by condition B13).
- B15. Prior to the commence of operation, the works-as-executed drainage plan is to be provided to the certifier and Council.
- B16. Prior to the commencement of construction of the development, the Applicant must prepare a non-potable water supply and irrigation plan for non-potable water uses (e.g. landscape watering, washdown and toilet flushing) and submit a copy to the Planning Secretary. The plan must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be developed in consultation with and endorsed by Council; and
 - (c) include a maintenance schedule for the Water Sensitive Urban Design systems.
- B17. Prior to the commencement of operation, a suitably qualified hydraulic engineer must certify that the non-potable water supply and irrigation plan have been installed as per condition B16.

AIR QUALITY

Dust Minimisation

- B18. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B19. During construction of the 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.

Air Quality Discharges

- B20. 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 2010*.

Odour Management

- B21. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

- B22. The Applicant must comply with the hours detailed in **Table 2**, unless otherwise agreed in writing by the Planning Secretary.

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

- B23. Works outside of the hours identified in condition 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

B24. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in **Appendix 3**.

Construction Noise and Vibration Management Plan

- B25. The Applicant must prepare a Construction Noise and Vibration 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) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary;
 - (b) be approved by the Planning Secretary prior to the commencement of construction of the development;
 - (c) 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);
 - (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers including acoustic barriers around the perimeter of the site;
 - (e) include strategies that have been developed with the community for managing high noise generating works;
 - (f) include a vibration management strategy developed in consultation with WaterNSW to minimise and mitigate potential vibration impacts and to prevent any damage to the Warragamba pipeline and comply with the German Standard DIN 4150-3:2016, 'Structural Vibration Part 3: Effects of Vibration on structures';
 - (g) describe the community consultation undertaken to develop the strategies in condition (e); and
 - (h) include a complaints management system that would be implemented for the duration of the development.
- B26. The Applicant must:
- (a) not commence construction of any relevant stage of the development until the Construction Noise and Vibration Management Plan required by condition B25 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 construction.

Water NSW Warragamba to Prospect Pipelines Corridor

- B27. Prior to the commencement of construction, a geotechnical investigation must be prepared to confirm the proposed construction would not adversely affect the integrity of the Pipelines or stability of the embankments within the pipeline corridor.
- B28. The Applicant shall repair, or pay all reasonable costs associated with repairing any damaged WaterNSW water supply infrastructure in a timely manner and to the satisfaction of WaterNSW. All incidents that affect or could affect the WaterNSW Pipelines corridor must be reported to WaterNSW on the 24 hour Incident Notification Number 1800 061 069 as a matter of urgency.
- B29. Adequate temporary and permanent security must be installed to prevent people and vehicles from entering the Warragamba to Prospect Pipelines Corridor.

Operational Noise Limits

B30. 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)
All residential receivers	44	42	38

Note Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to Figure 3 in Appendix 2 for the location of residential sensitive receivers.

Road Traffic Noise

- B31. 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

- B32. Prior to the commencement of construction, the Applicant must implement the recommendations outlined in the Aboriginal Cultural Heritage Assessment Report, prepared by Artefact and dated 8 November 2023.

Unexpected Finds Protocol

- B33. 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.
- B34. 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

- B35. 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.
- B36. 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

- B37. Prior to any clearing or construction works for the development, the Applicant must purchase and retire 8 10 ecosystems credits and 2 4 species credits to offset the removal / disturbance of native vegetation and habitat at the site. The ecosystem and species credits must be retired in accordance with the requirements of EHG's Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*.
- B38. The requirement to retire 8 10 ecosystems credits and 2 4 species credits (see condition B37) 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 EHG's Biodiversity Offsets Payment Calculator.
- B39. Prior to undertaking any clearing or construction works for the development, the Applicant must provide the Planning Secretary with evidence that:
- (a) the retirement of ecosystem credits has been completed (see condition B37); or
 - (b) a payment has been made to the Biodiversity Conservation Fund (see condition B38),

HAZARDS AND RISK

Dangerous Goods

- B40. 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.
- B41. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) all relevant Australian Standards; and
 - (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* if the chemicals are liquids.
- B42. In the event of an inconsistency between the requirements of conditions B41(a) and B41(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

- B43. 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

- B44. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

WASTE MANAGEMENT

Construction and Demolition Waste Management

- B45. Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development. 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.
- B46. The Applicant must:
- (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary.
 - (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.

Waste Storage and Processing

- B47. Prior to the commencement of construction of the development, the Applicant must obtain agreement from Council for the design of the waste storage area for the development.
- B48. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

Statutory Requirements

- B49. 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.
- B50. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Pests, Vermin and Priority Weed Management

- B51. 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.

CONTAMINATION

Unexpected Finds

- B52. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.
- B53. Prior to the commencement of construction, the Applicant must prepare a Fill Importation Protocol (FIP) if significant importation of material is required. The FIP must form part of the of the CEMP in accordance with condition C2. Development of The FIP must provide procedures to follow so that potentially contaminated material isn't imported and placed at the site during construction activities.

BUSHFIRE PROTECTION

- B54. The site must be maintained as an Asset Protection Zone and maintained to achieve the performance requirement of an inner protection area in accordance with the relevant requirements of *Planning for Bush Fire Protection 2019* and the NSW RFS document *Standards for Asset Protection Zones*.

VEGETATION MANAGEMENT PLAN – RIPARIAN CORRIDOR

- B55. Prior to the commencement of clearing for construction or earthworks, the Applicant must prepare a Vegetation Management Plan (VMP) for the extent of the works in the Reedy Creek Riparian Corridor as shown in **Figure 2 Appendix 1**. The VMP must be provided to the Planning Secretary prior to the commencement of clearing for construction or earthworks and must form part of the CEMP in accordance with condition C2. The VMP must include the following:
- (a) be prepared in consultation with EHG and DPE Water;
 - (b) address the relevant provisions of *Guidelines for Controlled Activities on Waterfront Land*;
 - (c) a plan detailing the species to be planted and their location; and
 - (d) detail the management measures proposed to minimise harm to and maintain the Reedy Creek Riparian Corridor.
- B56. The Applicant must:
- (a) not commence earthworks until the VMP is approved by EHG
 - (b) must implement the most recent version of the VMP approved by EHG; and
 - (c) maintain the landscaping and vegetation in accordance with the approved VMP by condition B55 for the life of the development.
- B57. The Applicant must complete the revegetation of the riparian corridor in accordance with the approved VMP within 6 months of completing construction of the stormwater drainage works within the riparian corridor.

Tree Protection

- B58. Prior to commencement of any works on-site, all trees nominated for retention as per the report titled *Addendum Goodman Proposed Storm Water Drainage M7 Business Park (AU702) 9 Roussell Road, Eastern Creek NSW, prepared by Civica and dated 10 May 2024 Arboricultural Impact Assessment, prepared by Civica and dated 10 October 2023*, must be protected in accordance with AS:4970-2009 *Protection of trees on development sites*. The protection measures must remain in place until construction works have ceased.

VISUAL AMENITY

Landscaping

- B59. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site. The plan must:
- (a) detail the species to be planted on-site including those proposed within the bioretention system;
 - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works;
 - (c) be prepared in consultation with and endorsed by Council; and
 - (d) be consistent with the Applicant's Management and Mitigation Measures at **Appendix 3**.
- B60. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is endorsed by Council and a copy is provided to the Planning Secretary;
 - (b) must implement the most recent version of the Landscape Management Plan; and
 - (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B59 for the life of the development.

Lighting

- B61. 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, the Reedy Creek riparian corridor or the public road network.

Signage and Fencing

- B62. All signage must be erected in accordance with the development plans included in the signage plan dated 22 September 2023.

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

- B63. The design and height of the fencing along the boundary of Lot 3 DP 229769 must be developed in consultation with WaterNSW and installed to the satisfaction of WaterNSW.

Materials

- B64. Prior to the issue of a construction certificate for the warehouse, the certifier must ensure the roof is of a light-colour finish.

COMMUNITY ENGAGEMENT

- B65. The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers identified on **Figure 3 (Appendix 2)**, relevant regulatory authorities, Registered Aboriginal Parties and other interested stakeholders.

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

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 (see condition B11);
 - (c) Construction Noise and Vibration Management Plan (see condition B25);
 - (d) Construction and Demolition Waste Management Plan (see condition B45);
 - (e) Unexpected Finds Protocol (see condition B52); and
 - (f) Fill Importation Protocol (see Condition B53)
- 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 C5, 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 immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

- 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 six months after the first year of 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, 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;

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- (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
 - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vii) a summary of the current stage and progress of the development;
 - (viii) contact details to enquire about the development or to make a complaint;
 - (ix) a complaints register, updated monthly;
 - (x) the Compliance Report of the development;
 - (xi) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

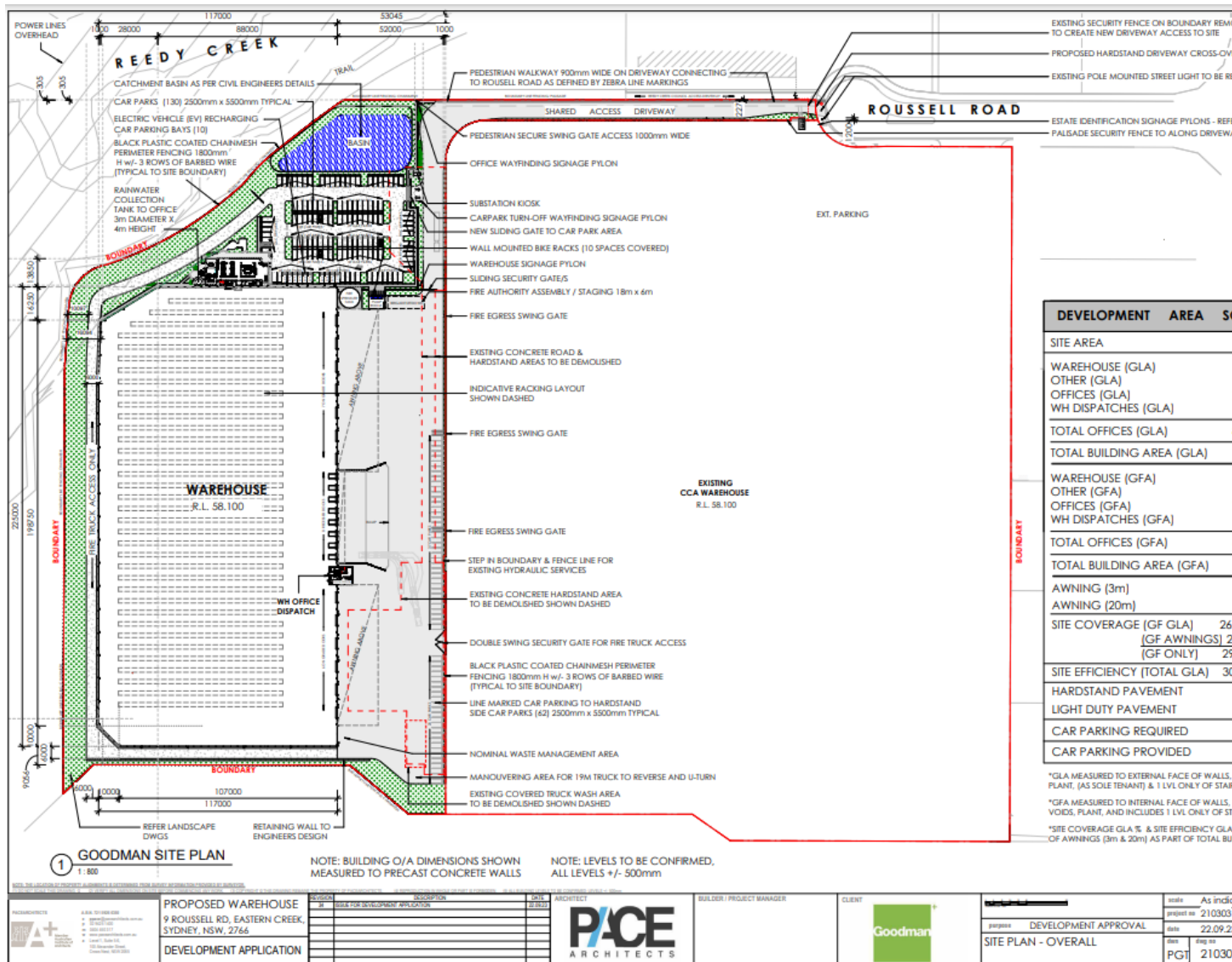


Figure 1: Site Plan

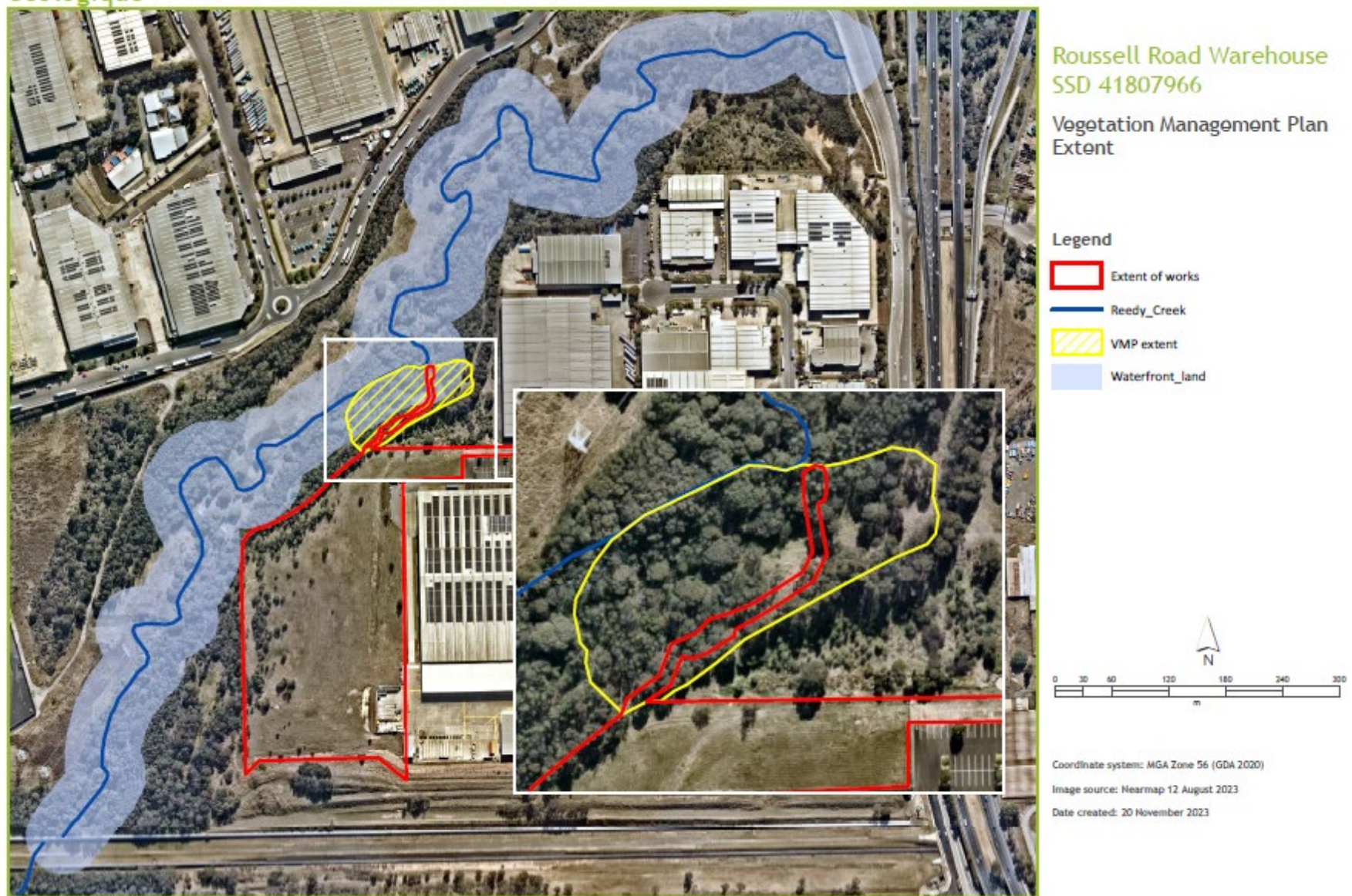
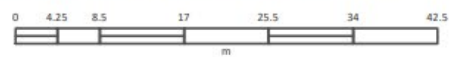
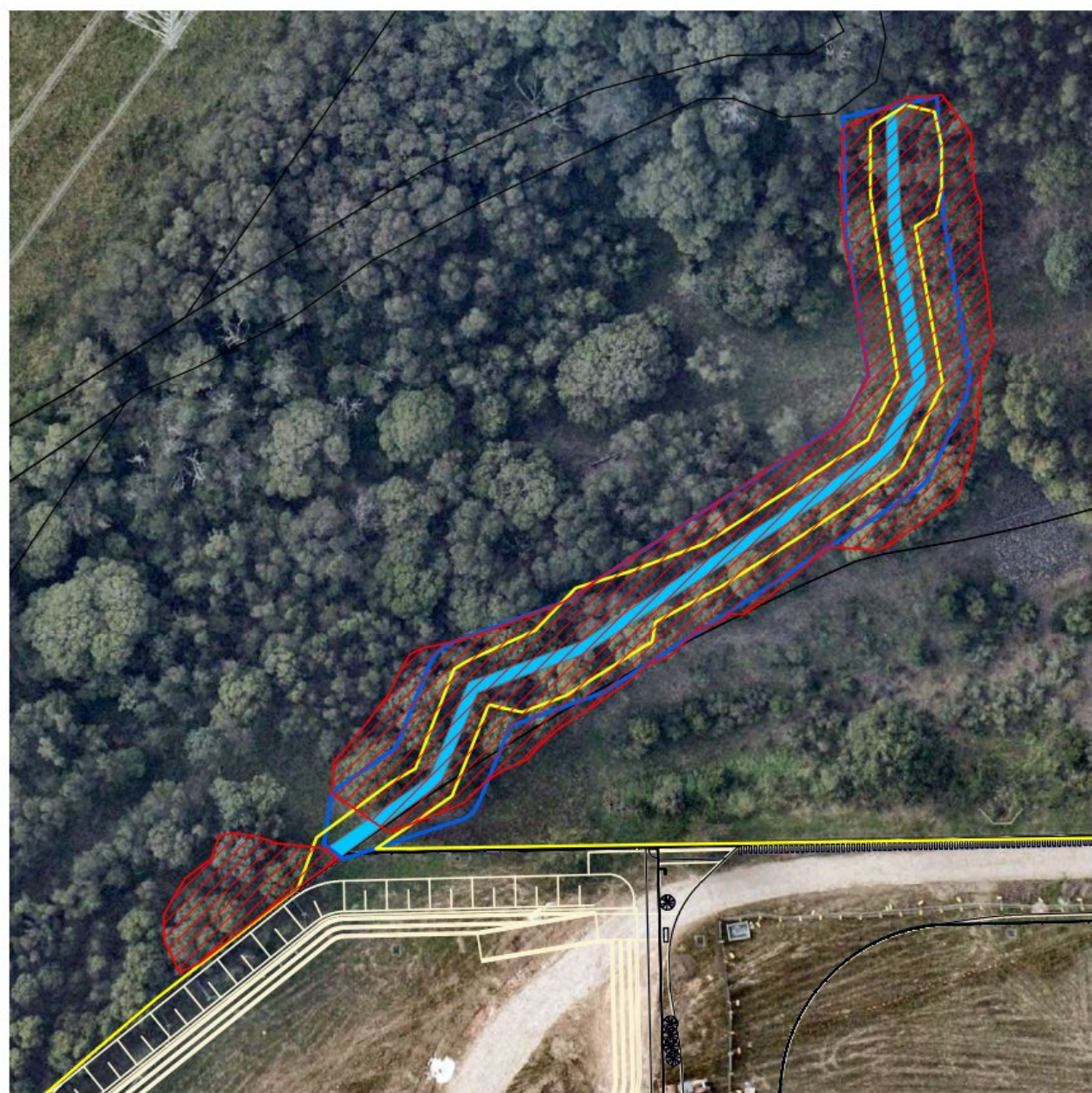


Figure 2: Extent of works for vegetation management plan



Legend

- Approved limit of works
- Amended_impact_area
- 5m_buffer either side of pipe
- Civil_pipe_layout

Coordinate system: MGA Zone 56 (GDA 2020)
Image source: Nearmap 13 March 2024

Roussell Road Warehouse SSD 41807966

Figure 1. Amended riparian zone disturbance



Figure 3: Extent of works for vegetation management plan

APPENDIX 2 SENSITIVE RECEIVERS



Figure 4: Sensitive Receivers

APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	Mitigation Measure
Built form and visual amenity	- To ensure appropriate visual relief is afforded to the structure, the design has incorporated the following mechanisms to reduce bulk and scale impacts: - the facility is sufficiently setback from Roussell Road, placed behind the existing CCA facility, resulting in minimal visibility from the street, the office is proposed on the northern elevation to provide built form articulation at the site entry - the built form is set back 16m from the boundary that interfaces with Reedy Creek - landscape elements and canopy trees are proposed, breaking up built form bulk and scale - use of green walls creates visual interest and screening - the roof forms pitch is highest in the centre of the warehouse, as it gently slopes east and west to both aspects of the facility - change of built form elements wrap the external façade, creating visual interest - high quality external finishes and material are proposed
Design considerations	- equitable, safe, and legible access to the public realm is provided - Crime Prevention Through Environmental Design (CPTED) principles to be implemented during detailed design, some measures include: - appropriate lighting - security gates requiring access passes - electronic surveillance - security patrolling - parking within the front area of the facility - the proposal delivers place making qualities for employees through proposing appropriate facilities such as outdoor spaces, landscaping and furniture and fixtures throughout the site - level of signage illumination details will be provided at detailed design - detailed colours and material schedule is incorporated into the Architectural Set in Appendix B of the Addendum RTS Response October 2023, which details the facility will be constructed of: - concrete – precast dado walls - trimdeck cladding – walls - colorbond 'monument' - trimdeck cladding – warehouse & office roof – colorbond 'dover white' - architectural mesh - green wall – structural steel
Sustainability and ESD	- solar panels across the roof - retention and reuse of rainwater through harvesting rainwater from the roof - implementation of waste management practises in the facility - providing active transport options for employees (end of trip facilities, bike racks) - proposed Green Travel Plan and associated strategies for reducing reliance on cars - EV charging stations to car parking areas - Targeting 5-star Greenstar rating
Traffic and Transport	- construction traffic management measures to be described in the CEMP - detailed Green Travel Plan to be implemented, some measures include: - an introduction to the plan for all staff, setting out its purpose and objectives - provision of public transport travel information for staff, customers and visitors

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Issue	Mitigation Measure
	○ encouragement of car sharing, both amongst staff on site and in the wider context ○ provision of car share spaces (future potential measure) and / or provision of a business “pool car” while public car share operators are limited in the area ○ assisted cycle purchase schemes ○ interest free loans to assist with cycle purchase, cycle equipment purchase etc ○ a transport section on the company website with links to local bus operator sites, to ensure that travel information is always up to date ○ the provision of transport information for visitors to the site • end of trip and cycling facilities provided in the proposal • 192 car spaces, including disabled spaces provided • mix of on-grade and recessed docks provided to service future tenants • bike rack facilities and lockers will be provided • internal configuration of the site, including light and vehicular access, car parking and servicing areas will be designed in accordance with the relevant Australian Standards of AS 2890.1:2014, AS 2890.2:2018 and AS 2890.6:2009 • plans will be prepared for access roads and parking in accordance with Australian Standards A.S. 2890
Noise and vibration	• A Construction Noise and Vibration Management Plan will be prepared • the site is sufficiently separated from rural residential allotments to the south, however the following noise mitigation measures will be implemented: ○ minimise noisy plant ○ regular compliance checks on the noise emissions of all plant and machinery ○ non-tonal reversing alarms used on all items of plant and heavy vehicles ○ noisy equipment oriented away from sensitive receivers, where possible ○ apply minimum working distances to manage vibration impacts, with attended vibration monitoring where works occur within the minimum distances
Soil and water	• the roof will harvest rainwater and reuse it throughout the site • the rainwater tank has been sized to provide nonportable water • all structures and services will be detailed such that they preclude any local wetting up or drying out of the subgrade • a Sediment and Erosion Control Plan has been prepared in accordance with the NSW Department of Housing Publication “Managing Urban Stormwater – Soils and Construction (2004) and included within the Appendix D of the Addendum RTS Response October 2023. The Plan details the proposed mitigation measures to protect Reedy Creek which include: ○ installation and maintenance of a sediment fence around the entire site boundary (including western interface with Reedy Creek). Fencing details are provided within Appendix D. ○ installation of a sediment basin which will be maintained and monitored by Goodman ○ revegetation along the northern and western boundaries ○ (interfacing with Reedy Creek). Noting all disturbed areas will be revegetated within 14 working days from the conclusion of land shaping • The material will be excavated and stockpiled adjacent to the trench for the drainage pipe works, for use as backfill once the pipe is laid. The stockpile will be surrounded by sediment fences so any inclement weather does not cause the silt to run in to the creek.

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Issue	Mitigation Measure
	measures outlined within the Sediment and Erosion Control Plan will be included in the CEMP and implemented prior to and maintained during and after construction works
Waste management	- implementation of a Construction Waste Management Plan will be included in the CEMP - implementation of an Operational Waste Management Plan, including the following objectives: - maximise resource recovery by reuse and recycling - minimise the generation of waste to landfill - maximise waste material avoidance and reuse on the site - establish record keeping, monitoring and reporting procedures - comply with the requirements of the relevant statutory authorities - a detailed Waste Management Plan has been prepared consistent with Eastern Creek Precinct Plan Stage 3 - waste generated on site will be managed effectively to reduce odour impacts
Air quality	- CEMP will include standard air quality control measures, contingency plans and response procedures and suitable reporting and performance monitoring procedures - CEMP will include standard odour mitigation measures for construction including keeping excavation surfaces moist, covering excavation faces and/or stockpiles, use of soil vapour extraction systems and regular monitoring of discharges as appropriate
Contamination	- the Applicant is committed to the recommendations of the PSI, that outlined the following recommendations being implemented the site is suitable for its intended use: - A Construction and Environmental Management Plan (CEMP) incorporating an Unexpected Finds Protocol (UFP) - The CEMP will identify environmental controls required including but not limited to noise, erosion, dust, waste, unexpected finds including potentially contaminated fill which may contain asbestos or heavy metals - Development of a Fill Importation Protocol (FIP) if significant importation of material is required
Bushfire	- the site will be managed and maintained as an inner protection area as outlined within Planning for Bushfire Protection 2019 (PBP 2019) - fire hydrants will be provided in accordance with the BCA - the recommendations of the Bushfire Assessment will be implemented
BCA compliance	- the facility has been designed to comply with the relevant provisions and performance solutions of the BCA as outlined in the Fire Safety Strategy at Appendix 14 - The FSS identified several measures and performance solutions to ensure the site achieves the relevant provisions of the BCA. Key measures include: - the required 90/90/90 Fire Rated Level (FRL) protecting wall behind each external hydrant will be omitted through the performance solution, with the design relying on the sprinkler system installed to the building - hydrants located beneath dispatch awnings will be classified as external hydrants for the purposes for system coverage and thus allowance for the use of two hose lengths - the hydrant booster assembly will be located adjacent to the staff carpark in lieu of being: - at the site boundary - within sight of all main entries to the building - adjacent to the primary vehicular access to the site

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Issue	Mitigation Measure
	○ the smoke exhaust system will automatically initiate by fire sprinkler activation in lieu of automatic smoke detection - no smoke detection will be provided ○ no automatic smoke exhaust will be provided to the ancillary areas such as the main offices or the dock office ○ maintenance of fire safety equipment in accordance with relevant Australian Standard AS 1851 ○ large floor areas of the warehouses hose reels with a length of 50m in lieu of 36m are proposed to be used to achieve coverage within the warehouse ○ a no smoking policy in internal areas ○ development of a fire safety manual and relevant revisions or updates made annually ○ development of an Emergency Management Plan (EMP) in accordance with AS3745:2010
Stormwater management	• The proposal minimises potential impacts of stormwater runoff through capturing the rainwater runoff within the on lot bio-retention basin • Four (4) rainwater tanks are required to satisfy the requirements for both toilet flushing and irrigation of the landscaped areas in the site • The modelling and site assessments provided confirm no adverse stormwater impacts to adjoining downstream properties or impacting Council's current drainage system • A variety of WSUD strategies are incorporated into the proposal including: ○ rainwater harvesting ○ landscaped areas ○ discharging stormwater into the on-lot bio-retention basin ○ use of rainwater tanks for non-potable water for toilet flushing, irrigation and other uses. The tanks will supply a minimum of 80% non-potable demand.
Natural environment and landscaping	• a detailed landscape plan has been provided which shows: ○ landscaping of carparking and street frontages ○ details of tree species, locations and canopy heights • landscape irrigation will be provided from rainwater harvested from the roof • weed management measures will be included as part of the CEMP for the development • ongoing management of weeds at the site will form part of operational management • pest management techniques will be reviewed and implemented during the construction and post construction phase • potential indirect impacts to biodiversity values have also been assessed and the following mitigation measures have been recommended to minimise such impacts including: ○ reduced noise and light spill into habitat areas during the design phase ○ managing on-site detention basins to achieve pre-development hydrological conditions ○ a Flora and Fauna Management Plan (FFMP) which documents pre-clearance and clearance processes ○ offset of ten (10) eight (8) ecosystem credits for the clearing of PCT 4023 and offset of four (4) two (2) species credits for the Southern Myotis
Aboriginal cultural heritage	• if any suspected Aboriginal objects are uncovered during construction, work in the vicinity. Works will cease immediately and a qualified archaeologist will be contacted to assess the find

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Issue	Mitigation Measure
	if human remains, or suspected human remains are found during construction, all work in the vicinity will cease, the site will be secured, and NSW Police and Heritage NSW will be notified

FOR INFORMATION

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APPENDIX 4 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 C12 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.