

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

Joanna Bakopanos
A/Director
Industry Assessments

Sydney

25 July 2024

File: EF23/2615

SCHEDULE 1

Application Number:

SSD-55522478

Applicant:

Hale Capital Development Management Pty Ltd

Consent Authority:

Minister for Planning and Public Spaces

Site:

6 Grand Avenue, Rosehill

Lot 1 DP1258587

Development:

Construction and operation of an ambient multi-level warehouse or distribution centre, including:

- ancillary offices;
- hardstand/car parking areas;
- demolition of existing structures, remediation and site preparation;
- earthworks;
- landscaping; and
- signage.

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.

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SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-55522478-Mod-1	29 September 2025	Team Leader	Modification to change landscaping arrangements
SSD-55522478-Mod-2	3 March 2026	Team Leader	Modification to realign site access points
SSD-55522478-Mod-3	25 August 2026	Team Leader	Modification to include business identification signage

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DEFINITIONS

Additional Information	Correspondence by the Applicant in response to the Department's request for information including: • 'Submissions Report' prepared by Mecone dated March 2024 • 'Civil Engineering Report Incorporating Water Cycle Management Strategy' prepared by Costin Roe Consulting, dated 21 June 2024
Applicant	Hale Capital Development Management Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <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
CFERP	Construction Flood Emergency Response Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent.
Council	City of Parramatta 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, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS and Response to Submissions and Additional Information, including the works and activities comprising the construction and operation of a warehouse and distribution centre, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled <i>Environmental Impact Statement Grand Avenue Multi Level Warehouse and Distribution Centre</i> , prepared by Mecone dated 1 August 2023, 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 <i>Telecommunications Act 1997</i> (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:

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	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 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 document 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: a) SSD-55522478-Mod-1: Modification Report 6 Grand Avenue, Rosehill prepared by Urbis dated 23 July 2025 b) SSD-55522478-Mod-2: Modification Report 6 Grand Avenue, Rosehill prepared by Urbis revision V1 c) SSD-55522478-Mod-3: Modification Report 6 Grand Avenue, Rosehill prepared by Urbis revision Final
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
OFERP	Operational Flood Emergency Response Plan
Operation	The carrying out of a warehouse or distribution centre use as described in the EIS, RTS and Additional Information.
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>Submissions Report, 6 Grand Avenue, Rosehill</i> , prepared by Mecone and dated 21 December 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
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

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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, RTS and Additional Information;
 - (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) or A2(e) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

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

NOTIFICATION OF COMMENCEMENT

- A6. 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; and
 - (b) operation.
- A7. 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

- A8. 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

- A9. With the approval of the Planning Secretary, the Applicant may:

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- (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).
- A10. 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.
- A11. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A12. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A13. 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; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s) prior to undertaking construction of the corresponding utility works.

Sydney Water

- A14. 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

- A15. 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.
- A16. 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

- A17. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- A18. 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.

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- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

EXTERNAL WALLS AND CLADDING

- A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A20. Prior to the issue of:
- 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
 - 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.
- A21. 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

- A22. 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.

CONTRIBUTIONS TO COUNCIL

- A23. Prior to the issue of a construction certificate for any part of the development, a contribution under section 7.11 of the EP&A Act of \$1,140,007.56 (adjusted on a quarterly basis (from the date of this consent), in accordance with the formula provided in Section 2.2 of the City of Parramatta (Outside CBD) Development Contributions Plan 2021 – Amendment No.1 and Australian Bureau of Statistics - Consumer Price Index (All Groups Index) for Sydney), must be paid to Council for traffic and transport infrastructure, recreational facilities (including open space), and to fund the administration of the contributions plan.

Note: At the date of this consent, the relevant monetary contribution is approximately \$1,140,007.56. This contribution has been calculated in accordance with Council's contribution rates for the March 2024 quarter. It relates to the following public amenities and/or services and in the following amounts:

Contribution Type	Amount
Open space and outdoor recreation	\$ 459,004.18
Traffic and transport	\$ 647,338.61
Plan administration	\$ 33,664.77
Total	\$ 1,140,007.56

OPERATION OF PLANT AND EQUIPMENT

- A24. All plant and equipment used on site, or to monitor the performance of the development, must be:
- maintained in a proper and efficient condition; and
 - operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

- A25. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

- A26. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A27. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

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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.

FOR INFORMATION ONLY

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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) be prepared in consultation with Council and TfNSW (including Sydney Metro West and Parramatta Light Rail Stage 2 project teams);
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) consider other projects within or around the development site, including Parramatta Light Rail Stage 2, Sydney West Metro and private development and identify measures to minimise the cumulative impacts on the surrounding road network;
 - (e) detail measures to minimise potential impacts to general traffic, cyclists, pedestrians, bus services and any light rail within the vicinity of the site from construction vehicles;
 - (f) detail:
 - (i) heavy vehicle routes, access and parking arrangements;
 - (ii) methods for minimising construction vehicle movements during peak periods;
 - (iii) crane arrangements including location and crane movement plan;
 - (iv) plan of any hoarding or scaffolding;
 - (g) 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;
 - (iv) ensure truck drivers use specified routes;
 - (h) include a program to monitor the effectiveness of these measures; and
 - (i) detail procedures for consulting with surrounding businesses during construction and 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 ensure the vehicle crossings connecting to Grand Avenue and any other works in a public road are completed in accordance with the relevant roads authority's specifications and any approval required under section 138 of the *Roads Act 1993*.

Parking

- B4. The Applicant must provide car, bicycle and motorcycle parking in accordance with the plan titled [Ground Floor Plan Overall \(DA100, rev. B, dated 21 November 2025\)](#) and Warehouse GF Mezz Plan (DA101, rev. 11, dated 4 March 2024).

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

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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) bicycle parking complies with the latest version of AS 2890.3-2015;
- (d) the development does not result in any vehicles queuing on the public road network;
- (e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (f) all vehicles are wholly contained on site before being required to stop;
- (g) all loading and unloading of materials is carried out on-site; and
- (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Green Travel Plan

- B6. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan. The Green Travel Plan must:
- (a) be prepared in consultation with TfNSW;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B7. The Applicant must not commence operation until the Green Travel Plan is submitted to the Planning Secretary.
- B8. The Applicant must implement the most recent version of the Green Travel Plan submitted to the Planning Secretary for the duration of operation of the development.

PUBLIC DOMAIN

Public Domain Works Design

- B9. Unless otherwise agreed to in writing by Council, prior to the commencement of construction of the public domain works within the Grand Avenue road reserve, the Applicant must prepare detailed design drawings for these works to the satisfaction of Council. Unless otherwise agreed to in writing by Council, these drawings must include:
- (a) a new 1.5m wide footpath along the frontage of the site provide as per Council's Standard Drawings and Australian Standards;
 - (b) detail existing street tree locations, including species type; and
 - (c) detail the proposed removal of any street trees and location of replacement tree/s.
- B10. Unless otherwise agreed to in writing by Council, the Applicant must complete construction of the public domain works (as required by condition B9):
- (a) prior to the commencement of operation; and
 - (b) to the satisfaction of Council.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- B11. 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

- B12. Prior to the commencement of any construction for the development, the Applicant must install 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.
- B13. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B12 for the duration of construction of the development.

Discharge Limits

- B14. 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

- B15. Prior to the commencement of construction of the stormwater system, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be designed in consultation with Council;
 - (c) be generally in accordance with the conceptual design in the EIS;
 - (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.
- B16. 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 B15) and ensure the system is operational.
- B17. The Applicant must maintain the stormwater management system installed on the site under condition B16 for the duration of the development.

Flood Management

- B18. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan (CFERP) and submit it to 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) address the provisions of the *Floodplain risk management manual* (2023) and *Support for emergency management planning* (2023); and
 - (c) include details of:
 - (i) the flood emergency responses for the construction phase of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time, flood notification, signs and depth indicators;
 - (iv) assembly points and evacuation routes;
 - (v) shelter in place protocols, including suitable locations of flood free refuge areas;
 - (vi) evacuation protocols; and
 - (vii) awareness training for employees and contractors.
- B19. The Applicant must:
- (a) not commence construction until the CFERP required by condition B18 is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the CFERP submitted to the Planning Secretary for the duration of the development.
- B20. Prior to the commencement of operation of the development, the Applicant must prepare an Operational Flood Emergency Response Plan (OFERP) and submit it to the Planning Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) address the provisions of the *Floodplain risk management manual* (2023) and *Support for emergency management planning* (2023);
 - (c) nominate suitable flood free locations accessible from all tenancies for shelter in place scenarios;
 - (d) include details of:
 - (i) the flood emergency responses for the operational phase of the development;
 - (ii) predicted flood levels, including probable maximum flood;
 - (iii) shelter in place protocols for all relevant flooding events;
 - (iv) awareness training for employees and contractors;
 - (v) protocols for advising site employees and visitors to stay away from the site during flood events;
 - (vi) flood warning time, flood notification, signs and depth indicators;

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- (vii) evacuation protocols including assembly points and evacuation routes (where applicable); and
- (viii) communication strategies to ensure all potential tenants are aware of flood levels (including probable maximum flood);
- (e) detail protocols for periodic review and update to the plan at least once every five years as well as (but not limited to):
 - (i) when flood warning systems in the area are updated;
 - (ii) when new flood evacuation routes are made available; and
 - (iii) following a flood event that triggers the OFERP.

B21. The Applicant must:

- (a) not commence operation until the OFERP required by condition B20 is submitted to the Planning Secretary and Council; and
- (b) implement the most recent version of the OFERP submitted to the Planning Secretary for the duration of the development.

B22. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.

B23. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

B24. Prior to the commencement of operation, the Applicant must submit to the Planning Secretary, verification (including modelling and afflux mapping) that the detailed design of the development does not result in increases in 1% Annual Exceedance Probability flood depth of more than 10mm occur outside of the site boundaries.

AIR QUALITY

Dust Minimisation

B25. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B26. 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

B27. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

Odour Management

B28. 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

B29. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

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

B30. Works outside of the hours identified in condition B29 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;

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- (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

B31. 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 the Appendix 2.

Operational Noise Limits

B32. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2 Noise Limits (dB(A))

Location ^a	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)
I01	66	56	61
I01	51	42	47
I03	68	54	63

a. Refer to the plan in Appendix 4 for the location of receivers.

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

VIBRATION

Vibration Criteria

B33. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

ABORIGINAL HERITAGE

Aboriginal Cultural Heritage Management Plan

B34. All reasonable steps must be taken to avoid harm, modification or other impact to Aboriginal objects except as authorised by this consent.

B35. Prior to the commencement of any clearing or construction works for the development, the Applicant must prepare an Aboriginal Cultural Heritage Management Plan for the development. The plan must form part of the CEMP required by condition C2 and must:

- (a) be prepared by a suitably qualified and experienced expert(s);
- (b) be prepared in consultation with the Registered Aboriginal Parties;
- (c) be reviewed by Heritage NSW;
- (d) include an unexpected finds protocol that specifies if any item or object of Aboriginal heritage significance is identified on site:
 - (i) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
 - (ii) a 10 m wide buffer area around the suspected item or object must be cordoned off;
 - (iii) Heritage NSW must be contacted immediately; and
 - (iv) 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*.

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- (e) include requirements to undertake ongoing consultation with the Registered Aboriginal Parties during the implementation of the plan;
- (f) include provision for workers on site to receive suitable heritage inductions prior to carrying out any development on site, with records to be kept of these inductions; and
- (g) include procedures and requirements for ongoing review and revision of the plan.

B36. The Applicant must:

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

HISTORIC HERITAGE

B37. The Applicant must prepare a Heritage Interpretation Plan to acknowledge both the Aboriginal and non-Aboriginal historic heritage of the site. The plan must be prepared by a suitably qualified and experienced expert and address the recommendations within:

- (a) the Aboriginal Cultural Heritage Assessment Report prepared by Artefact, dated November 2023; and
- (b) the Non-Aboriginal Statement of Heritage Impact prepared by Artefact, dated May 2023.

B38. Prior to the commencement of operation, the Applicant must implement the Heritage Interpretation Plan required by condition B37.

Unexpected Finds Protocol

B39. 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.

B40. 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

Tree Protection Measures

B41. All trees identified for retention within the site are to be retained and protected in accordance with the [Arboricultural Impact Assessment & Tree Protection Management Plan, prepared by Canopy consulting, dated 16 July 2025](#) and the latest version of Australian Standard 4970:2009 – *Protection of Trees on Development*, for the duration of construction.

B42. The protection measures identified in the [Arboricultural Impact Assessment & Tree Protection Management Plan, prepared by Canopy consulting, dated 16 July 2025](#) must be included in the CEMP required by condition C2.

HAZARDS AND RISK

Dangerous Goods

B43. 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.

B44. Dangerous goods must not be stored below the Probable Maximum Flood level.

Bunding

B45. The Applicant must store and handle 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 Handbook if the chemicals are liquids.

Emergency Services Information Package

B46. From the commencement of operation 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.

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WASTE MANAGEMENT

Statutory Requirements

- B47. 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).
- B48. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B49. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- B50. 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.

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.

REMEDIATION

Site Auditor

- B52. Prior to the commencement of any earthworks or remediation works for the development, the Applicant must engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* NSW Site Auditor Scheme.

Remediation Works

- B53. Prior to commencement of construction of the development, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates:
- (a) the appropriateness of the Remedial Action Plan; and
 - (b) that the site can be made suitable for a specified land use (or uses) if the site is remediated/managed in accordance with the implementation of the Remedial Action Plan and/or a Long-term Environmental Management Plan.
- B54. The Applicant must remediate the site in accordance with the design specifications and requirements detailed in the Remedial Action Plan and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*.
- B55. If during remediation works any amendments are required to the Remedial Action Plan, they must be reviewed and approved by the Site Auditor in the form of an Interim Audit Advice.
- B56. The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced contractor(s).
- B57. Within six months of the completion of the remediation works and prior to the commencement of operation, or as otherwise agreed with the Planning Secretary, the Applicant must obtain a Site Audit Report and a Site Audit Statement from the Site Auditor and submit these to the Planning Secretary. These documents must be prepared in accordance with the relevant guidelines under the *Contaminated Land Management Act 1997* and confirm:
- (a) the remedial works approved under this consent have been completed in accordance with the remediation objectives listed in the RAP; and
 - (b) the site is suitable for its intended industrial and commercial uses, subject to the implementation of a Long Term Environmental Management Plan (see condition B58).

Long Term Environmental Management Plan

- B58. The Applicant must prepare a Long Term Environmental Management Plan (LTEMP) for the development in accordance with the preliminary LTEMP (prepared by JBS&G dated 31 May 2023) and have it approved by a Site Auditor accredited under the *Contaminated Land Management Act 1997*.
- B59. Prior to the commencement of operation of the development, the Applicant must:
- (a) implement the approved LTEMP for the life of the development; and

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- (b) provide evidence to the Planning Secretary the LTEMP is listed on the relevant planning certificate for the land, issued under section 10.7 of the EP&A Act, for the development.

Unexpected Finds

- B60. 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.

VISUAL AMENITY

Landscaping

- B61. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, which is consistent with the Landscape Masterplan prepared by Geoscapes, dated [24 November 2025 \(Rev. N\)](#). The plan must:
- (a) detail locally native species to be planted on-site;
 - (b) describe the monitoring and maintenance measures to manage existing and planted vegetation;
 - (c) include mechanisms to replace any trees that do not survive; and
 - (d) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.
- B62. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;
 - (b) 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 B61 for the life of the development.

Lighting

- B63. 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

- B64. All signage and fencing must be erected in accordance with the development plans included in the RTS and Additional Information.

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- 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) details of the community consultation and complaints handling procedure to be implemented during construction;
 - (b) Construction Traffic Management Plan (see condition B1);
 - (c) Erosion and Sediment Control Plan (see condition B12);
 - (d) Aboriginal Cultural Heritage Management Plan (see condition B35); and
 - (e) a copy of the development's:
 - (i) Construction Flood Emergency Response Plan (see condition B18); and
 - (ii) Tree protection measures (see condition B42).
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:
- (a) detail how complaints would be received by the Applicant;

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- (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and
- (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint
- (d) be submitted to the Planning Secretary upon request.

Note: *Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.*

C6. The Applicant must:

- (a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and
- (b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of the development.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C7. Within three months of:

- (a) the submission of an incident report under condition C9;
- (b) the approval of any modification of the conditions of this consent; or
- (c) 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 outcome of any review.

C8. If identified as part of the review process (see condition C7), or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C7, 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

C9. 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

C10. 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.

C11. 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.

C12. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

ACCESS TO INFORMATION

C13. 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), including rehabilitation and remediation, 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 (excluding the Emergency Services Information Package as described under condition B46);
 - (iv) a summary of the current stage and progress of the development;

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- (v) contact details to enquire about the development or to make a complaint;
 - (vi) a complaints register, updated quarterly;
 - (vii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

FOR INFORMATION ONLY

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APPENDIX 1 DEVELOPMENT LAYOUT PLANS

Drawing Name	Drawing Number	Revision	Date
Architectural Drawings by SBA Architects			
Demolition Plan	DA051	3	04/03/2024
Ground Floor Plan Overall	24432 – DA100	B	21/11/2025
Warehouse GF Mezz Plan	DA101	11	04/03/2024
Warehouse L1 Floor Plan	DA102	11	04/03/2024
Warehouse L1 Mezz Floor Plan	DA103	11	04/03/2024
Warehouse Roof Plan	DA104	9	04/03/2024
Tenancy 01 & 02	DA200	8	04/03/2024
Tenancy 03 & 04	DA201	8	04/03/2024
Tenancy 05 & 06	DA202	8	04/03/2024
Tenancy 07 & 08	DA203	8	04/03/2024
Tenancy 09 & 10	DA204	8	04/03/2024
Elevations	DA300	10	04/03/2024
Breezeway Elevations	DA30	8	04/03/2024
Sections	DA310	9	04/03/2024
Signage Details	DA400	5	04/03/2024
Wall Mounted Signage Typical Details	24432 - DA402	C	13/07/2026
Signage Elevations	24432 - DA302	C	13/07/2026
Civil Plans by Costin Roe			
Erosion and Sediment Control Plan	SSDA20	B	09/06/2023
Erosion and Sediment Control Details	SSDA25	A	02/05/2023
Bulk Earthworks Plan	C014955.01-C300	5	25/11/2025
Cut/Fill Plan	C014955.01-C301	5	25/11/2025

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Bulk Earthworks Sections – Sheet 1	C014955.01-C351	2	12/11/2025
Bulk Earthworks Sections – Sheet 2	C014955.01-C352	2	12/11/2025
Stormwater Drainage Plan – Ground Floor – Sheet 1	C014955.01-C401	6	26/11/2025
Stormwater Drainage Plan – Ground Floor – Sheet 2	C014955.01-C402	6	25/11/2025
Stormwater Drainage Plan – Ground Floor – Sheet 3	C014955.01-C403	4	14/11/2025
Stormwater Drainage Plan – Ground Floor – Sheet 4	C014955.01-C404	3	11/02/2025
Stormwater Drainage Plan – Mezzanine Floor	SSDA41	B	09/06/2023
Stormwater Drainage Plan – Level 1	SSDA42	B	09/06/2023
Stormwater Drainage Plan – Roof	SSDA43	B	09/06/2023
Stormwater Drainage Details – Sheet 1	SSDA45	A	02/05/2023
Stormwater Drainage Details – Sheet 2	SSDA46	A	09/06/2023
Stormwater Drainage Details – Sheet 3	SSDA47	A	09/06/2023
Finished Levels Plan – Ground Floor – Sheet 1	C014955.01-C501	8	26/11/2025
Finished Levels Plan – Ground Floor – Sheet 2	C014955.01-C502	6	25/11/2025
Finished Levels Plan – Ground Floor – Sheet 3	C014955.01-C503	5	14/11/2025
Finished Levels Plan – Ground Floor – Sheet 4	C014955.01-C504	4	30/09/2025
Finished Levels Plan – Mezzanine Floor	SSDA51	B	09/06/2023
Finished Levels Plan – Level 1	SSDA52	B	09/06/2023
Typical Sections - Sheet 1	SSDA55	B	20/06/2023
Typical Sections - Sheet 2	SSDA56	B	21/06/2023

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APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

ENVIRONMENTAL IMPACT	MITIGATION MEASURES
The development generally	Construct, operate and maintain the development generally in accordance with the 'Project Description'
Built Form and Urban Design	The built form and urban design has considered the various consultant inputs to inform the final layout and design of the development. No specific mitigation measures are recommended or required.
Visual Impact	- A mix of large and medium evergreen indigenous native canopy tree planting will be planted adjacent to Grand Avenue. - Screening of the development through retention of a number of existing mature trees. - Maximising canopy cover to mitigate the urban heat island effect supplemented by shrub and groundcover understory planting
Traffic, Transport and Accessibility	Table 22 of the Preliminary Construction Management Plan (CTMP) identifies the mitigation measures applicable to the proposed development.
Tress and Landscaping	- The following sections of the Arboricultural Impact Assessment and Tree Protection Management Plan: - Section 6 (Recommendations), - Section 7 (Arboricultural Method Statement – Pre Construction and Demolition), - Section 8 (Arboricultural Method Statement – Construction Stage), - Section 9 (Arboricultural Method Statement – Post-construction), and - Appendix C (Tree Protection Management Plan) of the arborist report - Implementation of the Landscape Plan.
Ecologically Sustainable Development	Implementation of the ESD measures in accordance with the ESD report prepared by Sustainable Development Consultants.
Biodiversity	No mitigation measures are identified as there are no impacts on biodiversity as per the BDAR Waiver submitted.
Air Quality	<u>Construction</u> The mitigation measures recommended in the AQIA are considered based on best management practices, rather than the measures being a requirement as a result of the proposed works. As noted above, the development is unlikely to result in any adverse impacts as a result of demolition and construction, however the following mitigation measures are recommended: <i>Communications</i> - Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. - Display the name and contact details of the Responsible Person accountable for air quality and dust issues on the site boundary. - Display the head or regional office contact information. - Develop and implement a Dust Management Plan (DMP) that considers, as a minimum, the measures identified herein. <i>Site Management</i> - Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures

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	taken. • Make the complaints log available to relevant authorities (Council, EPA, etc). • Record exceptional incidents that cause dust and/or air emissions, on or off site, and the actions taken to resolve the situation in the logbook. <i>Monitoring</i> Undertake daily on-site and off-site inspections at nearby receptors to monitor dust. Record inspection results and make available to relevant authorities. This should include regular dust soiling checks of surfaces such as street furniture, cars, and windows. Continuous real-time dust monitoring is not necessary for this project. • Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions. <i>Preparing and Maintaining the Site</i> • Plan site layout so that dust generating activities are located as far away as possible from receptors. • Avoid site runoff of water or mud. <i>Construction Vehicles and Sustainable Travel</i> • Ensure all vehicles switch off engines when stationary – no idling vehicles. • Impose and signpost a maximum-speed-limit of 25 km/h on surfaced and 15 km/h on unsurfaced haul roads and work areas (if long haul routes are required, these speeds may be increased with suitable additional control measures provided). <i>Measures for General Construction Activities</i> • Ensure an adequate water supply on the site for effective dust/PM suppression/mitigation, using non-potable water where possible and appropriate. • Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. <i>Measures Specific to Haulage</i> • Use water-assisted dust sweeper(s) on the access and local roads, as necessary • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Access gates to be located at least 10m from receptors where possible. <u>Operational</u> Although the AQIA does not identify any requirement for mitigation measures, the report does suggest the following measures as best practice:
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	Limit unnecessary idling of truck engines on-site. Ensure truck maintenance is up to date.
Noise and Vibration	<u>Operational Noise Mitigation</u> - Turning off all engines when not required. - Where possible, schedule heavy vehicle movements to day and/or evening periods. - Minimise use of reversing alarms or alternatively installing "squawkers". - Training of staff and employers should include noise awareness component, community consultation and response to complaints. Keeping roller shutter doors closed when not in use. <u>Construction Noise Mitigation</u> - a Construction Noise and Vibration Management Plan (CNVMP) should be prepared and implemented prior to the commencement of works. - Consultation with and the provision of information to the surrounding community is regarded as a major factor in controlling the negative reaction to the inevitable impacts associated with construction works. Contact details should be prominently displayed on the site boundary fence. - In the event of complains being received regarding excessive noise and vibration impacts, measures should be put in place to investigate any complaints, the cause of the complaint identified, and changes to work practices implemented by the contractor. <u>Vibration</u> - Maximising the offset distance between high vibration plant items and nearby buildings. - Substitution by alternative equipment, plant, and processes. - Reduction vibration settings levels when operating the vibratory roller nearby buildings. Consultation with affected residences and business owners.
Ground and Water Conditions	There are no specific mitigation measures with regard to ground and water conditions, with each of these addressed under separate items in the SEARs, EIS and consultant inputs. The development is suitable from a ground and water conditions perspective subject to compliance and implementation of the requirements and recommendations of the following: - Civil Engineering Plans, prepared by Costin Roe Consulting - Civil Engineering Report incorporating Water Cycle Management Strategy, prepared by Costin Roe Consulting, - Geotechnical Investigation, prepared by Pells Sullivan Meynink (PSM) - Remedial Action Plan, prepared by JBS&G - Long Term Environmental Management Plan, prepared by JBS&G - Acid Sulfate Soils Management Plan, prepared by JBS&G
Water Management	Implementation of the requirements outlined in the Engineering Report incorporating Water Cycle Management Strategy prepared by Costin Roe will satisfy the relevant requirements related to stormwater management for the site and proposed development.
Flooding Risk	Implementation of the requirements outlined in the Engineering Report incorporating Water Cycle Management Strategy prepared by Costin Roe will satisfy the relevant requirements related to flooding for the site and proposed development.

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Hazards and Risks	With regard to the existing structures on the site and the hazardous materials identified in the HBMS, the following management and mitigation measures are recommended: • Uncontained and accessible friable asbestos hazardous materials should be subject to the following asbestos management actions: ○ Access to the ceiling cavity and chemical/cleaner's storeroom of the Administration building and areas open to the tile dryer within the Warehouse be restricted until further notice, or until the appropriate asbestos remediation works are completed. ○ Remediation of the identified friable asbestos dust, ○ Notification of the presence of loose and uncontained friable asbestos hazards to SafeWork NSW, ○ Health monitoring for all current and previous site workers who may have accessed the areas identified to have friable asbestos hazards, ○ The ceiling cavity and chemical/cleaner's storeroom to the Administration building and the Warehouse areas that are open to the tile dryer cannot be re-occupied until a clearance certificate is obtained • A comprehensive hazardous materials management plan be prepared for the site • These non-friable asbestos hazards must be appropriately managed for the ongoing operation of the site in accordance with the relevant requirements. If the identified asbestos hazards are proposed to remain in their current state at the site, the following recommendations are made: ○ All identified and suspected ACM are to be recorded on a site Hazardous Building Materials Register in accordance with Clause 425 of the Work Health and Safety Regulation (2017) with a register kept on-site and managed and updated under the responsibility of the site controller/owner (prepared as part of these HBMS works and included as Appendix A); ○ Appropriate warning labels shall be applied to occurrences of non-friable asbestos materials, including those where make safe works may inhibit their future identification in accordance with SWNSW2022b; and ○ The Hazardous Materials Register (Appendix A) must be updated following any changes to the condition of ACM identified within the register. • All workers who enter the Cash Sales Building wear a P2 mask and follow good hygiene practices. During demolition of this structure, it is recommended that all workers wear a P2 masks and ensure that dust suppression techniques are utilised. • Lead based paints identified in the Hazardous Materials Register (Appendix A) should be managed in accordance with the relevant Australian Standards and the hazardous material management plan. Prior to demolition works, identified lead-based paints should be removed under controlled conditions by an experienced contractor. • Care should be taken during demolition to not generate fibres from the synthetic mineral fibres on the site. • Old fluorescent light fittings and all transformer oils should be removed and disposed of as Scheduled Waste or re-inspected/sampled once safe
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	access can be provided to confirm the presence or absence of PCBs. • Areas inaccessible during the current HBMS should be inspected by a suitably qualified competent person prior to any demolition works commencing. • Preparation of an unexpected finds protocol prior to demolition works commencing. With regard to works associated with the hazards analysis, the following mitigation measures are recommended: ○ A 'Dig before you dig' asset search is to be undertaken to confirm the exact location of Jemena's high pressure gas pipeline in Grand Avenue. A protocol should be developed requiring any works within 3 metres of the pipeline to not commence until Jemena are consulted and on site during the course of works.
Contamination and Remediation	The mitigation measure for contamination and remediation is for the implementation of works to be carried out as outlined in this RAP and that the following documentation be developed and implemented to ensure the risks and impacts during remediation works are controlled in an appropriate manner: • An ASSMP has been developed to manage identified PASS/ASS during construction/excavation activities, • A construction environmental management plan (CEMP) and asbestos management plan (AMP), to document the monitoring and management measures required to control the environmental impacts of the works and ensure the validation protocols are being addressed; and • An LTEMP for long-term site management of in situ asbestos. Upon completion of the remediation works, the Validation Report is required to be prepared to verify remedial works were completed in accordance with the RAP.
Waste Management	<i>Avoidance and Reduction of Waste</i> The demolition, excavation and construction contractor will be required to avoid waste generation, and endeavour to reuse materials where possible, thereby minimising waste generation. Opportunities to avoid wastes generated by construction include: • Develop a procurement policy which considers waste avoidance measures such as: ○ Order site specific or prefabricated items where practicable to minimise surplus material; ○ Consider packaging material provided by suppliers during purchasing and reduce this ○ requirement where possible, or consider returnable packaging; • Material selection to consider recycled items; • Refine waste stream estimates to ensure adequate on-site storage and segregation; and • Refine estimated volumes of materials for construction. <i>Reuse and Recycling</i> For waste materials onsite, measures to separate waste streams will be implemented. This includes segregating wastes into appropriate dedicated bins or areas for reclamation on site or transportation to a designated recycling facility. Procedures to manage the reuse and recycling of waste materials during construction include: • Incorporation of waste management into development staging to

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	promote reuse of materials across the site; • Ensure areas for waste segregation are easily accessible and clearly defined; • Ensure contractors are familiar with onsite waste storage areas for appropriate waste segregation; • Determine suitability of materials generated during demolition for use in construction; and • Consider opportunities for materials reuse in areas in proximity to the site or local construction activities where practicable. <i>Treatment and Disposal</i> Project wastes may require treatment to stabilise them for appropriate disposal to reduce the risk of harm to human health or the environment. These materials are not suitable for reuse or recycling and must be segregated and disposed of via a suitably qualified contractor. Measures to manage the treatment and disposal of waste materials during construction include: • Ensure wastes which cannot be reused or recycled and require disposal are clearly segregated from those which have the potential to be reused. • Provide segregated bins for subcontractors to dispose of construction waste (i.e., metal, plastics and cardboard). • Contractors and staff to be inducted into site waste management practices. • Hazardous materials including asbestos (if identified) to be disposed of in accordance with the handling and disposal requirements of SafeWork NSW and NSW EPA. • General wastes to be disposed of in accordance with NSW EPA/local council requirements. • Toilet facilities must be regularly serviced and emptied by a licensed contractor. <i>Waste Stream Management Options</i> Each waste stream will be separated and stored appropriately to ensure each type of waste is handled in the most appropriate and efficient way. The numbers and size of waste storage bins, containers, stockpile areas and loading zones on site will be determined by the demolition/excavation and construction contractor. <i>Other Considerations</i> To ensure waste is not unintentionally tracked off-site, the vehicles or trailers used to transport waste or excavated spoil from the site will be covered before leaving the subject site, to prevent spillage or escape of dust, waste or spoil from the vehicle or trailer. Any mud, splatter, dust and other material that is likely to be released from the wheels, underside or body of vehicles, or plant leaving the site will also be removed through a shaker bay or wash down area prior to leaving the subject site.
Aboriginal Cultural Heritage	• Aboriginal community consultation should be undertaken as part of the ACHAR to fulfil the requirements of the industry specific SEARs. Aboriginal community consultation should be undertaken in accordance with the Aboriginal cultural heritage guidelines. • An ACHAR has been undertaken to fulfil the requirements of the industry specific SEARs, which includes Aboriginal community consultation. • Any changes made to the project should be assessed by an archaeologist in consultation with the RAPs. Any changes that may impact on Aboriginal

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	sites not assessed as part of the project may warrant further investigation and result in changes to the recommended management and mitigation measures. • If changes are made to the proposal that may result in impacts to areas not assessed by the ACHAR, further assessment would be required. • An unexpected finds procedure and heritage induction should be prepared and provided to all workers as part of site inductions. • If any such objects, or potential objects, are uncovered in the course of activity, all work in the vicinity should cease immediately. A qualified archaeologist must be contacted to assess the find and Heritage NSW and Deerubbin LALC must be notified. • If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity should cease, the site should be secured, and the NSW Police and Heritage NSW must be notified.
Environmental Heritage	• Changes to the design, scope of works or investigation area will require further heritage assessment. • The design of the new warehouse development should be informed by the Design in Context: Guidelines for Infill Development in the Historic Environment (2005) prepared by the NSW Heritage Office and the Royal Australian Institute of Architects. • The proposal should be guided and informed by the heritage legislation, statutory listings and heritage reports/documentation, including the Parramatta LEP 2023 and the Parramatta DCP 2011. • A detailed archival recording of the warehouse, including scale drawings in plan, section and elevation along with full photographic recording is required prior to the demolition or backfill of the structure. This report should be prepared in accordance with relevant guidelines issued by the NSW Heritage Division. • The location of the warehouse is to be surveyed and recorded on plans of the study area for future reference. • A heritage interpretation strategy would be developed in a publicly accessible or visible area of the site. An interpretation strategy would be a particularly positive outcome for the warehouse, as the proposed works would remove access to the structure. • A copy of this report should be provided to City of Parramatta Council for their reference. • An unexpected finds policy should be developed for all ground disturbing works. The unexpected finds policy would include the following steps: • A heritage induction would be provided for excavation and construction workers to inform them of the kinds of remains that would require the presence of an archaeologist. • Should a suspected archaeological remain be identified during works, work should stop in that area. • A site visit by an archaeologist should be organised to assess and investigate suspected archaeological relics. • Any archaeological remains should be recorded. • Should significant remains be identified, further archaeological investigation, notification or approvals may be required.
Social Impact	Implementation of the mitigation measures identified in Tables 27 and 28 of the EIS as summarised from Tables 23 and 24 in the Socio-Economic Impact Assessment prepared by HillPDA in Attachment 20.

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Infrastructure Requirements and Utilities	No specific mitigation measures are required or recommended as part of the Service Infrastructure Assessment, however the following are noted: • Sydney Water's Section 73 application process is an asset creation process that would outline any system amplifications for water or wastewater, if required, at detailed design stage. • Provision of a new padmount substation(s) within the proposed development with high voltage feeder connection to existing Endeavour Energy assets in Grand Avenue will be required to occur as per Endeavour Energy's normal asset creation path. The new substation(s) will be installed during the development process for the new building. • Relevant applications and approvals with City of Parramatta Council are required for stormwater connections within the public road. Consultation with each of the relevant authorities will be required as part of the detailed design phase of the development to obtain the relevant approvals (if required) and ensure the obligations and statutory requirements are met.
Bushfire Risk	No mitigation measures are identified as the site is not identified as bushfire prone land.

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 C9 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

details of any communication with other stakeholders regarding the incident.

APPENDIX 4 LOCATION OF NOISE RECEIVERS

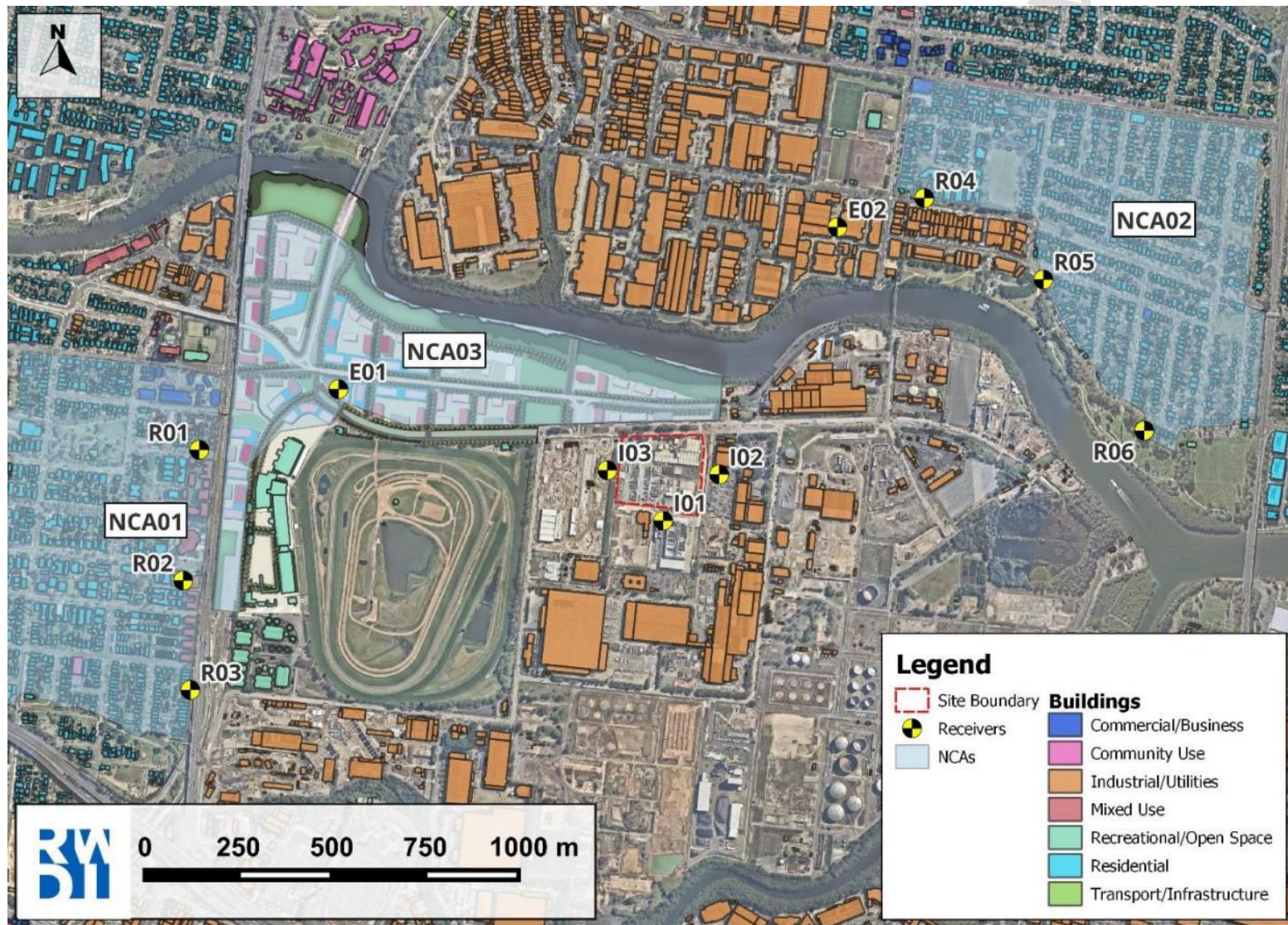


Figure 1 Location of Receivers