

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
Acting Executive Director
Industry Assessments

Sydney

7 April 2025

File: EF23/5844

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.

SCHEDULE 1

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| Application Number: | SSD-58591961 |
| Applicant: | Bradfield Development Authority |
| Consent Authority: | Minister for Planning and Public Spaces |
| Site: | Lot 3101 DP 1282964, 215 Badgerys Creek Road, Bradfield |
| Development: | Construction, fit-out and operation of a five-storey advanced manufacturing research facility with café and landscaping. |

FOR INFORMATION ONLY

SUMMARY OF MODIFICATIONS

| Application Number | Determination Date | Decider | Modification Description |
|--------------------|--------------------|---------------|--|
| SSD-58591961-Mod-1 | 22 April 2026 | A/Team Leader | Permit staged delivery of Building 2, remove basement car parking and amend the development layout |

FOR INFORMATION ONLY

TABLE OF CONTENTS

| | |
|---|-----------|
| DEFINITIONS | V |
| PART A ADMINISTRATIVE CONDITIONS | 1 |
| Obligation to Minimise Harm to the Environment..... | 1 |
| Terms of Consent | 1 |
| Limits of Consent | 1 |
| Notification of Commencement..... | 1 |
| Evidence of Consultation..... | 1 |
| Staging, Combining and Updating Strategies, Plans or Programs | 1 |
| Utilities, Services and Public Infrastructure..... | 2 |
| Structural Adequacy | 2 |
| External Walls and Cladding..... | 2 |
| Compliance..... | 3 |
| Operation of Plant and Equipment..... | 3 |
| Work as Executed Plans..... | 3 |
| Development Contributions | 3 |
| Special Infrastructure Contribution..... | 3 |
| Applicability of Guidelines..... | 4 |
| PART B SPECIFIC ENVIRONMENTAL CONDITIONS | 5 |
| Traffic and Access | 5 |
| Soils, Water Quality and Hydrology | 6 |
| Air Quality | 8 |
| Noise | 8 |
| Visual Amenity..... | 10 |
| Aboriginal Heritage | 10 |
| Historic Heritage | 10 |
| Hazards and Risk | 11 |
| Waste and Wastewater Management..... | 11 |
| Contamination | 11 |
| PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING..... | 12 |
| Environmental Management..... | 12 |
| Construction Environmental Management Plan..... | 12 |
| OPERATIONAL COMPLAINTS HANDLING PROTOCOL | 12 |
| Revision of Strategies, Plans and Programs | 13 |
| Reporting and Auditing | 13 |
| Access to Information | 13 |
| APPENDIX 1 DEVELOPMENT LAYOUT PLANS..... | 15 |
| APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES..... | 18 |
| APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS..... | 28 |

DEFINITIONS

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| Additional Information | <p>Correspondence by the Applicant in response to the Department's request for information including the following letters prepared by Architectus and all associated appendices:</p> <ul style="list-style-type: none"> • Response to Request for Additional Information, dated 25 October 2024 • Response to Request for Additional Information No.2, dated 1 November 2024 • Response to Liverpool City Council RTS Comments, dated 6 November 2024 • Response to Request for Additional Information No. 4, dated 3 December 2024 |
| AMRF 1 | Advanced Manufacturing Research Facility 1, also known as the First Building Bradfield City Centre (Part Lot 101, DP 1282949, 215 Badgerys Creek Road, Bradfield), approved under SSD-25452459 |
| Applicant | Bradfield Development Authority, 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> |
| BCS | Biodiversity, Conservation and Science Group of the Department of Climate Change, Energy, the Environment and Water |
| Carrier | Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth) |
| Certification of Crown building work | Certification under section 6.28(2) of the EP&A Act |
| Certifier | A council or an accredited certifier or in the case of Crown development, a person qualified to conduct a Certification of Crown building work |
| CEMP | Construction Environmental Management Plan |
| Conditions of this consent | Conditions contained in Schedule 2 of this document |
| Construction | The carrying out of works for the purpose of the development, including earthworks, and erection of buildings and other infrastructure permitted by this consent |
| Council | Liverpool City Council |
| CPESC | Certified Professional in Erosion and Sediment Control |
| Crown Certificate | A certificate issued under section 6.28 (2) of the EP&A Act |
| 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, Submissions Report and Additional Information, including the works and activities comprising construction, fit-out and operation of a five-story advanced manufacturing research facility, including café and landscaping, as modified by the conditions of this consent |
| Development layout | The plans at Appendix 1 of this consent |
| DPHI | Department of Planning, Housing and Infrastructure |
| 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>Building Two Advanced Manufacturing Research Facility Environmental Impact Statement</i> , prepared by Western Parkland City Authority dated 7 May 2024, 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> |

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| 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 to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: “Material harm” is defined in this consent |
| Incident | An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: “Material harm” is defined in this consent |
| Land | Has the same meaning as the definition of the term in section 1.4 of the EP&A Act |
| Material harm | Is harm that: <ul style="list-style-type: none"> a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements |
| Minister | NSW Minister for Planning and Public Spaces (or delegate) |
| Mitigation | Activities associated with reducing the impacts of the development prior to or during those impacts occurring |
| Modification Assessments | The 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: <ul style="list-style-type: none"> a) Building Two Advanced Manufacturing Research Facility Section 4.55 Modification Report, prepared by Architectus Australia Pty Ltd and dated 27 November 2025, as amended by Building Two Advanced Manufacturing Research Facility (SSD-58591961- Mod-1) Response to Request for Additional Information prepared by Architectus Australia Pty Ltd and dated 10 February 2026 |
| Night | The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays |
| Non-compliance | An occurrence, set of circumstances or development that is a breach of this consent |
| Operation | The occupation and use of the advanced manufacturing research facility as described in the EIS, Submissions Report and Additional Information |
| Planning Secretary | Secretary of the Department, or delegate |
| POEO Act | <i>Protection of the Environment Operations Act 1997</i> |

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| 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) |
| Regional Stormwater Scheme | Regional stormwater infrastructure as outlined in the <i>Western Sydney Aerotropolis Development Control Plan Phase 2</i> |
| 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 |
| Stage 2a Enabling Works | Works relating to the delivery of new roads, streetscape works, civil works and public utilities in the Bradfield City Centre, titled <i>Bradfield City Centre Stage 2a Enabling Works Review of Environmental Factors</i> , prepared by Urbis Pty Ltd (dated 17 May 2024) and approved under delegation by Bradfield Development Authority on 27 May 2024 in accordance with section 5.5 of the EP&A Act |
| Submissions Report | 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>Building Two Advanced Manufacturing Research Facility Submissions Report</i> , prepared by Bradfield Development Authority and dated 27 September 2024 |
| Technical Guidance | <i>Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets</i> (NSW Government, 2022) |
| VENM | Virgin Excavated Natural Material |
| Waste | Has the same meaning as the definition of the term in the Dictionary to the POEO Act |
| Year | A period of 12 consecutive months |

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

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

LIMITS OF CONSENT

Lapsing

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

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).

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.
- A9. Where conditions of this consent require consultation with Council, the Applicant must:
- (a) provide the details of the Certifier in writing to Council; and
 - (b) ensure all correspondence is forwarded to Council by the Certifier only.

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.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A13. Prior to the commencement of construction of the development, the Applicant must 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.
- 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; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the particular utility works.

Sydney Water

- A15. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water, stormwater and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A16. Prior to commencement of construction 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.
- A17. Prior to commencement of operation of 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.

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:

- *Section 6.28(2) of the EP&A Act refers to certification of Crown building work*
- *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:
- (a) the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) commencement of operation,
- 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.

OPERATION OF PLANT AND EQUIPMENT

A23. All plant and equipment used on site, or to monitor the performance of the development, must be:

- (a) maintained in a proper and efficient condition; and
- (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

A24. Prior to the commencement of operation of 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 Certifier.

DEVELOPMENT CONTRIBUTIONS

A25. The Applicant must pay a levy under section 7.12 of the EP&A Act of **\$7,184,846.77 for Stage 1 and \$1,998,724.84 for Stage 2 of the development as identified in Appendix 1**, being 4.6% of the cost of carrying out **each stage** of the Development as determined in accordance with section 208 of the EP&A Regulation, subject to conditions A26 and A27.

A26. The levy of **\$7,184,846.77 for Stage 1 and \$1,998,724.84 for Stage 2, as identified in condition A25**, must be adjusted at the time of payment by multiplying it by the following:

$$\frac{\textit{latest PPI number}}{\textit{PPI number when cost determined}}$$

where:

latest PPI number is the PPI number for the quarter that immediately precedes the quarter in which the payment is made, or, if that number has not been published at the time of payment, the last published PPI number for a quarter.

PPI number when cost determined is the PPI number for the quarter that immediately preceded the quarter in which the Cost Summary Report was submitted to the Council.

PPI is the Producer Price Index (Building Construction New South Wales) ABS Catalogue No. 6427.30 published by the Australian Bureau of Statistics.

quarter is each of the following periods in a calendar year:

- March quarter – 1 January to 31 March
- June quarter – 1 April to 30 June
- September quarter – 1 July to 30 September
- December quarter – 1 October to 31 December

A27. **Prior to the commencement of operation of each stage of the development, as identified in Appendix 1**, the Applicant must submit a statement prepared by a quantity surveyor or chartered professional accountant of the actual cost of carrying out the Development that includes or excludes the same costs that are to be included or excluded, as the case may require, in determining the estimated cost in accordance with section 208 of the EP&A Regulation. If 4.6 % of the actual cost of carrying out the Development is greater than the amount of **\$7,184,846.77 for Stage 1 and \$1,998,724.84 for Stage 2**, as adjusted in accordance with condition A26, 4.6% of the difference between the two amounts must also be paid to the Council (additional levy).

A28. The Applicant must ensure the levy, as determined in accordance with conditions A25 and A26, and any additional levy payable under condition A27, is paid to the Council before the commencement of the occupation or use of **each stage of the development** authorised by this consent.

SPECIAL INFRASTRUCTURE CONTRIBUTION

A29. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (as in force when this development consent takes effect).

A person may not apply for a Crown Certificate (as the case may require, having regard to the Determination) in relation to the development unless the person provides, with the application, written evidence from the Department of Planning, Housing and Infrastructure that the special infrastructure contribution for the development (or that part

of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

More information

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

APPLICABILITY OF GUIDELINES

- A30. 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.
- A31. 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.

FOR INFORMATION ONLY

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s),
 - (b) detail the measures that are to be implemented to:
 - (i) ensure road safety and network efficiency during construction;
 - (ii) manage cumulative construction traffic from other concurrent construction activities and traffic associated with operating facilities within the Bradfield City Centre;
 - (c) detail heavy vehicle routes, access and parking arrangements;
 - (d) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
 - (e) include a program to monitor the effectiveness of these measures; and
 - (f) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Work Place Travel Plan

- B3. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Work Place Travel Plan. The Work Place Travel Plan must:
- (a) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (b) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B4. The Applicant must:
- (a) submit a copy of the Work Place Travel Plan required by condition B3 to the Planning Secretary prior to the commencement of operation; and
 - (b) implement the most recent version of the Work Place Travel Plan for the duration of the development.

Operational Traffic Management Plan

- B4A. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) include the Work Place Travel Plan, as required by condition B4, detailing measures to promote car sharing and public transport usage and describing pedestrian and bicycle linkages and end of trip facilities available on-site; and
 - (c) include a car parking strategy that:
 - (i) detail the number and location of car parking spaces to be provided prior to and following the opening of the Sydney Metro Project; and
 - (ii) provide justification and reasoning for car parking spaces in (c)(i) above, giving consideration to available public transport access and active transport links; and
 - (d) include a program to monitor the effectiveness of the measures identified in (b) and (c).

B4B. The Applicant must:

- (a) not commence operation until the Operational Traffic Management Plan required by condition B4A is approved by the Planning Secretary; and
- (b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the life of the development, or as otherwise agreed to in writing by the Planning Secretary.

B4C. Within 12 months of the commencement of operation of the Sydney Metro Project, the Applicant must review and update the Operational Traffic Management Plan required under condition B4A to the satisfaction of the Planning Secretary. The updated plan must be prepared in accordance with the requirements of condition B4A and must incorporate the following:

- (a) review and update the car parking strategy, taking into consideration any reduction in private vehicle usage, available car parking spaces; and
- (b) description of any additional measures that would be implemented for the development.

Operating Conditions

B5. The Applicant must ensure:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)
- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site; and
- (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B6. The Applicant must:

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

Erosion and Sediment Control

B7. Prior to the commencement of construction of the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase waterway health targets and controls in the *Western Sydney Aerotropolis Development Control Plan Phase 2* (Phase 2 Aerotropolis DCP) are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:

- (a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;
- (b) be prepared in consultation with BCS;
- (c) comply with the detailed technical specifications in the Technical Guidance or its latest version and the 'Blue Book - Managing Urban Stormwater: Soils and Construction' (Landcom 2004);
- (d) comply with section 2.3.2 of the Phase 2 Aerotropolis DCP;
- (e) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met;
- (f) outline the current construction and erosion and sediment controls approved as part of the Stage 2a Enabling Works, and any additional measures which will be adopted for the development; and
- (g) be included in the CEMP required by condition C2.

B8. The Applicant must:

- (a) ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC;

- (b) undertake monthly audits, completed by the CPESC, and kept on record for the duration of the construction and an additional 12 months following completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance;
- (c) ensure monthly audit reports are submitted to the Planning Secretary within 7 days of completing the audit; and
- (d) maintain the erosion and sediment control measures installed on-site in accordance with condition B7 for the duration of construction of the development.

Discharge Limits

B9. 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

B10. Prior to the commencement of operation, the Applicant must install the stormwater management system as described in the **Modification Assessments** and ensure the system is operational.

B11. The Applicant must maintain the stormwater management system installed on the site under condition B10 for the duration of the development.

B12. Prior to commencement of operation of the development, the Applicant must provide written evidence to the Planning Secretary demonstrating that the development is connected to the interim stormwater management system approved as part of the Stage 2a Enabling Works or the Regional Stormwater Scheme, whichever occurs first.

Water Licences

B13. The Applicant must obtain the necessary water or aquifer interference licences for the development under the *Water Management Act 2000*.

Note: Licences are required for groundwater bores, excavations that may intercept groundwater, dewatering activities and extraction or interception of surface water

Dewatering Management Plan

B14. Prior to commencement of construction, the Applicant must prepare a Dewatering 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) include details of monitoring arrangements and water take volumes; and
- (c) consider the *Guideline for Groundwater Documentation for SSD/SSI projects (2022)* and the *Minimum Requirements for Building Site Groundwater Investigations and Reporting (2022)*.

B15. The Applicant must:

- (a) not commence construction until the Dewatering Management Plan is approved by the Planning Secretary; and
- (b) implement the most recent version of the Dewatering Management Plan approved by the Planning Secretary.

Flood Management

B16. Prior to the commencement of operation of the development, the Applicant must prepare an Operational Flood Emergency Response Plan (OFERP). The Plan must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) address the provisions of the *Floodplain risk management manual (DPE, 2023)* and *Support for emergency management planning (DPE, 2023)*; and
- (c) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.

B17. The Applicant must:

- (a) not commence operation of the development until the OFERP required by condition B16 is submitted to the Planning Secretary; and
- (b) implement the most recent version of the OFERP for the duration of construction.

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 or other alternative suppression methods;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Construction Air Quality Management Plan

B20. Prior to the commencement of construction of the development, the Applicant must prepare an Air Quality Management Plan (AQMP) to the satisfaction of the Planning Secretary. The AQMP must form part of the CEMP required by condition C2. The AQMP must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) detail and rank all emissions from all sources of the development, including particulate emissions;
- (c) describe a program that is capable of evaluating the performance of the operation and determining compliance with key performance indicators;
- (d) identify the control measures that will be implemented for each emission source; and
- (e) nominate the following for each of the proposed controls:
 - (i) key performance indicator;
 - (ii) monitoring method;
 - (iii) location, frequency and duration of monitoring;
 - (iv) record keeping;
 - (v) complaints register;
 - (vi) response procedures; and
 - (vii) compliance monitoring.

B21. The Applicant must:

- (a) not commence construction until the Air Quality Management Plan required by condition B20 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Air Quality Management Plan approved by the Planning Secretary for the duration of construction.

Odour Management

B22. 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

B23. The Applicant must comply with the hours detailed in Table 1.

Table 1 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 |
| | | No deliveries after 7 pm |

B24. Works outside of the hours identified in condition B23 may be undertaken in the following circumstances:

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

Construction Noise Limits

B25. 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.

Construction Noise Management Plan

B26. The Applicant must prepare a Construction Noise 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;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) incorporate the measures to be implemented as described in condition B25;
- (d) incorporate the mitigation measures listed in section 7.1 of the Noise and Vibration Impact Assessment by Resonate, dated 28 February 2024;
- (e) describe the measures to be implemented to manage high noise generating works such as during demolition, excavation works and piling, in close proximity to sensitive receivers;
- (f) include strategies that have been developed in consultation with the properties at 145 Badgerys Creek Road, 155 Badgerys Creek Road and 175 Badgerys Creek Road for managing high noise generating works;
- (g) describe the community consultation undertaken to develop the strategies in condition B26(f); and
- (h) include a complaints management system that would be implemented for the duration of the development.

B27. The Applicant must:

- (a) not commence construction of the development until the Construction Noise Management Plan required by condition B26 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B28. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2 Noise Limits (dB(A))

| Location | Day/ Evening/ Night | Night L _{AMax} |
|------------------------------|------------------------------|-------------------------|
| | L _{Aeq} (15 minute) | |
| R1- 145 Badgerys Creek Road | 37 | 37 |
| R2 – 155 Badgerys Creek Road | 31 | 38 |
| R3 – 175 Badgerys Creek Road | 38 | 38 |

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).

Operational Noise Verification Report

B29. Within three months of the completion of commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

- (a) be prepared to the satisfaction of the Planning Secretary;
- (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and
 - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
 - (iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017); and
- (c) include:

- (i) an analysis of compliance with noise limits specified in condition B28;
- (ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B28; and
- (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VISUAL AMENITY

Landscaping

- B30. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works for the development, to the satisfaction of the Planning Secretary. The plan must:
- (a) detail the species to be planted on-site including:
 - (i) incorporation of a diversity of local provenance native trees, shrubs and groundcover species taking into consideration those species listed in Appendix B of the Phase 2 Aerotropolis DCP;
 - (ii) species that minimise the potential for wildlife strikes on Western Sydney Airport;
 - (b) detail the species to be removed on-site and the species to be planted and replaced within the AMRF Park as detailed in the Additional Information (Drawing No. SK-0020, Issue SK, dated 2/12/2024);
 - (c) describe the monitoring and maintenance measures to manage landscaping works;
 - (d) detail how the landscaping will align with recommendations of the Bushfire Hazard Assessment (BlackAsh Bushfire Consulting, dated 30 May 2024);
 - (e) include details of how the landscaping intends to integrate with AMRF 1 and the public domain works for the broader Bradfield City Centre; and
 - (f) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.
- B31. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.
 - (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
 - (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B30 for the life of the development.

Lighting

- B32. 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

- B33. All signage and fencing must be erected in accordance with the development plans included in the Submissions Report and Additional Information, **except where modified by the Modification Assessments**.

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

ABORIGINAL HERITAGE

- B34. Prior to commencement of construction, the Applicant must implement the recommendations outlined in Section 9 of the Aboriginal Cultural Heritage Assessment Report, prepared by Comber Consultants, dated February 2024 and the recommendations outlined in Heritage NSW's advice letter dated 2 October 2024.

Unexpected Finds Protocol

- B35. 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.
- B36. 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

- B37. 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.
- B38. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

HAZARDS AND RISK

Dangerous Goods

- B39. The quantities of dangerous goods stored and handled at the site, must be below the threshold quantities in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times. Under this condition, any threshold quantities requiring measurement of distance to a lot boundary must use the 'Building 2 Site Boundary' as shown in Figure 1 and Figure 2 in Appendix 1 as the lot boundary.
- B40. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards; and
 - (b) for liquids:
 - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (ii) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.
- B40A. In the event of an inconsistency between the requirements of conditions B40(a) and B40(b), the most stringent requirement must prevail.

Emergency Services Information Package

- B41. 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.

WASTE AND WASTEWATER MANAGEMENT

- B42. 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).
- B43. 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.
- B44. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B45. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Interim Operating Procedure

- B46. Prior to commencement of operation, the Applicant must confirm in writing to the Planning Secretary the development has been connected to the Interim Operating Procedure approved as part of the Stage 2a Enabling Works, or the permanent wastewater infrastructure, whichever occurs first.
- B47. Should the development be connected to the Interim Operating Procedure (see condition B46), within six months of the permanent wastewater infrastructure referred to in condition B46 being operational, the Applicant must confirm in writing to the Planning Secretary that the development has now connected to this infrastructure instead of the Interim Operational Procedure.

CONTAMINATION

Unexpected Finds

- B48. 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 managed in accordance with the POEO Act and its associated regulations. Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.

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 (d) above;
 - (f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (g) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (h) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (i) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- 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 B7);
 - (c) Dewatering Management Plan (see condition B14);
 - (d) Construction Air Quality Management Plan (see condition B20);
 - (e) Construction Noise Management Plan (see condition B26);
 - (f) Unexpected Contamination Finds Protocol (see condition B48); and
 - (g) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL 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;
 - (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers;
 - (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; and
 - (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 C10;
 - (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 outcomes 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 Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.
- C10. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

- C11. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).
- C12. A non-compliance notification submitted under condition C11 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

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), 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 with the exception of any hazard and risk related studies;
 - (iv) the proposed staging plans for the development if the construction or operation of the development is to be staged;
 - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (vi) a summary of the current stage and progress of the development;

- (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated quarterly;
 - (ix) 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

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

| Drawing/Sheet Number | Revision | Date | Drawing Title |
|-----------------------------|-----------------|-------------|-------------------------|
| S1-SSDA03 | A01 | 21.11.25 | STAGE 01 - SITE PLAN |
| S1-SSDA10 | A02 | 29.01.26 | STAGE 01 - BASEMENT 1 |
| S1-SSDA11 | A01 | 21.11.25 | STAGE 01 - GROUND FLOOR |
| S1-SSDA12 | A01 | 21.11.25 | STAGE 01 - LEVEL 1 |
| S1-SSDA13 | A02 | 29.01.26 | STAGE 01 - LEVEL 2 |
| S1-SSDA14 | A01 | 21.11.25 | STAGE 01 - LEVEL 3 |
| S1-SSDA15 | A01 | 21.11.25 | STAGE 01 - LEVEL 4 |
| S1-SSDA16 | A01 | 21.11.25 | STAGE 01 - ROOF |
| S2-SSDA03 | A01 | 21.11.25 | STAGE 02 - SITE PLAN |
| S2-SSDA10 | A01 | 21.11.25 | STAGE 02 - BASEMENT 1 |
| S2-SSDA11 | A01 | 21.11.25 | STAGE 02 - GROUND FLOOR |
| S2-SSDA12 | A01 | 21.11.25 | STAGE 02 - LEVEL 1 |
| S2-SSDA13 | A01 | 21.11.25 | STAGE 02 - LEVEL 2 |
| S2-SSDA14 | A01 | 21.11.25 | STAGE 02 - LEVEL 3 |
| S2-SSDA15 | A01 | 21.11.25 | STAGE 02 - LEVEL 4 |
| S2-SSDA16 | A01 | 21.11.25 | STAGE 02 - LEVEL 5 |
| S2-SSDA17 | A01 | 21.11.25 | STAGE 02 - ROOF |

FOR INFORMATION ONLY

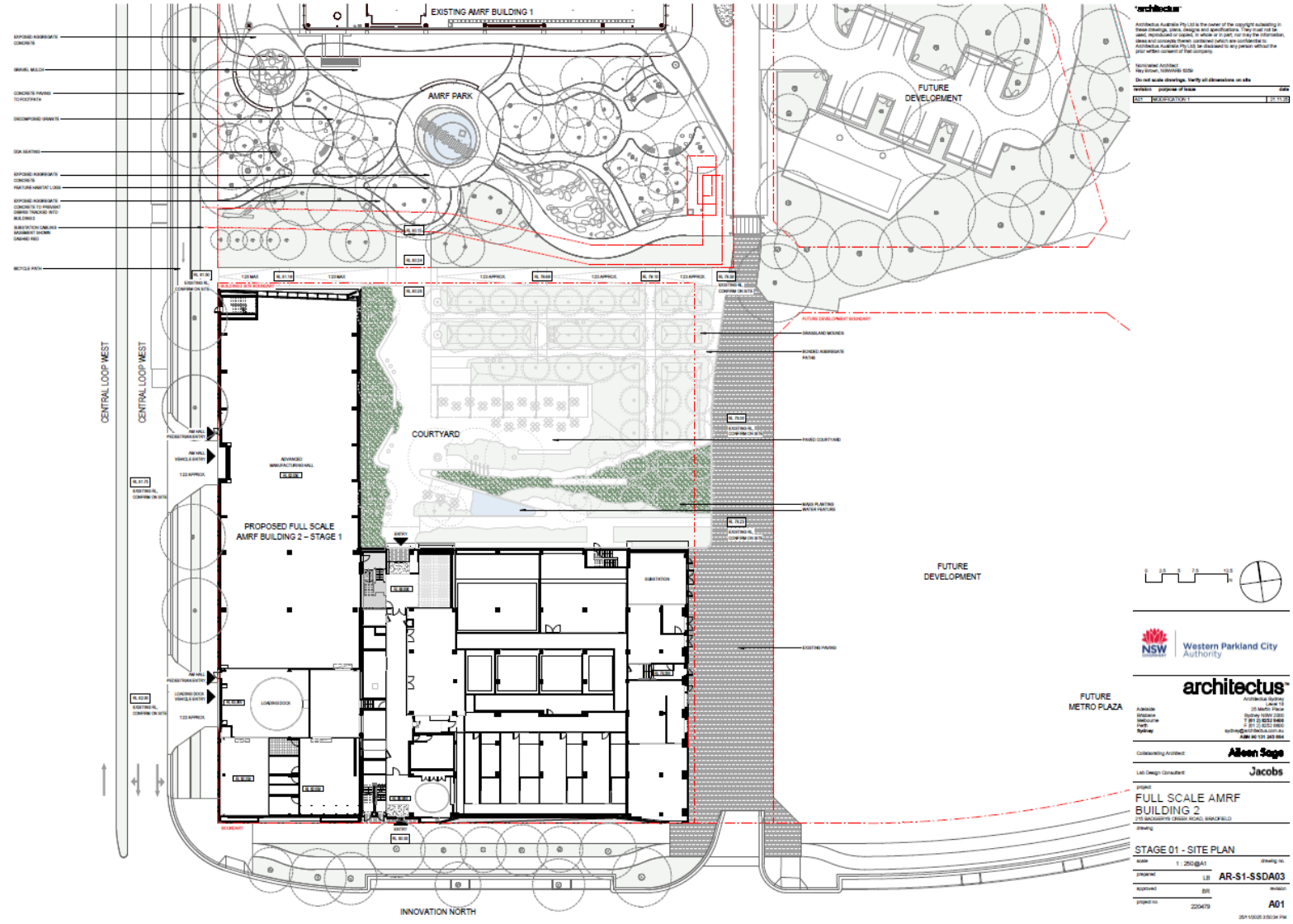


Figure 1: Stage 1 – Site Plan

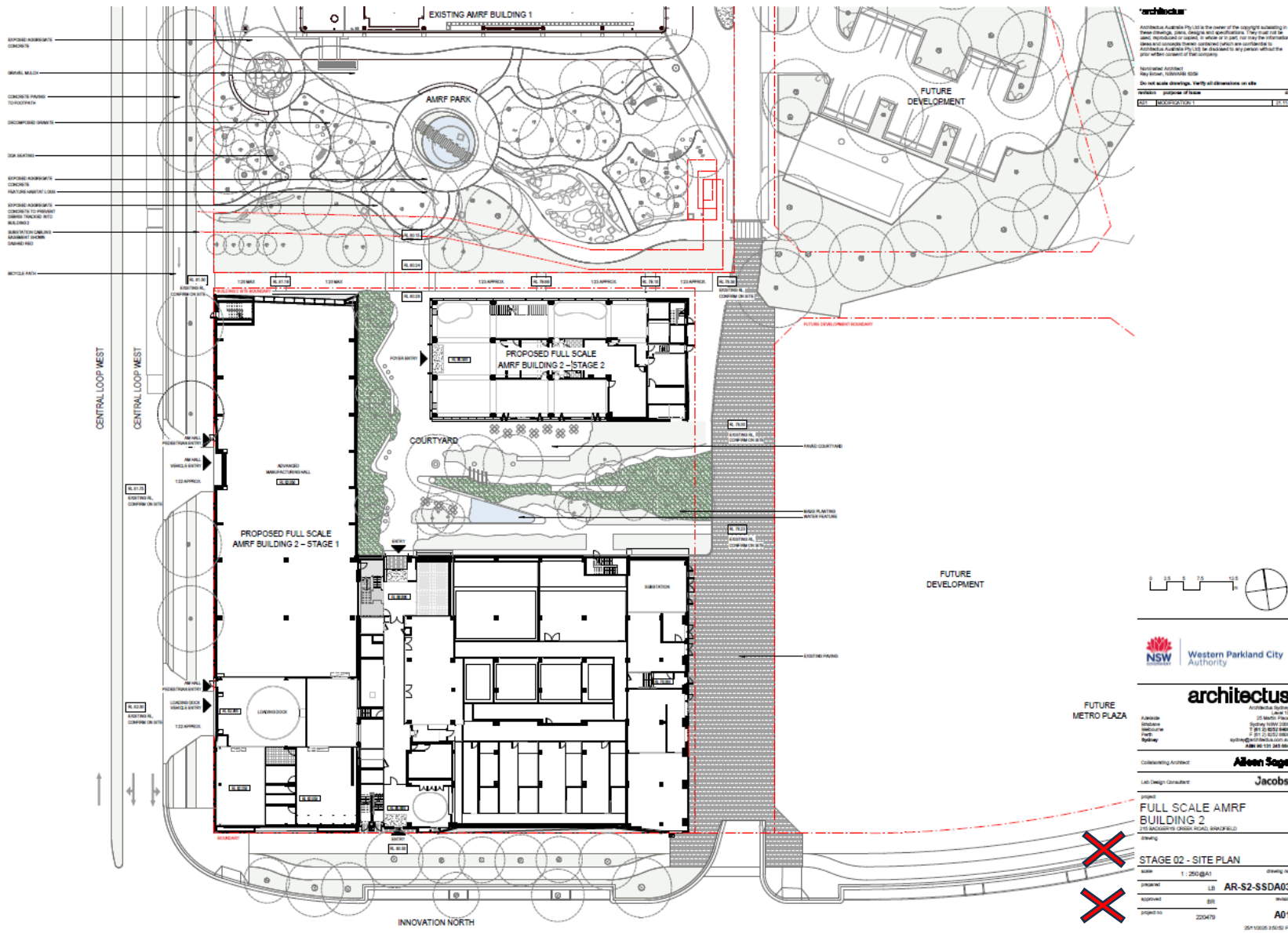


Figure 2: Stage 2 – Site Plan

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

| Item | Mitigation Measure | Timing |
|--------------------------|--|---|
| Aboriginal Heritage (AH) | <ul style="list-style-type: none"> <p>● AH1: Test Excavation: As subsurface Aboriginal objects are predicted to exist within the study area, and it is an offence to harm such objects, test excavation should be undertaken in accordance with the <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales</i> (DECCW 2010) and in association with the Registered Aboriginal Parties.</p> <p>If no Aboriginal objects are uncovered during the testing, the project can proceed without the need to undertake salvage excavation.</p> <p>● AH3: Induction: An Aboriginal heritage induction should be provided to all employees, contractors and sub-contractors engaged on the project on the significance of the Aboriginal heritage, that it an offence to harm Aboriginal objects and be advised of their responsibilities under the <i>National Parks and Wildlife Act 1974</i> in respect of Aboriginal heritage.</p> <p>● AH3: Unexpected Finds and Human Remains Procedure:</p> <p><i>Aboriginal Objects:</i> If any Aboriginal objects are unexpectedly uncovered during the redevelopment of the site, all work must cease in the vicinity of the object and an area of at least one metre around the Aboriginal object secured and cordoned off using fencing and/or appropriate barriers. The archaeological consultant must be immediately contacted for further advice. The consultant will assess the object and provide further advice. In addition, the consultant will liaise with the Registered Aboriginal Parties. No-one should enter the secured area and work can only recommence when advised by the consultant.</p> <p><i>Human Remains:</i> If any skeletal remains are uncovered during the redevelopment of the site, all work must cease in the vicinity of the human skeletal remains and an area of at least one metre around the skeletal remains secured and cordoned off using fencing and/or appropriate barriers. The archaeological consultant must be immediately contacted and must attend immediately. The consultant will inspect the skeletal remains to confirm that they are human. If the remains are human, the consultant will contact and liaise with the Police, Heritage NSW and the Registered Aboriginal Parties, all of whom will most likely attend the site. Work will not be able to recommence within the secured area until suitable management procedures are in place. It could take several months to determine an appropriate course.</p> <p>● AH4: Protection of Aboriginal Objects: All reasonable steps must be taken to avoid harm, modification, or other impact to Aboriginal objects expect as authorised by this approval.</p> <p>● AH5: Registered Aboriginal Parties: The Registered Aboriginal Parties must be kept informed about the SSD. The Registered Aboriginal Parties must continue to be provided with the opportunity to be consulted about the Aboriginal cultural heritage management requirements of the SSD.</p> | Prior to Construction/ During Construction works |

- **AH6: Aboriginal heritage management procedures:** Prior to carrying out any development, the Applicant must ensure Aboriginal heritage management procedures are prepared for the development and included in the Project's CEMP. The Aboriginal heritage management procedures must:
 - a. be prepared by suitably qualified and experienced persons;
 - b. be prepared in consultation with Registered Aboriginal Parties and have reviewed by Heritage NSW;
 - c. include a description of the measures that would be implemented for:
 - i. ongoing consultation with Registered Aboriginal Parties, including consultation regarding changes to the management of Aboriginal cultural heritage.
 - ii. a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains that is prepared by suitable qualified and experienced heritage specialist in relation to Aboriginal cultural heritage, in consultation with the Registered Aboriginal Parties and in accordance with the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW 2010. The Unexpected Heritage Finds and Human Remains Procedure, as submitted to the Planning Secretary, must be implemented for the duration of construction.
 - iii. ensuring workers on site receive suitable heritage inductions prior to carrying out any development on site, and that records are kept of these inductions.
- **AH7: Aboriginal Objects Long-Term Management Plan:** The Applicant must develop a long-term management plan for the Aboriginal objects recovered during the test excavations completed as part of the ACHAR. This long-term management plan must be transferred under a Care and Control Agreement to an Aboriginal person or organisation presenting Aboriginal people in accordance with section 85A(1)(c) of the NPW Act, an application for a Care Agreement must be completed. If reburial is to be undertaken of objects, Requirement 26 'Stone artefact deposition and storage' in the Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW must be complied with unless the Registered Aboriginal Parties agree to an alternative disposition method.

Non-Aboriginal Heritage (NAH)

- **NAH1: Unexpected Finds:** With regard to the management of historical archaeological remains an Unexpected Finds Procedure should be in place prior to the commencement of ground works.
- **NAH2: Considerations for new development:** Any new development should consider the SHR heritage item, Kelvin. Consideration should be given to the height, bulk, scale and material of new built form in the vicinity of the item.
- **NAH3: Heritage Interpretation:** A Heritage Interpretation Strategy (HIS) should be developed.
- **NAH4: Site Induction:** A site induction/toolbox talk is to be presented to all on site workers and visitors during construction which includes information regarding the significance of the place and the requirements under the Heritage Act regarding the discovery of unexpected finds. Induction materials must be prepared in consultation with the nominated heritage consultant.
- **NAH5: Archaeological Deposits and Relics Finds:** The applicant must ensure that if substantial intact archaeological deposits and/or State significant relics or any other buried fabric are discovered, work must cease in the affected area(s) and the Heritage Council of NSW must be notified. Additional assessment and approval

Prior to construction/
During Construction
works

may be required prior to works continuing in the affected area(s) based on the nature of the discovery.

Traffic, Transport and Accessibility (TTA)

- **TTA1: Green Travel Plan:** Implement measures outlined by the Green Travel Plan prepared by PTC Consultants.
- **TTA2: Green Travel Plan Review:** The Green Travel Plan is routinely updated to reflect changing public and active transport patronage as the precinct develops.
- **TTA3: Construction on Public Roads:** A Section 138 application must be lodged to the relevant road authority for civil design and road construction works on any public road.
- **TTA4: Construction Traffic Management:** A construction traffic management plan (CTMP) shall be prepared and submitted to the relevant road authority for endorsement as part of a Section 138 application. Council should also be consulted during the preparation of the CTMP.
- **TTA4: Traffic Control:** Any traffic control device, parking, pedestrian and cyclist crossings and regulatory signage and line-marking plans must be submitted to Council's Transport Management Team to be presented to Liverpool Local Traffic Committee meeting for endorsement.
- **TTA5: Car Parking:** Prior to operation, a minimum of 32 car parking spaces will be provided within 250m walking distance of the site, within a safe and accessible path of travel.

Prior to Construction/During Construction/During Operation

Bushfire (B)

- **B1: Asset Protection Zones:** The entire site should be designed and maintained as an Inner Protection Area in accordance with the NSW RFS Standards for Asset Protection Zones and Planning for Bush Fire Protection 2019.
- **B2: Services:** Water, electricity and gas supplies through the proposed development must comply with section 6.8.3 of PBP 2019.
- **B3: Bushfire Attack Level:** The proposed buildings are constructed in accordance with BAL-12.5 of Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas (AS 3959-2018).

Prior to Construction/During Operation

Construction Noise and Vibration (CNV)

- **CNV1: Construction Noise and Vibration Management Plan:** Prior to the commencement of major construction works for the Project, the contractor should develop a Construction Noise and Vibration Management Plan (CNVMP). The CNVMP should:
 - identify relevant construction noise and vibration criteria as detailed in this report
 - identify neighbouring sensitive land uses for noise and vibration
 - summarise key noise- and vibration-generating construction activities and the associated predicted levels at
 - neighbouring land uses
 - identify reasonable and feasible work practices to be implemented during the works
 - summarise stakeholder consultation and complaints handling procedures for noise and vibration.
- **CNV2: Stakeholder Consultation:** Nearby stakeholders should be consulted prior to the works and kept regularly informed of potential noise and vibration impacts from the works. Specifically, this would involve:

Prior to Construction/ During Construction

- Consultation with residences located at 145, 155 and 175 Badgerys Creek Road, Bradfield.
 - Consultation with occupants in AMRF Building 01.
 - A noise and vibration complaints handling procedure and register should be developed and implemented during construction.
 - **CNV3: Work programming:** Work should be programmed such that particularly noisy works occur during Standard Working Hours wherever feasible, namely:
 - Monday to Friday 7 am to 6 pm
 - Saturday 8 am to 1 pm
 - No work on Sundays or public holidays.
 - If high noise works are to occur outside of the Standard Working Hours and later than 1 pm on a Saturday, then the CNVMP should define an approval process for undertaking out of hours works and for identifying reasonable and feasible mitigation measures to be implemented.
 - Consideration of a respite regime where particularly highly intensive activities are programmed to occur at times identified by the community when they are less sensitive to noise.
 - Truck movements and site access: Truck movements during long term construction projects have the potential to cause annoyance for sensitive receivers, even where trucks may be travelling on sealed roads. The design and selection of site access routes shall consider the potential disturbance to residents. In particular:
 - site access and delivery points shall be located as far away from residences as possible
 - truck movements shall use arterial roads and be diverted away from residential streets where feasible
 - deliveries to/from site shall not occur during the night time period where possible.
 - **CNV4: Site management:** Site management procedures should include the following:
 - processes that generate lower noise levels should be selected where feasible
 - noisy plant should be located as far away from residences as is practical to allow efficient and safe completion of the task
 - the potential shielding provided by site topography and intervening buildings should be taken into account in locating equipment
 - site compounds should be located as far away as possible from residences
 - equipment that is used intermittently should be shut down or throttled down to a minimum during periods where it is not in use
 - works should be planned to minimise the reduce the noise from reversing signals
 - warning horns should not be used as signalling devices
 - two way radios should be set to the minimum effective volume
 - noise associated with packing up plant and equipment at the end of works should be minimised.
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- **CNV5: Equipment Management:** Equipment management should include the following:
 - selection of low-noise plant and equipment where possible
 - equipment should be well maintained
 - equipment should have quality mufflers and silencers installed where relevant
 - equipment not in use on site should be shut down
 - tasks should be completed using the minimum feasible power and equipment
- **CNV6: Respite periods:** When highly noise affected works or extended periods of noisy works are expected to occur, it is recommended that respite periods are adopted to restrict the hours that very noise activities can occur. Respite activities would be determined considering times identified by the community when they are less sensitive to noise, and if the community is prepared to accept a longer period of construction to accommodate respite periods.
- **CNV7: Monitoring:**
 - Undertake attended noise monitoring at representative sensitive receiver locations during noisy intensive works to verify predicted noise levels at nearby receivers.
 - Undertake vibration monitoring during vibratory induced works and confirm safe working distances to nearby receivers.
 - The number of noise and vibration monitoring locations and duration of monitoring would be determined prior to commencement of construction.

Operational Noise and Vibration (ONV)

- **ONV1: Plant Equipment:** Proposed plant equipment for the project will need to be assessed at the next stages of the development (once detailed mechanical information is known) to ensure compliance with the project noise emission requirements presented in Section 4.4 of the Noise and Vibration Impact Assessment are achieved, at which point appropriate acoustic treatment where required will be recommended.
- **ONV2: Sound Power Levels:** Maximum allowable combined sound power levels have been provided for the proposed northern and southern plant areas. These could be varied in future stages of design in parallel with additional or complementary measures.
- **ONV3: External Plant:** Externally discharging plant would include appropriate attenuation in the form of silencers, louvres, barriers, internally lined duct work to ensure compliance.
- **ONV4: Plant equipment:** Plant and equipment should be located within internal plant rooms where possible to do so.

During Operation

Air Quality and Odour (AQ)

- **AQ1: Dust and Air Quality Management Plan:** A dust and air quality management plan shall be prepared and implemented as part of the Project, identifying the following:
 - Potential sources of air pollution (such as dust, vehicles, odour transporting waste, plant and equipment) during construction.
 - Air quality management objectives with any relevant published EPA guidelines
 - Mitigation and suppression measures to be implemented, such as spraying or covering exposed surfaces, provision of vehicle clean down areas, covering of

Prior to Construction/
During Operation

loads, street cleaning, use of dust screens, maintenance of plant in accordance with manufacturer's instructions.

- Methods to manage works during strong winds or other adverse weather conditions.
- A progressive rehabilitation strategy for exposed surfaces
- When the air quality, suppression and management measures need to be applied, who is responsible, and how effectiveness will be assessed
- Visual monitoring of construction activities is to be undertaken to identify dust generation.
- Carry out regular site inspections to monitor compliance with the dust and air quality management, record inspection results.
- Construction vehicle traffic is to be restricted to designated routes.
- Dampen material when excessively dusty during handling.
- Vehicle loads are covered when transporting material on and off-site.
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- **AQ2: Management Measures:** The following management measures shall be included as part of the Project's dust and air quality management plan to minimise emissions to air from construction vehicles and site machinery:
 - Implement a high standard of engine maintenance to minimise vehicle emissions
 - Complete pre-start vehicle checklists to make sure construction vehicles are in good working order.
- **AQ3: Generator Equipment:** Selection of USEPA tier II generators with low emissions (in particular NOx) generator equipment. Operation of standby generators during testing and maintenance should be minimised as far as practicable.
- **AQ4: Power Outages:** Selection of USEPA tier II generators with low emissions (in particular NOx) generator equipment. In the event of a loss of mains power, all practical measures should be taken to reduce the duration of the outage to ensure that standby generators operate for the least amount of time possible.

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| Contamination (C) | <ul style="list-style-type: none"> • C1: Preparation of CEMP: Prior to the commencement of construction works, a Construction Environmental Management Plan (CEMP) including an Unexpected Finds Protocol should be implemented to manage the potential for unexpected finds of fill materials and potential asbestos conduits to be encountered during earthworks. | Prior to Construction |
| Dangerous Goods (DG) | <ul style="list-style-type: none"> • DG1: Dangerous Goods Storage: The DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or Class specific standards such as AS 1940:2017). • DG2: Risk Assessment and Mitigation: The documentation required by the Work Health and Safety (WHS) Regulation 2017 shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations. • DG3: Storage of flammable materials: Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS | During Operation |

60079.10.1:2009) shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.

- **DG4: Dangerous Goods Handling:** The proposal will be in accordance with the design, storage and practices contained in the Dangerous Goods Compliance Report prepared by Riskcon, dated 24 July 2024.

Aviation Safety (AV)

Prior to Construction

- **AV1: Wildlife Hazard Zones:**
 - Comply with design solutions concerning waste bins, bulk waste, stormwater detention and building design to minimise roosting.
 - Suitable landscape species are used that align with the Appendix B list of suitable landscape species of the Western Sydney Aerotropolis Development Control Plan.
 - Should the site be located outside of the Parkland Priority Area, a report prepared by a suitability qualified and experienced ecologist may be required to be submitted with any application subject to the contents of the landscaping plan.
 - Engage in monitoring of wildlife hazards in conjunction with WSI.
- **AV2: Lighting:**
 - The development must not include coloured or flashing lights
 - The appearance, material, reflectivity and aesthetic of the roofscapes consider the flight path and flight zone
- **AV3: Obstacle limitation surfaces:** Permanent building height (including all roof plant, masts or exhaust stacks) plus any additional crane height during construction (if after WSI begins operations) should not exceed a height of 44.2m or 125.5m AHD. The designed height of the building at the time of writing is 27.6m.
- **AV4: Roof Top Plumes:** Any plumes caused by the development which have peak vertical velocities greater than 4.3 m/s in either OLS or PANS OPS surfaces to be determined and referred.
- **AV5: Construction lighting:** Any construction lighting should be detailed post approval, including measures to ensure that lighting used in construction does not point upwards or potentially result in risk to pilots, if construction is ongoing when airport operations commence.
- **AV6: Airspace Operation:** If the proposal and design change and have the potential to impact the prescribed airspace, the proposal will need to assess its potential impacts on the OLS, during construction and operation. It should be noted that the *Airports Act 1996* covers any intrusion into prescribed airspace, which could include:
 - Constructing permanent structures, such as buildings, into the protected airspace;
 - Temporary structures such as cranes protruding into the protected airspace; or
 - Activities causing non-structural intrusion into the protected airspace such as air turbulence from stacks or vents, smoke, dust, steam or other gases or particulate matter. Note: Emissions from mechanical ventilation systems may impact on protected airspace if the velocity of emissions is greater than 4.3m/s at point of emission or protected surface.

If it is likely that any of the above components (including construction cranes) would result in an impact on protected airspace, then approval will need to be

obtained in accordance with the *Airports Act 1996* and the *Airports (Protection of Airspace) regulation 1996*.

Social Impact (SI)

Prior to Construction/
During Construction/
During Operation

- **SI1: General:** A Social Impact Management Plan (SIMP) should be prepared, in accordance with Section 5.2 of the Social Impact Assessment Guideline (DPHI, 2023), to manage the implementation of the proposed socio-economic mitigation measures, and detail the specific management actions and targets that will be developed in response to these measures. The SIMP will define specific actions, roles and responsibilities, and a monitoring, reporting and adaptive management framework for construction.
- **SI2: Way of life/ health and wellbeing/ livelihoods:** Opportunities to include community, social and health services should be investigated during detailed design to support vulnerable communities and the development of the wider Bradfield City Centre as it progresses. Consultation with local government, relevant government agencies and local community service providers should continue to be carried out to help identify these opportunities.
- **SI3: Way of life / community / Surroundings:** Recommendations to reduce noise and vibration levels, reduce contamination and other health and safety risks and improve the ecological environment noted in the following reports included as part of this SSDA should be implemented:
 - Air Quality Due Diligence Report
 - Acoustic and EMI Design Report
 - Ecologically Sustainable Development Report
 - Integrated Water Management Report
 - Traffic and Transport Report
 - Hazard and Risk Report
- **SI4: Health and wellbeing:** The placement, fencing and lighting around construction equipment and materials will be carefully considered to reduce the potential impact to public safety during construction.

CPTED principles should also be considered in the design of elements such as lighting of public spaces that will be utilised during operation to help promote positive use of the space and social connectivity.
- **SI5: Access:** End of trip facilities should be incorporated into the project's design to capitalise on the anticipated future pedestrian and cycle network that will be developed as part of the wider Bradfield City Centre Masterplan
- **SI6: Access:** Collaboration with surrounding future developments such as the First Building, the CSIRO building, and other land owners to provide public transport access for construction staff across all projects to temporarily bridge the gap between the development of the Project and the opening of proposed future public transport connections.
- **SI7: Surroundings:** Native vegetation that reflects the original environment of the site should be used within the courtyard and green roof structure where possible. Consideration on the type of vegetation that allows for adequate shade and protection from the heat should also be incorporated into the design and landscape plans.
- **SI8: Livelihoods:** A project-specific social procurement and workforce development strategy should be developed and implemented to:

- Nominate workforce development and social procurement targets and outcomes in accordance with the NSW Aboriginal Procurement Policy (NSW Government, 2021)
- Define approaches to achieve nominated targets and outcomes
- Support job creation and skill development opportunities for the project.
- Investigate opportunities to locally source construction jobs, equipment and materials where possible prior to and during construction to reduce the need to travel longer distances and help boost the local economy.
- **S19: Decision-making systems:** A Community Engagement Management Plan should be prepared to address consultation and engagement requirements. This plan should allow for any responses and recommendations to be disseminated, considered and actioned where appropriate. It should establish a framework for stakeholder and public engagement during the projects construction phase and demonstrate how the public will be kept informed of project milestones, progress and pertinent updates.
- Specific engagement with Aboriginal and Torres Strait Islander people as well as local industries should be carried out to identify how Project targets can be met effectively and provide the best outcome.
- A complaints register should be produced as part of this plan prior to construction and be monitored and maintained through the construction phase of the project.

Water (WT)

- **WT1: Water take and licensing:** The applicant should ensure any required Water Access licence (WAL) or exemption is obtained to account for the maximum predicted water take for construction and operation activities unless an exemption applies under the *Water Management (General) Regulation 2018*.
- **WT2:** The applicant should ensure any required Water Supply Works Approval (WSWA) is obtained prior to construction.

Prior to Construction/
During construction/
During operation

Construction Waste (CW)

- **CW1: Preparation of a CWMP:** Construction Waste Management Plan (CWMP) will be prepared prior to construction commencing on site. The CWMP will outline:
 - Types and volumes of waste likely to be generated
 - The procedure for assessing, classifying, and storing waste in line with the NSW EPA Waste Classification Guidelines
 - Storage, sorting areas and treatment of waste on the Site, including stockpiles. Stockpiles of excavated material should be constructed and managed in accordance with the Department of Environment & Climate Change NSW: Managing Urban Stormwater; Soils and Construction 2008
 - Methods of transport and disposal of wastes, including waste that possesses hazardous characteristics, so that any waste leaving the site is transported and disposed of fully and does not pose a risk to human health or the environment
 - Reuse/recycling opportunities to manage excess construction materials generated during the construction phase and steps taken to reduce waste bought to the AMRF2 site
 - Requirements for compliance with the Waste Avoidance and Resource Recovery Act 2001

Prior to Construction/
During Construction

- The Resource Recovery Orders and Exemptions requirements applicable to the waste on-site.

Operational Waste (OW)

- **OW1: Operations:**
 - The nominated waste service provider for the site must adhere to this WMP and comply with minimum operational safety standards.
 - The waste service provider must supply equipment (MGBs, signage/stickers etc.) colour-coded in accordance with the Australian Standard 4123 and approved by the preferred contact at the site.
- **OW2: Reporting:** The waste service provider is to issue periodic operational waste management reports (e.g., on a monthly basis) to the preferred contact for the site, including:
 - A list quantifying the amount and types of waste generated.
 - A list of contamination incidents including the masses of contaminated MGBs.
 - Records and evidence to substantiate data contained within reports to the nominated reporting standard.
- **OW3: Review of WMP:** The waste service provider and cleaning contractor will annually review the WMP with the preferred contact for the site as well as any other relevant parties to determine enhancements, sustainability initiatives and other waste management initiatives. They will communicate any changes to waste management arrangements to the tenant of the site at a minimum on an annual basis or as needs dictate.

Ecologically Sustainable Development (ESD)

ESD1: Green Star Rating: The proposal will implement the sustainability strategy outlined by ARUP in the Ecologically Sustainable Development (ESD) Report (**November 2025**) to target a 5-star Green Star rating.

During Operation

Wastewater Servicing (WS)

WS1: The building will not be occupied until wastewater Interim Operating Procedures have been constructed and commissioned to service the site.

Prior to Occupation

Country Initiatives (CI)

CI1: Include a minimum 1.5% Aboriginal participation in contracts valued at \$7.5M or greater in accordance with the Aboriginal Procurement Policy published by NSW Treasury.

During Construction

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C9), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident; and
- (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, including the period for implementing any corrective and/or preventative actions; and
- (d) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

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