Development Consent

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

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

These conditions are required to:

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

Chris Ritchie
Executive Director
Energy, Resources and Industry Assessments

Sydney 24 December 2025

SCHEDULE 1

Application Number:	SSD-63741210
Applicant:	NEXTDC Limited
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 305 DP 1275011, 16 Johnston Crescent, Horsley Park Lot 22 DP 1246626, Old Wallgrove Road, Eastern Creek Johnston Crescent and Old Wallgrove Road, Road Reserves
Development:	Construction and 24/7 operation of a data centre with a power consumption of 294 megawatts, electrical substations and switching station, diesel generators and diesel storage, car parking and ancillary office space, cafe and civil infrastructure works, and two 330kV transmissions lines with a length of 2.6 km and upgrade works at existing substation.

TABLE OF CONTENTS

DEFINITIONS

Amendment Report	Amendment Report titled Submissions and Amendment Report, NEXTDC S4 Data Centre, Horsley Park, prepared by Urbis Ltd, dated 3 September 2025
Applicant	NEXTDC Limited, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Councils	Fairfield City Council and Blacktown City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS, Submissions Report and Amendment Report, including the works and activities comprising the construction and operation of a data centre and transmission lines, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled *"NEXTDC S4 Data Centre, 16 Johnston Crescent, Horsley Park"*, prepared by Urbis Ltd dated 20 June 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	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the *Telecommunications Act 1997* (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance*,* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
HPC	Housing and Productivity Contribution
HV Transmission Line	High Voltage Transmission Line works as described in Schedule 1 and the Amendment Report.

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
Load curtailment	Means the use of the back-up generator system to reduce the development's use of electricity from the National Electricity Market, and does not include instances where load shedding is initiated by the Australian Energy Market Operator in accordance with the National Electricity Rules
Material harm	Is harm that: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding $10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) ***Note:*** *This definition excludes "harm" that is either authorised under this consent or any other statutory approval* ***Note:*** *For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements*
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The carrying out of a data centre as described in the EIS, Submissions Report and Amendment Report
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
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 "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Submissions Report (SR)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled '*Response to Additional Submissions"*, prepared by Urbis Ltd and dated 10 November 2025
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material

Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
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, Amendment Report and Submissions Report;

(d) in accordance with the Development Layout in Appendix 1 of this consent; and

(e) in accordance with the management and mitigation measures in Appendix 3 of this consent.

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and

(b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).

A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

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

Back-up Generator System

A6. The Applicant must ensure the back-up generators installed and operated under this consent do not exceed a total installed generating capacity of 360 megawatts.

A7. The Applicant must ensure:

(a) operation of the back-up generators (including testing, warm-up and cool-down) does not exceed 200 hours per year;

(b) testing is not undertaken when other data centres operating within a 5 km radius of the development are also conducting testing; and

(c) no more than two (2) back-up generators are tested at any one time with a maximum load of 100%.

Note: *For the purposes of condition A7, calculation of how many hours the back-up generators are tested, as a collective, should be based on the hours (in real time) that testing is in fact undertaken at the site per year. For example, five generators being tested concurrently over the course of an hour would count as one hour towards the threshold stipulated by condition A7 rather than five hours.*

A8. The Applicant must ensure the diesel fuel storage capacity of the site does not exceed 4,472 kilolitres at any one time.

A9. This development consent does not permit the use of the back-up generators:

(a) for the purpose of generating electricity to be distributed by the National Electricity Market; or

(b) to support load curtailment at the site.

NOTIFICATION OF COMMENCEMENT

A10. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

(a) construction;

(b) operation;

(c) full operation of development (described in the Amendment Report as being when all data storage equipment and associated infrastructure is in place and operating); and

(d) cessation of operations.

A11. 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

A12. Where conditions of this consent require consultation with an identified party, the Applicant must:

(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and

(b) provide details of the consultation undertaken including:

(i) the outcome of that consultation, matters resolved and unresolved; and

(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

A13. 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).

A14. 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.

A15. 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

A16. Prior to the commencement of construction of the development, the Applicant must:

(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;

(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and

(c) submit a copy of the dilapidation report to the Planning Secretary and the relevant local council.

A17. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;

(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and

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

WaterNSW

A18. Prior to commencement of construction of the HV transmission line works, the Applicant must consult and provide detailed design plans to, WaterNSW, with regard to any works within the Warragamba Pipelines corridor along Old Wallgrove Road.

Sydney Water

A19. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

A20. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

(a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and

(b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.

A21. Prior to the issue of an Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

DEMOLITION

A22. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A23. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- *Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.*

EXTERNAL WALLS AND CLADDING

A24. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A25. Prior to the issue of:

(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and

(b) an Occupation Certificate,

the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

A26. The Applicant must provide a copy of the documentation given to the Certifier (see condition A25) to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

A27. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

CONTRIBUTIONS TO COUNCIL

A28. Prior to the issue of a Construction Certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW)), must be paid to Council under section 7.12 of the EP&A Act and in accordance with the Fairfield Local Infrastructure Contributions Plan 2023.

HOUSING AND PRODUCTIVITY CONTRIBUTION

A29. Prior to the issue of a Construction Certificate for any part of the development, a housing and productivity contribution (HPC) in accordance with Table 1 must be paid for the development, as adjusted in accordance with condition A30.

Table 1 *Housing and Productivity Contribution Amount*

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$1,000,607.00
Transport project component	N/A
Total housing and productivity contribution	$1,000,607.00

A30. At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the EP&A Act agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A Act to the development, or the HPC Order exempts the development from the contribution.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

OPERATION OF PLANT AND EQUIPMENT

A31. Without limiting its obligations under section 124 of the POEO Act, the Applicant must ensure all plant and equipment used on site, or to monitor the performance of the development, is:

(a) maintained in a proper and efficient condition; and

(b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

A32. Prior to the issue of the Occupation Certificate for the development, the Principal Certifier must be provided with work-as-executed drawings demonstrating that the following works have been constructed as approved:

(a) the development's stormwater management system (see condition);

(b) finished ground levels; and

(c) HV transmission line works within the public road reserve of Johnston Crescent and Old Wallgrove Road.

The works-as-executed drawings must be signed by a registered surveyor.

APPLICABILITY OF GUIDELINES

A33. 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.

A34. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE AND VIBRATION

Hours of Work

B1. The Applicant must comply with the hours detailed in Table 2 below, and as altered by conditions A7(b) and B2 of this consent.

Table 2 *Hours of Work*

Activity		Day	Time
Construction		Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation	Testing and use of the back-up generators (excluding during a power outage event)	Monday – Friday	9 am to 4 pm
	All other activities	Monday – Sunday	24 hours

Out-of-hours Works

B2. Works outside of the hours identified in condition B1 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.

B3. Any out-of-hours works request seeking the agreement of the Planning Secretary (see condition B2(b)) must:

(a) be prepared with regard to the relevant sections of the *Interim Construction Noise Guideline* (ICNG);

(b) be accompanied by details of the nature and need for activities to be undertaken outside of the hours identified in condition B1; and

(c) be accompanied by evidence confirming that:

(i) the proposed activities are justified;

(ii) appropriate consultation with potentially affected receivers has been and/or will be undertaken;

(iii) the relevant local council has been and/or will be notified; and

(iv) any potential noise impacts associated with the out-of-hours works will not unreasonably impact on the acoustic amenity of sensitive receivers in the vicinity of the works.

Construction Noise Limits

B4. The development must be constructed to achieve, as far as is feasible and reasonable, the construction noise management levels detailed in the ICNG. 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 0 of this consent and the development's Construction Noise Management Plan (see condition B5).

Construction Noise Management Plan

B5. Prior to the commencement of construction, the Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of the development's CEMP in accordance with condition C2 and must:

(a) be prepared by a suitably qualified and experienced noise expert(s);

(b) describe the procedures to:

(i) refine the construction methodology and work schedule to minimise construction noise impacts; and

(ii) achieve, as far as is feasible and reasonable, the noise management levels in the ICNG;

(c) include:

(i) site-specific noise management and mitigation measures to be implemented during construction to reduce impacts on most affected sensitive receivers;

(ii) a list of relevant management and mitigation measures, including any described in Appendix 3 of this consent;

(iii) a description of measures to be implemented to manage high noise generating works in close proximity to sensitive receivers;

(iv) strategies that have been developed in consultation with nearby sensitive receivers for managing noise impacts and high noise generating works, such as any alternative construction methods with lower source intensity levels and/or provision for respite periods;

(v) a description of the community consultation undertaken to develop the strategies in (c)(iii) and (c)(iv) above; and

(vi) a complaints management system to be implemented for the duration of construction.

B6. The Applicant must:

(a) not commence construction until the CNMP required by condition B5 is approved by the Planning Secretary; and

(b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B7. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3 below during the meteorological conditions identified in Table 4, except where altered by condition B8 of this consent.

Table 3 *Noise Limits (dB(A))*

Location[a]	When back-up generators are in use (incl. testing)	At all other times		
		Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$
NCA1 (Residential)	42	39	39	38
NCA2 (Residential)	36	36	36	36
NCA3 (Industrial)	58 (When in use)	45 (When in use)		

a. Refer to the plan in Appendix 2 of this consent for the location of sensitive receivers.

Table 4 *Applicable Meteorological Conditions*

Assessment Period	Meteorological Conditions
Day	Stability Categories A, B, C and D with wind speeds up to and including 3m/s at 10m above ground level.
Evening	Stability Categories A, B, C and D with wind speeds up to and including 3m/s at 10m above ground level.
Night	Stability Categories A, B, C and D with wind speeds up to and including 3m/s at 10m above ground level; or Stability category E and F with wind speeds up to and including 2m/s at 10m above ground level.

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 NPfI.*
- *The meteorological conditions are to be determined from meteorological data obtained from the meteorological weather station identified as Bureau of Meteorology AWS at Horsley Park Equestrian Centre (Station ID: 067119) and stability category must be determined using the sigma-theta method in accordance with D.14 of the NPfI.*

B8. The development's noise limits (see condition B7) are altered in the following instances:

(a) during power outage events, the noise limits outlined in Table 3 do not apply; and

(b) should the site be subject to meteorological conditions which are not identified in Table 4, then the applicable noise limits for the development are those outlined in Table 3 plus 5dB.

B9. The Applicant must ensure that noise generated during operation of the development does not exhibit annoying noise characteristics, as defined in Fact Sheet A of the NPfI.

Noise Performance Monitoring

B10. Prior to commencement of operation, the Applicant must, to the satisfaction of the Planning Secretary, install and commission a real-time continuous noise monitoring device at a representative intermediate location near the eastern boundary of the site. The noise monitoring device must:

(a) continuously measure and log $L_{Aeq(15minute)}$, L_{AFmax} and statistical noise levels;

(b) provide remote access capability; and

(c) remain operational until 12 months after commencement of full operation (described in the Amendment Report as being when all data storage equipment and associated infrastructure is in place and operating), or as otherwise agreed by the Planning Secretary.

B11. A Noise Monitoring Program detailing equipment specification, calibration, data management and reporting must be submitted to and approved by the Planning Secretary prior to installation of the monitoring devices in condition B10.

Operational Noise Management Plan

B12. The Applicant must prepare an Operational Noise Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the development's OEMP in accordance with condition C5 and must:

(a) be prepared by a suitably qualified and experienced noise expert;

(b) describe all noise sources from the development;

(c) identify the adaptive management measures that will be implemented to minimise noise emissions and to achieve the noise limits in condition B7, consistent with the recommended noise mitigation measures in the Applicant's Noise and Vibration Assessment prepared by Aurecon Australasia Pty Ltd, Rev H, dated 01 May 2025;

(d) include a copy of the development's Noise Monitoring Program (see condition B11);

(e) include a Back-up Generator Testing Protocol for the development which:

(i) includes a protocol for determining when back-up generator testing can be undertaken; and

(ii) identifies those instances where tests would be reduced and/or ceased to ensure compliance with condition A7; and

(f) include a complaints management system that would be implemented for the duration of the development.

B13. The Applicant must:

(a) not commence operation of the development until the Operational Noise Management Plan required by condition B12 is approved by the Planning Secretary; and

(b) implement the most recent version of the Operational Noise Management Plan approved by the Planning Secretary for the duration of the development.

Operational Noise Verification Report

B14. At the following stages of the development (or as otherwise directed by the Planning Secretary), the Applicant must prepare and submit a Noise Verification Report to the satisfaction of the Planning Secretary:

(a) Stage 1 (Substation and Building C);

(b) Stage 2 (Substation and Buildings C and D);

(c) Stage 3 (Substation and Buildings C, D and A); and

(d) Stage 4 (Substation and Buildings C, D, A and B).

Each Noise Verification Report must be submitted to the Planning Secretary within six months of the commencement of operation of the corresponding stage.

Note: *The extent of each development stage is provided in Appendix 1, Figure 2 of this consent.*

B15. Each Noise Verification Report required under condition B14 of this consent must:

(a) be prepared to the satisfaction of the Planning Secretary by a suitably qualified and experienced acoustic consultant;

(b) demonstrate that noise verification has been carried out in accordance with:

(i) *AS 1055:2018 Acoustics – Description and measurement of environmental noise* (Standards Australia, 2018); and

(ii) *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 NPfI;

(c) include:

(i) noise measurements taken during general operation and during back-up generator operation or testing;

(ii) a record of the development's operating conditions during monitoring, including the number and load of cooling units, fans, and other major noise-emitting plant in operation, and, where relevant, adjustments to measured noise levels to represent maximum cooling capacity;

(iii) an analysis of:

i. the prevailing meteorological conditions;

ii. applicable corrections for annoying noise characteristics (as per Fact Sheet C of the NPfI); and

iii. the development's compliance with noise limits specified in condition B7; and

(iv) a description of additional at-source and transmission pathway mitigation measures implemented, and/or a description of contingency measures to be implemented (including a timetable for the implementation of any required actions), to address any exceedance of the noise limits specified in condition B7.

AIR QUALITY

Dust Minimisation

B16. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B17. During construction, the Applicant must ensure that:

(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;

(b) all trucks entering or leaving the site with loads have their loads covered;

(c) trucks associated with the development do not track dirt onto the public road network; and

(d) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

B18. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.

B19. The Applicant must ensure:

(a) flue gases associated with the back-up generators are vented through vertical stacks 38.7 metres in height; and

(b) the development is operated in such a manner that total NO_x (as NO_2 equivalent) emissions associated with the operation of the back-up generators (including testing and commissioning) are below 5.5 tonnes per year.

Annual Emissions Testing

B20. Within twelve (12) months of the commencement of operation, and every twelve (12) months thereafter, unless the Planning Secretary directs otherwise, the Applicant must undertake an annual emissions test on at least one (1) back-up generator for the pollutants and parameters identified in Table 5 below. The back-up generator must be selected on a rotational basis.

Table 5 *Annual Emissions Testing Requirements*

Pollutant / Parameter	Units of measure	Frequency[1]	Sampling Method[2]
Nitrogen dioxide or nitric oxide (as NO_2 equivalent)	Milligrams per cubic metre	Annual	TM-11
Temperature	Degrees Celsius (°C)	Annual	TM-2
Velocity	Metres per second	Annual	TM-2
Oxygen	Percent (%)	Annual	TM-25
Flowrate	Cubic metres per second	Annual	TM-2

Note:

- *[1] Special frequency 1 means sufficient number of tests to enable determining of compliance with conditions A7(a) and B19 of this consent.*
- *[2] The sampling methods are those contained in the Approved Methods for the Sampling and analysis of Air Pollutants in NSW (EPA, 2022).*

Back-up Generator System

B21. The Applicant must ensure the design, installation and operation of the back-up generators and/or the associated enclosures do not preclude the ability for additional air pollution emission controls to be retrofitted.

Air Quality Management Plan

B22. Prior to the commencement of operation 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 OEMP required by condition C5 and must:

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

(b) be prepared in consultation with the EPA;

(c) detail all emissions from all sources of the development, including particulate emissions;

(d) describe a program that is capable of evaluating the performance of the operation against the criteria in the *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* (EPA, 2022), and determining compliance with key performance indicators;

(e) identify any control measures that will be implemented for each emission source;

(f) include a Back-up Generator Testing Protocol for the development which:

(i) includes a protocol for determining when back-up generator testing can be undertaken;

(ii) identifies those instances where tests would be reduced and/or ceased to ensure compliance with condition A7; and

(iii) is informed by data from the NSW ambient air monitoring network (including forecasting);

(g) outline the monitoring procedure/s which would be implemented during each power outage event; and

(h) include a Power Outage Notification Protocol for the development that must:

(i) identify the neighbouring properties which would be notified should a power outage event last 30 minutes or more;

(ii) identify the trigger point(s) for notifying neighbouring properties that the back-up generator system is operating; and

(iii) detail how these properties would be made aware that the development's back-up generator system is required to operate for the duration of the power outage event.

B23. The Applicant must:

(a) not commence operation until the AQMP required by condition B22 is approved by the Planning Secretary; and

(b) implement the most recent version of the AQMP approved by the Planning Secretary for the duration of the development.

Odour Management

B24. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

GREENHOUSE GAS EMISSIONS

B25. Prior to the commencement of operation, the Applicant must prepare and implement a Greenhouse Gas Mitigation Plan (GHGMP) for the life of the development, to the satisfaction of the Planning Secretary. The Plan must form part of the OEMP required by condition C5 and must:

(a) include mitigation measures to manage and reduce the Greenhouse Gas Emissions of the development, consistent with (but not limited to) the recommendations of the:

(i) Greenhouse Gas Assessment Report, prepared by Aurecon Australasia Pty Ltd, Rev 2, dated 08 May 2025; and

(ii) S4 SSDA Climate Change Risk Assessment & Adaption Plan, prepared by Aurecon Australasia Pty Ltd, Rev 3, dated 23 April 2025

(b) review and, if necessary, revise the mitigation measures included in this plan every three years.

B26. The Applicant must:

(a) not commence operation until the GHGMP required by condition B25 is approved by the Planning Secretary; and

(b) implement the most recent version of the GHGMP approved by the Planning Secretary for the duration of the development.

HAZARDS AND RISK

Dangerous Goods

B27. The Applicant must ensure that the quantities of dangerous goods stored and handled at the site remain below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* (DoP, 2011) at all times.

B28. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:

(a) all relevant Australian Standards (including AS 1940:2017 for the storage of diesel); 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 EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (DCCEEW, 2007).

In the event of an inconsistency between the requirements listed in subpoints (b)(i) and (b)(ii) above, the most stringent requirement must prevail to the extent of the inconsistency.

Fire Safety Study

B29. At least one month prior to the commencement of construction of the development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit, for the approval of the Planning Secretary, a Fire Safety Study (FSS) for the development. The FSS must:

(a) meet the operational requirements of FRNSW;

(b) address the relevant aspects of:

(i) *Hazardous Industry Planning Advisory Paper No. 2, 'Fire safety study guidelines*' (DoP, 2011); and

(ii) *Best practice guidelines for contaminated water retention and treatment systems* (NSW HMPCC, 1994);

(c) consider the operational capability of local fire agencies and the need for the development to achieve an adequate level of on-site fire and life safety independence;

(d) verify the final design of the development's fire safety systems complies with:

(i) *AS/NZS 4681:2000 The storage and handling of Class 9 (miscellaneous) dangerous goods and articles* (Standards Australia, 2000);

(ii) *IEC 62619:2022 Secondary cells and batteries containing alkaline or other non-acid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications* (IEC, 2022); and

(iii) *AS 1940:2017 The storage and handling of flammable and combustible liquids* (Standards Australia, 2017);

(e) consult with FRNSW and report on the outcome of consultation with FRNSW regarding the fire safety system's compliance with *Loss Prevention Data Sheet 5-32 – Data centres and related facilities* (FM Global Property, 2022); and

(f) include FRNSW's correspondence stating that the FSS has been prepared to their satisfaction.

In the event of an inconsistency between the requirements listed in subpoints (d)(i) to (d)(iii) above, the requirements as agreed to with FRNSW shall prevail to the extent of the inconsistency.

B30. The Applicant must not commence construction of the development (except for construction of preliminary works that are outside the scope of the fire-related reports or studies) until the FSS required by condition B29 has been approved by FRNSW and the Planning Secretary.

Emergency Plan

B31. No later than two months prior to the commencement of operation of the development, or within such further period as the Planning Secretary may agree, the Applicant must submit a comprehensive Emergency Plan and detailed emergency procedures for the development to the satisfaction of the Planning Secretary. The Emergency Plan must:

(a) include consideration of the safety of all people outside of the development who may be at risk from the development;

(b) be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* (DoP, 2011); and

(c) include an Emergency Services Information Package in accordance with FRNSW's *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans* (FRNSW, 2019), to the satisfaction of FRNSW.

B32. The Applicant must:

(a) implement the most recent version of the Emergency Plan and the Emergency Services Information Package (see condition B31) for the duration of the development; and

(b) keep a copy of the Emergency Services Information Package on-site in a prominent position adjacent to the site entry points at all times.

BUSH FIRE MANAGEMENT

Bush Fire Design Measures

B33. The Applicant must ensure the development complies with:

(a) the relevant provisions of *Planning for Bush Fire Protection* (RFS, 2019); and

(b) the findings and recommendations in the Bush Fire Assessment Report included in the Amendment Report, prepared by Australian Bushfire Protection Planners Pty Limited and dated 23 April 2025.

Bush Fire Emergency Management and Evacuation Plan

B34. Prior to the commencement of operation, the Applicant must prepare and implement a Bush Fire Emergency Management and Evacuation Plan for the development, which is consistent with the requirements of *Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* (RFS, 2014). A copy of the plan is to be included in the OEMP required under condition C5.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B35. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the development's CEMP in accordance with condition C2 and must:

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

(b) be prepared in consultation with Councils;

(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;

(d) include details of:

(i) vehicle types, heavy vehicle routes, access and parking arrangements;

(ii) strategies that would be implemented to minimise the number of construction workers who will drive to the site; and

(iii) any potential overflow construction worker parking area(s) to be utilised;

(e) provide details of any oversized vehicles required for construction and details of traffic control measures (such as an escort or other suitable traffic control measure) to manage the movement of oversized vehicles along public roads;

(f) 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;

(g) include a program to monitor the effectiveness of these measures; and

(h) if necessary, detail procedures for notifying residents and surrounding businesses of any potential disruptions to routes.

B36. The Applicant must:

(a) not commence construction until the CTMP required by condition B35 is approved by the Planning Secretary; and

(b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

Roadworks and Access

B37. Prior to the commencement of operation of the development, the Applicant must complete the construction of Johnston Crescent civil works, including driveway access to the satisfaction of the roads authority. The Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*.

B38. The Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed accesses to the development are designed to accommodate the turning path of a 20 metre articulated vehicle.

B39. Prior to the commencement of construction of the HV transmission line route works, the Applicant must finalise and submit the detailed design of any new driveways, kerb and gutter reinstatement works, and associated civil works to the relevant roads authority for approval under section 138 of the *Roads Act 1993*. The detailed design of these works must:

(a) be generally in accordance with the conceptual design in the Amendment Report;

(b) meet the requirements of Councils;

(c) detail any utility works that involve underboring or trenching along Johnston Crescent, Burley Road and Old Wallgrove Road; and

(d) include:

(i) plans and hydraulic calculations of any changes to the stormwater drainage system; and

(ii) structural assessments if the depth of excavation is greater than the linear distance from the road reserve or property boundary.

B40. The construction of the new driveways, kerb and gutter reinstatement works and associated civil works must be undertaken at no cost to the relevant roads authority.

B41. A Road Occupancy Licence must be obtained from the roads authority for any works that may impact traffic flows on Johnston Crescent, Burley Road or Old Wallgrove Road during construction.

Operational Traffic Management Plan

B42. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by condition C5 and must:

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

(b) be prepared in consultation with Council;

(c) include an hourly breakdown of the types of heavy vehicles and their frequency accessing the site throughout the day;

(d) detail the measures that are to be implemented to ensure road safety and network efficiency;

(e) detail heavy vehicle routes, access, and parking arrangements;

(f) include an Operational Driver Code of Conduct to:

(i) minimise the impacts on the local and regional road network;

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise;

(iv) inform truck drivers of the site access arrangements and use of specified haul routes;

(v) include a program to monitor the effectiveness of these measures; and

(g) include a copy of the Green Travel Plan provided in the Amendment Report.

B43. The Applicant must:

(a) not commence operation until the Operational Traffic Management Plan required by condition B42 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 duration of operation.

Parking

B44. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the operation of the development does not utilise (for parking purposes) public roads or public parking facilities in the vicinity of the site.

Operating Conditions

B45. The Applicant must ensure:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths, parking bay dimensions and directional arrows) 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, equipment and bins associated with the development are not parked and/or stored on public 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) all on-site turning areas are kept clear of any obstacles, including parked vehicles, at all times.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B46. 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

B47. Prior to the commencement of any construction, the Applicant must install suitable erosion and sediment control measures on the site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the development's CEMP (see condition C2).

B48. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B47 for the duration of construction.

Discharge Limits

B49. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as specified in the EPL applicable to the site or in accordance with any applicable regulations under the POEO Act.

Stormwater Management System

B50. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise the system's detailed design. The final stormwater management system must:

(a) be designed by a suitably qualified and experienced person(s);

(b) be designed in consultation with Council;

(c) be generally in accordance with the conceptual design included in the Amendment Report;

(d) be in accordance with applicable Australian Standards; and

(e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

B51. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B50) and ensure the system is operational.

B52. The Applicant must maintain the stormwater management system installed on the site under condition B50 for the duration of operation.

ABORIGINAL HERITAGE

B53. The Applicant must take all reasonable steps so as to not harm, modify or otherwise impact Aboriginal objects, except where authorised by this consent.

Aboriginal Heritage Management Procedures

B54. Prior to the commencement of construction, the Applicant must prepare a set of Aboriginal Heritage Management Procedures for the development. A copy of the procedures must be included in the development's CEMP (see condition C2), and must include:

(a) a description of measures that would be implemented for:

(i) ongoing consultation with the Registered Aboriginal Parties; and

(ii) ensuring on-site workers receive heritage inductions prior to carrying out any works on site, and that records are kept of these inductions; and

(b) a contingency plan and reporting procedure for the management of unexpected heritage finds and human remains prepared by a suitably qualified and experienced consultant.

BIODIVERSITY

Pests, Vermin and Priority Weed Management

B55. The Applicant must:

(a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and

(b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

Note: *For the purposes of this condition, priority weed has the same definition of the term in the* Biosecurity Act 2015.

CONTAMINATION

Unexpected Finds

B56. 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:

(a) form part of the development's CEMP in accordance with condition C2; and

(b) ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.

Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.

VISUAL AMENITY

Landscaping

B57. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The LMP must form part of the development's OEMP in accordance with condition C5, and must:

(a) detail the species to be planted on-site;

(b) be consistent with:

(i) the planting schedule, species, pot size, number of plants and maintenance schedule as described within the Landscape Design Report prepared by Site Image Landscape Architects, Revision CNC-4, dated 18 July 2025;

(ii) Appendix 4 of *Planning for Bush Fire Protection* (RFS, 2019); and

(iii) the relevant Management and Mitigation Measures included in Appendix 3 of this consent; and

(c) describe the monitoring and maintenance measures which would be implemented to manage landscaping works.

B58. The Applicant must:

(a) not commence operation until the LMP required by condition B57 is approved by the Planning Secretary;

(b) implement the most recent version of the LMP approved by the Planning Secretary; and

(c) maintain the landscaping and vegetation on the site in accordance with the most recent version of the approved LMP for the life of the development.

Visual Mitigation

B59. Prior to the commencement of construction and every subsequent year for a total of five years, the Applicant must:

(a) notify in writing the landowners of 285 & 321-325 Burley Road, Horsley Park, that they are eligible to have mitigation (such as landscaping or vegetation screening) on their property to minimise the visual impact of the development on their property; and

(b) provide evidence of the consultation with the landowners identified in condition B59(a) to the Planning Secretary.

B60. For a period of five years from the commencement of construction, the landowners of 285 & 321-325 Burley Road, Horsley Park, may, on one occasion, ask the Applicant to implement visual impact mitigation measures on their land to minimise the visual impacts of the development on their dwelling (including its curtilage).

Upon receiving a written request from any of the landowners of 285 & 321-325 Burley Road, Horsley Park, under condition B59 of this consent, the Applicant must implement appropriate mitigation in consultation with the owner. The mitigation measures must:

(a) be reasonable and feasible, aimed at reducing the visibility of the development from the dwelling and its curtilage, and commensurate with the level of visual impact on the dwelling; and

(b) be implemented within 12 months of receiving the written request unless the Planning Secretary agrees otherwise.

***Note**: To avoid any doubt regarding the requirements of condition B60:*

(a) mitigation measures are not required to be implemented to reduce the visibility of the development from any other locations on the property other than the dwelling and its curtilage;

(b) mitigation measures, once installed, are the responsibility of the landowner to maintain; and

(c) landowners are only permitted to make one request for mitigation measures during the five-year period from the commencement of construction.

The identification of appropriate visual impact mitigation measures will be more effective following the installation of the development. It is recommended the owner consider whether there is benefit in delaying any request for visual mitigation until the owner is certain the development is visible from their dwelling or its curtilage.

Lighting

B61. The Applicant must ensure the lighting associated with the development:

(a) complies with the latest version of *AS 4282-2019 - Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and

(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

B62. All signage and fencing must be erected in accordance with the development plans included in Appendix 1 of this consent.

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

WASTE MANAGEMENT

B63. Waste generated by the development must be secured and maintained within designated on-site waste storage areas until it is removed from the site.

B64. The Applicant must assess and classify all liquid and non-liquid wastes to be removed from the site in accordance with the latest version of the EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B65. The Applicant must ensure:

(a) all e-waste materials removed from the site are directed to a reuse or recycling facility lawfully permitted to accept the materials (or as otherwise agreed to by the Planning Secretary); and

(b) all other waste materials removed from the site are directed to a waste management facility or premises lawfully permitted to accept the materials.

B66. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

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) details of the community consultation and complaints handling procedure to be implemented during construction;

(b) Construction Noise Management Plan (see condition B5);

(c) Construction Traffic Management Plan (see condition B35);

(d) Erosion and Sediment Control Plan (see condition B47);

(e) a copy of the development's:

(i) Aboriginal Heritage Management Procedures (see condition B54); and

(ii) Unexpected Contamination Finds Procedure (see condition B56).

C4. The Applicant must:

(a) not commence construction of the development until the CEMP required by condition C2 is approved by the Planning Secretary; and

(b) carry out construction of the development in accordance with the CEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:

(a) a description of the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;

(b) a description of the procedures that would be implemented to:

(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

(ii) receive, handle, respond to, and record complaints, including a protocol for investigating noise complaints through attended monitoring conducted in accordance with the *Approved Methods for the Measurement and Analysis of Environmental Noise in NSW* (EPA, 2022);

(iii) resolve any disputes that may arise;

(iv) respond to any non-compliance;

(v) respond to emergencies; and

(c) include the following environmental management plans:

(i) Operational Noise Management Plan (see condition B12);

(ii) Air Quality Management Plan (see condition B22);

(iii) Greenhouse Gas Mitigation Plan (see condition B25);

(iv) a copy of the Bush Fire Emergency Management and Evacuation Plan (see condition B34);

(v) Operational Traffic Management Plan (see condition B42); and

(vi) Landscape Management Plan (see condition B57).

C7. The Applicant must:

(a) not commence operation until the OEMP required by condition C5 is approved by the Planning Secretary; and

(b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:

(a) the submission of an incident report under condition C10;

(b) the submission of a Compliance Report under condition C14;

(c) the submission of a Back-up Generator Incident Report under condition C17;

(d) the approval of any modification of the conditions of this consent; or

(e) 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.

C9. If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, the Applicant must ensure the strategies, plans and programs required under this consent are revised, to the satisfaction of the Planning Secretary.

The revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review process taking place, or in the case of a modification approving the construction of any works, prior to the commencement of construction of those works, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. 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.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 4 of this consent.

Non-Compliance Notification

C12. 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).

C13. A non-compliance notification submitted under condition C12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

Compliance Reporting

C14. Within the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary, which reviews the environmental performance of the development to the satisfaction of the Planning Secretary. Each Compliance Report must:

(a) be prepared in accordance with the *Compliance Reporting Post Approval Requirements* (DPIE, 2020);

(b) identify any trends in the monitoring data over the life of the development;

(c) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and

(d) describe what measures will be implemented over the next year to improve the environmental performance of the development.

C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Back-Up Generator Annual Report

C16. Within fifteen (15) months of the commencement of operation, and in the same month each subsequent year (or such other timing as agreed to in writing by the Planning Secretary), the Applicant must prepare a Back-up Generator Annual Report to the satisfaction of the Planning Secretary. Each report must be submitted to the Planning Secretary and the EPA, and include:

(a) an operations log for the back-up generators, detailing the:

  (i) date, time and duration of each use (including, but not limited to: testing, maintenance activities and use during a power outage event);

(b) details regarding the:

  (i) total number of hours the back-up generators were operated for;

  (ii) total quantity of diesel fuel used by the back-up generators;

  (iii) results of the annual emissions testing (see condition B20);

  (iv) the development's compliance with the relevant emission limits in the Protection of the Environment Operations (Clean Air) Regulation 2022;

  (v) load calculations to determine compliance with NOx load limits for the back-up generators; and

(c) evidence of the development's compliance with conditions A7 and B19.

Back-up Generator Incident Report

C17. Within 30 days of the back-up generators being used to power any part of the development during a power outage event (or as otherwise agreed to by the Planning Secretary), the Applicant must prepare and submit a Back-up Generator Incident Report for the development to the satisfaction of the Planning Secretary. The report must include:

(a) details regarding the:

  (i) date and time of the power outage event;

  (ii) date and time of back-up generator operation;

  (iii) identification of the back-up generators used and the total number of generators operated;

  (iv) duration of operation for each generator and the total duration of generator use;

  (v) total quantity of diesel fuel used by the back-up generators;

  (vi) total amount of electricity produced by the back-up generators;

(b) if relevant, confirmation regarding whether neighbouring properties were made aware that the development's back-up generator system was operating (see condition B22(h));

(c) assessment of any air quality impacts resulting from the operation of the back-up generators; and

(d) assessment and recommendation of additional measures that could be implemented to reduce future impacts, including but not limited to reduced likelihood of generator operation and retrofit of generator emission controls.

A copy of the Back-up Generator Incident Report must also be submitted to the EPA.

Monitoring and Environmental Audits

C18. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

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

ACCESS TO INFORMATION

C19. 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) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;

(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;

(vi) a summary of the current stage and progress of the development;

(vii) contact details to enquire about the development or to make a complaint;

(viii) a complaints register, updated quarterly;

(ix) the Compliance Report of the development;

(x) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;

(xi) any other matter required by the Planning Secretary; and

(b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

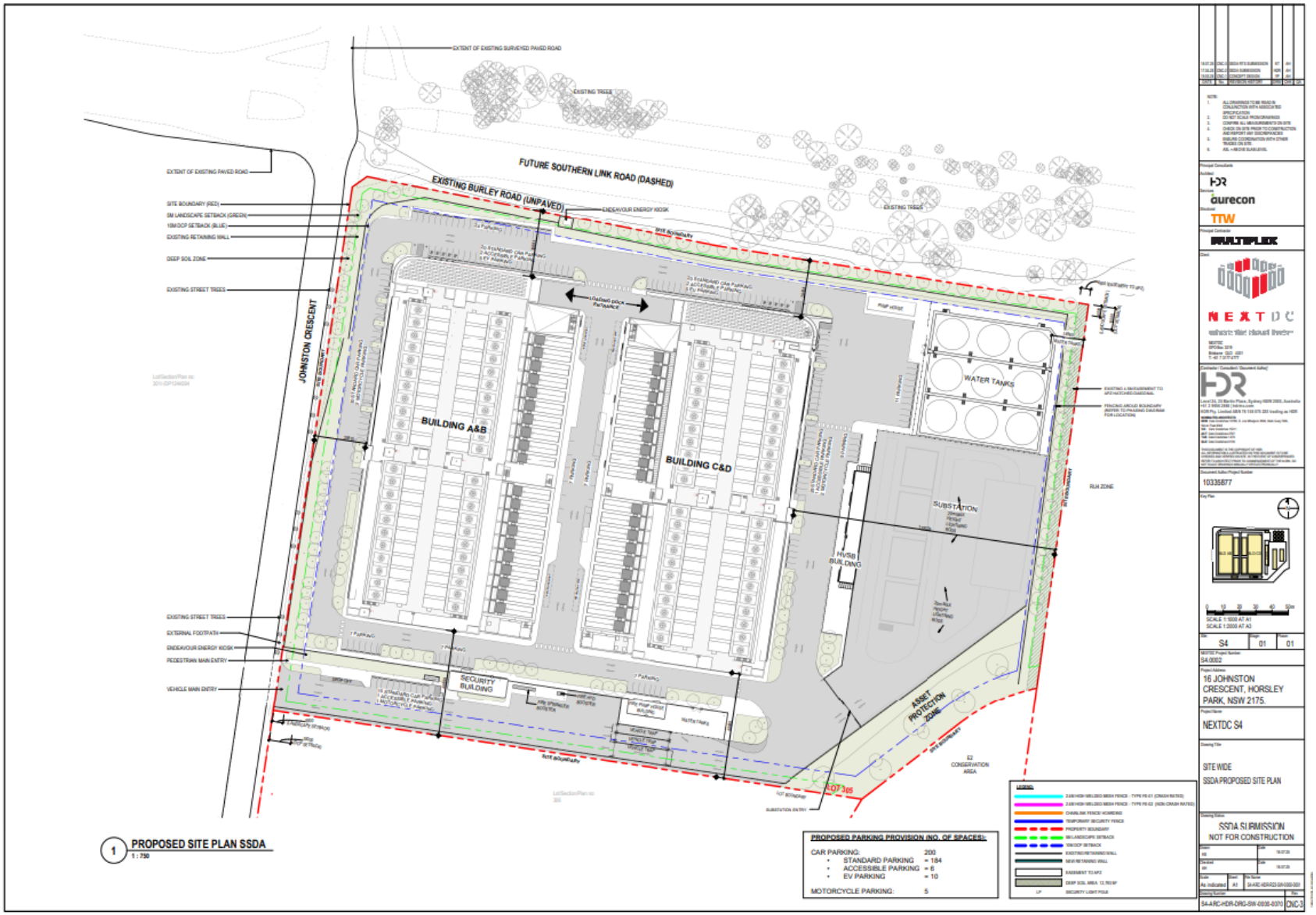


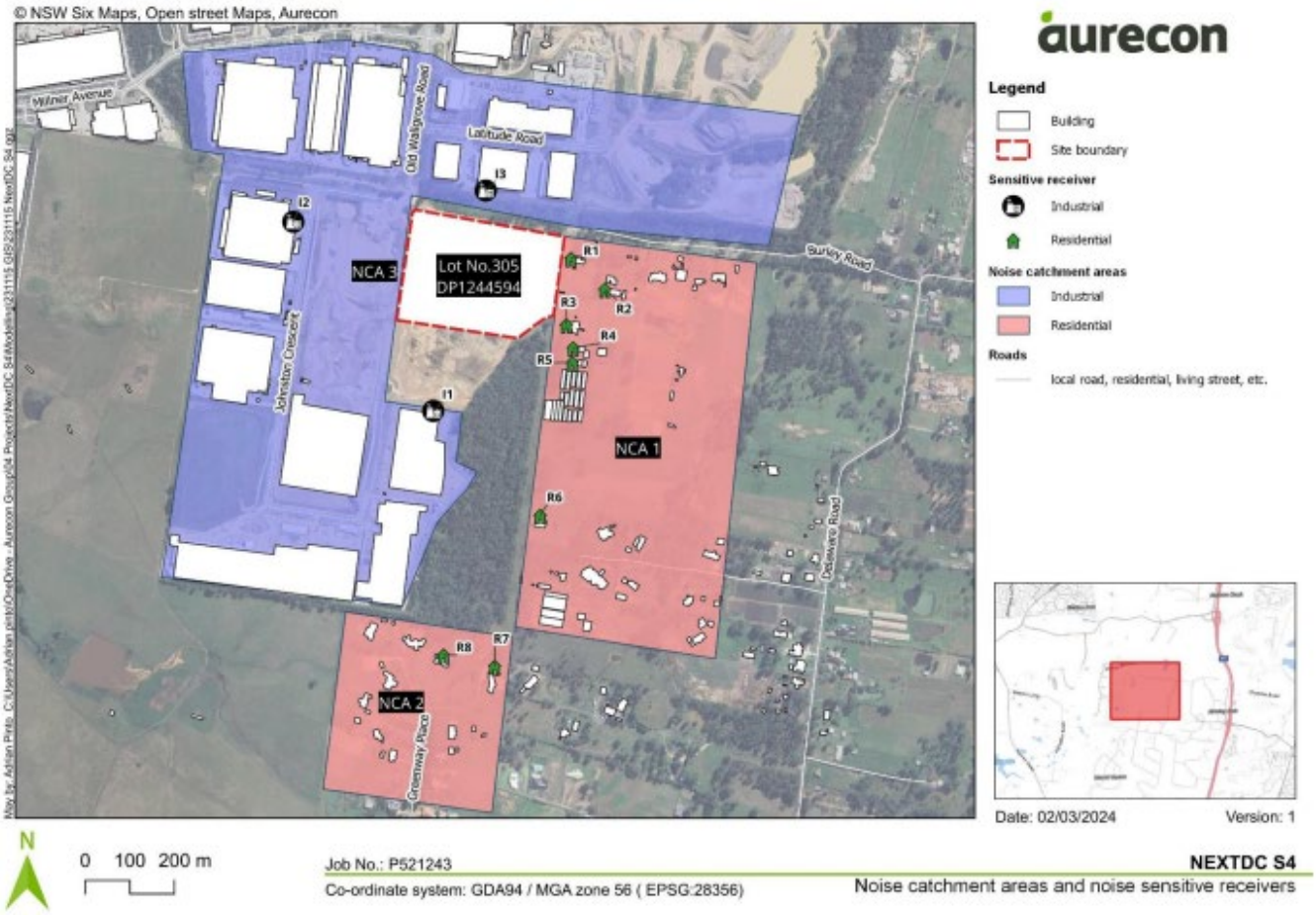
Figure 1 *Site Plan*

Figure 2 *Staging Plan*

Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by HDR Pty Ltd			
S4-ARC-HDR-DRG-SW-0000-0000	SSDA Cover Sheet	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0050	Site Wide SSDA Locality Plan	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0060	Site Wide SSDA Site Analysis & Site Survey Plan	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0070	Site Wide SSDA Proposed Site Plan	CNC-3	18/07/2025
S4-ARC-HDR-DRG-SW-0000-0080	Site Wide SSDA 3D Views	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0101	Site Wide SSDA GFA Calculation – Sheet 1	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0102	Site Wide SSDA GFA Calculation – Sheet 2	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0200	Site Wide SSDA Shadow Diagrams	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-0301	Site Wide SSDA Phasing Diagram	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-1000	Site Wide SSDA Demolition Plan	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-3000	Site Wide SSDA GA Overall Plan – Ground Level	CNC-3	18/07/2025
S4-ARC-HDR-DRG-SW-0000-3010	Site Wide SSDA GA Overall Plan – Level 1	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-3020	Site Wide SSDA GA Overall Plan – Level 2	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-3030	Site Wide SSDA GA Overall Plan – Level 3	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-3040	Site Wide SSDA GA Overall Plan – Roof Level	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-3050	Site Wide SSDA GA Overall Plan – Upper Roof Level	CNC-2	17/04/2025
S4-ARC-HDR-DRG-CD-0000-3000	Building C&D SSDA GA Plan – BLD C&D Ground Level	CNC-2	17/04/2025
S4-ARC-HDR-DRG-CD-0000-3010	Building C&D SSDA GA Plan – BLD C&D Level 1	CNC-2	17/04/2025
S4-ARC-HDR-DRG-CD-0000-3020	Building C&D SSDA GA Plan – BLD C&D Level 2	CNC-2	17/04/2025
S4-ARC-HDR-DRG-CD-0000-3030	Building C&D SSDA GA Plan – BLD C&D Level 3	CNC-2	17/04/2025
S4-ARC-HDR-DRG-CD-0000-3040	Building C&D SSDA GA Plan – BLD C&D Roof Level	CNC-2	17/04/2025
S4-ARC-HDR-DRG-CD-0000-3050	Building C&D SSDA GA Plan – BLD C&D Upper Roof Level	CNC-2	17/04/2025
S4-ARC-HDR-DRG-SW-0000-6001	Site Wide SSDA GA Overall Sections	CNC-3	18/07/2025
S4-ARC-HDR-DRG-SW-0000-7001	Site Wide SSDA GA Overall Elevations – Sheet 1	CNC-3	18/07/2025
S4-ARC-HDR-DRG-SW-0000-7002	Site Wide SSDA GA Overall Elevations – Sheet 2	CNC-3	18/07/2025
Civil Drawings prepared by TTW Engineers			
S4-CIV-TTW-DRG-SW-0000-0000	General Cover Sheet	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-0001	General Notes and Legend	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-0002	General Drawing Index	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-0010	General Arrangement Plan	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-0020	General Staging Plan	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-0100	General Sediment and Erosion Control Plan	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-0110	General Sediment and Erosion Control Notes, Legend and Details	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-1000	Bulk Earthworks Plan (Day Final)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-1001	Bulk Earthworks Plan (Stage 1)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-3000	Siteworks Plan (Day Final)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-3001	Siteworks Plan (Stage 1)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-4001	Stormwater Management Plan (Day Final)	CNC-6	30/04/2025
S4-CIV-TTW-DRG-SW-0000-4002	Stormwater Management Plan (Stage 1)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-4100	Stormwater Concept On-Site Detention Details – Sheet 1	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-4101	Stormwater Concept On-Site Detention Details – Sheet 2	CNC-2	30/04/2025
S4-CIV-TTW-DRG-SW-0000-4102	Stormwater Concept On-Site Detention Details – Sheet 3	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-4200	Stormwater Pit Schedule Sheet 1	CNC-3	30/04/2025

S4-CIV-TTW-DRG-SW-0000-4201	Stormwater Pit Schedule Sheet 2	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-5001	Roadworks Plan (Day Final)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-5002	Roadworks Plan (Stage 1)	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-6000	Siteworks Sections Sheet 1	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-6001	Siteworks Sections Sheet 2	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-6002	Siteworks Sections Sheet 3	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-6010	Roadworks Longitudinal Sections Sheet 1	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-6011	Roadworks Longitudinal Sections Sheet 2	CNC-3	30/04/2025
S4-CIV-TTW-DRG-SW-0000-6012	Roadworks Longitudinal Sections Sheet 3	CNC-3	30/04/2025
Landscape Plans prepared by Site Image Landscape Architects			
S4-LAS-SIT-DRG-SW-0000-0000	Landscape Cover Sheet	CNC-4	18/07/2025
S4-LAS-SIT-DRG-SW-0000-0100	Landscape Plan Ground	CNC-5	18/07/2025
S4-LAS-SIT-DRG-SW-0000-0601	Landscape Sections	CNC-4	18/07/2025
S4-LAS-SIT-DRG-SW-0000-0901	Tree Canopy Plan	CNC-4	18/07/2025
External HV Plans prepared by TransGrid			
NDC-PYD-SKT-100001	Single Line Diagram – NEXTDC Feeders	E	Undated
NDC-PYD-SKT-100101	General Arrangement	G	Undated
NextDC Sketch Sheet 1	Route Plan – Sheet 1	N	Undated
NextDC Sketch Sheet 2	Route Plan – Sheet 2	L	Undated
NextDC Sketch Sheet 3	Route Plan – Sheet 3	J	Undated
TL-NEXTDC-SKETCH4	Notes & Trench Details – Sheet 4	A	15/04/2025
SYW200001	330kV Secondary Systems Building – 1B Arrangement	00	20/03/2025
Signage Plans prepared by Diadem			
S4-WAY-DDM-DRG-DSW-0000-1001	External Signage SSDA Report – Site Plan	3	28/04/2025
S4-WAY-DDM-DRG-DSW-0000-1001	External Signage SSDA Report – Site Plan Detail 1	3	28/04/2025
S4-WAY-DDM-DRG-DSW-0000-1001	External Signage SSDA Report – Site Plan Detail 2	3	28/04/2025
S4-WAY-DDM-DRG-DSW-0000-1001	External Signage SSDA Report – ID1Aw Location 1	3	28/04/2025
S4-WAY-DDM-DRG-DSW-0000-1001	External Signage SSDA Report – ID1Aw Section A	3	28/04/2025
S4-WAY-DDM-DRG-DSW-0000-1001	External Signage SSDA Report – ID7Df Location 2	3	28/04/2025

APPENDIX 2 SENSITIVE RECEIVER LOCATIONS



APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

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APPENDIX C MITIGATION MEASURES

SEARS	Potential Impact	Mitigation Measure	Reference
Noise and Vibration	Impacts on surrounding buildings from construction and operational phase	**<u>Construction Noise and Vibration (Data Centre)</u>** ▪ Avoid simultaneous operation of noisy plant within discernible range of a sensitive receiver. Ensure noisy plant schedules are clear in Works Plan. ▪ Schedule deliveries to nominated hours only. ▪ Investigate and implement alternative “quiet” plant and / or methods. Example: use smallest excavator that can carry out the local task. ▪ Minimise disturbance arising from delivery of goods to construction sites. ▪ Reduce the number of vehicle trips to and from the site – organise amalgamated loads rather than using a number of vehicles with smaller loads. Show material transport plans in Works Schedule. Loading and unloading of materials is to occur as far as possible from sensitive receivers. Loading/unloading areas to be shielded if close to sensitive receivers. Plan traffic flow, parking and loading/unloading areas to minimise reversing movements within the site, such as by including drive-through for parking and deliveries. Show traffic flow, loading/unloading areas on Site Plan. Select site access points and roads as far as possible away from sensitive receivers. ▪ Nominate an off-site truck parking area away from residences, for trucks arriving prior to gates opening. ▪ High noise and vibration generating activities (includes, but not limited to, jack and rock hammering, sheet and pile driving, rock breaking and vibratory rolling) – Only carry out in continuous blocks, not exceeding 3	**Appendix O** **Appendix UU**

SEARS	Potential Impact	Mitigation Measure	Reference
		hours each, with a minimum respite period of one hour between each block ("continuous" includes any period during which there is less than a 60 minutes respite between ceasing and recommencing any of the work). ▪ Carry out noisy fabrication work at another site (for example, within enclosed factory premises) and then transport to site. ▪ Use mains power supply rather than use generators. Switch off generators when not in use, particularly during out of hours work / peak customer use for station works. Locate generators away from residences and behind structure that could provide acoustic shielding. Use one larger generator to power multiple plant items (ensuring safe cabling). Use mobile noise curtains around generators. Mark location of Mains power and generators on Site Plan. ▪ Install less annoying non-tonal broadband 'quacker' reversing. ▪ Use mobile noise curtains to shield from sensitive receivers. ▪ Reduce noise from metal chutes and bins by placing dampening material in the bin. ▪ Delivery vehicles to be fitted with straps rather than chains for unloading, wherever possible. **Operational Noise and Vibration (Data Centre)** Substation Transformers: ▪ Enclosed by fire-rated acoustic barriers at least 10 m in height, installed on the southern, south-western, and north-eastern sides. ▪ Additional sound-absorbing panel (6.85 m high) on the HVSB building façade, facing the transformer yard.	

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Acoustic material such as Megasorber P100 (100 mm thick, NRC ≥ 1.0) is recommended on internal surfaces to enhance low-frequency performance. ▪ Transformer sound power levels must be no greater than those listed in Table 9-2 of the report to maintain compliance. <u>Cooling Towers:</u> ▪ Installation of 8.5 m tall noise barriers beginning 0.5 m below the cooling tower base on the eastern side of Buildings C and D. ▪ Barriers must be continuous and lined with sound-absorbing material to block direct line of sight to residential receivers. <u>Generator Enclosures:</u> ▪ Custom-designed acoustic generator enclosures with internally lined, sound-absorbing finishes and attenuators at all air intake and exhaust points. <u>Mechanical Plant:</u> ▪ Attenuators at louvres for all chiller plant intake/exhaust and FOH AHU units. ▪ Quieter rooftop condenser units to be selected during procurement phase. <u>Operational Controls:</u> ▪ Avoidance of heavy vehicle movements at night within the site boundary to mitigate incidental traffic noise. **<u>Construction Noise and Vibration (External HV Works)</u>** ▪ All workers must be inducted on the sensitivities of the work site and relevant mitigation measures.	

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ A Construction Environmental Management Plan (**CEMP**) must be prepared in consultation with relevant authorities. ▪ A Construction Noise Management Plan (**CNVMP**) must be prepared in consultation with relevant authorities. ▪ A noise monitoring program must be implemented for the duration of the works in accordance with the CNVMP and will focus on the use of high noise generating plant (e.g. rock breaking, and concrete saws) and works outside of standard construction hours. ▪ A noise and vibration monitoring report must be prepared by a suitably qualified and experienced acoustic and vibration engineer. ▪ Where feasible and reasonable, construction will be carried out during standard construction hours. However, given that some works will be undertaken outside of standard construction hours, an 'Out-of-hours Protocol' will be prepared as part of the CNVMP. ▪ This will evaluate the potential noise impacts of specific out-of-hours works and recommend appropriate mitigations measures such as: – community consultation with highly noise affected receivers; – procedures to determine negotiated outcomes in consultation with affected receivers; – specific mitigation measures such as respite periods; and – a monitoring program. ▪ For any work that is performed outside normal work hours or on Sunday or public holidays, the contractor must seek an Out of Hours Work (**OOHW**) Approval. – Provide 14 days' notice to nearby residents prior to commencing works.	

SEARS	Potential Impact	Mitigation Measure	Reference
		– A complaint management procedure must be developed. – All vehicles and plant must be turned off when not in use. – Avoid vehicle queuing and use broadband reverse alarms. – Deploy temporary noise barriers if needed. – Use quieter alternative construction methods. – Offer respite periods to residents for prolonged works. – Provide specific notifications for high-noise activities. – Additional noise mitigation measures including: ▪ Vibration Mitigation for Pipelines: – Maintain equipment outside the zone of influence (typically 1–9m, depending on pipeline type). – Do not place heavy machinery above or adjacent to shallow pipes (<0.45m cover). – Undertake trial vibration monitoring to confirm safe working distances. – Implement real-time monitoring and alarms if required.	
Access, Traffic and Parking	Impacts on road network from construction and operational phases.	**Construction Traffic (Data Centre)** ▪ Once a contractor has been engaged a final Construction Traffic Management Plan shall be prepared. This will include, but not limited, to the following: – Details on the construction staging and length of each stage. – Expected vehicle volumes during each stage of works. – Expected number of workers during each construction stage.	**Appendix L** **Appendix AA** **Appendix CC**

SEARS	Potential Impact	Mitigation Measure	Reference
		– Site establishment plan showing vehicle entry and exit points and any areas for manoeuvring. – Traffic control plans. ▪ In the event of an incident related to construction traffic on the public road network it will be the responsibility of the Site Manager to ensure that emergency services are notified. Contact “000” in cases of emergency to advise the relevant emergency service. ▪ Furthermore, it is the responsibility of the Site Manager to advise the emergency services of any restriction of vehicular access to the public and private areas a minimum of one week prior to its implementation. ▪ The Site Manager is responsible for, but not limited to: – Implementing the Construction Traffic Management Plan and TCPs. – Informing contractors of the requirements of the Construction Traffic Management Plan. – Undertaking site inspections to ensure all signage is clearly visible and not damaged. – Monitoring the Construction Traffic Management Plan. – Reporting on incidents. – Obtaining permits. **Construction Traffic (External HV Works)** ▪ A Traffic Guidance Scheme (**TGS**) must be prepared in accordance with AS 1742.3, detailing lane closures, contra-flow arrangements and cabling routes.	

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ The Contractor must install and remove signage daily and review/update the TGS as required. ▪ All required permits (e.g. road occupancy, hoarding, oversized vehicle use) must be obtained from TfNSW, Council and relevant authorities before works. ▪ Only certified personnel must implement and monitor the TGS. ▪ Wheel-wash facilities must be provided, with all vehicles cleaned before leaving site. ▪ Loads must be covered/sealed and all loading/unloading confined to within the site. ▪ A CTMP must be prepared by the Contractor covering staging, vehicle volumes, workforce numbers, access/egress points and traffic guidance schemes. ▪ Emergency services will be notified immediately in the event of an incident and at least one week prior to any planned access restrictions. ▪ The Site Manager must implement and monitor the CTMP and TGS, brief contractors, maintain signage, report incidents and ensure all approvals remain current.	
Air Quality	Impacts of construction activities in relation to dust and human health at sensitive receptors	**Construction Air Quality (Data Centre)** ▪ Develop and implement a stakeholder communications plan that includes community engagement. ▪ Develop and implement a DMP, interacting with the stakeholder communications plan, and includes procedures with respect to complaints, incidents, inspections, site management, dust suppression, surface/stockpile stabilisation, storage management, water supply, trackout measures, and so forth.	**Appendix N** **Appendix QQ**

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ All on-road vehicles shall comply with the relevant emission standards. ▪ When stationary, vehicles are to switch off engines. ▪ Use of diesel or petrol-powered generators to be minimised, in preference to mains electricity or batter powered equipment where practicable. ▪ Avoid burning of waste materials on site. **<u>Construction Air Quality (External HV Works)</u>** ▪ Dust Management Plan (DMP) to guide daily dust control practices ▪ Use of water carts, soil compaction, and covering of stockpiles ▪ No on-site burning of materials ▪ Ensuring vehicles are covered during transport and use wheel washing facilities ▪ Engines off when idle, and minimisation of drop heights during material handling ▪ Signage and complaints registers, with contact details for site personnel prominently displayed ▪ Daily site inspections during high-risk conditions (e.g. dry/windy weather)	
Hazards and Risks	Combustion of dangerous goods	▪ The regulator should be notified of diesel storage exceeding manifest quantities in accordance with Regulation 348 of the WHS Regulations. ▪ Outer warning placards regarding quantities of diesel stored should be displayed at any entrance where emergency services may enter the workplace in accordance with Regulation 349 and Schedule 13 of the WHS Regulations.	**Appendix EE**

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Placards should be displayed on or near the containers of diesel in accordance with Regulation 350 and Schedule 13 of the WHS Regulations. ▪ An environment protection licence is required for chemical storage and should be obtained. ▪ Each battery storage room is to be installed with the following measures: ▪ A fire resistance level (FRL) of 120/120/120 separating the rooms with lithium-ion batteries from the rest of the building. ▪ Adequate ventilation to relieve the off gassing of combustible gases from thermal runaway or a gas detection system to ensure the combustible gas generated from a batter fire does not exceed the lower explosive limit (LEL). ▪ Smoke detection. ▪ Double knock pre-action sprinkler system. ▪ The inclusion of lithium-ion batteries is to be incorporated into the overall fire safety strategy by the project fire engineer. <u>AS1940:2017</u> ▪ AS 1940:2017 *"The storage and handling of flammable and combustible liquids"* should be followed for safe management of combustible liquids on site. The following key safeguards relevant to diesel storage at the NEXTDC site were identified from this standard. ▪ The diesel storage tanks should be designed and constructed to comply with AS1692 or an equivalent Standard. Specifically, the tanks shall comply with the separation distances stated of AS 1940 (AS 1940 Clause 5.7.2): 1. To security fences and on-site protected places, Table 5.3.	

SEARS	Potential Impact	Mitigation Measure	Reference
		2. To a protected place beyond the site boundary, Table 5.4. 3. Tank to Tank separation distances as per 5.7.6. ▪ The design uses 240-minute fire rated self-contained (double wall) tanks in accordance with 5.9.4. Such tanks halve the AS 1940 separation distances noted above. In addition to the fire rating and secondary containment, multi-hazard tank designs such as *SuperVault* are also rated for some degree of ballistic and vehicle impact protection, significantly reducing the risks associated with fuel storage. ▪ Except for generators with belly tanks, the generators will have day tanks not exceeding 1,000 litres. These tanks are installed within the containerised generators, with secondary containment provided inside the enclosure. The containment will be provided with automated leak detection. ▪ In addition to containment of tanks, spill containment will be provided around tank fill connections, pumps, and filters; meeting and exceeding the requirements of AS 1940. ▪ A fire protection system should be designed and installed according to AS 1940 including measures for detection and suppression.	
Infrastructure Requirements and Utilities	High usage of water and electricity	<u>High electrical demand impacting the surrounding HV distribution network</u> Proposals are to have data specific electrical supply. Electrical authorities have confirmed that capacity exists within the network to service the site. <u>High noise levels when testing or operating back-up generators</u> Generators are containerised units which include noise attenuation features. The noise levels of generator testing will be assessed against NSW Noise Policy for Industry. <u>Fuel spills when filing generators</u>	**Appendix FF** **Appendix TT**

SEARS	Potential Impact	Mitigation Measure	Reference
		Fuel tanks will be designed to comply with AS1940. Fuel tanks will be double walled. Each fill point will have all ancillaries to meet requirements of AS1940. Fire and explosion risks associated with the generators Generators will be designed in accordance with AS1940 which defines minimum clearance from building and separation between fuel storage tanks ("belly tanks"). Generators located behind security fencing/gates meaning only approved personnel can access this area. Fire and explosion risks associated with the switching station ▪ HV switching station will be designed by a certified Level 3 ASP designer in accordance with the relevant current version of Australian Standards and Industry Associations Standards and Guidelines. ▪ Switching station located behind security fencing/gates meaning only approved personnel can access the site. Air pollution when generators are operational Two separate mains supply routes are proposed, and the probability of mains failure has been investigated for the electrical supply. Failure rates for a supply in this arrangement are extremely low meaning the generators will rarely be used. Generators will include specific emissions control measures and will be Tier 2 certified to Australian EPA requirements. External HV route: ▪ Utility crossing designs to be approved by each affected utility provider. ▪ Construction vibration and noise controls as outlined in respective management plans. ▪ Air quality mitigation for dust suppression during trenching and backfilling.	

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Site-specific protocols for works near high-pressure gas mains, including development of Jemena-approved plans, on-site spotters, and pipeline monitoring. ▪ Use of licensed waste contractors for temporary effluent storage and disposal. ▪ Coordination of all construction activities with service authorities and incorporation of utility requirements into final design documentation.	
Aboriginal Cultural Heritage	Unexpected finds	<u>Unexpected Finds Protocol</u> The following unexpected archaeological finds procedure should be followed in the unlikely event that any archaeological materials, or suspected archaeological materials, are uncovered during any works within the subject area: ▪ All works within the vicinity of the find must immediately stop and the location cordoned off with signage installed to stop any accidental impacts to the finds. The find must not be moved 'out of the way' without assessment. ▪ The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. ▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System (AHIMS). Any management measures should be decided upon consultation with the RAPs.	**Appendix T**

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. ▪ Reporting may need to be prepared regarding the find and approved management strategies. ▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. ▪ The following human remains procedure should be followed in the unlikely event that any human remains, or suspected human remains, are uncovered during any works within the subject area. ▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. ▪ The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). ▪ The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. ▪ Management recommendations are to be formulated by the NSW Police, Heritage NSW, site representatives and the RAPs. ▪ Works are not to recommence until the find has been appropriately managed.	
Non-Aboriginal Cultural Heritage	Unexpected finds	<u>Unexpected finds protocol</u> If any archaeological deposits or features are unexpectedly discovered during any site works, the following steps must be carried out:	**Appendix U**

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ All works within the vicinity of the find must immediately stop. The find must not be moved ‘out of the way’ without assessment. The find must be cordoned-off and signage installed to avoid accidental impact. ▪ The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. ▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and notification of the discovery of a relic to Heritage NSW in accordance with S.146 of the Heritage Act 1977. ▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. ▪ Reporting may need to be prepared regarding the find and approved management strategies. ▪ Works in the vicinity of the find would only recommence upon receipt of approval from Heritage NSW. ▪ In the unlikely event that human remains are uncovered during any site works, the following must be undertaken: ▪ All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact. ▪ The site supervisor or other nominated manager must notify the NSW Policy and Heritage NSW (Enviroline 131 555).	

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ The find must be assessed by the NSW Policy, which may include the assistance of a qualified forensic anthropologist. ▪ Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives. ▪ Works are not to recommence until the find has been appropriately managed.	
Contamination	Asbestos Clearance	Following completion of earthworks, an asbestos clearance inspection should be undertaken, and a clearance certificate issued by SafeWork NSW Licensed Asbestos Assessor (LAA) confirming that no asbestos is visible at the surface.	**Appendix S**
Ecologically Sustainable Development (ESD)	Energy efficiency and emissions	**Energy and Carbon – Energy Use** Efficient lighting: ▪ It is proposed that new lighting provided will be LED type luminaire fittings which provide efficient lighting along with motion sensor controls for occupied spaces. Design optimisation for reducing operational energy consumption: ▪ The mechanical system is proposed to utilise high efficiency chillers supplying high temperature chilled water to data hall cooling plant to maximise energy efficiency when chillers run, reducing energy consumption. **Integrated Water Management – Water Use:** Water efficient fixtures and appliances: ▪ It is proposed that fixture selection in future design stages must adhere to GREP and Green Star requirements for flow efficiency. Rainwater harvesting and cooling tower reuse:	**Appendix M**

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Rainwater from the roof will be collected in rainwater harvesting tanks and also to provide tanks to collect cooling tower discharge water for reuse. **Resources – Sustainable Materials and Construction Waste:** Design strategies implementation to lower embodied carbon: ▪ Strategies to reduce embodied carbon as discussed in the integrated design workshop to be implemented in the design. Construction and demolition waste management planning ▪ A construction and demolition waste management plan to be developed in the next phase to inform regarding major waste streams generated, including disposal and diversion rates. **Climate Change:** Appropriate HVAC plant selection for increasing average temperatures ▪ Plant selection will be based off the energy modelling analysis with climate change factors incorporated in the design. High SRI Roofing for higher frequency of extreme temperatures ▪ High SRI roofing materials in accordance with Green Star urban heat island requirements will help lower the heat effect. Increased HVAC monitoring for bushfire risk ▪ Increased HVAC monitoring schedule to ensure filters are replaced frequently to maintain fresh airflow in conditioned areas as a measure for bushfire smoke.	
Flooding	Burley Road access during a flood event	▪ Flood Emergency Management Plan to be developed to address management strategies for site response and access and egress routes to the site in the event of a PMF event scenario.	**Appendix P** **Appenidx MM**

SEARS	Potential Impact	Mitigation Measure	Reference
Bushfire	Potential impacts on property and safety during bushfire event	▪ The southern and eastern elevations of Building No. D shall be constructed to comply with Section 3 and Section 5 (BAL12.5) of A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas'. ▪ BAL 12.5 construction shall apply to Building D for a distance of 100 metres from the C2 zone boundary. ▪ BAL 12.5 construction shall also apply to the HVSB building for a distance of 100 metres from the C2 zone boundary. ▪ The BAL 12.5 construction standards to the northern elevation of Building No. A & No. C shall be constructed to comply with Section 3 and Section 6 (BAL19) of A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas'. ▪ The remaining elevations of Building No. A & No. C shall be constructed to comply with Section 3 and Section 5 (BAL12.5) of A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas'. ▪ The following additional measures also apply to Building No. D: – Access doors [PA and Vehicle] to the building shall be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building. – Particular attention shall be given to the gap at the head of the curtain of the roller doors, where mohair type seals shall be used. – Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm.	**Appendix Z**

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Appendix 3 “Access” of Planning for Bushfire Protection 2019 provides specifications on the access provisions for fire-fighting operations within developments which are subject to bushfire attack. ▪ Vehicular access to the proposed Data Centre will be provided from Johnston Crescent, via the new internal road network. ▪ The proposed internal access roads will be constructed to provide heavy rigid and articulated vehicle access to each of the proposed buildings. This internal road network will provide suitable access for fire-fighting appliances similar to NSW Rural Fire Service Category 1 Tankers and Fire & Rescue NSW Composite and Aerial Appliances. ▪ The fire-fighting water supply to the proposed complex shall comply with the Building Code of Australian [BCA] and Australian Standard A.S. 2419.1 – 2021. Electricity supplies will be laid underground and therefore address the performance standard of Chapter 4 of Planning for Bushfire Protection 2019. ▪ The Data Centre is unlikely to be subject to a fire event that will create the need for the evacuation of the Centre. Due to the low bushfire risk there is no requirement for the preparation of a specific Bushfire Evacuation Plan or a Bushfire Management Plan for the Data Centre complex. ▪ The management of the Defendable Spaces within the site shall comply with the recommendations of Appendix 4 of Planning for Bushfire Protection 2019 and Standards for Asset Protection Zones. ▪ Management of the Defendable Spaces within the development shall comply with the following: – Maintain a clear area of low-cut lawn or pavement adjacent to the buildings; Utilise non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to building.	

SEARS	Potential Impact	Mitigation Measure	Reference
		– Keep areas under shrubs and trees raked and clear of combustible fuels. – Trees and shrubs should be maintained in such a manner that tree canopies are separated by 2 metres and understorey vegetation is not continuous [retained as clumps].	
Water Management	Excessive water consumption	▪ Three on-site stormwater detention tanks to reduce the discharge from the site to below the permissible site discharge as per Fairfield Council's 327-335 Burley Road, Horsley Park Development Control Plan 2016. ▪ A site wide stormwater pit and pipe network to account for stormwater conveyance for the stage 1 and the ultimate stage of the proposed development. ▪ Water quality treatment measures including proprietary products. ▪ An erosion and sediment control plan to manage stormwater quality and quantity on site during the construction phase of the development. ▪ On site stormwater detention to reduce the rate of discharge of stormwater from the site to an acceptable level in accordance with the DCP (2016). ▪ On site stormwater quality treatment to mitigate the impact of the site on downstream water quality. ▪ During the construction stages of the project, an erosion and sediment control plan (ESCP) is to be implemented to prevent sediment laden stormwater from flowing into adjoining properties, bushland, roadways or receiving water bodies. Stormwater controls onsite are detailed in erosion and sediment control plans which is in accordance with relevant regulatory authority guidelines including Landcom NSW's Managing Urban Stormwater, Soils and Construction ("Blue Book"). The proposed Erosion and Sediment Control Plan is included in Appendix A (of the Civil Engineering Report).	**Appendix Q** **Appendix R**

SEARS	Potential Impact	Mitigation Measure	Reference
BCA and Accessibility	Compliance with the relevant provisions of the NCC	▪ Provide an accessible path of travel from main pedestrian entry points at the site allotment boundary to all building entrances compliant with AS1428.1:2009. ▪ An accessible path of travel between the buildings (or parts of buildings) that are connected by a pedestrian linkage, within the site allotment boundary, compliant with AS1428.1:2009 is also required. ▪ An accessible path of travel to building entrances (required to be accessible) from associated accessible car-parking bays, compliant with AS1428.1:2009 is required.	**Appendix H** **Appendix AA**
Social Impact	Potential negative social and community impacts	Local Character ▪ Increase tree canopy and density of vegetation along the eastern boundary of the site and Burley Road frontage to further buffer and reduce the visual impact of the development for nearby residents. ▪ Investigate opportunities to sponsor or provide funding to community organisations and groups to utilise for community building activities to develop and strengthen connections with the local community (e.g. community events, programs or other initiatives that benefit the local community). Traffic Provisions Undertake ongoing consultation with TfNSW to continue to monitor and discuss potential traffic issues and access for future workers and local residents. Noise and Vibration ▪ Prepare a detailed Construction Management Plan (**CMP**), including a CNVMP, prior to CC issue which considers amenity impacts associated with construction (e.g. noise, air quality, etc). It should identify and assess any cumulative amenity impacts with other nearby developments and	**Appendix V**

SEARS	Potential Impact	Mitigation Measure	Reference
		provide for a Community Engagement Strategy which responds to formal complaints and procedures during construction. ▪ Prepare a Plan of Management (**PoM**) that includes an Operational Noise and Vibration Management Plan (ONVMP), prior to CC issue which addresses operational noise impacts that cannot be assessed at this stage. It should identify and assess any cumulative amenity impacts with other nearby developments and provide for a Community Engagement Strategy which responds to formal complaints and procedures during construction. <u>Provision of a Healthy Work Environment</u> ▪ The future café should focus on provision of healthy food options. This is particularly important given the lack of food outlets in the immediate area. ▪ Implement the recommendations of the GTP to support the health and wellbeing of workers. ▪ Consider the development and implementation of a Health and Wellbeing Program (HWP) to encourage future staff to engage with healthy lifestyle choices. This could include providing exercise classes (e.g. yoga) in respite rooms before work or during breaks. <u>Visual Amenity and Privacy</u> Increase tree canopy and density of vegetation along the eastern boundary of the site and Burley Road frontage to further buffer potential visual impacts. <u>Potential Impact on Environmental Values</u> Consider repurposing thermal output by integrating data centres within energy grids.	

SEARS	Potential Impact	Mitigation Measure	Reference
		Employment and Training Opportunities During Construction ▪ Consider developing an employment plan which includes measures to encourage the procurement of local construction companies. ▪ Consider establishing ongoing partnerships with local TAFE institutes to connect local apprentices and trainees with placements during construction. Diverse Local and Regional Employment and Training Opportunities ▪ Consider exploring partnerships with local universities such as Western Sydney University to offer support to students studying and pursuing a career in IT, project management, and other relevant fields (e.g. internships, placements, traineeships, mentor programs or other support). ▪ Consider exploring partnerships with local schools to provide opportunities to introduce students and young people to the field of IT, such as the FY23 programme which included several Year 10 interns spending the week at NEXTDC to gain insight and experience of data centre operations. ▪ Consider operation of the proposed café by a social enterprise organisation to provide training and employment experience opportunities, possibly for vulnerable groups. Community Engagement ▪ Prepare a detailed CMP and PoM including a Community Engagement Strategy to respond to formal complaints and engagement procedures during construction, to ensure effective and ongoing communication with affected residents. ▪ Consider providing a direct contact line to local residents to share concerns during pre-construction, construction and operation. This should be documented in the PoM.	

SEARS	Potential Impact	Mitigation Measure	Reference
		▪ Consider utilising NEXTDC's Corporate Social Responsibility Program ('Live to Give') to build relationships with the local community. Consideration should be given to initiatives aligned to local community values (e.g. wildlife rescue and bush care).	
Tree Removal	Potential impacts on street trees	<u>Main data centre site</u> ▪ Retain and protect six (6) trees (Trees 1, 2, 3, 4, 5 & 6) in accordance with the Tree Location Plan & Tree Protection Specifications held at Appendix 2 & 5, AS497-2009 Protection of trees on development sites and the specific recommendations below. ▪ A Project Arborist experienced in tree protection on construction sites should be engaged prior to the commencement of any works on site. The Project Arborist shall monitor and report regularly to the Principal Certifying Authority (PCA) and the Applicant on the condition and protection of the retained trees during the works. The Project Arborist is to supervise and monitor any excavation, machine trenching or compacted fill placement within the TPZ of retained trees throughout construction. ▪ Construction works within the TPZ of Tree 1 must be undertaken in a sensitive manner to minimise any disturbance to the tree canopy and root zone. Any excavation should be supervised by the Project Arborist and employ a method of hand digging with non-motorised hand tools or via pneumatic device (i.e. Air Spade) to ensure roots are maintained intact without damage. <u>External HV cable route</u> ▪ Remove Trees 6, 7, 8, 28, 31 & 32 (6 trees) to facilitate the proposed development works. Relevant approvals and consent must be obtained prior to the removal or pruning of these trees. All tree removal work is to be carried out by an experienced Arborist with minimum AQF Level 3 qualifications in accordance with AS4373-2007 - Pruning of Amenity Trees,	**Appendix JJ** **Appendix RR**

SEARS	Potential Impact	Mitigation Measure	Reference
		Safe Work Australia Guide for Managing Risks of Tree Trimming and Removal Work (2016) and other applicable legislation. ▪ Retain and protect Trees 1, 2, 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 29 & 30 (26 trees) in accordance with the Tree Location Plan & Tree Protection Specifications held in Appendix 2 & 5, AS4970-2009 Protection of Trees on Development sites. ▪ Tree protection measures including trunk protection outlined in Appendix 2 & Appendix 5 shall be implemented to prevent damage to the root system, trunk and canopy of trees nominated for retention and protection on site.	
Surface Water, Groundwater and Salinity	Potential impacts related to surface water, groundwater and salinity.	▪ Additional testing of surface water is recommended to assess the quality and provide recommendations for treatment and/or reuse (such as dust suppression) during the construction works. ▪ A specialist contractor must be contacted to design an appropriate water treatment program to facilitate the disposal and/or reuse of the collected surface water. ▪ In the event unexpected conditions are encountered during construction/enabling works that may pose a contamination risk, all works should stop and an environmental consultant should be engaged to inspect the site and address the issue. ▪ In the unlikely event that dewatering of the groundwater is required, treatment of the groundwater will be necessary prior to discharge. ▪ Should the proposed development details change to likely intersect the groundwater table, a detailed assessment and analysis of likely groundwater inflows into excavations will need to be undertaken. ▪ The groundwater is saline and is non-aggressive towards buried concrete and steel. JKE has prepared a Salinity Management Plan (**SMP**) for the	**Appendix HH** **Appendix KK**

SEARS	Potential Impact	Mitigation Measure	Reference
		proposed development. Management measures outlined in the SMP are to be implemented during construction.	
Greenhouse Gas Emissions	Reduce greenhouse gas emissions	▪ Design for hyperscale customers that procure 100% renewable electricity (Scope 2 avoidance); efficient HVAC and architectural design. ▪ Operational energy efficiency measures including real-time system tuning and modular infrastructure upgrades. ▪ Use of low-GWP refrigerants (R-513A); future integration of alternative fuels for backup power (e.g., renewable diesel). ▪ NEXTDC offsets all residual Scope 1 and 2 emissions under Climate Active certification via Qantas Future Planet and other accredited carbon programs.	**Appendix NN**

APPENDIX 4 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 C10 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 C10), the Applicant is required to submit a subsequent incident report that:
   (a) identifies how the incident was detected;
   (b) identifies when the Applicant became aware of the incident;
   (c) identifies any actual or potential non-compliance with conditions of consent;
   (d) identifies further action(s) that will be taken in relation to the incident;
   (e) a summary of the incident;
   (f) outcomes of an incident investigation, including identification of the cause of the incident;
   (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
   (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

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