

Development Consent

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

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

These conditions are required to:

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



Joanna Bakopanos
A/Director
Industry Assessments

Sydney

21 November 2025

SCHEDULE 1

Application Number:	SSD-68013714
Applicant:	ARUP Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lots 14-17 DP 28024 43-61 Turner Road, Gregory Hills
Development:	Construction and operation of a data centre with a total power consumption of 61.7 megawatts, comprising 12 data halls, a high-voltage substation, emergency back-up generators, cooling plant, diesel and lithium-ion battery storage, associated infrastructure, landscaping and bulk earthworks

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DEFINITIONS

Additional Information	Correspondence by the Applicant in response to the Department's request for information, including the document titled <i>43-61 Turner Road Data Centre Request for information responses</i> , prepared by Arup Australia Pty Ltd, dated 19 August 2025
Applicant	ARUP Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
CEMP	Construction Environmental Management Plan
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
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
Council	Camden Council
DA/2024/616/1	Local development application 2024/616/1 for early works across the site, approved by Council on 18 July 2025 (as may be modified)
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, the Submissions Report and the Additional Information, including the works and activities comprising the construction and operation of a data centre, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for the main construction works
EIS	The Environmental Impact Statement titled <i>43-61 Turner Road Data Centre Environmental Impact Statement</i> , prepared by Arup Australia Pty Ltd dated February 2025, 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
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
FRNSW	Fire and Rescue NSW
FSS	Fire Safety Study
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: "Material harm" is defined in this consent

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	<p>Is harm that:</p> <ul style="list-style-type: none"> a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) <p>Note: <i>This definition excludes "harm" that is either authorised under this consent or any other statutory approval</i></p> <p>Note: <i>For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements</i></p>
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
NPfl	<i>Noise Policy for Industry</i> (EPA, 2017)
OEMP	Operational Environmental Management Plan
Operation	The use of the data centre (including back-up generator testing), as described in the EIS, Submissions Report and Additional Information
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Power outage event	A sustained interruption to the site's connection to the National Electricity Market, which lasts for a period of more than 15 minutes
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
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
Submissions Report	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Submissions Report</i> , prepared by Arup Australia Pty Ltd and dated 2 July 2025
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, Submissions Report and Additional Information;
 - (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 2 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 74 megawatts.
- A7. The Applicant must ensure:
- (a) operation of the back-up generators (including testing) does not exceed 200 hours per year;
 - (b) no more than two (2) generators are tested at any one time; and
 - (c) the diesel fuel storage capacity of the site does not exceed 2,000 tonnes at any one time.

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. 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

- A9. 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 to by the Planning Secretary:
- (a) construction;
 - (b) operation;
 - (c) full operation of the development (described in the EIS as being when all data storage equipment and associated infrastructure is in place and operating); and
 - (d) cessation of operations.

- A10. 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

- A11. 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

- A12. 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).
- A13. 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.
- A14. 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

- A15. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A16. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Sydney Water

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

Fibre-Ready Facilities

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

A19. Prior to the issue of 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.

STRUCTURAL ADEQUACY

A20. 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 Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

EXTERNAL WALLS AND CLADDING

A21. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A22. Prior to the issue of:

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

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

A23. The Applicant must provide a copy of the documentation given to the Certifier (see condition A23) to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

A24. 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

A25. 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 Camden Council Section 7.12 Development Contributions Plan October 2023.

Note: At the date of this consent, the relevant monetary contribution is approximately \$8,597,094.07. The Camden Council Section 7.12 Development Contributions Plan October 2023 may be viewed on Council's website at: <https://www.camden.nsw.gov.au/strategic-planning/section-7-11/camden-s712-contribution-plan>.

SPECIAL INFRASTRUCTURE CONTRIBUTION

A26. Prior to the issue of a Construction Certificate, the Applicant must make a special infrastructure contribution (SIC) for the development in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Direction 2011 (as in force when this development consent takes effect).

Evidence that the SIC has been paid must be provided to the Planning Secretary and the Principal Certifier, prior to the commencement of construction. Alternatively, the Applicant must obtain written confirmation from the Department that a SIC is not required to be paid for the development.

More Information

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

EARLY WORKS DA

A27. Prior to the issue of an Occupation Certificate (or as otherwise agreed to by the Planning Secretary), the Applicant must provide the Certifier with documented evidence that:

- the Subdivision Certificate associated with DA/2024/616/1 has been issued by Council; and
- all associated lots have been registered as a Deposited Plan with the NSW Land Registry Services.

A28. The Applicant must provide a copy of the documentation given to the Certifier (see condition A28) to the Planning Secretary within seven days after the Certifier accepts it.

OPERATION OF PLANT AND EQUIPMENT

- A29. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

- A30. Prior to the issue of an Occupation Certificate, 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 B27); and
 - (b) finished ground levels.

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

APPLICABILITY OF GUIDELINES

- A31. 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.
- A32. 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 1 below.

Table 1 Hours of Work

Activity		Day	Time
Construction		Monday – Friday	7 am to 6 pm
		Saturday	8 am to 1 pm
Operation	Back-up generator testing	Monday – Saturday Sunday	7 am to 6 pm 8 am to 6 pm
	All other activities	Monday – Sunday	24 hours

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.

Construction Noise Limits

B3. The development must be constructed to achieve, as far as 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 Appendix 2 of this consent and the development's CNVMP (see condition B5).

Vibration Criteria

B4. Vibration caused by construction at any structure outside the site must be limited to:

- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016) and *BS 7385-2 Evaluation and measurement for vibration in buildings Guide to damage levels from groundborne vibration* (British Standards Institution, 1993); and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

Construction Noise Management Plan

B5. 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 a CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe the procedures to achieve the noise management levels specified in condition B3;
- (c) describe the measures to be implemented to manage high noise generating works (such as piling);
- (d) describe the community consultation undertaken in relation to construction noise management and outline any strategies developed with the community to manage high noise generating works or to provide respite periods; and
- (e) include a complaints management system that would be implemented for the duration of the development.

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 2 below.

Table 2 Noise Limits (dB(A))

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)
NCA1 (Harrington Park)	40	40	38
NCA2 (Gregory Hills)	44	43	38
Childcare receivers	43 (When in use)		
Commercial receivers	63 (When in use)		
Industrial receivers	68 (When in use)		

The noise limits outlined in Table 2 above do not apply during a power outage event.

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.

Operational Noise Verification Report

B8. Within three months of the commencement of full operation of the development (described in the EIS as being when all data storage equipment and associated infrastructure is in place and operating), or as otherwise directed by the Planning Secretary, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

- (a) be prepared to the satisfaction of the Planning Secretary 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 testing;
 - (ii) details of the development's operating conditions at the time of monitoring and, if required, adjustments to measured noise levels to account for the development's maximum operating 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

B9. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B10. 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

B11. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

Back-up Generator System

B12. 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

B13. 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) detail and rank all emissions from all sources of the development, including particulate emissions;
- (c) describe a program that is capable of evaluating the performance of the operation against the criteria in the *Approved Methods for Modelling and Assessment of Air Pollutants in NSW* (EPA, 2022), including during a power outage event, and determining compliance with key performance indicators;
- (d) identify any control measures that will be implemented for each emission source, including provision of any back-up generator testing respite period/s;
- (e) outline the monitoring procedure/s which would be implemented during each power outage event; and
- (f) 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.

B14. The Applicant must:

- (a) not commence operation until the AQMP required by condition B13 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

B15. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B16. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) provide details of any oversized vehicles required for construction;
- (f) provide 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;
- (g) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;

- (iii) minimise road traffic noise; and
- (iv) ensure truck drivers use specified routes;
- (h) include a program to monitor the effectiveness of these measures; and
- (i) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B17. The Applicant must:

- (a) not commence construction until the CTMP required by condition B16 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.

Parking

B18. 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

B19. The Applicant must ensure:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009);
- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles, 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 by the Applicant 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.

B20. The Applicant must ensure access to the site via Turner Road during operation is limited to emergency vehicle access only.

Work Place Travel Plan

B21. Prior to the commencement of operation, the Applicant must prepare a Work Place Travel Plan to encourage the use of sustainable and active transport options by operational staff. The Work Place Travel Plan must form part of the OEMP required by condition C5 and must:

- (a) be submitted to the Planning Secretary;
- (b) be prepared in consultation with TfNSW;
- (c) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
- (d) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

B22. The Applicant must:

- (a) not commence operation until the Work Place Travel Plan required by condition B21 is submitted to the Planning Secretary; and
- (b) implement the most recent version of the Work Place Travel Plan submitted to the Planning Secretary for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B23. The Applicant must:

- (a) ensure that only VENM, ENM, or other 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

- B24. Prior to the commencement of any construction, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.
- B25. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B24 for the duration of construction.

Discharge Limits

- B26. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence or in accordance with any applicable regulations under the POEO Act.

Stormwater Management System

- B27. 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 accordance with applicable Australian Standards;
 - (c) be generally in accordance with the conceptual design in the EIS, the Submissions Report and DA/2024/616/1; and
 - (d) 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.
- B28. 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 B27) and ensure the system is operational.
- B29. The Applicant must maintain the stormwater management system installed on the site under condition B28 for the duration of operation of the development.

ABORIGINAL HERITAGE

Care Agreement

- B30. For a period of two years from the commencement of construction, the Applicant must use its best endeavours to facilitate a Care Agreement (or alternative appropriate resolution) for the management of artefacts collected from AHIMS ID #52-2-3557. The Care Agreement (or alternative appropriate resolution) must be prepared:
- (a) in accordance with the relevant provisions of the *National Parks and Wildlife Act 1974*; and
 - (b) in consultation with Heritage NSW and the Registered Aboriginal Parties listed for the development.

Unexpected Finds Protocol

- B31. If any item or object of Aboriginal heritage significance is identified on site:
- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
 - (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
 - (c) Heritage NSW must be contacted immediately.
- B32. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B33. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:
- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
 - (b) Heritage NSW must be contacted immediately; and
 - (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.
- B34. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

BIODIVERSITY

Biodiversity Management Plan

- B35. Prior to the commencement of construction, the Applicant must prepare a Biodiversity Management Plan (BMP) to the satisfaction of the Planning Secretary. The BMP must:
- (a) form part of the CEMP in accordance with condition C2; and
 - (b) include the recommended management measures outlined in the Gregory Hills Ecological Audit prepared by Niche Environment and Heritage Pty Ltd, dated 6 November 2024.
- B36. The Applicant must:
- (a) not commence vegetation clearing for construction until the BMP required by condition B35 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the BMP approved by the Planning Secretary for the duration of construction.

HAZARDS AND RISK

Dangerous Goods

- B37. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.
- B38. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards; and
 - (b) for liquids:
 - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (ii) the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.
- B39. In the event of an inconsistency between the requirements of conditions B38(a) and B38(b), the most stringent requirement must prevail to the extent of the inconsistency.

Fire Safety Study

- B40. 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 Fire and Rescue NSW;
 - (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 fire safety systems for the development 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.

- B41. 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 B40 has been approved by FRNSW and the Planning Secretary.

Emergency Plan

- B42. At least two months prior to the commencement of commissioning 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 Planning Secretary and FRNSW. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* (DoP, 2011).

Emergency Services Information Package

- B43. From the commencement of operation and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

BUSH FIRE MANAGEMENT

Bush Fire Design Measures

- B44. The Applicant must ensure the development complies with:
- the relevant provisions of *Planning for Bush Fire Protection* (RFS, 2019);
 - the requirements for Bushfire Attack Level 29 (BAL-29) under *AS 3959:2018 – Construction of Buildings in Bushfire-Prone Areas* (Standards Australia, 2018); and
 - the findings and recommendations in the Bush Fire Assessment Report included in the EIS, prepared by Bushfire Consulting Services Pty Ltd (project number J24/0122) and dated 15 October 2024, as amended by the Submissions Report.

Bush Fire Emergency Management and Evacuation Plan

- B45. 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).

WASTE MANAGEMENT

Statutory Requirements

- B46. Waste generated by the development must be secured and maintained within designated on-site waste storage areas until it is removed from the site.
- B47. 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).
- B48. The Applicant must ensure:
- 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
 - all other waste materials removed from the site are directed to a waste management facility or premises lawfully permitted to accept the materials.
- B49. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Pests, Vermin and Priority Weed Management

- B50. The Applicant must:
- implement suitable measures to manage pests, vermin and declared priority weeds on the site; and
 - 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

B51. 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

B52. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of an 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 as described with the Landscape Design Report prepared by Geoscapes, Revision D, dated 13 November 2024; and
 - (ii) Appendix 4 of *Planning for Bush Fire Protection* (RFS, 2019);
- (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (d) be consistent with the relevant Management and Mitigation Measures included in Appendix 2 of this consent.

B53. The Applicant must:

- (a) not commence operation until the Landscape Management Plan required by condition B52 is approved by the Planning Secretary;
- (b) implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the most recent version of the approved Landscape Management Plan for the life of the development.

Lighting

B54. 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

B55. 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.*

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 B16);
 - (d) erosion and sediment control plan(s) (see condition B24); and
 - (e) Biodiversity Management Plan (see condition B35); and
 - (f) a copy of the development's Unexpected Contamination Finds Procedure (see condition B51).
- 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;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (c) Air Quality Management Plan (see condition B13); and
 - (d) Landscape Management Plan (see condition B52).
- 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) the 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 Operation Monitoring and Reporting

- C16. For the life of the development (or such other time as agreed to in writing by the Planning Secretary), the Applicant must maintain a log of all instances where the back-up generators are used and/or tested at the site, excluding those instances where a Back-up Generator Incident Report is required to be submitted (see condition C17). The log must detail the following:
- (a) the date and time of operation;
 - (b) the purpose of operation;
 - (c) the total number of back-up generators operated;
 - (d) the operating load of each generator; and
 - (e) the duration of operation.
- A copy of the log must be made available to the Planning Secretary upon request.

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 B13(f));
 - (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.

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) 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

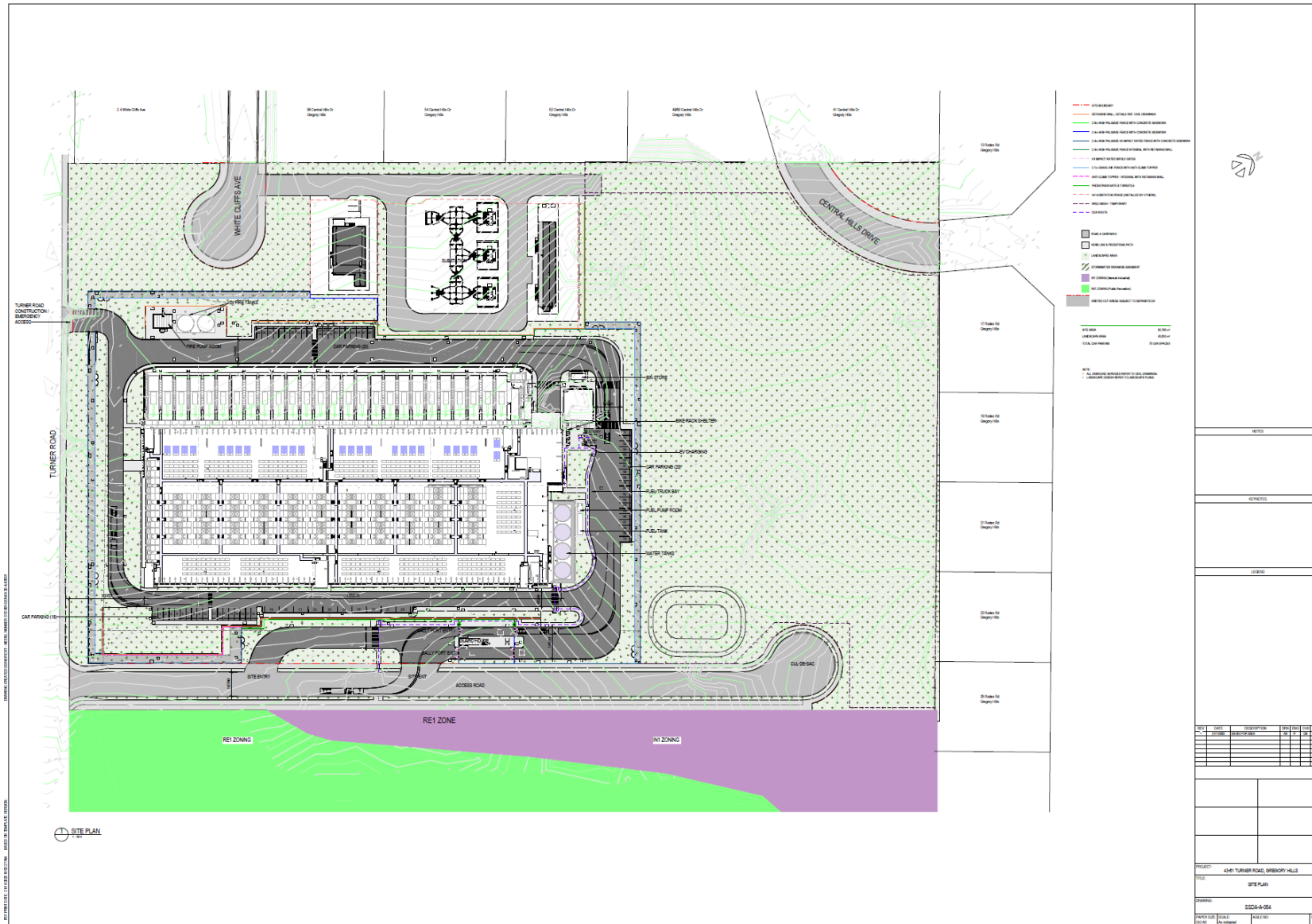


Figure 1: Site Plan

Job No.	Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by Greenbox Architecture Pty Ltd				
240002	SSDA-A-054	Site Plan	L	21/11/2024
240002	SSDA-A-056	Site Elevations	C	27/09/2024
240002	SSDA-A-057	Site Sections	C	27/09/2024
240002	SSDA-A-100	Ground Floor Plan	F	27/09/2024
240002	SSDA-A-101	Ground Floor Mezz Plan	E	27/09/2024
240002	SSDA-A-102	Level 1 Plan	F	27/09/2024
240002	SSDA-A-103	Level 1 Mezz Plan	E	27/09/2024
240002	SSDA-A-104	Roof Plan	F	27/09/2024
240002	SSDA-A-150	Elevations – Sheet 1	F	27/09/2024
240002	SSDA-A-151	Elevations – Sheet 2	F	27/09/2024
240002	SSDA-A-200	Long Sections	D	27/09/2024
240002	SSDA-A-201	Short Sections	D	27/09/2024
Civil Drawings prepared by ARUP				
SYD091	ARP-00-04-DR-C-00060	General Arrangement Plan	A	08/11/2024
SYD091	ARP-00-04-DR-C-00091	Sediment And Erosion Control – Plan – Sheet 1	A	08/11/2024
SYD091	ARP-00-04-DR-C-00092	Sediment And Erosion Control – Plan – Sheet 2	A	08/11/2024
SYD091	ARP-00-04-DR-C-00200	Bulk Earthworks Plan – Cut And Fill Analysis	A	08/11/2024
SYD091	ARP-00-04-DR-C-01102	Stormwater – Proposed Catchment Plan	A	08/11/2024
SYD091	ARP-00-04-DR-C-01103	Stormwater – Water Quality Catchment Plan	A	08/11/2024
SYD091	ARP-00-04-DR-C-01110	Stormwater – Overall Layout Plan	A	08/11/2024
SYD091	ARP-00-04-DR-C-02001	Civil Works – Plan – Sheet 1	A	08/11/2024
SYD091	ARP-00-04-DR-C-02002	Civil Works – Plan – Sheet 2	A	08/11/2024
SYD091	ARP-00-04-DR-C-2011	Road Longitudinal Section – MC10 – Sheet 1	A	08/11/2024
SYD091	ARP-00-04-DR-C-02012	Road Longitudinal Section – MC10 – Sheet 2	A	08/11/2024
Landscape Plans prepared by Geoscapes				
240115	LDA-02	Landscape Masterplan	D	13/11/2024
240115	LDA-03	Canopy Calculation Plan	D	13/11/2024
240115	LDA-04	Landscape Detail Plan – Sheet 1	D	13/11/2024
240115	LDA-05	Landscape Detail Plan – Sheet 2	D	13/11/2024
240115	LDA-06	Landscape Detail Plan – Sheet 3	D	13/11/2024
240115	LDA-07	Landscape Detail Plan – Sheet 4	D	13/11/2024
240115	LDA-08	Landscape Sections	D	13/11/2024
240115	LDA-11	Planting Schedule & Imagery	D	13/11/2024

APPENDIX 2 SENSITIVE RECEIVER LOCATIONS



APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Appendix F – Summary of mitigation and management measures

Ref	Impact	Environmental management measure	Responsibility	Timing
General				
GEN01	Risks to the environment during construction	<p>A Construction Environmental Management Plan (CEMP) will be prepared prior to the commencement of construction. As a minimum, the CEMP will address the following matters:</p> <ul style="list-style-type: none"> • Any requirements associated with statutory approvals needed for the activity to be carried out • Details of how the project will implement the identified environmental mitigation measures outlined in the EIS • Development and implementation of issue-specific environmental management plans, and their inclusion within the CEMP • Roles and responsibilities, including those of sub-contractors • Communication requirements, including liaison with stakeholders and the community • Induction and training requirements • Procedures for monitoring and evaluation of environmental performance, and for carrying out remedial actions • Reporting requirements and record-keeping arrangements • Procedures for emergency and incident management • Procedures for audit and review. 	Proponent	Pre-construction
Visual				
V01	Lighting	Lighting would be designed in accordance with AS 4282-1997 Control of the Obtrusive Effects of Outdoor Lighting (Standards Australia, 1997).	Proponent	Detailed design
V02	Presence of construction elements	All areas and activities in the construction footprint will be managed to ensure the appropriate storage of equipment, parking, stockpile screening and arrangements for the storage and removal or waste and materials.	Contractor	Construction
V03	Disruptions to the landscape and visual amenity	Landscaping on the site will be provided in accordance with the Landscape Plan in Appendix E.	Proponent	Operation
Traffic, transport and accessibility				
TTA01	Overall traffic, transport and access impact	<p>The outline Construction Traffic Management Plan (CTMP) will be updated and finalised, before being implemented and monitored onsite. The CTMP will finalise construction vehicle movements, routes, and access and parking arrangements. It will account for the other construction occurring in the area to show how impacts on existing traffic, pedestrian, and bicycle networks will be managed and mitigated. The CTMP will form part of the CEMP. It must be:</p> <ul style="list-style-type: none"> • Prepared by a suitably qualified and experienced person • Prepared in consultation with Council and Transport for NSW 	Contractor	Detailed design

Ref	Impact	Environmental management measure	Responsibility	Timing
		<ul style="list-style-type: none"> Detail the measures to be implemented to ensure road safety and network efficiency during construction Detail HV routes, access, and parking arrangements Include a Driver Code of Conduct to: <ul style="list-style-type: none"> Minimise the impact of construction traffic on the local and regional road network Minimise conflicts with other road users. 		
TTA02	Safe access	<p>The CTMP will include safety plans to guide pedestrians and cyclists through or past the Site will be prepared and implemented. Any alternative routes will be clearly identified with signage.</p> <p>This plan will include appropriate signage, line marking and crossing facilities provided in accordance with AS 1742.2:2009 – Management of Uniform Traffic Control Devices (Standards Australia, 2009).</p>	Contractor	Pre-construction / Construction
TTA03	Active and sustainable transport options	<p>The outline Green Travel Plan (GTP) will be updated and finalised, before being implemented and monitored onsite. It will present site-specific options and policies to encourage sustainable travel to and from the Site. These objectives include:</p> <ul style="list-style-type: none"> Collectively agree upon sustainable strategies by relevant stakeholders that are suitable for the Site Setting future mode share targets to encourage staff to utilise existing public or active transport options Promote healthy living by providing end of trip facilities for cycling and walking to work journeys Facilitate safe and sustainable travel with adequate onsite facilities for staff and visitors Reduce the number of unnecessary private or servicing vehicle journeys Raise awareness of sustainable transport choices amongst staff. 	Proponent	Pre-operation/ Operation
Ecologically sustainable development				
ESD01	ESD targets including, waste, water and carbon targets, are not met	<p>The final ESD initiatives will be confirmed during the detailed design and their performance and benefit will be measured. The Proponent will report on their implementation in its operational and corporate key performance indicator reporting. The initiatives will be revised or revisited if:</p> <ul style="list-style-type: none"> They are not aligned with, or achieving, the NSW Government’s net zero emission goals as they relate to the use of natural capital provisions (i.e., energy, water, natural resources) The Proposal falls below the Proponent’s corporate standards. 	Proponent	Detailed design / construction / operation
Biodiversity				
B01	Migration of non-indigenous species into the riparian area	During detailed design, revegetation adjacent to the RE1 zoned land should investigate appropriate ground cover species that are characteristic of PCT 3320.	Proponent	Detailed design

Ref	Impact	Environmental management measure	Responsibility	Timing
B02	Introduction of weeds	A Weed Management Plan will be prepared as part of the CEMP to prevent and control weeds on Site.	Proponent / contractor	Pre-construction / construction
B03	Damage to vegetation in the riparian areas as a result of construction activities	The installation of clear demarcating tape or fencing will be used to delineate the Site boundary and RE1 zoned land during construction and will be identified on plans as a 'no go zone'.	Contractor	Construction
B04	Weeds	Weed suppression within the Site should be best practice and minimise any chance of herbicide drift into the RE1 zoned land.	Proponent	Operation
Air quality				
AQ01	Risks to air quality during construction from fugitive dust	<p>A Dust and Air Quality Management Plan will be prepared and implemented as part of the Proposal's CEMP. The Plan will:</p> <ul style="list-style-type: none"> • Identify potential sources of air pollution during construction, such as dust, vehicles, odour transporting waste, plant and equipment. • Include mitigation and suppression measures, such as, but not limited to: <ul style="list-style-type: none"> – Spraying or covering exposed surfaces – Provision of vehicle clean down areas – Covering of loads – Street cleaning – Use of dust screens • Maintenance of plant in accordance with manufacturer's instructions and specifications • Pre-start vehicle and equipment checklists to make sure they are maintained and in good working order. • Methods to manage works during strong winds or other adverse weather conditions • A progressive rehabilitation strategy for exposed surfaces • When the air quality, suppression and management measures need to be applied, who is responsible, and how effectiveness will be assessed. • Community notification and complaint handling procedures, as required. <p>Air quality management objectives will be consistent with any relevant published EPA Guidelines.</p>	Contractor	Pre-construction / Construction
AQ02	Risks to air quality during maintenance of standby generators	<p>Operation of standby generators during testing and maintenance should be minimised as far as practicable.</p> <p>The back-up generators and other equipment will be routinely serviced to manufacturer specifications to maintain their operational efficiency.</p>	Operator	Operation

Ref	Impact	Environmental management measure	Responsibility	Timing
AQ03	Risks to air quality during operation of standby generators in the event of a loss of mains power	<p>A Back-up Generator Incident Report will be prepared within 30 days of the system being used in an emergency. The Report will detail:</p> <ul style="list-style-type: none"> • The date and time of the power outage • The total number of back-up generators used to power the site • The total number of hours the back-up generators were operated • The total quantity of diesel used to feed the back-up generators • The total amount of electricity produced by the generators • Evidence to prove the air quality goals were not exceeded. 	Operator	Operation
Noise and vibration				
NV01	Overall noise and vibration impact	<p>A Construction Noise and Vibration Management Plan will be prepared and implemented as part of the CEMP. This plan will include but not be limited to the following:</p> <ul style="list-style-type: none"> • Roles and responsibilities • Noise sensitive receiver locations • Areas of potential impact • Mitigation strategy • Monitoring methodology • Community engagement strategy. 	Proponent / contractor	Pre-construction / Construction
NV02	Noise generated during construction	Temporary noise barriers will be installed along the Site boundary, particularly on the eastern side, to shield the nearby sensitive receivers from construction noise.	Contractor	Construction
NV03	Noise generated by construction staff	<p>The following noise mitigation practices will be adopted on Site:</p> <ul style="list-style-type: none"> • Regularly train workers and contractors (such as at toolbox talks) to use equipment in ways to minimise noise. • Site managers to periodically check the Site and nearby residences for noise problems so that solutions can be quickly applied. • Avoid the use of radios or stereos outdoors. • Avoid the overuse of public address systems. • Avoid dropping items from height. • Avoid shouting, and minimise talking loudly and slamming vehicle doors. • Turn off all plant and equipment when not in use. 	Contractor	Construction
NV04	Vibration impact during construction	All vibration intensive equipment will adopt at least the minimum safe-working distances set under guidance. By precaution, should equipment be located within these distances, additional mitigation measures, such as reselection of low vibration generating equipment and/or vibration monitoring, will be used.	Contractor	Construction
NV05	Noise generated from operational equipment	Generators, load banks, and exhaust fan units will be contained within an acoustic enclosure.	Contractor	Operation

Ref	Impact	Environmental management measure	Responsibility	Timing
NV06	Noise generated from operational equipment	Attenuators will be included at the air handling unit (AHU) room intake.	Contractor	Operation
Ground and water conditions				
GW01	Soils and water quality impacts	<p>A Soil and Water Management Plan will be prepared and implemented as part of the CEMP. The Plan will identify all reasonably foreseeable risks relating to ground and water condition impacts and describe how these risks will be addressed during construction. It will require all erosion and sediment control measures to be provided onsite before construction starts. It will be prepared using the various volumes of Urban Stormwater Soils and Construction (Landcom, 2004). It will set out erosion and sediment control measures for various construction activities, including the clearing, excavation, and stockpiling to mitigate impacts. The Plan will include strategies to manage:</p> <ul style="list-style-type: none"> • Appropriate locations of stockpiles, construction materials, fuels, and chemicals, including bunding where required • Divert or capture the overland flow water for filtration prior to discharge • Saline soils • Contaminated soils • The import of (virgin) excavated natural material for use onsite • Testing under the Resource Recovery Exemptions (EPA, 2022b) to reuse material • Discharge limits in accordance with section 120 of the POEO Act • Records of the volume and type of fill • Installation of stabilised Site entry/exit points and wheel wash bays to minimise the transportation of construction materials onto adjoining roads • Sediment fencing to contain and manage runoff within the Site • Reuse of the temporary sediment basin to collect the runoff on the construction Site • Reuse of the stormwater collected in the temporary sediment basin for dust suppression • Use of mesh and gravel and geotextile inlet filters • Implementation of a maintenance plan for the Site and wider private stormwater network. 	Proponent / Contractor	Pre-construction / Construction
GW02	Risk of impacts to water and soil quality from unexpected spills	A Site-specific Emergency Spill Plan will be developed and implemented as part of the CEMP. It will include management measures and relevant EPA guidelines. The Plan will address measures to be implemented in the event of a spill, including initial response and containment and the notification of emergency services and relevant authorities, including the EPA.	Proponent / Contractor	Pre-construction / Construction
GW03	Risk of erosion and sediment movement during construction	Suitable erosion and sediment controls will be installed before construction starts in accordance with the Erosion and Sediment Control Plan and Urban Stormwater Soils and Construction Volume	Contractor	Pre-construction / Construction

Ref	Impact	Environmental management measure	Responsibility	Timing
		1 (Landcom, 2004). Further environmental assessment will be carried out if they need locating outside of the Site.		
GW04	Environmental impacts from sediment movement	All stockpiles will be designed, established, operated, and decommissioned in accordance with the Stockpile Management Guidelines (EPA, 2021b).	Contractor	Pre-construction / Construction
GW05	Risk of mixing saline soils and non-saline soils	Testing will verify the Site-specific soil and groundwater aggressivity. Following this, an earthworks management strategy will be developed to avoid mixing of saline soils in areas of lower or non-saline soils.	Contractor	Pre-construction / Construction
GW06	Risk of spreading contaminated materials throughout the Site and into the environment	Any potentially contaminating materials will be stored onsite in a secure containment area in the compound. This will have sufficient capacity to hold 110 percent of the stored volume, and any spills or discharges will be collected and transported offsite to a licenced facility in accordance with the established waste management procedures.	Contractor	Pre-construction / Construction
GW07	Risk of fuel and chemical spills during construction	Vehicle and equipment maintenance will take place in the contained area in the Site compound to prevent any loss in the event of an accidental spill. Equipment and machinery will not be refuelled onsite. All equipment will be checked prior to use to ensure there are no oil, fuel and other leaks.	Contractor	Pre-construction / Construction
GW08	Risk of fuel and chemical spills during operation	An Emergency Spill Plan will continue to be implemented onsite during operation.	Proponent	Operation
GW09	Risk of ground movement and erosion during operation	A Site reinstatement inspection will be carried out to confirm the area is stabilised and there is no residual erosion or sediment risk.	Proponent	Pre-operation / Operation
Flooding risk				
HF01	Flooding during heavy rainfall	Weather reports will be monitored every day. If there is suspected extreme weather (heavy rainfall and wind) the site will be managed and closed, if required. This will involve covering excavations and checking the stormwater management, erosion, and sediment control provisions.	Contractor	Construction
HF02	Flooding during heavy rainfall	The stormwater infrastructure and overland flow routes will be routinely inspected and maintained to avoid any blockages and subsequent flooding.	Contractor	Operation
Hazards and risk				
HR01	Risks of fire damage to surrounding receivers and environments	A Fire Safety Study will be prepared one month before construction starts. It will be prepared in consultation with Fire and Rescue NSW. The Study will include details on: <ul style="list-style-type: none"> The final back-up power system and diesel storage quantities Aspects of Hazardous Industry Planning Advisory Paper No.2. Fire Safety Study (Department of Planning, 2011b) Best Practice Guidelines for Contaminated Water Retention and Treatment Systems (NSW Government, 1994). 	Proponent	Detailed design
HR02	Risk of bushfire	An Asset Protection Zone will be maintained in all directions from the building, in accordance with the PBP 2019 Appendix 4.	Proponent/ contractor	Construction/ operation
HR03	Risk of spread of hazardous materials to surrounding areas and environments	Hazardous materials will be removed and disposed of in accordance with the relevant legislation, codes of practice, Australian Standards, and the Work Health and Safety Regulation 2017.	Proponent/ contractor	Construction / operation

Ref	Impact	Environmental management measure	Responsibility	Timing
HR04	Risk of fire and mishandling hazardous substances	All hazardous substances will be stored and managed in accordance with relevant Australian Standards, and in particular, AS1940:2017 – The Storage and Handling of Flammable and Combustible Liquids (Standards Australia, 2017), the Hazardous and Offensive Development Application Guidelines - Applying SEPP 33 (Department of Planning, 2011a), Storing and Handling Liquids – Environmental Protection – Participant’s Manual (DECC, 2007), the Work Health and Safety Regulation 2017, and the <i>Environmentally Hazardous Chemicals Act 1985</i> .	Proponent/ contractor	Construction / operation
HR05	Risk of emergencies	A Hazard Management Plan will be prepared and implemented to manage impacts from hazardous materials during construction and operation.	Proponent/ contractor	Construction / operation
HR06	Risk of bushfire	A Bushfire Emergency Management and Evacuation Plan will be prepared and provided to Fire and Rescue NSW.	Proponent/ contractor	Construction / operation
HR07	Risk of fines due to exceedances	Dangerous good quantities will remain below the thresholds listed in the Hazardous and Offensive Development Application Guidelines – Applying SEPP33 (Department of Planning, 2011)	Proponent/ contractor	Operation
HR08	Risk of mishandling	The following measures will be included onsite as per the Work Health and Safety Regulation: <ul style="list-style-type: none"> Placards will be displayed <ul style="list-style-type: none"> Outer warning placards regarding quantities of diesel stored will be displayed at all emergency service entrance points Placards will be displayed on or near the diesel belly Proponent/ contractor tanks Placards will be clearly legible and separate from other signs and otherwise compliant with Schedule 13 A manifest of all Schedule 11 chemicals, including diesel storage will be prepared SafeWork NSW will be notified of diesel storage exceeds the manifest quantities 	Proponent/ contractor	Operation
HR09	Risk of spread of fire to, and from, surrounding areas	Minimum separation distances will be maintained, and landscaping areas will be regularly maintained including trimming encroaching tree branches that pose a fire safety risk. The risk of bushfire has also been considered in the Landscape Plan. For example, no shrubs are proposed under the tree canopy, per the bushfire requirements.	Proponent/ contractor	Operation
Waste management				
W01	Waste of recyclable resources during construction through unnecessary disposal to landfill.	Waste will be managed in line with the waste hierarchy. A Construction Waste Management Plan (CWMP) will be prepared and meet the requirements outlined in Camden Council’s Waste Management Guidelines (Camden Council, 2019a). It will include final provisions for segregation and separate collection of recoverable materials, including green waste, excavated natural materials and metals.	Contractor	Construction
W02	Pollution of land or waterways including groundwater through accidental escape of waste or runoff.	The CWMP will include: <ul style="list-style-type: none"> Measures for containment of waste during storage and transport, such as covering, fencing and bunding. Requirement that all waste be delivered to an appropriately licensed facility for recovery or disposal. Receipts for all disposed materials must be kept and made available for inspection by regulatory authorities. 	Contractor	Construction

Ref	Impact	Environmental management measure	Responsibility	Timing
W03	Spread of weeds, pests or pathogens within recovered waste materials.	The CWMP will outline appropriate control and disposal options of any high threat weeds identified on the Site.	Contractor	Construction
W05	Loss of amenity for workers, or neighbours due to odour and vermin. Escape of litter causing: <ul style="list-style-type: none"> • Pollution of land and waterways • Harm to wildlife • Loss of amenity to neighbouring properties. 	An Operational Waste Management Plan (OWMP) will be developed during detailed design for the adequate provision for storage and collection of waste. The OWMP will meet the requirements outlined in Camden Council's Waste Management Guidelines (Camden Council, 2019a).	Proponent	Operation
W04	Waste of recyclable resources during operation through unnecessary disposal to landfill.	Waste will be managed in line with the waste hierarchy. The OWMP will include provision for source separation systems for recyclable materials, including, paper and card, mixed recyclables, e-waste, and hazardous waste.	Proponent	Operation
W06	Pollution of land or waterways during operation through disposal of waste to an inappropriate Site.	The OWMP will include a requirement that all waste be delivered to an appropriately licensed facility for recovery or disposal.	Proponent	Operation
Aboriginal cultural heritage				
AH01	Overall Aboriginal heritage impact	An Aboriginal Heritage Management Plan will be prepared for the Proposal which will include: <ul style="list-style-type: none"> • An Unexpected Finds Procedure • Heritage induction • Procedures for ongoing consultation. 	Proponent	Detailed design
Social impacts				
SIA1	Impact to amenity, access and human health and wellbeing	It is recommended that a Communication Plan (CP) be prepared and implemented as part of the Construction Environment Management Plan (CEMP) to provide timely and accurate information to the community during construction. The CP would need to include (as a minimum): <ul style="list-style-type: none"> • Mechanisms to provide details and timing of proposed activities to affected residents, including changed traffic and access conditions • Contact name and number for complaints • Details of public consultation. 	Proponent / Contractor	Detailed design / Pre-construction
SIA2	Impact to health, wellbeing and safety	It is recommended that opportunities to incorporate Crime Prevention Through Environmental Design (CPTED) principles into the design of the Proposal are investigated to improve overall security of the precinct. This should include safety and security measures for staff working at night and on weekends are put in place to protect operation workers given the nature of the Proposal as a 24/7 facility.	Proponent	Detailed design / operation

Ref	Impact	Environmental management measure	Responsibility	Timing
		In addition, the preparation of an emergency and disaster response plan that considers community health and impacts relating to environmental risks associated with the site will help to mitigate detrimental impacts during disaster events (e.g. bushfire).		
SIA3	Impact to cultural heritage	It is recommended that consultation and collaboration is carried out with the local Aboriginal stakeholders to incorporate elements of Country into the design (e.g. use of native planting and language names) to help improve sense of place and connection to Country for local Aboriginal peoples.	Proponent	Detailed design
SIA4	Impact to visual amenity	Landscaping on the site will be provided in accordance with the Landscape Plan in Appendix E. Extensive landscaping has been incorporated into the Plan, using indigenous planting to better integrate the development into the surrounding character and existing vegetation of the adjacent RE1 land. The Plan proposes a mixture of large and medium evergreen indigenous and native trees, shrubs and groundcovers. Following maturity this will provide softening and screening of the substation, generator halls and main data hall and will increase visual amenity when looking towards the Site.	Proponent	Operation
SIA5	Impact to local employment and flow-on economic benefits	It is recommended that a social procurement policy is prepared for this Proposal to outline targets and processes for jobs, materials and services to be serviced by the local community (i.e. the ISL and SSL) where possible in the first instance. This would help to boost the local economy and drive economic development of Western Sydney. This plan should also identify training opportunities for new jobs and associated new skills as well as Indigenous engagement part of the procurement process for job opportunities.	Proponent	Construction / Operation
Infrastructure requirements and utilities				
IR1	Fuel spills when filling generators.	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.	Proponent/Contractor	Design and Operation
IR2	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.	Proponent/Contractor	Design and Operation
IR3	Fire and explosion risks associated with the switching station.	High voltage switching station will be designed by a certified Level 3 ASP designer in accordance with 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 this area.	Proponent/Contractor	Design and Operation
IR4	Air pollution when generators are operational	Two separate mains points of supply 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. Refer to Appendix L (Air Quality Technical Report) for further details.	Proponent	Design and Operation

Ref	Impact	Environmental management measure	Responsibility	Timing
IR5	High demands reducing the capacity of the estate or precinct water and sewer networks.	To minimise the peak water demand on Sydney Water's potable water network, the water balance of the proposed site has been maintained through the use of rainwater re-use tanks and the provision of fire and process water storage tanks on site.	Proponent / Sydney Water	Design / Construction
IR6	Overtopping of rainwater harvesting/water storage tanks.	Water overtopping from the rainwater tanks will discharge to the stormwater system. Discharged water will not contaminate the surrounding environment as it will either be from mains supply or roof collected, which has passed through water quality treatment features.	Proponent	Design / Operation
IR7	Discharge of cooling water.	Cooling water discharge will be discharged to the Site's sewer system.	Proponent	Design
IR8	Failure of transformer resulting in oil spill.	Transformer units are contained within plinth foundations which have sump storage capacity min 30% volume of oil stored. A separate stormwater system, serving only the transformer plinths, will drain through a full retention oil and water separator prior to discharge to trunk stormwater system. Oil and water separator sized for 110% the volume of oil contained within 1No transformer unit.	Proponent	Design/Operation
IR9	Spills/leakages from on-site storage of effluent during early stages of construction.	On-site storage features such as septic tanks will be in accordance with the relevant Australian Standards. The Contractor shall locate the storage tanks in an appropriate location within the site and shall empty the tanks on a regular basis.	Proponent / Contractor	Design / Construction
IR10	Redundant telecoms supply	The administration building is concurrently connected to multiple entry points, providing the operator with the ability to utilise a physically diverse service in the event of failure. All telecommunications pathways are physically separated by a minimum of 8m to minimise risk of concurrent damage to multiple pieces of telecommunications infrastructure.	Proponent	Design / Operation
Non-Aboriginal heritage				
NAH01	Risk of impacting heritage items.	A Non-Aboriginal Heritage Unexpected Finds Protocol will be developed and implemented. The Protocol will include measures to deal with any unanticipated archaeological deposits or skeletal remains found during construction. It will require works within 10 metres of the finds to stop immediately. It will also require the contractor to immediately notify the Proponent so they can assist in coordinating the next steps, which are likely to involve consultation with an archaeologist. Where required, further archaeological work and/or approvals will be carried out and obtained before work restarts in this area.	Contractor	Pre-construction
Cumulative impacts				
CU1	Cumulative impacts	Once operational schedules are finalised, the cumulative impacts will be reviewed and verified. If there is an unexpected change, then additional assessment will be carried out and further measures will be investigated and implemented.	Proponent	Pre-operation/ operation

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 to 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.