CONSOLIDATED CONSENT

Development Consent

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

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

These conditions are required to:

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

Chris Ritchie
A/Executive Director
Energy, Resources and Industry

Sydney | 25 November 2024 | File: SSD-68721962

SCHEDULE 1

Application Number:	SSD-68721962
Applicant:	Greater Newcastle Aerotropolis Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Part Lot 114 DP 1295775, Newton Parade, Williamtown
Development:	Construction, fit out and operation of a high technology industry including a production building, office, loading docks, hardstand, parking and landscaping

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-68721962-Mod-1	30/01/26	Team Leader	Modification to the building footprint, internal layout, façade, fencing and landscaping, including relocation of the substation and changes to dangerous goods storage volumes

TABLE OF CONTENTS

DEFINITIONS

Applicant	Greater Newcastle Aerotropolis 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 *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The carrying out of works for the purpose of the development, including earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Port Stephens Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS and Response to Submissions, including the works and activities comprising construction, fit-out and operation of a high technology industry, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
EIS	The Environmental Impact Statement titled *Environmental Impact Statement High Technology Industry Williamtown*, prepared by Barr Planning dated June 2024, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the *Telecommunications Act 1997* (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
HPC	Housing and Productivity Contribution
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance ***Note:*** *"Material harm" is defined in this consent*
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a

	consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding $10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) ***Note:*** *This definition excludes "harm" that is either authorised under this consent or any other statutory approval* ***Note:*** *For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements*
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following applications made under the EP&A Act: (a) Modification application SSD-68721962-Mod-1 with report titled 'Modification Report SSD-68721962, High Technology Industry Williamtown', prepared by Barr Planning, dated 24 October 2025
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The hardware manufacture, assembly, integration, testing, verification and maintenance of defence related components and associated software development, as described in the EIS and RTS
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Response to Submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled *Submissions Report High Technology Industry Williamtown*, prepared by Barr Planning and dated September 2024
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

A2. The development may only be carried out:

(a) in compliance with the conditions of this consent;

(b) in accordance with all written directions of the Planning Secretary;

(c) in accordance with the EIS and RTS;

(d) in accordance with the Modification Assessments;

(e) in accordance with the Development Layout in Appendix 1; and

(f) in accordance with the management and mitigation measures in Appendix 2.

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

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

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

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

LIMITS OF CONSENT

Lapsing

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

NOTIFICATION OF COMMENCEMENT

A6. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

(a) construction; and

(b) operation.

A7. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).

EVIDENCE OF CONSULTATION

A8. Where conditions of this consent require consultation with an identified party, the Applicant must:

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

(b) provide details of the consultation undertaken including:

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

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

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

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

(a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);

(b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and

(c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

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

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A12. Prior to the commencement of construction of the development, the Applicant must:

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

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

(c) submit a copy of the dilapidation report to the Planning Secretary and Council.

A13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

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

(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 public infrastructure/ utility works.

Hunter Water

A14. Prior to the commencement of construction of the development, the Applicant must submit an application for a Compliance Certificate in accordance with Section 49 of the *Hunter Water Act 1991* via the Hunter Water Self Service Portal (https://selfservice.hunterwater.com.au).

A15. Prior to the commencement of construction of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under Section 50 of the *Hunter Water Act 1991.*

Fibre-Ready Facilities

A16. 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.

A17. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

STRUCTURAL ADEQUACY

A18. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

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

EXTERNAL WALLS AND CLADDING

A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A20. Prior to the issue of:

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

(b) an Occupation Certificate,

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

A21. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

A22. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

CONTRIBUTIONS TO COUNCIL

A23. Prior to the issue of a Construction Certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act and in accordance with the *Port Stephens Council Local Infrastructure Contributions Plan 2020*.

HOUSING AND PRODUCTIVITY CONTRIBUTION

A24. Prior to the issue of a construction certificate for any part of the development, a housing and productivity contribution (HPC) in accordance with Table 1 must be paid using the NSW planning portal, as adjusted in accordance with condition A25.

Table 1 *Housing and Productivity Contribution Amount*

Housing and productivity contribution	Amount
Total Housing and productivity contribution	$145,186.20

A25. The amount payable at the time of payment is the amount shown in condition A24 as the total HPC adjusted by multiplying it by:

$$\frac{\textbf{\textit{highest PPI number}}}{\textbf{\textit{consent PPI number}}}$$

If the amount adjusted in accordance with this condition is less than the amount at the time consent is granted, the higher amount must be paid instead.

A26. If the Minister agrees, the HPC (apart from any transport project component) may be made, instead of as a monetary contribution, in the following ways:

(a) the dedication or provision of land for the purpose of regional infrastructure in the region in which the development will be carried out,

(b) the carrying out of works for the purpose of regional infrastructure in the region in which the HPC development will be carried out.

If the HPC is made partly as a monetary contribution, the amount of the part payable is the amount of the part adjusted in accordance with condition A25 at the time of payment.

A27. Despite condition A24, a housing and productivity contribution is not required to be made to the extent that:

(a) a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the EP&A Act to the development;

(b) the Environmental Planning and Assessment (Housing and Productivity Contribution) Order 2023 exempts the development from the HPC; or

A28. The amount of the HPC may also be reduced under the order, including if payment is made before 1 July 2025.

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

APPLICABILITY OF GUIDELINES

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

CONTAMINATION

Per- and polyfluoroalkyl substances (PFAS) Contamination

B1. The Applicant must implement the mitigation measures detailed in the document titled *PFAS Management Plan for the Astra Aerolab Stages 2A, 2C, 4 & 5* prepared by Northrop and dated 25 March 2024, for the duration of construction works.

B2. The Applicant must identify whether any construction activities could disturb or interact with any PFAS contaminated soil, groundwater and surface water, and for those construction activities, the Applicant must:

(a) prevent, or limit as far as possible, offsite migration of PFAS contamination;

(b) prevent, or limits as far as possible, contact and exposure to PFAS;

(c) manage potentially PFAS impacted soils, by controlling erosion and covering stockpiles of PFAS impacted soils to protect from rainfall egress and runoff; and

(d) ensure that any PFAS contaminated material transported from the site is transported to a site that is lawfully able to receive it.

B3. Should the Applicant identify a potential risk to off-site receptors due to PFAS contamination, the Applicant must contact the NSW EPA within 24 hours, and implement the requirements and actions specified by the EPA to minimise risks to off-site receptors.

B4. The Applicant must assess and classify all liquid and non-liquid wastes, including PFAS contaminated material, to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).

B5. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

Unexpected Contaminated Finds Procedure

B6. Prior to the commencement of construction of the development, the Applicant must prepare an Unexpected Contaminated Finds Procedure to the satisfaction of the Planning Secretary. The Procedure must form part of the CEMP in accordance with condition C2 and must:

(a) detail procedures to ensure potentially contaminated material is appropriately managed;

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

(c) detail the final management approaches and testing procedures for contaminated material.

B7. The Applicant must:

(a) not commence construction until the Unexpected Contaminated Finds Procedure required by condition B6 is approved by the Planning Secretary; and

(b) implement the most recent version of the Unexpected Contaminated Finds Procedure approved by the Planning Secretary, for the duration of construction.

B8. The Applicant must submit details of the final management approach for contaminated material and results of associated testing to the Planning Secretary within six weeks of the Applicant becoming aware of the contaminated find, or as otherwise agreed to by the Planning Secretary.

NOISE

Hours of Work

B9. The Applicant must comply with the hours detailed in Table 2.

Table 2 *Hours of Work*

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

B10. Works outside of the hours identified in condition B9 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

B11. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Operational Noise Limits

B12. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.

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

Location	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
All residential receivers	42	42	38	52
Commercial premises	58	58	58	-
Industrial premises	63	63	63	-
Hotels	58	53	48	54

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

Design Noise Verification Report

B13. Prior to the commencement of construction of the development, the Applicant must prepare a Design Noise Verification Report for the development. The Design Noise Verification Report must demonstrate the building design meets the aircraft noise reduction requirements of Australian Standard *AS 2021:2015 Acoustics – Aircraft Noise Intrusion – Building Siting and Construction*, to maintain amenity for the building occupants.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B14. The Applicant must:

(a) ensure that only VENM, ENM, or other fill material approved in writing by EPA is brought onto the site;

(b) keep accurate records of the volume and type of fill to be used; and

(c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

B15. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

B16. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B15 for the duration of construction of the development.

Acidic Soils

B17. The Applicant must implement the mitigation measures detailed in the document titled *Acidic Soil Management Plan for Lots 400-500 Astra Aerolab, Williamtown*, prepared by Qualtest and dated 27 May 2024, for the duration of construction of the development.

Discharge Limits

B18. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Underground Fuel Storage Tank

B19. The Applicant must design, construct and maintain the underground fuel storage tank in accordance with the *Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019* and *Australian Standard AS 4897-2008: The design, installation and operation of underground petroleum storage systems*, to ensure leak protection and long-term tank integrity.

Spill Management Procedure

B20. Prior to the commencement of operation, the Applicant must prepare a Spill Management Procedure for the development. The Spill Management Procedure must include:

(a) details of leak protection and maintenance and inspection procedures for the underground fuel storage tank and the paint booth waste tank;

(b) details of routine and emergency controls to ensure hydrocarbons and other pollutants are appropriately managed; and

(c) a notification procedure for any spills or contamination events that may impact on water quality in the Tomago Sandbeds aquifer.

B21. The Applicant must implement the Spill Management Procedure for the duration of the development.

B22. The Applicant must notify Hunter Water Corporation within 24 hours of a spill or contamination event that may impact on water quality in the Tomago Sandbeds aquifer.

Stormwater Management System

B23. Prior to the commencement of operation of the development, the Applicant must install the stormwater management system as described in the EIS and ensure the system is operational.

B24. The Applicant must maintain the stormwater management system installed on the site under condition B23 for the duration of the development.

Flood Management

B25. Prior to the commencement of operation of the development, the Applicant must prepare a Flood Emergency Response Plan. The Plan must:

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

(b) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and

(c) include details of:

(i) the flood emergency responses for the operation phase of the development;

(ii) predicted flood levels;

(iii) flood warning time and flood notification;

(iv) assembly points and evacuation routes;

(v) evacuation and refuge protocols; and

(vi) awareness training for employees and contractors.

B26. The Applicant must:

(a) submit a copy of the Flood Emergency Response Plan required by condition B25 to the Planning Secretary prior to the commencement of operation; and

(b) implement the most recent version of the Flood Emergency Response Plan for the duration of the development.

B27. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.

B28. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B29. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan. The plan must form part of the CEMP required by condition C2 and must:

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

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

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

(d) include a Driver Code of Conduct to:

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

  (ii) minimise conflicts with other road users;

  (iii) minimise road traffic noise; and

  (iv) ensure truck drivers use specified routes;

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

(f) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B30. The Applicant must implement the Construction Traffic Management Plan for the duration of construction.

Parking

B31. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

B32. The Applicant must ensure:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009);

(b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;

(c) the development does not result in any vehicles queuing on the public road network;

(d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;

(e) all vehicles are wholly contained on site before being required to stop;

(f) all loading and unloading of materials is carried out on-site;

(g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and

(h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

AIR QUALITY

Dust Minimisation

B33. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B34. During construction of the development, the Applicant must ensure that:

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

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

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

(d) public roads used by these trucks are kept clean; and

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

ABORIGINAL HERITAGE

B35. The Applicant must take all reasonable steps to avoid harm, modification or impact to Aboriginal objects.

B36. The Applicant must continue to consult with Registered Aboriginal Parties throughout construction of the development.

Unexpected Finds Protocol

B37. Prior to the commencement of construction of the development, the Applicant must prepare an Unexpected Finds Protocol. The protocol 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 the Registered Aboriginal Parties and Heritage NSW;

(c) be consistent with the procedures approved in Aboriginal Heritage Impact Permit no. 5221; and

(d) be prepared in accordance with Heritage NSW guidelines and codes of practice.

B38. The Applicant must implement the Unexpected Finds Protocol for the duration of construction.

B39. 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.

B40. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

HISTORIC HERITAGE

Unexpected Finds Protocol

B41. 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.

B42. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

BUSHFIRE PROTECTION

B43. The Applicant must ensure the development complies with:

(a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);

(b) the construction standards and asset protection zone requirements recommended in the *Bushfire Threat Assessment, Part of Proposed Lots 400-500 Newton Parade, Astra Aerolab, Williamtown, NSW* prepared by AEP dated 8 May 2024; and

(c) Australian Standard *AS2419.1-2005 Fire hydrant installations system design, installation and commissioning.*

B44. Prior to the commencement of operation of the development, the Applicant must prepare a Fire Management Plan for the development. The plan must:

(a) be prepared in consultation with NSW RFS Lower Hunter Fire Control Centre;

(b) be prepared in accordance with the requirements of the Rural Fire Service: *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* and Australian Standard *AS 3745:2010 Planning for emergencies in facilities*;

(c) include:

(i) 24 hour emergency contact details including alternative telephone contact;

(ii) a site infrastructure plan including site access, internal roads and a fire fighting water supply plan;

(iii) location of hazards (physical, chemical and electrical) that will impact on fire fighting operations and procedures to manage identified hazards during fire fighting operations; and

(iv) any additional matters required by the NSW RFS Lower Hunter Fire Control Centre.

B45. The Applicant must implement the Fire Management Plan for the duration of operation of the development.

HAZARDS AND RISK

Dangerous Goods

B46. 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.

B47. 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, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B48. In the event of an inconsistency between the requirements of conditions B47(a) and B47(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

B49. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

WASTE MANAGEMENT

Statutory Requirements

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

Construction and Operational Waste Management

B51. The Applicant must implement the Construction and Demolition Waste Management Plan included in the EIS for the duration of construction of the development.

B52. The Applicant must implement the Operational Waste Management Plan included in the EIS for the duration of operation of the development.

Waste Storage

B53. Waste must be secured and maintained within covered bins in designated waste storage areas at all times and must:

(a) not leave the site onto neighbouring public or private properties; and

(b) be managed to prevent the attraction of vermin and birds to ensure there is no increase in the risk of bird strike at the adjacent airport.

Pests, Vermin and Priority Weed Management

B54. The Applicant must:

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

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

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

VISUAL AMENITY

Landscaping

B55. The Applicant must implement the Landscape Plan prepared by Terras Landscape Architects, revision S, dated 20/10/2025 (see Appendix C4 of MOD-1) prior to the commencement of operation of the development.

B56. The Applicant must maintain the landscaping and vegetation on the site for the duration of the development.

Lighting

B57. The Applicant must ensure the lighting associated with the development:

(a) complies with the extraneous lighting controls in the *National Airports Safeguarding Framework (NASF) Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports*;

(b) ensures no upward light component for outdoor lighting to minimise potential conflict with aircraft operations;

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

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

Reflectivity

B58. The visible light reflectivity from building materials used in the façades and roof of the building must be designed to minimise glare. A report demonstrating compliance with these requirements it to be submitted to the satisfaction of the Certifier prior to the issue of a Construction Certificate.

Signage and Fencing

B59. All signage and fencing must be erected in accordance with the development plans included in the Architectural Drawings prepared by EJE Architecture, various revisions, dated 01/07/2025 (see Appendix C1 of MOD-1) and the Landscape Plan prepared by Terras Landscape Architects, revision S, dated 20/10/2025 (see Appendix C4 of MOD-1).

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 the relevant plan;

(b) details of:

(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);

(ii) any relevant limits or performance measures and criteria; and

(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;

(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;

(d) a program to monitor and report on the:

(i) impacts and environmental performance of the development; and

(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;

(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;

(f) a program to investigate and implement ways to improve the environmental performance of the development over time;

(g) a protocol for managing and reporting any:

(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);

(ii) complaint;

(iii) failure to comply with statutory requirements; and

(h) a protocol for periodic review of the plan.

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:

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

(b) Unexpected contaminated finds procedure (see condition B6);

(c) Erosion and Sediment Control Plan (see condition B15);

(d) a copy of the following plans:

(i) PFAS Management Plan (see condition B1);

(ii) Acidic Soils Management Plan (see condition B17);

(iii) Construction Traffic Management Plan (see condition B29);

(iv) Unexpected finds protocol (Aboriginal heritage) (see condition B37);

(v) Unexpected finds protocol (Heritage) (see condition B41); and

(vi) Construction and Demolition Waste Management Plan (see condition B51).

C4. The Applicant must:

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

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

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:

(a) detail how complaints would be received by the Applicant;

(b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and

(c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint

(d) be submitted to the Planning Secretary upon request.

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

C6. The Applicant must:

(a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and

(b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of the development.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C7. Within three months of:

(a) the submission of an incident report under condition C9;

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

(c) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

the strategies, plans and programs required under this consent must be reviewed.

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

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C9. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

(a) date, time and location;

(b) a brief description of what occurred and why it has been classified as an incident;

(c) a description of what immediate steps were taken in relation to the incident; and

(d) identifying a contact person for further communication regarding the incident.

C10. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 4 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

C11. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification 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.*

Monitoring and Environmental Audits

C12. 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

C13. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:

(a) make the following information and documents (as they are obtained or approved) publicly available on its website:

(i) the documents referred to in condition A2 of this consent;

(ii) all current statutory approvals for the development;

(iii) all approved strategies, plans and programs required under the conditions of this consent;

(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;

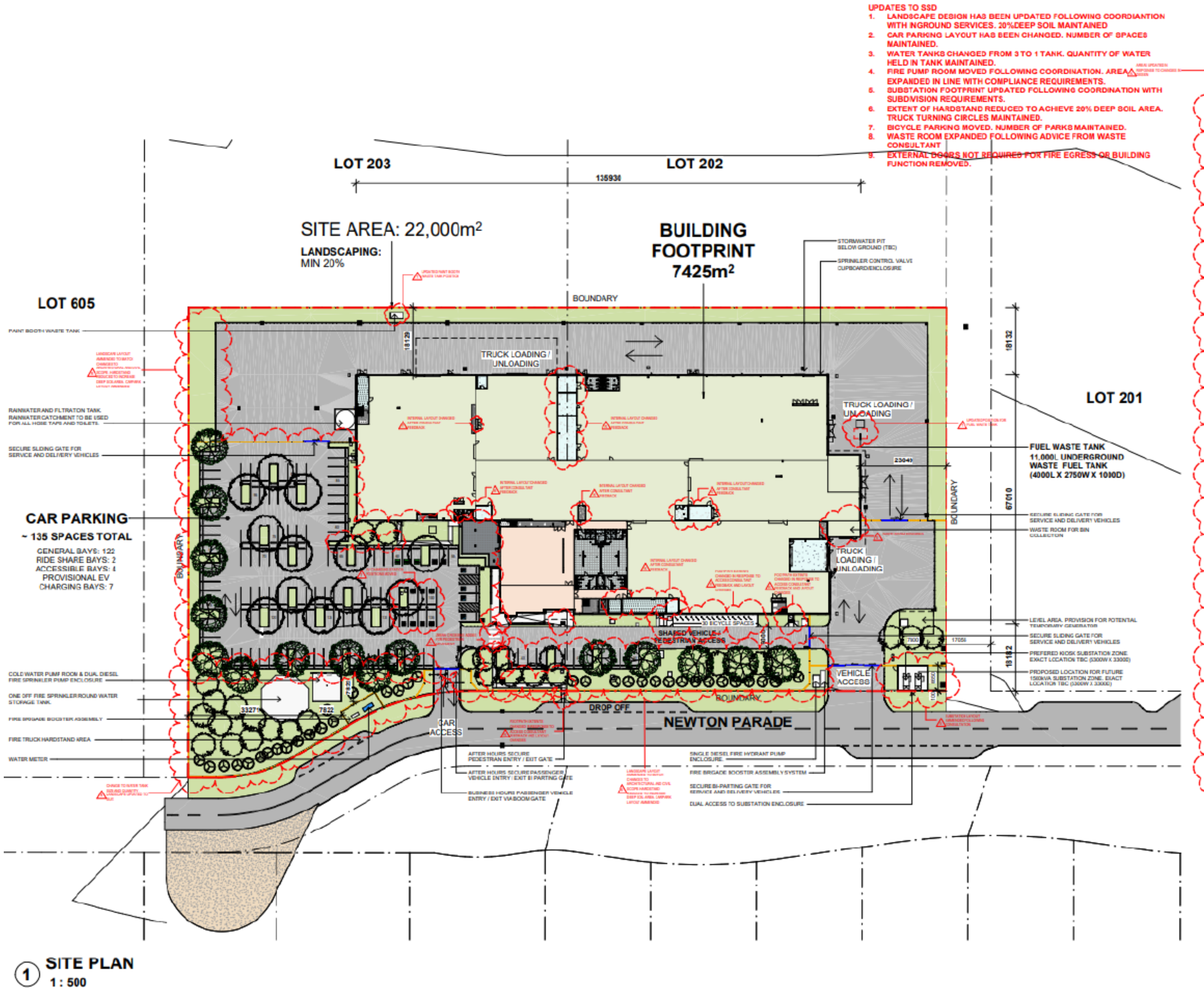
(viii) a complaints register, updated quarterly;

(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



SITE AREA SUMMARY

PROPOSED GROSS FLOOR AREA (GFA)	
PRODUCTION	5 972 m²
ADMINISTRATION TOTAL	2 420 m²
ADMINISTRATION (GF)	534 m²
ADMINISTRATION (L1)	928 m²
ADMINISTRATION (L2)	958 m²
AMENITY / SERVICES (GF)	668 m²
AMENITY / SERVICES (L1)	79 m²
AMENITY / SERVICES (L2)	46 m²
TOTAL GFA	9 185 m²
FECA / UCA / UNENCLOSED PLANT	
TOTAL GFA	9 185 m²
OTHER: ENCLOSED PLANT, SERVICES, RISERS,EDB, ETC	527 m²
FECA	9 712 m²
UCA	803 m²
UNENCLOSED PLANT	923 m²
TOTAL AREA (FECA, UCA, PLANT)	11 438 m²
PROPOSED SITE AREAS	
SITE AREA (PROPOSED LOT)	22 000 m²
BUILDING FOOTPRINT	7 436 m²
TOTAL CAR PARKING (135 SPACES)	3 656 m²
HARDSTAND (INC. VEHICLE MNVR)	5 578 m²
LANDSCAPE AREA	4 627 m²
OTHER	703 m²

	ADMINISTRATION
	AMENITIES AND SERVICES
	PRODUCTION / WORKSHOP
	PLANT

OFFICIAL

Figure 1: Development Layout Plan

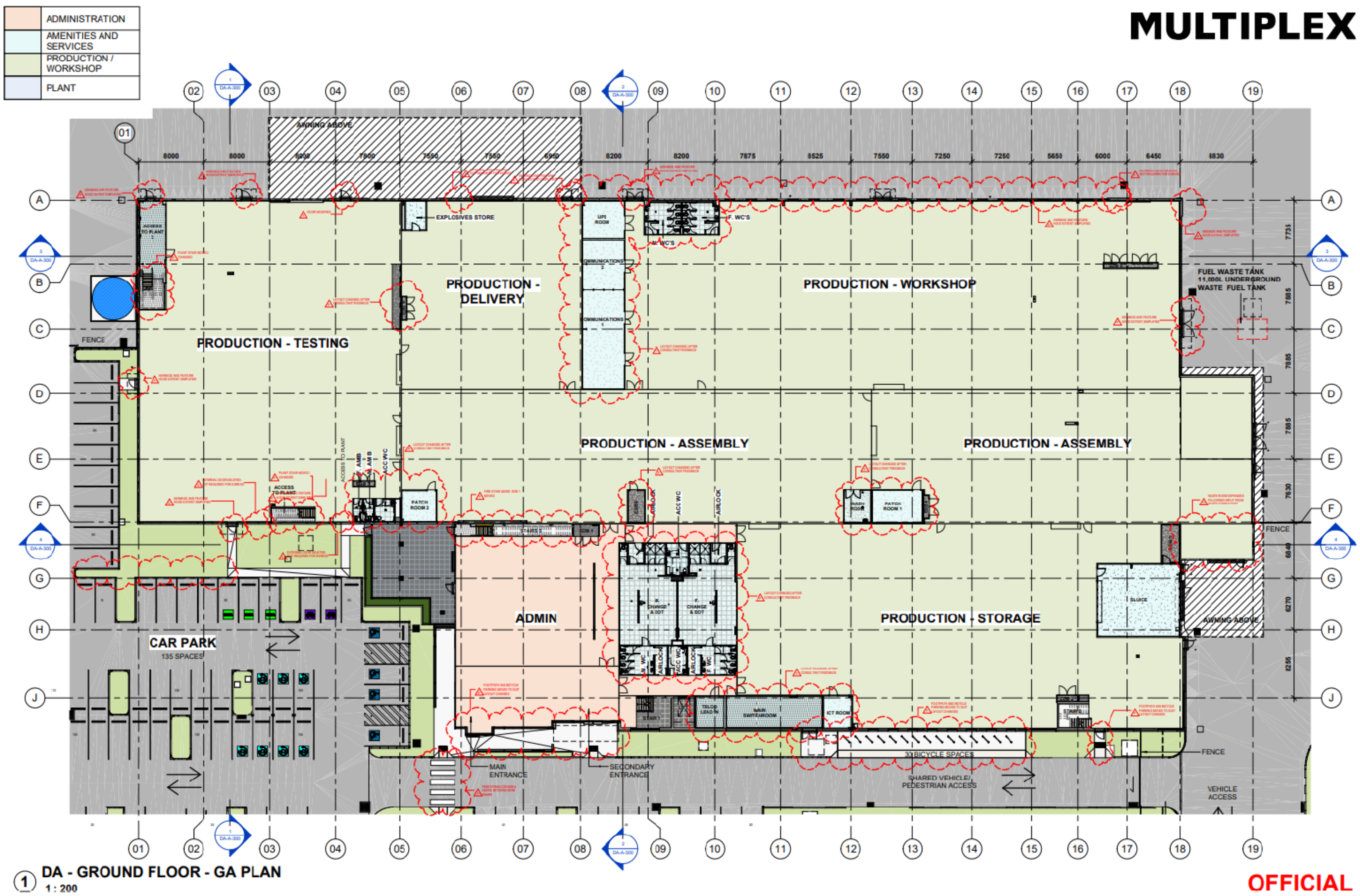


Figure 2: Ground Floor Plan

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Impact	Potential Impact	Approach
Disabled Accessibility	Disability discrimination and inequitable access	▪ Develop design to demonstrate compliance with the requirements of the relevant accessibility legislation, BCA and Australian Standards
Building Code of Australia Compliance	Non-compliance with BCA	▪ Develop design to demonstrate compliance with the BCA including the preparation of any proposed performance solutions (as required).
Landscape and Visual Amenity	Adverse visual impact on the surrounding streetscape character	▪ Develop Project design in accordance with the Landscape Plan included in Appendix G13. ▪ Lighting design is to comply with the extraneous lighting requirements specified by Civil Aviation Safety Authority (CASA) Manual of Standards (MOS-139) Aerodromes.
Infrastructure and Utilities	Impact to existing utilities in services infrastructure	▪ Undertake an updated ground search to locate services infrastructure immediately prior to commencing work. ▪ Consult with the relevant infrastructure authorities as part of the detailed design phase of the development to obtain the relevant approvals, including Section 50 Hunter Water Certificate, and ensure the obligations and statutory requirements are met. ▪ A Level 3 designer is to progress with detail design upon obtaining the relevant authority assessment results.

Transport and accessibility	Construction and operational related traffic congestion and safety issues	▪ Prepare detailed CTMP prior to commencement of construction to include details of:
		  ▪ Traffic management strategy
		  ▪ Proposed speed zone during works
		  ▪ Construction parking
		  ▪ Working hours
		  ▪ Construction vehicle movements and access arrangements
		  ▪ Proposed temporary measures such as Traffic Guidance Scheme
		  ▪ Driver code of conduct for Heavy vehicle operators
		  ▪ Site induction process for vehicle operations and regular toolbox meetings
		  ▪ Complaint resolution and disciplinary procedure
		  ▪ Community consultation measures proposed for peak periods

Noise and Vibration	Construction noise causes amenity impacts on nearby residents	▪ Construction will be undertaken during the hours recommended within the Interim Construction Noise Guidelines (DECC, 2009) being:
		  o Monday to Friday: 7am to 6pm
		  o Saturday: 8am to 1pm
		  o Sunday and public holidays: no work
		▪ Avoid unnecessary revving of engines and turn off plant that is not being used/required.
		▪ Use less noise intensive equipment where reasonable and feasible.
		▪ Organise and schedule the equipment operations to limit the noisiest machines operating simultaneously.
		▪ Construction is to be carried out during standard daytime working hours. Work generating high noise or vibration is to be scheduled during less sensitive time periods.
		▪ Organise the site so that delivery trucks and haulage trucks only drive forward to avoid the use of reversing alarms. Non-tonal alarms are to be used for any out of hours work.
		▪ Truck drivers are to be informed of site access routes, acceptable delivery hours and should minimise extended periods of engine idling.

Impact	Potential Impact	Approach
		▪ Ensure there is no unnecessary shouting or loud stereo/radios on site. There should be no dropping of metal from heights, throwing of metal items or slamming of doors. ▪ Where practical fixed plant should be positioned as far as possible from receivers. ▪ Use temporary site buildings and material stockpile as noise barrier. ▪ Where practical, a partial enclosure shall be used to minimise noise levels.
	Operational noise causes amenity impacts on nearby residents	▪ Develop Project design to ensure the Project can operate to meet the Project noise trigger levels and comply with the indoor design sound levels in noise AS2021:2015.
Air Quality	Construction air quality impacts	▪ Prepare and implement CEMP to address the air quality recommendations of the AQIA included in Appendix G4, and as follows: ▪ Construction activities will be managed to minimise the emission of visible dust beyond the construction footprint. Dust mitigation measures may include one or more of the following: o visual inspection of construction site to identify sources of dust emissions, considering weather conditions (particularly dry and windy conditions) and the scale, nature and intensity of construction activities. o scheduling of dust generating activities to minimise potential for elevated cumulative dust generation. o location and management of dust generating stockpiles away from sensitive human and ecological receptors. o application of measures to minimise dust generation from surfaces and stockpiles, such as sealing (or other treatment), application of water sprays, covers and enclosures, dust barriers or similar. o progressive site rehabilitation or stabilisation to minimise the potential for and duration of dust generation from disturbed areas. o implementation of speed limits on unsealed roads and other trafficked surfaces. ▪ Air emissions from construction plant and equipment will be minimised by: o using mains electricity or battery powered equipment instead of diesel- or petrol-powered generators where practicable. o switching off vehicles, plant and equipment when not in use. o using lower emissions plant and equipment where feasible and reasonable. ▪ Dust emissions from construction vehicles travelling to or from the construction footprint will be minimised by: o covering dust generating loads where practicable. o implementing a wheel washing system at relevant construction site access points (with rumble grids to dislodge accumulated dust and mud prior to leaving the site) where practicable. o using water-assisted sweepers or similar on access roads around the construction footprint to remove any material tracked onto those roads by construction traffic. ▪ Stockpiles of suspected soil contamination shall be appropriately bunded and covered with plastic sheeting to prevent dust lift off during windy conditions.
Hazards and Risks	Adverse risk to life and property resulting from movement and storage of DGs	▪ Ensure any DGs shall be stored in accordance with the Work Health and Safety Regulation 2017. Any documentation required by the Regulation shall be prepared prior to occupying the space with DGs. ▪ The fuel waste tank will be designed and installed, as relevant, in accordance with the Protection of the Environment Operations (Underground Petroleum Storage Systems) Regulation 2019 and the Australian Standard 4897-2008: The design, installation and operation of underground petroleum storage systems.

Impact	Potential Impact	Approach
		▪ The person responsible for a fuel storage system must not use the storage system or authorise or permit the use of the storage system, unless a fuel system operations plan (FSOP) has been prepared and implemented, pursuant to Section 18 of the Protection of the Environment Operations (Underground Petroleum Storage System) Regulation. ▪ The person responsible for a fuel storage system must not use the storage system or authorise or permit the use of the storage system, unless a leak detection system has been installed on the storage site in accordance with the requirements specified in the regulation, unless an exemption from the UPSS Regulation applies.
Bushfire	Adverse bushfire risk to life and property	▪ The Project shall be designed to comply with AS 3959-2018 (AS 3959) – Construction of buildings in bushfire-prone areas. ▪ Prepare and finalise a Bushfire Emergency Management and Evacuation Plan to detail the emergency and evacuation arrangements for occupants and visitors prior to occupation of the building, as included in Appendix G24.
Flooding	Adverse flood risk to life and property	▪ The Project shall be designed meet the relevant requirements in the Construction of Buildings in Flood Hazard Areas (Australian Building Codes Board). ▪ Prepare and finalise a Flood Emergency and Response Plan (FERP) prior to occupation of the building.
Water and Soils	Adverse impact to water and soil quality during construction and operation	▪ Prepare and implement a CEMP during construction to manage soil erosion and water quality impacts in accordance with the water and soil management principles of *Managing Urban Stormwater- Soils and Construction* (Landcom, 2004). ▪ Prepare and implement CEMP in accordance with the PFAS Management Plan prepared by Northrop for Astra Aerolab Stage 2A, 2C, 4 and 5 included in Appendix G7. ▪ Implement the recommendations of the Acidic Soils Management Plan in Appendix G21, if the Project's foundation and pavement are proposed to be installed in natural soils. ▪ Prepare and implement an Operational Management Plan (OMP) prior to occupation of the building detailing spill management procedures and routine and emergency controls to ensure that hydrocarbons and other pollutants are appropriately managed on the site to mitigate impacts to soil and water.

Contamination	Adverse impacts to health of construction personnel and the environment resulting from contamination including known PFAS contamination	▪ Implement the PFAS Management Plan prepared by Northrop for Astra Aerolab Stage 2A, 2C, 4 and 5 included in Appendix G7, to:
		  ▪ Identify whether any construction activities could disturb or interact with any PFAS contaminated soil, groundwater or surface water.
		  ▪ If construction activities could disturb or interact with any PFAS contaminated soil, groundwater or surface water:
		    o Prevent, or limit as far as possible, offsite migration of PFAS contamination;
		    o Prevent, or limit as far as possible, contact and exposure to PFAS;
		    o Manage potentially PFAS impacted groundwater that may accumulate in any footings or excavations to ensure this does not run-off the site;
		    o Manage any PFAS-impacted soils, by controlling erosion and covering stockpiles of PFAS impacted soils to protect from rainfall egress and runoff; and
		    o Ensure that any PFAS contaminated material transported from the site to a site that is lawfully able to receive it.

Impact	Potential Impact	Approach
		▪ Where PFAS contaminated material is to be removed from the site, sample the soil for PFAS and classify the soil in accordance with the EPA's Addendum to the Waste Classification Guidelines (2014) – Part 1: classifying waste to identify lawful management and disposal options. ▪ On-site workers to wear appropriate PPE when working with or in proximity to potentially contaminated surface water. ▪ Interaction with groundwater to be minimised, where possible. ▪ Any proposed dewatering activities during the construction works involving more than 3 megalitres (3ML) of groundwater must obtain approval from Water NSW (Water Supply Works Approval). ▪ Prepare an Unexpected Finds Procedure to be implemented during earthworks and construction works as detailed in the DSI Report included in Appendix G7.
Biodiversity	Adverse impacts on biodiversity during construction	▪ Prepare and implement a CEMP during construction to include the following measures to mitigate impacts to the environment: o Control the movement of vehicles, machinery and human traffic so as to minimise the potential for spread of weeds within and outside the project area. o Implement erosion and sediment controls in accordance with 'Managing Urban Stormwater: Soils and Construction' (the Blue Book). o Reduce the potential for off-site impacts arising from sedimentation, dust and noise. o Waste material and rubbish associated with the project will be regularly removed and disposed of.
Non-Aboriginal Heritage	Adverse impact on non-Aboriginal heritage during construction	▪ Prepare and implement CEMP for the Project to include unexpected finds protocol as follows: o In the unlikely event that historic heritage items or relics, including possible human skeletal remains are identified during the Project, all works in the area will cease immediately and the stop work procedure followed.
Aboriginal Cultural Heritage	Adverse impact on Aboriginal cultural heritage during construction	▪ Prepare and implement CEMP for the Project to include unexpected finds protocol as follows: o In the event that human remains are discovered during the salvage programme all work must cease in the immediate vicinity and the procedures outlined in Appendix D of the ACHAR included in Appendix G25 must be followed.
Aviation Constraints	Adverse impacts on airport operations resulting from Project design and operation	▪ As the Project site is located in an area mapped as "Bird Strike Group A", organic waste and the storage of bins associated with the Project will be covered and/or enclosed and limited on-site. ▪ External lighting will be designed to comply with the extraneous lighting controls detailed in the Civil Aviation Safety Authority (CASA) Manual of Standards (MOS-139) Aerodromes.
Waste Management	Adverse waste impacts resulting from construction and operation of the facility	▪ As the Project site is located in an area mapped as "Bird Strike Group A", organic waste and the storage of bins associated with the Project will be covered and/or enclosed and limited on-site. ▪ Waste will be assessed and categorised in accordance with the 'NSW Waste Classification Guidelines' (EPA, 2014) before being transferred to and disposed of at an appropriately licensed recycling or waste management facility. ▪ Waste generated during the construction and operational phase of the Project will be managed in accordance with the Construction Environmental Management Plan (CEMP) and Operational Management Plan (OMP) prepared for the Project. ▪ Site inductions for construction personnel are to include details of the waste management and minimisation procedures to be implemented for the Project.

Impact	Potential Impact	Approach
Social Impact	Adverse social impacts resulting from Project, primarily during the construction period	Prepare and implement CEMP to include the following measures during construction: ○ Project Procurement and Workforce Development Plan – this will outline the approach to achieve workforce development (upskilling) and targets for local procurement. ○ Grievance mechanism system – this will assist the proponent and the Principal Contractor to managed complaints and have a formal framework to manage and rectify complaints when required. ○ Community Communications Strategy – this will provide the overarching framework for engaging with the community during construction, methodology for providing information and timings to provide feedback. ○ Community Engagement Plan – This will dictate the ongoing consultation with community stakeholders and provide project updates and public notices.

APPENDIX 3 LOCATION OF NOISE SENSITIVE RECEIVERS

APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

INCIDENT NOTIFICATION REQUIREMENTS

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