

Development Consent

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

As delegate of the Independent Planning Commission of NSW (the Commission) under delegation executed on 14 June 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

27 November 2025

File: EF24/6954

SCHEDULE 1

Application Number:	SSD-70889211
Applicant:	Canberra Data Centres Pty Ltd
Consent Authority:	The Independent Planning Commission of NSW
Site:	105 & 113 Hollinsworth Road, Marsden Park Lots 10 and 11 DP 1262052
Development:	Construction and operation of a data centre with a maximum power consumption of 720 megawatts, comprising six data centre buildings, 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

Correspondence by the Applicant in response to the Department's requests for information, including:

- the letter titled *RFI Response Re: BDAR for Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 17 April 2025
- the letter titled *Additional Information in Response to Western Sydney Local Health District and Heritage NSW for Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 2 May 2025
- the letter titled *Additional Information in Response to Blacktown City Council Additional Request for Information for Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 9 May 2025
- the letter titled *Additional Information in Response to Heritage NSW Advice for Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 26 May 2025
- the letter titled *Additional Information in Response to Requests for Information Related to Marsden Park Data Centre SSD (SSD-70889211)*, prepared by Patch Planners, dated 19 June 2025
- the letter titled *Additional Information in Response to Matters Raised by Department of Planning, Housing and Infrastructure and NSW Environment Protection Authority in Relation to Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 21 August 2025
- the letter titled *Additional Information in Response to Western Sydney Local Health District for Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 11 September 2025
- the letter titled *Additional Information in Response to Exceedances of the PNTL's During Operation for Marsden Park Data Centre (SSD-70889211)*, prepared by Patch Planners, dated 24 September 2025
- Amendment Report letter, titled *Amendment to Development: Data Centre Campus at 105 & 113 Hollinsworth Road, Marsden Park (SSD-70889211)*, prepared by Patch Planners, dated 11 November 2025

Additional Information

AHIMS

Aboriginal Heritage Information Management System

Applicant

Canberra Data Centres Pty Ltd, or any person carrying out any development to which this consent applies

BC Act

Biodiversity Conservation Act 2016

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)

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, the erection of buildings and other infrastructure permitted by this consent and the commissioning of all on-site plant and equipment

Council

Blacktown City Council

Day

The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays

Department

NSW Department of Planning, Housing and Infrastructure (DPHI)

Development

The development described in Schedule 1, the EIS, 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>Environmental Impact Statement – Marsden Park Data Centre SSD-70889211 – 105 and 113 Hollinsworth Road, Marsden Park</i> , prepared by Patch Planning and dated 4 November 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
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPA	NSW Environment Protection Authority
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
HPC	Housing and Productivity Contribution
ICNG	<i>Interim Construction Noise Guideline</i> (DECC, 2009)
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: “Material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Load curtailment	Means the use of the back-up generator system to reduce the development’s use of electricity from the National Electricity Market, and does not include instances where load shedding is initiated by the Australian Energy Market Operator in accordance with the National Electricity Rules
Material harm	Is harm that: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
NPfl	<i>Noise Policy for Industry</i> (EPA, 2017)
OEMP	Operational Environmental Management Plan

Operation	The use of a 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 of this consent
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>Response to Submissions Report – Marsden Park Data Centre SSD-70889211 – 105-113 Hollinsworth Road, Marsden Park</i> , prepared by Patch Planning and dated 28 March 2025
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, 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 794 megawatts.
- A7. The Applicant must ensure:
- (a) operation of the back-up generators (including testing) does not exceed 200 hours per year;
 - (b) testing of the back-up generators is only undertaken during periods where ambient ozone concentrations are less than or equal to 170 $\mu\text{g}/\text{m}^3$;
 - (c) no more than ten (10) back-up generators are tested at any one time at a maximum load of up to 25%; and
 - (d) no more than two (2) back-up generators are tested at any one time with a maximum load of up to 100%.
- Note:** For the purposes of condition A7, calculation of how many hours the back-up generators are tested, as a collective, should be based on the hours (in real time) that testing is in fact undertaken at the site per year. For example, five generators being tested concurrently over the course of an hour would count as one hour towards the threshold stipulated by condition A7 rather than five hours.
- A8. The Applicant must ensure the diesel fuel storage capacity of the site does not exceed 7,480 tonnes at any one time.
- A9. This development consent does not permit the use of the back-up generators:
- (a) for the purpose of generating electricity to be distributed by the National Electricity Market; or
 - (b) to support load curtailment at the site.

NOTIFICATION OF COMMENCEMENT

- A10. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed 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.
- A11. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed to by the Planning Secretary).

EVIDENCE OF CONSULTATION

- A12. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A13. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A14. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A15. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A16. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A17. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
 - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Sydney Water

- A18. Prior to the commencement of construction, the Applicant must obtain Building Plan Approval for the development from Sydney Water.
- A19. Prior to the commencement of operation, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A20. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A21. Prior to the issue of an Occupation Certificate for the development, the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose (see condition A20).

EASEMENTS AND POSITIVE COVENANTS

- A22. Prior to the issue of an Occupation Certificate, a restriction on the use of land and a positive covenant under the relevant section of the *Conveyancing Act 1919* must be registered on the title of the site in respect of the ongoing management and maintenance of the on-site water sensitive urban design (WSUD) system.

The terms of the restriction and the positive covenant are to be prepared in accordance with Appendix F of Council's *Engineering Guide for Development 2005* (current version) and in consultation with Council, prior to being lodged with the NSW Land Registry Services.

The positive covenant must name Council as the prescribed authority, and can only be revoked, varied or modified with the consent of Council.

STRUCTURES, EXTERNAL WALLS AND CLADDING

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

Note:

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

- A24. 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.
- A25. The Applicant must provide a copy of the documentation given to the Certifier (see condition A24) to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

- A26. 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

- A27. Prior to the issue of a Construction Certificate for any part of the development, or timing otherwise agreed upon with Council, a contribution under section 7.11 of the *EP&A Act* of \$13,498,822.00 (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – All Groups Sydney), must be paid to Council for the infrastructure works outlined in Table 1 below and in accordance with Council's *Section 7.11 Contributions Plan No. 21 – Marsden Park*.

Table 1 Breakdown of section 7.11 contribution amount

Section 7.11 Contribution	Amount
Stormwater Quantity Bells Creek	\$9,175,358.00
Stormwater Quality Bells Creek	\$641,804.00
Traffic Management Industrial Precinct	\$3,681,660.00
Total	\$13,498,822.00

Note: The section 7.11 contribution has been based on a total developable area of 17.347 hectares. A copy of Section 7.11 Contributions Plan No. 21 – Marsden Park may be viewed/downloaded at www.blacktown.nsw.gov.au.

OPERATION OF PLANT AND EQUIPMENT

A28. Without limiting its obligations under section 124 of the POEO Act, the Applicant must ensure all plant and equipment used on site, or to monitor the performance of the development, is:

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

WORK AS EXECUTED PLANS

A29. 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 B41); and
- (b) finished ground levels.

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

APPLICABILITY OF GUIDELINES

A30. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

A31. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE AND VIBRATION

Hours of Work

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

Table 2 Hours of Work

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

- 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 is feasible and reasonable, the construction noise management levels detailed in the ICNG. All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in Appendix 2 of this consent and the development's Construction Noise Management Plan (see condition B4).

Construction Noise Management Plan

- B4. Prior to the commencement of construction, the Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of the development's CEMP in accordance with condition C2 and must:
- (a) be prepared by a suitably qualified and experienced noise expert(s);
 - (b) describe the procedures to:
 - (i) refine the construction methodology and work schedule to minimise construction noise impacts; and
 - (ii) achieve, as far as is feasible and reasonable, the noise management levels in the ICNG;
 - (c) include:
 - (i) a list of relevant management and mitigation measures, including any described in Appendix 2 of this consent;
 - (ii) a description of measures to be implemented to manage high noise generating works;
 - (iii) strategies that have been developed in consultation with nearby properties for managing noise impacts, such as any alternative construction methods with lower source intensity levels and/or provision for respite periods;
 - (iv) a description of the community consultation undertaken to develop the strategies in (c)(ii) and (c)(iii) above; and
 - (v) a complaints management system to be implemented for the duration of construction.
- B5. The Applicant must:
- (a) not commence construction until the CNMP required by condition B4 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

- B6. The Applicant must ensure that noise generated by the operation of the development does not exceed the noise limits outlined in Table 3 below during the meteorological conditions identified in Table 4, except where altered by condition B7 of this consent.

Table 3 Noise Limits (dB(A))

Location	When back-up generators are in use (incl. testing)	At all other times		
		Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)
135 Stockholm Avenue, Hassall Grove	45	42	40	38
26 Dermont Street, Hassall Grove	45	42	39	38
65 Canary Street, Marsden Park	41	41	37	38
45 Hollinsworth Rd, Marsden Park (Bait-ul-Huda Mosque)	43	42	39	37

Table 4 Applicable Meteorological Conditions

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

Note:

- Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NPfI.
- The meteorological conditions are to be determined from meteorological data obtained from the meteorological weather station identified as Bureau of Meteorology AWS at Horsley Park Equestrian Centre (Station ID: 067119) and stability category must be determined using the sigma-theta method in accordance with D.14 of the NPfI.

- B7. The development's noise limits (see condition B6) are altered in the following instances:
- during power outage events, the noise limits outlined in Table 3 do not apply; and
 - should the site be subject to meteorological conditions which are not identified in Table 4, then the applicable noise limits for the development are those outlined in Table 3 plus 5dB.

Operational Noise Verification Report

- B8. At the following stages of the development (or as otherwise directed by the Planning Secretary), the Applicant must prepare and submit a Noise Verification Report to the satisfaction of the Planning Secretary:
- Stage 1 (MP1.S2 and MP4);
 - Stage 2 (Stage 1 plus MP2 and MP5); and
 - Stage 3 (Stage 2 plus MP3 and MP6).

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

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

- B9. Each Noise Verification Report required under condition B8 of this consent must:
- (a) be prepared to the satisfaction of the Planning Secretary by a suitably qualified and experienced acoustic consultant;
 - (b) demonstrate that noise verification has been carried out in accordance with:
 - (i) *AS 1055:2018 Acoustics – Description and measurement of environmental noise* (Standards Australia, 2018); and
 - (ii) *Approved Methods for the Measurement and Analysis of Environmental Noise in NSW* (EPA, 2022);
 - (iii) the monitoring and reporting requirements detailed in Section 7 of the NPfI;
 - (c) include:
 - (i) noise measurements taken during general operation and during back-up generator operation or testing;
 - (ii) a record of the development's operating conditions during monitoring, including the number and load of cooling units, fans, and other major noise-emitting plant in operation, and, where relevant, adjustments to measured noise levels to represent maximum cooling capacity;
 - (iii) an analysis of:
 - i. the prevailing meteorological conditions;
 - ii. applicable corrections for annoying noise characteristics (as per Fact Sheet C of the NPfI); and
 - iii. the development's compliance with noise limits specified in condition B6; 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 B6.

Attended Noise Compliance Monitoring

- B10. Attended noise compliance monitoring must be undertaken within six months of the commencement of operation of Stage 1, and in the same month each subsequent year (or such other timing as agreed to by the Planning Secretary). The noise monitoring must:
- (a) be prepared by a suitably qualified and experienced acoustic consultant;
 - (b) be undertaken in accordance with the *Approved Methods for the Measurement and Analysis of Environmental Noise in NSW* (EPA, 2022);
 - (c) be reported in accordance with the reporting requirements detailed in Section 7 of the NPfI;
 - (d) be undertaken at the locations specified in condition B6;
 - (e) occur for three consecutive operating days;
 - (f) occur during each day, evening and night period as defined in the NPfI for a minimum of:
 - (i) 1.5 hours during the day;
 - (ii) 30 minutes during the evening; and
 - (iii) 1 hour during the night.

AIR QUALITY

Dust Minimisation

- B11. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B12. 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.

Ambient Air Monitoring

- B13. From the commencement of operation and for the life of the development, unless the Planning Secretary directs otherwise, the Applicant must undertake ambient air monitoring at the site in accordance with the requirements identified in Table 5 below. The ambient air monitoring data collected must be used to inform when back-up generator tests may be undertaken (see conditions A7(b) and B18(f)).

Table 5 Ambient Air Monitoring Requirements

Pollutant / Parameter	Units of measure	Frequency	Averaging Period	Method
Ozone	Microgram per cubic metre (µg/m³)	Continuous	1 hour (rolling)	AS 3580.6.1

Note: Monitoring must be carried out in accordance with AS 3580.6.1:2023 Methods for sampling and analysis of ambient air Determination of ozone - Direct-reading instrumental method (Standards Australia, 2023).

Air Quality Discharges

- B14. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.
- B15. The Applicant must ensure:
- flue gases associated with the back-up generators are vented through vertical stacks 30 metres or more above ground level and at a velocity of not less than 24 metres per second (m/s); and
 - the development is operated in such a manner that total NO_x (as NO₂ equivalent) emissions associated with the operation of the back-up generators (including testing and commissioning) are below 10.7 tonnes per year.

Annual Emissions Testing

- B16. Within twelve (12) months of the commencement of operation, and every twelve (12) months thereafter, unless the Planning Secretary directs otherwise, the Applicant must undertake an annual emissions test on at least one (1) back-up generator for the pollutants and parameters identified in Table 6 below. The back-up generator must be selected on a rotational basis.

Table 6 Annual Emissions Testing Requirements

Pollutant / Parameter	Units of measure	Frequency ¹	Sampling Method ²
Nitrogen dioxide or nitric oxide (as NO ₂ equivalent)	Milligrams per cubic metre	Special frequency 1	TM-11
Temperature	Degrees Celsius (°C)	Special frequency 1	TM-2
Velocity	Metres per second	Special frequency 1	TM-2
Oxygen	Percent (%)	Special frequency 1	TM-25
Flowrate	Cubic metres per second	Special frequency 1	TM-2

Note:

- ¹ Special frequency 1 means sufficient number of tests to enable determining of compliance with conditions A7(a) and B15 of this consent.
- ² The sampling methods are those contained in the Approved Methods for the Sampling and analysis of Air Pollutants in NSW (EPA, 2022).

Back-up Generator System

- B17. 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

- B18. 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:
- be prepared by a suitably qualified and experienced person(s);
 - be prepared in consultation with the EPA;
 - detail all emissions from all sources of the development, including particulate emissions;
 - describe a program that is capable of evaluating the performance of the operation against the criteria in the Approved Methods for Modelling and Assessment of Air Pollutants in NSW (EPA, 2022), and determining compliance with key performance indicators;
 - identify any control measures that will be implemented for each emission source;

- (f) include a Back-up Generator Testing Protocol for the development which:
 - (i) includes a protocol for determining when back-up generator testing can be undertaken;
 - (ii) identifies those instances where tests would be reduced and/or ceased to ensure compliance with condition A7; and
 - (iii) is informed by data from:
 - a. the NSW ambient air monitoring network (including forecasting); and
 - b. any available on-site ambient air monitoring (see condition B13);
- (g) outline the monitoring procedure/s which would be implemented during each power outage event; and
- (h) include a Power Outage Notification Protocol for the development that must:
 - (i) identify the neighbouring properties which would be notified should a power outage event last 30 minutes or more;
 - (ii) identify the trigger point(s) for notifying neighbouring properties that the back-up generator system is operating; and
 - (iii) detail how these properties would be made aware that the development's back-up generator system is required to operate for the duration of the power outage event.

B19. The Applicant must:

- (a) not commence operation until the AQMP required by condition B18 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

B20. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

GREENHOUSE GAS EMISSIONS

B21. From the commencement of operation, the Applicant must:

- (a) implement the most recent version of the Greenhouse Gas Mitigation Plan included in the Submissions Report for the life of the development; and
- (b) review and, if necessary, revise the mitigation measures included in this plan every three years.

B22. Where revisions are made to Greenhouse Gas Mitigation Plan (see condition B21(b)), the Applicant must ensure a copy of the updated plan is provided to the Planning Secretary within six weeks of the review taking place.

HAZARDS AND RISK

Dangerous Goods

B23. The Applicant must ensure that the quantities of dangerous goods stored and handled at the site remain below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* (DoP, 2011) at all times.

B24. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:

- (a) all relevant Australian Standards (including AS 1940:2017 for the storage of diesel); and
- (b) for liquids:
 - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (ii) the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (DCCEEW, 2007).

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

Fire Safety Study

B25. At least one month prior to the commencement of construction of the development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit, for the approval of the Planning Secretary, a Fire Safety Study (FSS) for the development. The FSS must:

- (a) meet the operational requirements of FRNSW;
- (b) address the relevant aspects of:

- (i) *Hazardous Industry Planning Advisory Paper No. 2, 'Fire safety study guidelines'* (DoP, 2011); and
- (ii) *Best practice guidelines for contaminated water retention and treatment systems* (NSW HMPCC, 1994);
- (c) consider the operational capability of local fire agencies and the need for the development to achieve an adequate level of on-site fire and life safety independence;
- (d) verify the final design of the development's fire safety systems complies with:
 - (i) *AS/NZS 4681:2000 The storage and handling of Class 9 (miscellaneous) dangerous goods and articles* (Standards Australia, 2000);
 - (ii) *IEC 62619:2022 Secondary cells and batteries containing alkaline or other non-acid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications* (IEC, 2022); and
 - (iii) *AS 1940:2017 The storage and handling of flammable and combustible liquids* (Standards Australia, 2017);
- (e) consult with FRNSW and report on the outcome of consultation with FRNSW regarding the fire safety system's compliance with *Loss Prevention Data Sheet 5-32 – Data centres and related facilities* (FM Global Property, 2022); and
- (f) include FRNSW's correspondence stating that the FSS has been prepared to their satisfaction.

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

- B26. 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 B25 has been approved by FRNSW and the Planning Secretary.

Emergency Plan

- B27. No later than two months prior to the commencement of operation of the development, or within such further period as the Planning Secretary may agree, the Applicant must submit a comprehensive Emergency Plan and detailed emergency procedures for the development to the satisfaction of the Planning Secretary. The Emergency Plan must:
- (a) include consideration of the safety of all people outside of the development who may be at risk from the development; and
 - (b) be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'* (DoP, 2011);
 - (c) include an Emergency Services Information Package in accordance with FRNSW's *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans* (FRNSW, 2019), to the satisfaction of FRNSW.
- B28. The Applicant must:
- (a) implement the most recent version of the Emergency Plan and the Emergency Services Information Package (see condition B27) for the duration of the development; and
 - (b) keep a copy of the Emergency Services Information Package on-site in a prominent position adjacent to the site entry points at all times.

BUSH FIRE MANAGEMENT

Bush Fire Design Measures

- B29. The Applicant must ensure the development complies with:
- (a) the relevant provisions of *Planning for Bush Fire Protection* (RFS, 2019); and
 - (b) the findings and recommendations in the Bush Fire Assessment Report included in the EIS, prepared by Building Code & Bushfire Hazard Solutions Pty Limited and dated 11 September 2024.

Bush Fire Emergency Management and Evacuation Plan

- B30. 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).

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B31. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the development's CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with 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 surrounding businesses of any potential disruptions to routes.

B32. The Applicant must:

- (a) not commence construction until the CTMP required by condition B31 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

B33. 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

B34. The Applicant must ensure:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths, parking bay dimensions and directional arrows) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009);
- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles, equipment and bins associated with the development are not parked and/or stored on public roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site; and
- (g) all on-site turning areas are kept clear of any obstacles, including parked vehicles, at all times.

Workplace Travel Plan

B35. Prior to the commencement of operation, the Applicant must prepare a Workplace Travel Plan to encourage the use of sustainable and active transport options by operational staff. The Workplace Travel Plan must form part of the development's OEMP in accordance with 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.

B36. The Applicant must:

- (a) not commence operation until the Workplace Travel Plan required by condition B35 is submitted to the Planning Secretary; and
- (b) implement the most recent version of the Workplace Travel Plan submitted to the Planning Secretary for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B37. The Applicant must:

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

Erosion and Sediment Control

B38. 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 development's CEMP (see condition C2).

B39. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B38 for the duration of construction.

Discharge Limits

B40. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as specified in the EPL applicable to the site or in accordance with any applicable regulations under the POEO Act.

Stormwater Management System

B41. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise the system's detailed design. The final stormwater management system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be designed in consultation with Council;
- (c) be generally in accordance with:
 - (i) the conceptual design included in the Additional Information;
 - (ii) Council's Works Specification – Civil (Current Version);
 - (iii) Council's Engineering Guide for Development (Current Version);
 - (iv) Council's On-Site Detention General Guidelines and Checklist; and
 - (v) Council's WSUD Standard Drawings A(BS)175M (Current Version);
- (d) be in accordance with applicable Australian Standards; and
- (e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

B42. 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 B41) and ensure the system is operational.

B43. The Applicant must maintain the stormwater management system installed on the site under condition B41 for the duration of operation.

ABORIGINAL HERITAGE

B44. The Applicant must take all reasonable steps so as to not harm, modify or otherwise impact Aboriginal objects, except where authorised by this consent.

B45. The Applicant must consult with the Registered Aboriginal Parties (RAPs) regularly throughout the construction and operation of the development.

Aboriginal Cultural Heritage Management Plan

B46. Prior to the commencement of any clearing or construction works for the development, only within the Area of Conversation, the Applicant must prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) for the development to the satisfaction of the Planning Secretary. The ACHMP must form part of the development's CEMP and OEMP (see conditions C2 and C5), and must:

- (a) be prepared by a suitably qualified and experienced expert, in consultation with the RAPs and Heritage NSW;

- (b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development;
- (c) include an outline of all approvals applicable to the site, including identification of any ongoing or outstanding conditions and requirements surrounding the management of Aboriginal objects;
- (d) include a description of the measures (and associated methodologies) that would be implemented to:
 - (i) protect Aboriginal objects at the site, where required, or items located outside the approved development footprint (including, but not limited to, AHIMS site 45-5-5882 (HWR 1));
 - (ii) minimise and manage the impacts of the development on Aboriginal heritage items that cannot be avoided, including a strategy for the short-term and long-term management of any Aboriginal objects or material salvaged from the site (including those recovered during previous test excavations);
 - (iii) address all comment received from the RAPs; and
 - (iv) ensure workers on-site receive suitable heritage inductions prior to carrying out construction works, and that records are kept of these inductions;
- (e) include updated mapping of all areas that have been and will be subject to mitigation measures, such as surface collection, salvage or protective fencing; and
- (f) include a contingency plan and reporting procedure for the management of Unexpected Heritage Finds and Human Remains, prepared in accordance with the guidelines and standards specified by Heritage NSW.

Note: Any newly identified Aboriginal objects or sites identified under subpoint (f) must be registered within the AHIMS database.

B47. The Applicant must:

- (a) not commence construction until the ACHMP (see condition B46) is approved by the Planning Secretary; and
- (b) implement the most recent version of the ACHMP approved by the Planning Secretary for the duration of the development.

Aboriginal Cultural Heritage Salvage Report

B48. Within 12 months of the completion of any Aboriginal cultural heritage salvage activities at the site (see condition B46(d)(ii)), the Applicant must prepare an Aboriginal Cultural Heritage Salvage Report documenting all on-site salvage activities. The report must:

- (a) be prepared in accordance with the *Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in New South Wales* (OEH, 2011) and the *Code of Practice for Archaeological Investigation of Aboriginal Objects in NSW* (OEH, 2010);
- (b) be prepared in consultation with the RAPs (for a minimum of 28 days);
- (c) document the results of the salvage activities (with artefact analysis and identification of a final repository for the finds);
- (d) document the additional consultation undertaken with the RAPs in relation to the salvage activities; and
- (e) include evidence that an Aboriginal Site Impact Recording Form/s (ASIRFs) have been submitted to the AHIMS registrar for each Aboriginal site that has been subject to salvage.

The final report must be provided to the Planning Secretary, Heritage NSW, Council, the Deerubbin Land Council and the RAPs.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

B49. 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.

B50. 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

Ecosystem Credits

B51. Prior to any clearing or construction works for the development, the Applicant must purchase and retire one (1) ecosystem credit and four (4) species credits to offset the removal/disturbance of those ecosystems and species identified in Appendix 2 of this consent. The credits must be retired in accordance with the requirements of the Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016* (BC Act).

- B52. The requirement to retire ecosystem and species credits (see condition B51) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of credits, as calculated by the Biodiversity Offsets Payment Calculator.
- B53. Prior to undertaking any clearing or construction works for the development, the Applicant must provide the Planning Secretary with evidence that:
- (a) the retirement of ecosystem and species credits has been completed in accordance with condition B51; or
 - (b) a payment has been made to the Biodiversity Conservation Fund in accordance with condition B52.

Tree Protection Measures

- B54. All trees identified for retention within the site are to be retained and protected throughout the life of the development. The trees are to be protected in accordance with the latest version of *AS 4970:2009 – Protection of Trees on Development* (Standards Australia, 2009) and the recommendations of the Updated Tree Protection Plan, prepared by Arborsure and dated 7 February 2025 (Appendix A15 of the Submissions Report). All required tree protection measures must be implemented prior to the commencement of construction works at the site.
- B55. Prior to the commencement of construction, a project arborist with a minimum 'Australian Qualifications Framework – Level 5' certification is to be appointed. The project arborist is to:
- (a) oversee the tree protection measures required under this consent;
 - (b) oversee any works within the Tree Protection Zones established under this consent; and
 - (c) complete regular inspections of retained trees to ensure that protection measures specified in condition B54 are being adhered to for the duration of construction.
- B56. In the event that native fauna is found during tree removal works, all works in the immediate vicinity of the animal(s) must cease. Work in the immediate vicinity of the animal(s) must not recommence until a trained wildlife handler attends the site or the animal relocates itself.

Vegetation Management Plan

- B57. Prior to the commencement of construction, the Applicant must prepare a Vegetation Management Plan (VMP) for the development to the satisfaction of the Planning Secretary. The VMP must ensure the protection and improvement of retained vegetation at the site, and must:
- (a) form part of the development's CEMP and OEMP (see conditions C2 and C5);
 - (b) be prepared by a suitably qualified bush regenerator and/or ecologist; and
 - (c) include details of the on-going habitat management, revegetation works, weed management and Asset Protection Zone (APZ) maintenance procedures to be implemented at the site.
- B58. The Applicant must:
- (a) not commence vegetation clearing for construction until the VMP required by condition B57 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the VMP approved by the Planning Secretary for the life of the development.

Pests, Vermin and Priority Weed Management

- B59. The Applicant must:
- (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and
 - (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

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

CONTAMINATION

Unexpected Finds

- B60. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must:
- (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

Southern Façade Treatment

- B61. Prior to the commencement of operation of Buildings 1, 2 and 3 (or other timeframe agreed to by the Planning Secretary), the Applicant must ensure that the respective southern façade architectural treatments, as detailed in the Façade Articulation Design Report prepared by EJE Architecture and dated 13 June 2025 (Rev C), have been implemented for each corresponding building.

The final façade architectural treatments must be consistent with Design Option D of the Façade Articulation Report, subject to the following amendments:

- (a) the 'dimensional anodised aluminium panels' must account for at least 65% of the leaf motifs applied to the façade; and
- (b) the final colouring of the 'dimensional anodised aluminium panels' must be consistent with the colour palette presented in Section 3 of the Articulation Report.

Landscaping

- B62. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan (LMP) to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The LMP must form part of the development's OEMP in accordance with condition C5, and must:

- (a) detail the species to be planted on-site;
- (b) be consistent with:
 - (i) the planting schedule, species, pot size and number of plants as described within the Landscape Masterplan prepared by Terras Landscape Architects, dated 19 February 2025 (Revision G);
 - (ii) Appendix 4 of *Planning for Bush Fire Protection* (RFS, 2019); and
 - (iii) the relevant Management and Mitigation Measures included in Appendix 2 of this consent; and
- (c) describe the monitoring and maintenance measures which would be implemented to manage landscaping works.

- B63. The Applicant must:

- (a) not commence operation until the LMP required by condition B62 is approved by the Planning Secretary;
- (b) implement the most recent version of the LMP approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the most recent version of the approved LMP for the life of the development.

Lighting

- B64. 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

- B65. All signage and fencing must be erected in accordance with the development plans included in Appendix 1 of this consent.

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

WASTE MANAGEMENT

- B66. Waste generated by the development must be secured and maintained within designated on-site waste storage areas until it is removed from the site.

- B67. 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).

- B68. The Applicant must ensure:

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

- B69. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) details of the community consultation and complaints handling procedure to be implemented during construction;
 - (b) Construction Noise Management Plan (see condition B4);
 - (c) Construction Traffic Management Plan (see condition B31); and
 - (d) Erosion and Sediment Control Plan (see condition B38);
 - (e) Aboriginal Cultural Heritage Management Plan (see condition B46);
 - (f) Vegetation Management Plan (see condition B57); and
 - (g) a copy of the development's Unexpected Contamination Finds Procedure (see condition B60).
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP required by condition C2 is approved by the Planning Secretary; and
 - (b) carry out construction of the development in accordance with the CEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

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

- C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:
- (a) a description of the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (b) a description of the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints, including a protocol for investigating noise complaints through attended monitoring conducted in accordance with the *Approved Methods for the Measurement and Analysis of Environmental Noise in NSW* (EPA, 2022);
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (c) Air Quality Management Plan (see condition B18);
 - (d) Workplace Travel Plan (see condition B35);
 - (e) a copy of the development's Aboriginal Cultural Heritage Management Plan (see condition B46);
 - (f) Vegetation Management Plan (see condition B57); and
 - (g) Landscape Management Plan (see condition B62).
- C7. The Applicant must:
- (a) not commence operation until the OEMP required by condition C5 is approved by the Planning Secretary; and
 - (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C8. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:
- (a) the submission of an incident report under condition C10;
 - (b) the submission of a Compliance Report under condition C14;
 - (c) the submission of a Back-up Generator Incident Report under condition C17;
 - (d) the approval of any modification of the conditions of this consent; or
 - (e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.
- C9. If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, the Applicant must ensure the strategies, plans and programs required under this consent are revised, to the satisfaction of the Planning Secretary.

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

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

- C10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.
- C11. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 4 of this consent.

Non-Compliance Notification

- C12. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).
- C13. A non-compliance notification submitted under condition C12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

Compliance Reporting

- C14. Within the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary, which reviews the environmental performance of the development to the satisfaction of the Planning Secretary. Each Compliance Report must:
- (a) be prepared in accordance with the *Compliance Reporting Post Approval Requirements* (DPIE, 2020);
 - (b) identify any trends in the monitoring data over the life of the development;
 - (c) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
 - (d) describe what measures will be implemented over the next year to improve the environmental performance of the development.
- C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Back-Up Generator Annual Report

- C16. Within fifteen (15) months of the commencement of operation, and in the same month each subsequent year (or such other timing as agreed to in writing by the Planning Secretary), the Applicant must prepare a Back-up Generator Annual Report to the satisfaction of the Planning Secretary. Each report must be submitted to the Planning Secretary and the EPA, and include:
- (a) an operations log for the back-up generators, detailing the:
 - (i) date, time and duration of each use (including, but not limited to: testing, maintenance activities and use during a power outage event); and
 - (ii) ambient ozone concentrations for each period of generator operation (see condition B13);
 - (b) details regarding the:
 - (i) total number of hours the back-up generators were operated for;
 - (ii) total quantity of diesel fuel used by the back-up generators;
 - (iii) results of the annual emissions testing (see condition B16);
 - (iv) the development's compliance with the relevant emission limits in the Protection of the Environment Operations (Clean Air) Regulation 2022;
 - (v) load calculations to determine compliance with NOx load limits for the back-up generators; and
 - (c) evidence of the development's compliance with conditions A7 and B15.

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 B18(h));
 - (c) assessment of any air quality impacts resulting from the operation of the back-up generators; and

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

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

Monitoring and Environmental Audits

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

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

ACCESS TO INFORMATION

- C19. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated quarterly;
 - (ix) the Compliance Report of the development;
 - (x) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;
 - (xi) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

TOTAL ROOM AREAS		TOTAL SITE GFA	
GFA	AREA	GFA	AREA
FOH OFFICE	417 m ²	FOH OFFICE	417 m ²
PLANT	2,432 m ²	SECURITY OFFICE	129 m ²
SECURITY OFFICE	129 m ²	TECHNICAL	4,260 m ²
TECHNICAL	4,260 m ²	VERTICAL CIRCULATION	29 m ²
DEVELOPMENT 1		DEVELOPMENT 1	
FOH OFFICE	811 m ²	FOH OFFICE	811 m ²
LOADING	362 m ²	TECHNICAL	29,887 m ²
PLANT	1,581 m ²		
TECHNICAL	26,687 m ²		
VERTICAL CIRCULATION	65 m ²		
DEVELOPMENT 2		DEVELOPMENT 2	
CLIENT OFFICE	171 m ²	CLIENT OFFICE	171 m ²
FOH OFFICE	30 m ²	FOH OFFICE	30 m ²
LOADING	2,364 m ²	LOADING	2,364 m ²
PLANT	371 m ²	PLANT	371 m ²
TECHNICAL	37,184 m ²	TECHNICAL	37,184 m ²
VERTICAL CIRCULATION	81 m ²	VERTICAL CIRCULATION	81 m ²
DEVELOPMENT 3		DEVELOPMENT 3	
CLIENT OFFICE	171 m ²	CLIENT OFFICE	171 m ²
FOH OFFICE	30 m ²	FOH OFFICE	30 m ²
LOADING	2,364 m ²	LOADING	2,364 m ²
PLANT	371 m ²	PLANT	371 m ²
TECHNICAL	37,184 m ²	TECHNICAL	37,184 m ²
VERTICAL CIRCULATION	81 m ²	VERTICAL CIRCULATION	81 m ²
DEVELOPMENT 4		DEVELOPMENT 4	
CLIENT OFFICE	171 m ²	CLIENT OFFICE	171 m ²
FOH OFFICE	30 m ²	FOH OFFICE	30 m ²
LOADING	2,364 m ²	LOADING	2,364 m ²
PLANT	371 m ²	PLANT	371 m ²
TECHNICAL	37,184 m ²	TECHNICAL	37,184 m ²
VERTICAL CIRCULATION	81 m ²	VERTICAL CIRCULATION	81 m ²
DEVELOPMENT 5		DEVELOPMENT 5	
CLIENT OFFICE	171 m ²	CLIENT OFFICE	171 m ²
FOH OFFICE	30 m ²	FOH OFFICE	30 m ²
LOADING	2,364 m ²	LOADING	2,364 m ²
PLANT	371 m ²	PLANT	371 m ²
TECHNICAL	37,184 m ²	TECHNICAL	37,184 m ²
VERTICAL CIRCULATION	81 m ²	VERTICAL CIRCULATION	81 m ²
DEVELOPMENT 6		DEVELOPMENT 6	
CLIENT OFFICE	171 m ²	CLIENT OFFICE	171 m ²
FOH OFFICE	30 m ²	FOH OFFICE	30 m ²
LOADING	2,364 m ²	LOADING	2,364 m ²
PLANT	371 m ²	PLANT	371 m ²
TECHNICAL	37,184 m ²	TECHNICAL	37,184 m ²
VERTICAL CIRCULATION	81 m ²	VERTICAL CIRCULATION	81 m ²
Grand total	276,632 m ²	Grand total	276,632 m ²

INDICATIVE PARKING		
PARKING BAY TYPE	DIMENSIONS	COUNT
ACCESSIBLE PARKING BAY	5400 x 2000	10
STANDARD PARKING BAY	5400 x 2000	42
TYPICAL PARKING BAY	5400 x 2000	258
Grand total		268

BICYCLE PARKING
 16 TOTAL REQUIRED FOR THE DEVELOPMENT:
 16 SPACES FOR MAIN BUILDING ENTRY HAVE BEEN
 ACCOMMODATED ON THIS DRAWING PACKAGE

- LEGEND**
- PROPOSED SUBSTATION
 - PROPOSED DEVELOPMENT - CURRENT SSDA DOCUMENTATION
 - UNDER APPROVAL - SEPARATE DA
 - SECURITY PALISADE FENCING
 - FOR LANDSCAPING DESIGN DETAILS REFER TO LANDSCAPE ARCHITECTS DOCUMENTATION

EJE ARCHITECTURE
 105-113 Hollingsworth Road
 Marsden Park, NSW 2765
 Tel: 02 9611 1111
 Email: info@eje.com.au
 Website: www.eje.com.au

DRAWING TO BE PRINTED/VIEWED IN COLOUR

Scale bar: 0m, 10m, 20m, 30m, 40m, 50m, 60m, 70m, 80m, 90m, 100m

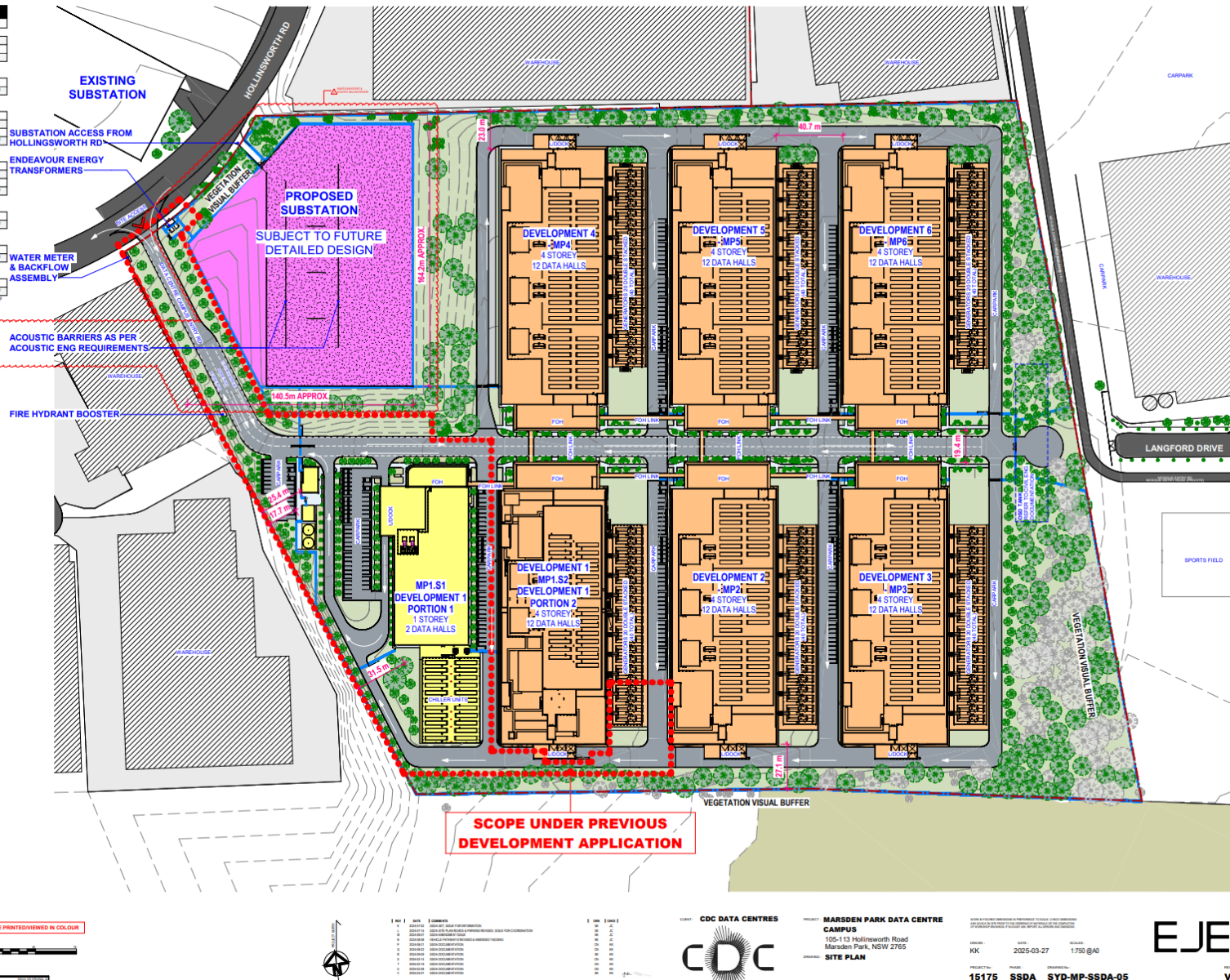


Figure 1 Site Plan

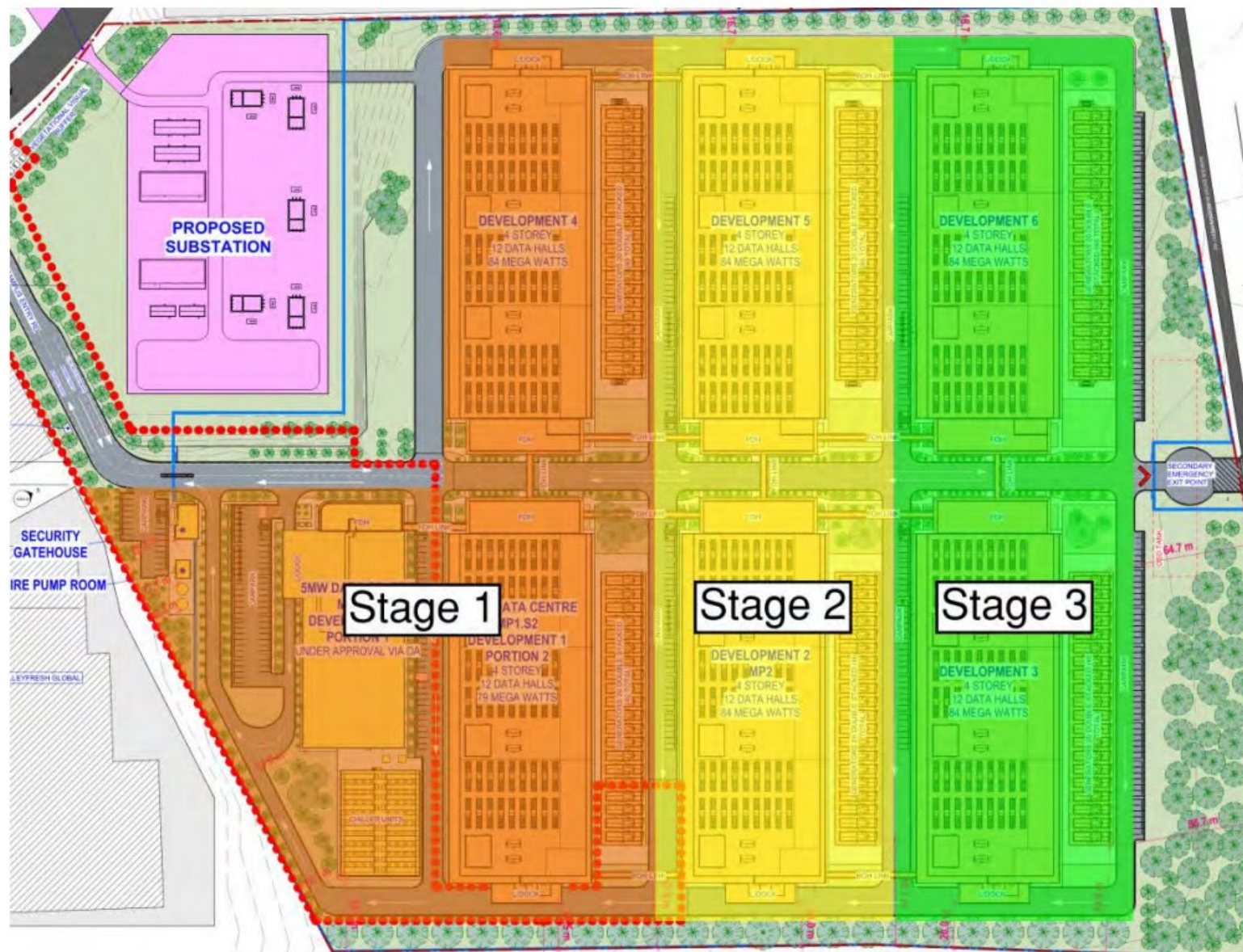


Figure 2 Staging Plan

Job No.	Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by EJE Architecture Pty Ltd				
15175	SYD-MP-SSDA-05	Site Plan	V	27/03/2025
15175	SYD-MP-SSDA-06	Site Plan Floor Plan	R	27/03/2025
15175	SYD-MP-SSDA-07	Site Sections 1	J	06/06/2025
15175	SYD-MP-SSDA-08	Site Sections 2	H	06/06/2025
15175	SYD-MP-SSDA-09	Site Boundary Elevations	J	06/06/2025
15175	SYD-MP-SSDA-13	Typical Data Centre – Ground Floor Plan	H	09/09/2024
15175	SYD-MP-SSDA-14	Typical Data Centre – Level 1 Plan	H	14/02/2025
15175	SYD-MP-SSDA-15	Typical Data Centre – Level 2 Plan	H	14/02/2025
15175	SYD-MP-SSDA-16	Typical Data Centre – Level 3 Plan	G	09/09/2024
15175	SYD-MP-SSDA-17	Typical Data Centre – Roof Plan	H	14/02/2025
15175	SYD-MP-SSDA-18	Typical Data Centre – Chiller Deck Level	H	14/02/2025
15175	SYD-MP-SSDA-19	Typical Data Centre – Elevations 1 – Type A	K	06/06/2025
15175	SYD-MP-SSDA-20	Typical Data Centre – Elevations 2 – Type B	K	06/06/2025
15175	SYD-MP-SSDA-21	Typical Data Centre – Sections 1	K	06/06/2025
15175	SYD-MP-SSDA-27	Rooftop Acoustic Treatment – MP1.S2	A	28/02/2025
15175	SYD-MP-SSDA-28	Rooftop Acoustic Treatment – MP2 – MP3	A	28/02/2025
15175	SYD-MP-SSDA-29	Rooftop Acoustic Treatment – MP4, MP5, MP6	A	28/02/2025
Civil Drawings prepared by Stantec Australia Pty Ltd				
3013514444	CDC-SYD-MP-CV-0070-01	Portion 2 – SSDA Erosion and Sediment Control Plan	C	24/01/2025
3013514444	CDC-SYD-MP-CV-0100-01	Portion 2 – SSDA Bulk Earthworks Plan	A	24/01/2025
3013514444	CDC-SYD-MP-CV-0200-01	Portion 2 – SSDA Retaining Wall Plan	E	24/01/2025
3013514444	CDC-SYD-MP-CV-0400-01	Portion 2 – SSDA Roads and Grading Plan Overall	G	18/02/2025
3013514444	CDC-SYD-MP-CV-0440-01	Portion 2 – SSDA Pavements Plan Overall	G	18/02/2025
3013514444	CDC-SYD-MP-CV-05200-01	Portion 2 – SSDA Stormwater Layout	G	18/02/2025
Landscape Plans prepared by Terras Landscape Architects				
15175.5	SYD-MP0-LS-L212	Site Masterplan	G	19/02/2025
15175.5	SYD-MP0-LS-L316	Site Planting Organisational Plan	G	19/02/2025
15175.5	SYD-MP0-LS-L316	Planting Palette	G	19/02/2025

APPENDIX 2 BIODIVERSITY CREDITS

Table 7 Ecosystem credits required to be retired

PCT	TEC	Impact area (ha)	Required credits
3448 – Castlereagh Ironbark Forest	Shale-gravel Transition Forest in the Sydney Basin Bioregion	0.01 ha	1

Table 8 Species credits required to be retired

Common name	Scientific name	BC Act status	Loss of habitat (ha)	Required credits
Juniper-leaved Grevillea	<i>Grevillea juniperina subsp. juniperina</i>	Vulnerable	0.005 ha	1
Cumberland Plain Land Snail	<i>Meridolum corneovirens</i>	Endangered	0.005 ha	1
Sydney Plains Greenhood	<i>Pterostylis saxicola</i>	Endangered	0.005 ha	1
Sydney Bush-pea	<i>Pultenaea parviflora</i>	Endangered	0.005 ha	1

APPENDIX 3 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
Landscaping	Landscape Masterplan 19 February 2025 Prepared by Terras	- Planted areas within the development will incorporate a mix of medium and large canopy trees around the site boundary and an understorey of low shrubs and grasses/groundcovers in order to create a visual buffer of the proposal. - Additionally where there is adequate spacing, the proposal seeks to introduce additional internal tree planting to contribute to the overall landscape strategy. - Decorative foliage and flowering species are to highlight the entry from Hollinsworth Road as well as the internal central road through the middle campus. - To facilitate water management, indigenous and native species with low water requirements are to be planted, water is to be collected on-site for irrigation, and mulching is to be provided to new planted areas.
Tree Protection	SSDA Tree Protection Plan 7 February 2025 Prepared by Arborsure	When working in proximity of any tree to be retained or the nominated Tree Protection Zone (TPZ) located within or adjacent to potential development areas, the following general management principles should be adopted: - earthworks around subject trees are to be undertaken in the presence of an AQ5-certified arborist who may provide additional on-site advice. - machine digging within the root mass of the subject tree (or trees) is to be minimised and, where possible, replaced by hand digging. - any exposed roots of the subject tree should be wrapped and protected during exposure and be replaced in a similar position prior to disturbance. - inspection of retained trees by an AQ5-certified arborist should be conducted annually to 3 years after development completion. Any retained tree on site will require protection both during and after development construction, applying the following. Tree protection guidelines The following guidelines are proposed in relation to any trees that may be retained within or adjacent to the proposed works area: - Installation of a TPZ will be required surrounding any retained tree or group of trees. This TPZ can generally be provided by preserving an area equivalent to that shown in Attachment 1. A SRZ will apply to all retained trees near work areas. No more than 10% of the TPZ should be impacted by earthworks with no infiltration into the

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		SRZ. The TPZ is to be compensated elsewhere on the impacted tree to compensate for the loss of small areas of the TPZ. This is achieved by increasing the TPZ to an equivalent area to the area of impacted TPZ (Figure 5). ii. Trees to be retained, and in close proximity to any works, are to be protected by temporary fencing. Such temporary fencing can be constructed from plastic mesh, post and wire or temporary chain link fence panels. All fence posts and supports are to be located clear of the roots and have sufficient strength to support the fence without bending or collapsing. TPZs in close proximity to proposed works are to be marked and sign posted. The protection fencing is not to be removed or altered without the approval an appointed arborist. TPZ fencing is to be inspected on a regular basis and maintained in good condition. iii. All trees nominated for removal are to be removed only after the temporary fencing of the trees to be retained has been completed and prior to any construction activity or bulk earthworks. Approved tree removal operations in the vicinity of retained trees are to be undertaken in a manner that avoids canopy or root damage and / or soil compaction to any TPZ associated with any retained tree. Such works should be supervised by a qualified arborist. iv. Stumps are to be ground not dozed or dug out unless they impact on the installation of services, roads or building works. v. All excavation including but not limited to trenches, footings and major earth movement are to be avoided within TPZs. vi. Stockpiling materials and soils within TPZs are to be avoided. vii. All machinery and vehicles are to be excluded from TPZs during all operations. viii. Where the proposed works are likely to cause excessive dust generation, the tree is to be protected with shade cloth on the tree protection fence to minimise dust collection on the leaves. ix. The following activities prohibited within TPZs includes but is not limited to: • machine excavation (including trenching) • excavation for silt fencing • cultivation • storage

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		• preparation of chemicals, including cement products • parking of vehicles or plant • refuelling • dumping of waste • refuelling • wash down or cleaning of equipment • placement of fill • lighting of fires • soil level changes • temporary or permanent installation of signs • Physical damage to trees. x. Any works undertaken within TPZs are to be supervised and certified (photographed and documented) by a qualified AQF5 arborist. xi. Where advised by the arborist, trunk, and branch protection (Figure 6) is to be installed to a minimum height of 2m using materials and positioning as advised by an appointed arborist. xii. Where advised by the arborist, other temporary root protection measures such as thick mulch (50-100mm deep) or crushed rock below rumble boards, are to be installed to prevent root damage and soil compaction within the TPZ. xiii. Scaffolding is to be erected outside of the TPZ, where unavoidable, protection measures are to be specified by the appointed arborist. xiv. All services are to be routed outside of the TPZ. Where not possible the arborist will specify directional drilling (at least 600mm deep) or manual excavation to avoid impacted on the in-situ roots subject to the works and potential root damage.

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		xv. If pruning is required it is to be undertaken or supervised by a Qualified AQF3 arborist in accordance with Australian Standards AS4373- 2007 Pruning of amenity trees, to help prevent structural damage, disease, and poor form. General tree protection measures during construction Before commencing earthworks or construction, the removal of identified trees should be carried out with meticulous attention to prevent any damage to the retained trees within and around the site. This includes safeguarding all aspects of retained trees, such as canopy foliage, branches, trunk, and the Tree Protection Zone (TPZ). Prior to demolition or earthworks, secure protective fencing is to be erected around individual trees or groups of trees that have been identified as being retained. This fencing shall be located no closer than the extent of the TPZ of each retained tree (refer to the Tree Retention and Removal Plan). Where the structure to be demolished is within the TPZ the protective fencing shall be aligned to be a maximum of 0.5m away from the structure to be demolished. Where the approved construction footprints encroach into the TPZ, protective fencing must be aligned no further than 0.5 metre away from the proposed structure or footprint. The purpose of the fencing is to protect the tree roots, trunk, and branches, and to minimise detrimental impacts on the trees during demolition and construction. The site supervisor shall always ensure that during site works that no activities, stockpiles, storage, disposal of materials, vehicle access or vehicle and machinery parking shall take place within the areas encompassed by the tree protection fencing. The site supervisor shall also ensure that the protective fences remain secure throughout the development work period. Construction scaffolding can be erected within the tree protection fencing if each of the weight distribution points are spread over a minimum of 2m² and these points are over existing soil levels to avoid soil compaction. Trees shall be inspected at regular intervals by the project arborist or at critical stages during the demolition and construction stages to identify signs of stress and recommend remedial action such as mulching and irrigation. Specific excavation for services that require critical fall (e.g., sewer, stormwater) may be undertaken within the tree protection fencing if trenching is dug using hand tools, thrust or directional boring or vacuum excavation, and tree roots are not severed unless they spatially conflict with the installed pipes. This work within the tree protection fencing must be carried out under the instructions from an experienced and suitably qualified AQF5 project arborist. All access within the tree protection fencing for temporary and permanent works must be carried out under the instruction of an experienced and suitably qualified AQF5 project arborist.

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		Tree protection fencing must remain in a functional condition throughout the demolition and construction works and can only be removed to allow for works identified in the landscape plan. Landscape works in the vicinity of retained trees must be sympathetic to tree retention and existing ground levels within the TPZ. The natural ground contours and depth within TPZs located outside of the construction or earthworks footprint must remain unchanged. Any tree damage that occurs to trees or tree roots during site works is to be treated by an experienced and suitably qualified arborist. Where branch pruning works are required, all pruning works including the removal of deadwood are to be undertaken in accordance with Australian Standard AS 4373-1996 – Pruning of Amenity Trees and the work is to be undertaken or supervised by an experienced and suitably AQF3 qualified arborist. Tree protection fencing Temporary tree protection fencing should be erected before any machinery or materials are brought onto the site and before the commencement of works (including demolition and bulk earthworks). Once erected, protective fencing must not be removed or altered without approval by the project arborist. The fencing is to be fully secured to restrict access onto the protected root zone. AS 4687 Temporary fencing and hoardings, specifies applicable fencing requirements. Installed construction fencing on the recommended alignment of the TPZ fencing can be installed as part of the protective fencing. For construction crews, signage identifying the TPZ shall be placed at 10m intervals along the TPZ barrier fencing. These signs will face towards the development site and shall have lettering that complies with AS 1319 Safety signs for the occupational environment. These signs will also specify the severe penalties for harming the TPZ in any way. TPZ barrier fencing is to be inspected on a regular basis and maintained in good condition. Any works within the mapped TPZs is to be supervised or under the direction of an AQ5 qualified arborist to limit damage to root zones and to install additional root, trunk, and branch protection measures if required.
Visual Impact	Visual Impact Assessment – Marsden Park Data Centre SSDA 21 February 2025 Prepared by Travers	While the proposal will have a low to moderate cumulative visual impact; it is considered that these impacts can be appropriately managed through the adoption of appropriate mitigation measures, including: • Landscaping: Develop a strong landscape plans that employs effective screening of lower levels and implements use of tall, native, evergreen species where APZ requirements allow; • Material: Varied treatment and use of recessive colours to the facade to reduce its perceived mass and encourage integration into the existing landscape; and • Lighting: ensure that outdoor lighting does not give rise to obtrusive effects in accordance with AS/NZS 4282:2023).

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		• Facade: Incorporate the hybrid painted leaves / applied panels approach (Option D) as outlined in the <i>Façade Articulation Report</i> prepared by EJE dated 13 June 2025.
Construction Noise and Vibrations	Construction Noise and Vibration Impact Assessment, Marsden Park Data Centre Campus (CNVIA) 20 March 2025 Prepared by Northrop	Site Specific Recommendations <u>Southern Boundary Wall</u> A 4-metre-high noise barrier should be installed along the southern boundary of the site to minimise construction noise propagation to receivers located to the south. The barrier may be constructed from plywood or similar rigid materials, and proprietary noise-blanket products such as Echo Barrier or Hushtec Noise Barrier are also suitable. Barrier heights may be reduced if barriers are positioned closer to noise sources, depending on the final staging diagrams. The height may also be reduced where quieter equipment is used. Accordingly, the final barrier height and extent should be confirmed in the Construction Noise and Vibration Management Plan (CNVMP) or through construction verification noise testing. <u>Internal Barriers</u> Internal noise barriers should be used to shield localised or high-noise construction activities and for specific staging scenarios. For MP1.S1 (SC03 and SC04), a 2.5-metre barrier should be installed to shield noise from idling concrete trucks and compressors. For MP2 (SC03), a 2-metre barrier should be established around the compressor, and a similar 2-metre barrier is required in MP3 (SC03). <u>Maximum Noise Levels</u> All plant and equipment used onsite must comply with the maximum allowable operating noise levels outlined in the Construction Noise and Vibration Impact Assessment. Where these criteria cannot be met, or where additional equipment is added, an acoustic review must be undertaken to determine whether further mitigation is required. <u>Respite for Concrete Saws and Jackhammer Works</u> Concrete sawing and jackhammer activities should occur in continuous blocks of no more than three hours, followed by at least one hour of respite. These works should be scheduled during less sensitive periods of the day, determined through community consultation. Localised screening should also be used for these works, providing expected noise reductions of 5–10 dB. <u>Reverse Alarms</u> The site layout has been designed to maximise forward-moving vehicle circulation, thereby reducing the need for reverse alarms. Additional mitigation may include the use of non-tonal reverse alarms. <u>Engine Compression Brakes</u>

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		Heavy vehicle operators should avoid the use of engine compression brakes on site. This requirement should be clearly communicated during site inductions. <u>Construction Staging and Scheduling</u> Construction staging must be managed to minimise noise fatigue for surrounding residents. The strategy should include allowing approximately three months of respite between excavation scenarios, or otherwise consulting residents if a shorter interval is proposed. During fit-out stages, external works should be scheduled between blocks of internal works to provide noise respite. The construction of data-centre buildings should progress from west to east to provide additional shielding for the nearby retirement village to the west. <u>Community Notification</u> The community should be notified of all planned noisy works at least two weeks before commencement of each stage. Letterbox notifications should outline the nature of works, anticipated impacts, and a contact number for complaints. <u>Community Consultation</u> Ongoing communication should be maintained with nearby sensitive receivers. Consultation should focus on identifying less sensitive periods for noisy works and determining suitable respite arrangements. <u>Complaints Management System</u> A complaints management system should be maintained to assess the effectiveness of noise mitigation measures and identify signs of construction noise fatigue. All complaints should be investigated, and further mitigation should be implemented as required. Section 8 of the report outlines the complaints process in detail. <u>Verification Testing</u> Construction noise verification testing should be carried out to confirm actual noise levels during the initial stages of construction. Attended noise measurements should be undertaken for each scenario listed in Table 3. Testing requirements may be reduced during later stages. <u>Respite Offer</u> A project-specific respite offer may be provided to residents experiencing prolonged noise or vibration impacts. Offers may include movie tickets, bowling vouchers, meal vouchers or other activities that provide an opportunity for residents to temporarily relocate from construction-affected areas. <u>Site Inductions</u>

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		All staff and contractors should be educated on quiet-work practices through signage, site inductions and regular communication, ensuring noise minimisation remains a core operational requirement. General Recommendations General construction noise mitigation measures should be incorporated into the CNVMP to assist in reducing overall construction noise impacts. These include locating plant and equipment as far as practicable from sensitive receivers, identifying and using less-noisy construction methods where feasible, and selecting quieter plant or fitting equipment with silencers. Equipment should be regularly inspected and maintained to ensure optimal performance. Delivery trucks must not be left idling, and all equipment should be switched off when not in use for extended periods. Construction noise and vibration monitoring may be required in response to complaints. Where monitoring is necessary, a qualified acoustic consultant should define the methodology and monitoring program. Table 33 of the Construction Noise and Vibration Impact Assessment report outlines typical noise reductions achievable from standard engineering mitigation measures, including distance attenuation (6 dB per doubling of distance), screening or barriers (typically 5–10 dBA, up to 15 dBA), enclosures (typically 15–25 dBA, up to 50 dBA), and silencing (typically 5–10 dBA, up to 20 dBA). <u>Complaints Management</u> A complaints management system should be implemented for the duration of the construction. The complain management system will facilitate a prompt comprehensive response to community concerns that relate to construction noise and vibration. A site contact is to be designated to manage complaints. Additionally, a 24 hour construction response line should be considered and the contact number should be displayed at the site access entry point. The following details should be noted once receiving a complaint: • Date and time the complaint was received; • Personal details (if provided); • Nature of the complaint; and • Actions taken (or details if no action was taken). The following actions should be considered following a complaint: • During standard construction hours, a verbal response to phone enquiries on what action is proposed to be undertaken should be provided within two hours of the complaint;

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		- Outside of the standard construction hours, a verbal response should be provided within 24 hours of the complaint; - A detailed response should be provided within a week of the complaint; - Follow up on the complaint; - Preliminary investigation to identify whether the construction noise or vibration is greater than what was predicted. Where noise/ vibration impacts are greater than expected, then the mitigation measures should be revisited and refined (if feasible and reasonable); - Where deemed necessary, a stop-work procedure will be implemented to address the noise and/or vibration issue prior to recommencing works; and - Noise or vibration monitoring may be required to assist in investigating the complaint. Additional Noise Mitigations - Prior to construction, the equipment can be selected to ensure that they are 1dB quieter than the assumed equipment noise levels presented in Table 13 of the CNVIA. This will result in no further changes to the noise mitigation measures and management strategies - The noise levels of the selected plant and equipment can be verified through on-site noise testing to provide further certainty on the construction noise levels - Additionally, the change in criteria can also be captured in a later Construction Noise and Vibration Management Plan (CNVMP)
Operational Noise and Vibrations	Marsden Park Data Centre Acoustic State Significant Development Application V10 dated 21 August 2025 Prepared by Stantec	- Acoustic Barriers proposed to the plant deck as outlined in Figure 6-1 of the <i>Marsden Park Data Centre Acoustic State Significant Development Application</i> (version 10 dated 21 August 2025) prepared by Stantec - Acoustic Barriers proposed to line the internal face of the barriers with an acoustic performance of NRC 1.00 - Chiller Stack installed to the top of each chiller to reduce noise emissions to the top surface - Enclosure installed around compressor of each chiller to reduce noise emissions from the side surfaces of the chiller - Acoustic Enclosure installed around generators with Paratech S-50 internal lining.

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		- Attenuators installed to the Inlet, Outlet and Exhaust on Generators. - Acoustic barriers installed in the substation as shown in Figure 6-2 of the <i>Marsden Park Data Centre Acoustic State Significant Development Application</i> (version 10 dated 21 August 2025) prepared by Stantec. Barriers required to be a minimum height of 2m above the height of the transformers where noted. Blast walls to be approximately 1m above the height of the transformers.
Hazards and Risks – Dangerous Goods	Preliminary Risk Screening 19 February 2025 Prepared by Vector Alliance	The following recommendations are made regarding the management of dangerous goods on the site: - Ensure an outer warning placard is prominently displayed at workplace entrances where emergency services may enter in accordance with Regulation 349. In addition, the placard must be clearly legible, separate from other signs and otherwise compliant with Schedule 13. - Placards must be prominently displayed on or near the diesel storage tanks in accordance with Regulation 350. In addition, the placard must be clearly legible, separate from other signs and otherwise compliant with Schedule 13. - A manifest of all Schedule 11 chemicals must be prepared in accordance with Regulation 347 and Schedule 12 of the WHS Regulation. - The SafeWork NSW must be notified of diesel storage exceeding manifest quantities in accordance with Regulation 348 of the WHS Regulation. - An emergency plan must be prepared for the Site and provided to the NSW Fire and Rescue as per the requirements of Regulation 361 and Division 4 of Part 3.2 of the WHS Regulation. - An Environmental Protection License (EPL) must be sort from NSW EPA for the storage of Diesel Above 2000tonnes as per the POEO Act
Construction Air Quality	Air Quality Impact Assessment Marsden Park SSDA Data Centre 18 June 2025 Revision 3	Inclusion of the following air quality mitigation and management measures recommended for the site which in the Construction Environmental Management Plan (CEMP) as a specific Construction Dust Management Plan (DMP): Communications: - Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager. - Display the head or regional office contact information. Dust management:

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Item / Impact	Supporting Documentation	Recommended Mitigations
	Prepared by Todoroski Air Sciences	- Develop and implement a Construction Dust Management Plan (DMP). Site Management: - Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. - Make the complaints log available to the local authority when asked. - Record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book. Monitoring: - Undertake daily on-site and off-site inspection, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. - Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked. - Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions. - Agree dust deposition, dust flux, or real-time PM10 continuous monitoring locations with the relevant authority. Where possible commence baseline monitoring at least three months before work commences on site or, if it a large site, before work on a phase commences. Site layout: - Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. - Erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. - Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period. - Avoid site runoff of water or mud.

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		- Keep site fencing, barriers and scaffolding clean using wet methods. - Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on-site. If they are being re-used on-site cover as described below. - Cover, seed or fence stockpiles to prevent wind whipping. - Operating vehicle/machinery and sustainable travel: - Ensure all vehicles switch off engines when stationary - no idling vehicles. - Avoid the use of diesel- or petrol-powered generators and use mains electricity or battery powered equipment where practicable. - Impose and signpost a maximum-speed-limit of 25km/h on surfaced and 15km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). Operations: - Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. - Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate. - Use enclosed chutes and conveyors and covered skips. - Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. - Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. Waste management: - Do not burn waste materials. Construction:

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		- Avoid scabbling (roughening of concrete surfaces) if possible. - Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. Trackout: - Use water-assisted dust sweeper(s) on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use. - Avoid dry sweeping of large areas. - Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. - Record all inspections of haul routes and any subsequent action in a site log book. - Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).
Operational Air Quality	Air Quality Impact Assessment Marsden Park SSDA Data Centre 18 June 2025 Revision 3 Prepared by Todoroski Air Sciences -AND- Air Quality Memo and Proposal – Marsden Park SSDA Datacentre final response to EPA	The following management measures are recommended to further reduce impacts as far as reasonably and feasibly practicable: - Restrict testing and maintenance activities during peak-hour travel times and on poor (or worse) Air Quality Index (AQI) days, and poor air dispersion conditions; - No monthly or annual testing when 1-hour average ozone concentrations are above 170 µg/m3 at the nearest DCCEEW monitor; - Monthly testing conducted over two days; - Document the hours of emergency operations; - Use low-sulfur diesel fuel to reduce emissions; - Manage generator loads to minimise peak emissions. Implement load management strategies to balance the demand on the generators and reduce overall emissions; - Maintain engine and controls systems to ensure optimal operations for reducing gas emissions; - Implement a regular maintenance and inspection schedule to check that all emission control systems are functioning correctly;

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
	11 August 2025 Prepared by Todoroski Air Sciences	- Establish protocols for cleaning and servicing the stack to maintain their effectiveness; and, - Develop contingency plans for potential issues, such as exhaust stack malfunctions or excessive emissions. Ensure these plans include immediate actions to minimise environmental and health impacts. <u>Operations During High Ozone Concentrations</u> In the event that up to 20% of the engine running for maintenance purposes is not curtailed sufficiently to prevent an exceedance during an hour when the measured ozone concentrations are above 170 µg/m³, the Applicant is to: - Advise the Department that it was unable to pause the maintenance running of up to 20% of the run-time for up to 10 engines during an hour with concurrent ozone concentrations above 170µg/m³ such as to prevent a potential exceedance, and will specify a timeframe during which it will investigate the available control options to prevent the risk of potential exceedances in future, including consideration of the following options: - Installing a logger and modem at the monitor(s) to obtain the data in real time, as is done by industry in the DPIE Upper Hunter Monitoring network; or - Changing procedures to have less engines running during periods of high risk of high ozone conditions etc. (e.g. run 20% less engines at such times); or - Any other suitable means. - Select the most suitable and feasible options and advise the Department of the timeframe and the controls that it will implement if required.
Construction Traffic and Transport	CDC Marsden Park PCG Transport Impact Assessment 28 October 2024 Prepared by Stantec	In line with the preliminary Construction Pedestrian and Traffic Management Plan (CPTMP), general traffic management principles that will be implemented during construction include: - Minimise the impact on pedestrian and cyclist movements; - Maintain appropriate public transport access; - Minimise the loss of on-street parking; - Minimise the impact on adjacent and surrounding buildings; - Maintain access to/ from adjacent buildings; - Restrict construction vehicle movements to designated routes to/ from the site;

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		• Manage and control construction vehicle activity near the site; and • Carry out construction activity in accordance with approved hours of works. Traffic management and control Traffic management and control will be established at all entrances across the project site. Accredited traffic controllers will be positioned at the site access to temporarily hold traffic during construction vehicle movements into/out of the site. Traffic control will ensure that materials and deliveries will not block off roadways and will streamline the truck movements in an out of the project site. Construction Work Hours All construction work is proposed to be undertaken consistently with the standard construction hours proposed in Table 9 of this EIS. Construction work will generally be undertaken on a six-day work week, as detailed in Section 3.2.10 of this EIS. Workers would be advised of the approved work hours during induction. Any works outside of the approved work hours would be subject to specific prior approval from the appropriate authorities. Such works may include delivery of cranes, large plants or equipment required on the site that require oversize vehicle access. Construction Site Access Construction vehicle access will be provided via Hollinsworth Road in a similar location to the proposed ultimate site vehicle access location. All construction vehicles will enter and exit the site in a forward direction via Hollinsworth Road. Access is anticipated to be limited to left in / left out movements due to the proposed median construction along Hollinsworth Road. Due to the turn restrictions, it is anticipated that vehicles will be required to take U-turns at the roundabouts to the east and west of the proposed development. All loading is expected to take place within the bounds of the site. Should a works zone be required, an application will be made to the relevant authorities prior to the commencement of works. During construction the site may be accessed by a range of standard vehicles, including but not limited to semi-trailers, truck and dogs, floats, delivery vans, contractor utilities, concrete agitators, and concrete pumps, without requiring any specific permits. Heavy vehicles, such as trucks and semi-trailers, may also be required for equipment and construction material deliveries. Specialized vehicles like excavators, air compressors, bin & skips, and scaffolding may also need to access the site. Transport Routes

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		Construction materials and equipment would be delivered from other suburbs throughout Sydney. Construction vehicles will approach the site from various origins throughout Sydney. All construction vehicles will be expected to use the arterial road network where possible and will access the site via Hollinsworth Road. Heavy vehicle movements would be restricted to designated routes and confined to the arterial road network wherever feasible. Truck routes to/ from the site have been identified with the aim of providing the most direct routes to/ from the site as well as minimising the impact of heavy vehicles on local roads. Recommended inbound and outbound transport routes are detailed below and displayed graphically in Figure 59. Vehicles approaching from the M7 in both directions are to exit onto Richmond Road and continue travelling northbound, before turning left onto Hollinsworth Road and continuing towards the site. Vehicles approaching southerly from Richmond Road will turn right into Hollinsworth Road to reach the site. Truck drivers will be advised of the designated truck routes to/ from the site. Construction Worker Parking Locations for construction parking prior to the commencement of construction and the expected number of workers on site are to be confirmed as part of the detailed Construction Traffic Management Plan (CTMP) which might be required as a condition of consent. However, since the site is currently vacant and covers a large area, all associated worker parking should be contained on-site within temporary car parking areas. Construction worker parking will be provided on-site, with workers to be encouraged to take public transportation or carpool to access the site, if possible. Construction workers generally start earlier and finish earlier than the commuter peak periods and would likely not coincide with network peak periods. Traffic Generation Construction vehicle movements will be minimised/ avoided during peak hours where possible. Light vehicle traffic generation would be largely generated by construction worker traffic movements to and from the site. Construction vehicles generated by the site would generally include vehicles up to 12.5-metre heavy rigid trucks, 18.1-metre truck and dog combinations and 19-metre semi-trailers. The expected number of heavy vehicles accessing the site per day during peak activity is currently unknown. However, based on similar projects, there is expected to be on average around 15 trucks per day accessing the site, or up to 50 trucks per day during peak activities (concrete pours). Construction vehicle movements will be minimised/ avoided during peak hours where possible. Traffic Impacts

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		Some minor increase in average delay to vehicles at surrounding key intersections can be expected at times during the construction period as is typical for construction projects. Truck movements will be minimised as much as possible during road network peak hours. Traffic controllers will be required to temporarily hold traffic during construction vehicle movements into/ out of the site. Considering the low volumes along Hollinsworth Road, this arrangement is considered appropriate. Pedestrian and Cyclist Access B-Class hoarding will be installed along the Hollinsworth Road frontage of the site to maintain and ensure safe pedestrian and cyclist passage adjacent to the site particularly when overhead lifting is occurring. A-Class hoarding/fencing will be used along the remaining boundaries of the site. Overall, it is not expected that pedestrians or cyclists would be impacted by the construction works with the exception of during the public domain works where footpath works may be occurring. Alternative pedestrian routes would be established to divert pedestrians/ cyclists to use alternative footpaths on the other side of the road if and as required.
Operational Traffic and Transport	CDC Marsden Park PCG Transport Impact Assessment 28 October 2024 Prepared by Stantec	The following potential measures and initiatives could be implemented to encourage more sustainable travel modes: • Provide a Travel Access Guide (TAG) which would be provided to all residents and staff and publicly available to all visitors. The document would be based on facilities available at the site and include detail on the surrounding public transport services and active transport initiatives. The TAG would be updated as the surrounding transport environment changes. • Providing public transport information boards/apps to inform residents, staff and visitors of alternative transport options (the format of such information boards would be based upon the TAG). • Providing a car sharing pod(s) on-site or nearby and promoting the availability of car sharing pods for trips that require the use of private vehicles. • Providing bicycle facilities including secure bicycle parking for staff, bicycle racks/ rails for visitors and shower and change room facilities. • Encouraging staff that drive to work and park on surrounding roads to carpool through creation of a carpooling club or registry/ forum. • Regularly promoting ride/ walk to work days. • Providing a regular newsletter to all residents and staff members bringing the latest news on sustainable travel initiatives in the area.

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Ground Conditions	Geotechnical Investigation 1 March 2024 Prepared by JK Geotechnics	Detailed design to implement recommendations of Geotechnical Report by JK Geotechnics or further detailed geotechnical investigations completed as part of the early works construction.
Erosion and Sediment Control	Integrated Water Management Strategy 5 August 2025 prepared by Stantec Australia Pty Ltd	<u>Stormwater Drainage Infrastructure Inlets</u> - Sediment traps protection will be installed surrounding all existing stormwater drainage infrastructure inlets to prevent sediment entering the system. - Temporary Stormwater Systems are to be installed where required to capture all site runoff within the zone of excavation. Runoff will be allowed to settle out suspended particles and debris, and an acceptable water of 50mg per litre of Non-Filterable Residues (NFR) is required to be achieved prior to discharge. - Installation of a fence around the perimeter of the basin is required as well as a rip rap to allow for bobcat access for periodic removal of sediment. Also, a perforated riser outlet pipe needs to be placed for the connection and discharge to an existing pit. <u>Construction Exit Protection</u> - Installation of sediment fences on all downstream boundaries of the site to collect sediment and prevent it discharging onto downstream properties or waterbodies. <u>Sediment Runoff</u> - Frequent inspection of the basins to ensure there is sufficient volume for the storage of settlement. If there is insufficient storage the basins should be cleared of sediment and re-established.
Water Management	Integrated Water Management Strategy 5 August 2025 prepared by Stantec Australia Pty Ltd	Two (2) 1200mm diameter stormwater lines convey stormwater from the proposed development site, through to the 1650mm diameter inground stormwater network at Langford Drive. The DRAINS model has been prepared to confirm that the proposed stormwater pit and pipe network is adequately sized to capture and convey the 5% AEP storm. Overland flow paths have been adequately sized to convey the 1% AEP storm flows safely across the site in a north-westerly direction. The development is intending to discharge site stormwater into an existing inground pit and pipe stormwater network in Langford Drive. Although the site is not within a zone that requires permanent OSD storage, permanent OSD will be

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		installed to control site discharge rates to predevelopment levels. This will ensure that this existing downstream stormwater network in Langford Drive has adequate capacity to perform to the required standard. The proposed OSD tank will capture stormwater within the development and proposes a total volume of 3,865m³. The OSD tank has been sized to restrict post-development site discharge to the 20% AEP, 10%AEP, 5%AEP, 2%AEP, and 1%AEP predevelopment rates.
Ecologically Sustainable Development	ESD SSDA Report 18 February 2025 Prepared by Stantec	Construction: In accordance with the project's sustainability principles, the development should prioritise the use of responsibly procured materials with respect to the following initiatives: • A minimum of 50% recycled water will be incorporated into all concrete used in the project to mitigate water consumption during the construction phase. • Circularity Principles: Such as prioritizing the local procurement of materials which have been manufactured using sustainable, low carbon practices. The design should aim to prolong and maintain the useful life of the materials and structures. A detailed end-of-life or decommissioning strategy should also be prepared and included in handover which outlines opportunities for reuse and details best-practice recycling options which divert resources from entering landfill. • Steel sourced from manufacturers who are members of the Australian Steel Institute Sustainability Charter for sustainable and energy reducing steel manufacture. • Best practice PVC plastics in formwork, piping, cables and conduits. These materials have a reputation for damaging the environment in their production, both upstream and downstream of the manufacturing process. PVC products should be certified demonstrating Best Environmental Practice (BEP). • Free of HCFCs in all air conditioning system to minimise depleting the ozone layer and harming the environment. Electrification: 100% of the development's energy demand is to be met using electricity. Doing so will ensure the development is future-proof as the electrical grid greens, embedding resilience. Using electricity over fossil-fuels for operations on site also increases overall efficiency of the development as wasted energy through the conversion of energy is minimized. This also aligns with the Government's goal of net zero emissions by 2050. Architecture:

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		- Buildings are to be designed to deliver comfort, practicality, connection to the outside through views while considering energy conservation through strategic architectural form. - The development will also offer fresh air and daylight access to occupants in many forms throughout habitable spaces. - The development should adopt an optimized window to wall area to balance solar heat gain and daylight exposure. - Light coloured façade and roof finishes (SRI>64) should be specified pending reflectivity implications (<0.45 Absorptance) to reduce solar heat gain through the building envelope. High Performance Building Fabric: - Insulation should be installed to minimize undesirable heat/energy flows into/out of the thermal boundary of conditioned spaces. Thermal bridging should also be mitigated to minimize the loss of energy from the thermal boundary. - To improve energy performance window systems should consider; double glazed systems, low-E glass coatings, thermally broken or low thermal conductance frames and operable windows for improved thermal comfort and ventilation control. High quality light and views: - Focusing on the wellbeing of the occupant to achieve daylight comfort and healthy indoors spaces with high quality views to nature and the outside. Shading and Blinds: - Design of external shading and use of internal blinds will reduce direct solar heat gains, control radiant heat and increase comfort through glare reduction without compromising the connection to the outside. Indoor Environmental Quality (IEQ): - The proposed development seeks to improve the overall IEQ for building occupants by addressing the following elements: - Glazing to wall ratio should be selected to maximise access to daylight while prioritising the thermal performance necessary to achieve the targeted energy consumption outcomes.

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		- Low Volatile Organic Compound (VOC) – Selection of all internally applied paints, carpets, adhesives and sealants used on site with low VOC content. - Low Formaldehyde Emission Wood – Selection of all internally applied engineered wood products from low formaldehyde emission products. Efficient HVAC System: - Selection of efficient HVAC systems with high COPs, appropriately sized to meet the needs of internal loads. HVAC systems will require adequate efficiency, with economy cycle and monitoring/control integration for temperature band fluctuation to promote energy efficiency in the design. - Legionella risks should be managed by opting for air-based HVAC systems. Efficient IT Equipment: - The proposed development will utilise highly efficient IT equipment, surpassing the standard equipment commonly used in the data centre industry. This includes selecting energy star qualified equipment, optimising power distribution units, improving battery charging, and implementing UPS systems. - By reducing energy consumption for IT equipment, this development will significantly impact overall energy usage. Efficient Domestic Hot Water Systems: - Providing high efficiency air source heat pump for domestic hot water systems to service end of trips facilities. Water Efficient Fixtures and Fittings: - Selection of low-flow showers and taps, which will reduce the hot water demand across the development associated with showering, sinks and hand basins. By implementing low-flow water fixtures, the consumption associated with amenities can be reduced. This includes taps, wash basins, WCs, Urinals, showers and supplementary water uses. Efficient Lighting Systems: - Providing high efficiency LED and fluorescent lighting with lighting controls including timing, occupancy and daylight sensors to reduce the demand on the lighting system. Energy Efficient Appliances:

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		- Specifying high energy star rated refrigerators/freezers, dishwashers, etc to reduce operational building energy use, minimum ratings. Targeting 1 star below the maximum star rating for the applicable appliance e.g. - Dishwashers – 3.5 stars (4.5 stars is the maximum) - Fridge/freezers – 5 Stars (6 stars is the maximum) - Smart Energy Metering and Monitoring Metering shall be designed to meet metering guidelines as outlined under the current National Measurement Regulations. A detailed monitoring system should be installed to help with early identification of excessive energy use and points of potential failure. All hydraulic plant and equipment shall also be monitored for faults or failures. The automatic monitoring system must be capable of: - Collecting data from all meters - Alert to any fault or failures of primary building systems Sustainable Transport: - Dedicated and site-specific transport plan including suitable provision for low-carbon modes of transport to be utilised by the occupants. The following options to support low-carbon transport as outlined in Transport Impact Assessment report are being proposed: - Providing EV charging provisions to NCC requirements - Provide 36 lockers and bicycle parking spaces for employees and visitors Rainwater harvesting and reuse: - Two (2) 22.5KL concrete Rainwater tanks will be installed per building with a surface area of 10.5sqm, and tank depth of 2.2m each. Adopting the water demand rates, the site achieves the 80% reuse target set within Part J, Section 4 of the DCP. - It is proposed that reuse will be used for the toilet flushing, urinal flushing, washdown and irrigation of a limited area of the soft landscaped areas within the site. Water use metering and monitoring: - Utilise water use metering and monitoring which can identify leaks before significant water loss occurs. Native plant selection:

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		- Native plants which have adapted to thrive in the Australian environment and are typically more resilient than their exotic counterparts. Low water demanding species will reduce further irrigation demand. Irrigation: - Sub-soil irrigation systems should be favoured with a time clock to water planter beds/substrate at night. Doing so can significantly reduce water lost to evaporation and hence overall water demand. IWMP: - An Integrated Water Management Plan (IWMP) has been developed by the project team to integrate water monitoring and management for the facility. Stormwater Management: - Design strategies have been implemented to minimise pollution of local waterways after storm events, such as through rainwater collection stormwater filtration and an underground onsite detention tank. Building Management: - Through specific contractual commitments and documented design intent the project proposes to address environmental management & building operational performance through the following initiatives: - Building Commissioning & Tuning Procedures: Prior to practical completion and 12-months post practical completion. By implementing this via project contract documents the project ensures operational efficiency & building operation is optimised in accordance with the intended building design. - Smart Metering: Smart metering will provide relevant data to ensure the efficient use of systems & management by building staff. This will provide detailed information about the project energy & water use and profile on a regular basis through an accessible platform. This information will aid in the understanding of the development usage profile so that adjustments can be made to guarantee optimal performance and manage supply and demand trends, reducing operational costs. This ensures operational efficiency is maintained and also facilitates detection of systems failures, thus improving maintenance and tuning processes. - Building Management Control System: A Building Management Control System (BMCS) with automatic intelligent controls to control cooling equipment will be used. This allows plant efficiency to be optimised as cooling equipment are brought online only when required. A BMCS also allows equipment and their energy consumption to be monitored, facilitating troubleshooting and reducing excessive energy consumption when key components, such as sensors or equipment, fail.

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		Operational Waste Management: Implement the actions to minimise waste during construction and operation identified within the Waste Management Plan. By implementing these actions (and specifically the waste hierarchy) the development will assist in achieving the government's waste targets.
Ecologically Sustainable Development	ESD SSDA Report 18 February 2025 Prepared by Stantec	Extreme Temperatures: - Light-coloured roof with high solar reflective index (SRI) and other finishes selections to mitigate urban heat island effect - Provide a mixture of high-performance glazed façade systems and external shading. - Passive design elements incorporated into the design such as shading, orientation and insulation. - HVAC systems efficiently designed to maintain indoor comfort during peak conditions. - Landscape areas across the site Water: <u>Water Conservation:</u> - Preferential use of drought tolerant and native plants - Provide subsoil irrigation system to improve watering effectiveness - Recycled water from rainwater tank for irrigation, toilet flushing and washdown - Install water-efficient fittings - Water efficient HVAC systems to avoid the use of water for primary cooling <u>Flood Mitigation:</u> - Provide safer access routes that are above the peak flood levels. - Provide multiple access routes to the site. - Provide early warning system for a risk of a flood.

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Item / Impact	Supporting Documentation	Recommended Mitigations
		- Increased drainage considered for the development to reduce roof and surfaces flooding. - Increased building entrance height. - Design assessment to mitigate post development probable maximum flood (PMF) level. - Incorporate best practice maintenance strategies for stormwater system. - Install additional power sources such as back-up generators or battery storage above the flooding heights. over sources such as back-up generators or battery storage located above the flooding heights. Energy - Designing for energy efficiency and grid resilience. - Install additional power sources such as back-up generators or battery storage located above the flooding heights. Fire - Provide additional filtration for carbon filters and smoke removal. - Provisions of compliant fire and life safety design of the building to protect fire and life safety strategy (e.g., provisions of exits and egress, fire sprinkler and hydrant systems, smoke hazard management, etc.). - Provide multiple access routes to the site.
Greenhouse gas and energy efficiency	Greenhouse Gas Assessment Report 14 February 2025 Prepared by Stantec	Scope 1 – Direct emissions <u>Diesel oil from emergency (back up) generator annual testing</u> CDC will seek to optimize generator efficiency through regular maintenance and adoption of advanced emission control technologies as these develop. In alignment with the net zero carbon by 2030 target, CDC intends to calculate emissions and purchase high quality carbon offsets to become net zero carbon for scope 1 emissions. Scope 2 – Indirect emissions <u>Operational energy to run data centre facility</u> Purchase of electricity that is 100% backed by renewable electricity sources. This approach is intended to neutralize carbon emissions associated with electricity use.

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		Scope 3 - Life cycle and supply chain emissions <u>Operational energy to run customer IT</u> Purchase of electricity that is 100% backed by renewable electricity sources. This approach is intended to neutralize carbon emissions associated with electricity use. <u>Equipment Replacement</u> CDC partners with major manufacturers and suppliers. CDC prefers suppliers who share its sustainability values, are local or have set their own targets to reduce greenhouse gas (GHG) emissions. Where feasible CDC intends to explore and integrate equipment options with long life spans (durability), Environmental Product Declarations, sustainable certification or reduced carbon footprints, especially for equipment such as UPS and chillers which have higher upfront embodied carbon emissions. <u>Upfront carbon emissions from concrete and steel during Product stage A1 - A3</u> CDC will investigate and where feasible seek to use reduced carbon construction materials such as concrete, steel and blockwork, which have higher upfront carbon emissions. Reporting CDC shall undertake a GHG emissions review each year and report to comply with the relevant reporting requirements, such as those under the National Greenhouse and Energy Reporting (NGER) scheme. The reporting strategy and whether this information is public or remains confidential will be determined by CDC during the first reporting cycle. Review of the GHG Mitigation Plan Marsden Park development has been identified as a large emitter because it will exceed the 25,000 tCO₂e per year. Once built and in operation, the project will trigger facility thresholds under the NGER Act. CDC shall undertake a GHG emissions review each year and report to comply with the relevant reporting requirements, such as those under the National Greenhouse and Energy Reporting (NGER) scheme. The reporting strategy and whether this information is public or remains confidential will be determined by CDC during the first reporting cycle. • Format: Reports must be submitted online using the Emissions and Energy Reporting System (EERS), accessed via the Clean Energy Regulator's Client Portal. • Frequency: Reporting is required annually. The reporting period aligns with the Australian financial year (1 July to 30 June), and reports must be submitted by 31 October each year.

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		- Form: The report must include detailed information on: - Greenhouse gas emissions (Scope 1 and Scope 2). - Energy production. - Energy consumption. Implementation and Effectiveness Monitoring Energy Metering is a key strategy to support energy management and identify opportunities for additional energy savings by tracking building-level and system level energy use. To enable this, the development shall: - Install advance energy metering for all building energy sources and for any individual energy and end uses that represent 10% or more of the total annual consumption of the building. - IT energy consumption, as measured from an uninterruptible power supply (UPS) output meter, should be metered separately from non-IT equipment, such as HVAC, plug loads, and lighting. If the UPS system supports non-IT loads that amount to more than 10% of its load, such as lighting or cooling, this non-IT load should also be sub metered. - Meters must be permanently installed, record consumption and demand data at intervals of one hour or less, and transmit data to a remote location. - The data collection system must use a building automation system or the like, must be remotely accessible and must be able to store data for at least 36 months. - All meters must be capable of reporting hourly, daily, monthly and annual energy use.
Aboriginal Cultural Heritage	Addendum Aboriginal Cultural Heritage Assessment Report 28 April 2025 Prepared by Travers Ecology	<u>AHIP</u> Where applicable, all works are to comply with the requirements of the Aboriginal Heritage Impact Permit 5370, in addition to the below general mitigation measures. <u>ACHAR Recommendations</u> 1. The RAP must be kept informed about the SSD program and the Aboriginal management heritage requirements resulting from this addendum.

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		2. As a result of Aboriginal heritage constraints being identified on AHIMS site 45-5-4619 / MPIP PAD 2, the AHIP application will have to be modified to reflect the updated conclusions which are detailed in Recommendations 5 and 6 below. 3. AHIMS site 45-5-5882 / HWR 1 is to be preserved within the conservation area. The applicant for the AHIP must prepare an Aboriginal Cultural Heritage Management Plan (ACHMP) to inform the long-term management of this cultural resource. The ACHMP must: ▪ Be prepared by a suitably qualified and experienced Aboriginal heritage specialist. ▪ Be prepared in consultation with and endorsed by the RAP for the project. ▪ Include provisions for review and comment by the RAP before finalisation of the report. ▪ Include provisions from the proposed AHIP application to carry out an Aboriginal community surface salvage of the stone artefacts located on AHIMS site 45-5-4619 once the AHIP has been awarded. ▪ Include provisions for Aboriginal stone artefacts recovered from other areas within the Marsden Park area to be included in the re-burial of the stone artefacts from the study area. Two previous archaeological test excavation programs were identified: AHIP C0001881 at 99 Hollinsworth Road (expired 15 June 2022) and AHIP C0002929 at 117 Hollinsworth Road (expired 19 October 2022). The artefacts recovered are stored at the offices of Associates Archaeology & Heritage, and provisions for their reburial within the conservation area will form part of the ACHMP process. ▪ Include provisions for the Aboriginal stone artefacts recovered to be buried in a culturally appropriate manner that has been designed and endorsed by the RAP. ▪ Be reviewed and endorsed by Heritage NSW. 4. A review of the condition of AHIMS site 45-5-4619 / MPIP PAD 2 indicated that historical and modern activities had disturbed the entire AHIP salvage area. These activities resulted in the destruction of the topsoil across the entire AHIP salvage area and consequently, there were no surviving PAD on the remnant ridgeline. Accordingly, a salvage excavation program is not warranted, and this component is no longer relevant in the preparation of an AHIP application. 5. The identification of a surface scatter of 12 stone artefacts within the AHIP salvage area of AHIMS site 45-5-4619 / MPIP PAD 2 required the preparation of an appropriate Aboriginal community surface salvage methodology to inform and update the existing AHIP application. The surface salvage methodology is described in Section 10. 6. An Aboriginal Cultural Heritage Salvage Report must be prepared following the completion of the surface salvage program. The report must be:

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		- Prepared in accordance with the OEH (2011) <i>Guide to Investigating, Assessing and Reporting on Aboriginal Cultural Heritage in NSW</i> and DECCW (2010) <i>Code of Practice for Archaeological Investigation of Aboriginal Objects in New South Wales</i>. - Document the results of the surface salvage and identify the long-term management of these artefacts. - Document the consultation process and outcomes with the RAP. - Include evidence that Aboriginal site impact recording forms were submitted to AHIMS within a reasonable period of time of the site being salvaged. - Include provisions for the submission of completed reports to all RAP for review and comment before finalisation. - Provide copies of the final report to the Planning Secretary, Heritage NSW, the relevant local Aboriginal Land Council and Council, as well as all the RAP. 7. In the unlikely event that Aboriginal objects are located during the site works, then: - The <i>NP&W Act 1974</i> requires that, if a person finds an Aboriginal object on land and the object is not already recorded on AHIMS, they are legally bound under s.89A of the NP&W Act to notify Heritage NSW as soon as possible of the object's location. Therefore, in the unlikely event that an Aboriginal archaeological object, feature, deposit or site are identified during the course of the proposed works, all works must stop in the vicinity of the find and the unexpected finds protocol is enacted, which should include contacting Heritage NSW as soon as possible after the finds are discovered. - Similarly, if human skeletal remains are found during the activity, all work must stop immediately, and the area of the find needs to be secured in order to prevent unauthorised access, and the NSW Police, Coroner's Office, Traditional Owners and Heritage NSW need to be contacted immediately.
Non-Aboriginal Heritage	Marsden Park Data Centre: State Significant Development Project (SSD-70889211)— Non-Aboriginal Cultural Heritage Impacts	The following management measures are appropriate should any unexpected impacts occur: Unexpected finds protocol – If unexpected finds of historical nature are discovered during any work, work within 5 m of the find must cease and the following steps taken: - an archaeologist will be contacted to assess the find and determine if it is clearly a relic or has moderate to high potential to be a relic (this may require additional research); - if the find is determined to be a relic, a s146 (of the Heritage Act) is to be forwarded to the Heritage Council who will be consulted on the appropriate management measure; and

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
	18 September 2024 Prepared by Biosis Historical Archaeological Assessment 18 September 2024 Prepared by Biosis	- if the find is assessed and is not a relic, work inside the area that was made a no-go area can re-commence. Human remains protocol – In the event that known or suspected human remains (generally in skeletal form) are encountered during the activity, the following procedure will be followed immediately upon discovery: - all work in the immediate vicinity will cease and the find will be immediately reported to the work supervisor who will advise the Environment Manager or other nominated senior staff member; - the Environment Manager or other nominated senior staff member will promptly notify the police (as required for all human remains discoveries); - the Environment Manager or other nominated senior staff member will contact Heritage NSW for advice on identification of the human remains; - if it is determined that the human remains are Aboriginal ancestral remains, the Local Aboriginal Land Council will be contacted, and consultative arrangements will be made to discuss ongoing care of the remains; and - if it is determined that the human remains are not Aboriginal ancestral remains, the coroner will be contacted by the police and further investigation will be conducted to determine if the remains represent a historical grave or if police involvement is required. <u>Non-Aboriginal Archaeological Heritage</u> Recommendation 1: Works may proceed with caution The study area has been identified to contain low archaeological potential. The proposed works within the study area may proceed with caution, provided the mitigations measures presented in Recommendation 2 are implemented where necessary. Recommendation 2: Discovery of unanticipated historical relics Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Should unanticipated relics be discovered during the course of the project, the following steps should be taken: - If a find is identified, works should stop immediately around the find and the area should be protected. - The find should be reported to the project manager or supervisor. - A historical archaeologist should be contacted to identify the find.

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		- If the find is a relic, a mitigation strategy must be developed and implemented. This could include avoidance of the find, excavations or other mitigation measures. - If the find is a relic, notification to Heritage Council under Section 146 of the Heritage Act will be required.
Bushfire	Bushfire Assessment Report 11 September 2024 Prepared by Building Code & Bushfire Hazard Solutions Pty Limited	Asset Protection Zones 1. At the commencement of construction works and in perpetuity all areas within the Asset Protection Zone as shown on the Site Plan Floor Plan prepared by Terras Landscape Architects (Job Number: 15175.5, Drawing No: L113, Rev B, Date 20/08/2024) shall be maintained as an Asset Protection Zone (Inner Protection Area) as detailed in the NSW Rural Fire Service's document 'Standards for Asset Protection Zone and Appendix 4 of <i>Planning for Bush Fire Protection</i> 2019. Construction (Developments 1-3 & 6) 2. That all gaps >3mm or more on proposed buildings be either screened within aluminium, steel or bronze metal mesh having an aperture size ≤2mm or be sealed / closed. 3. That all operable windows be screened internally or externally with aluminium, steel or bronze metal mesh having an aperture size of ≤2mm in such a way that the entire opening is screened when in the open position. 4. That the external side-hung doors on proposed buildings be tight fitting and fitted with a draft excluder. This may require draft excluders on the stiles, head, sill or threshold and rebated or planted jambs & centre stiles. 5. That the external roller doors on proposed buildings have tight fitting guide tracks/seals (not providing a gap >3mm when in the closed position). 6. That any mechanical ducted ventilation on proposed buildings provides screens over air intake vents and ensuring that exhaust vents are either screened or fitted with dampers that close when positive outward air pressure is lost to ensure the maintain ember protection to the inside of the buildings. Landscaping 7. That any new landscaping within the Asset Protection Zones is to comply with Table 7.4a of <i>Planning for Bush Fire Protection</i> 2019. Gas (where applicable) 8. That any new gas services are to comply with Table 7.4a of Planning for Bush Fire Protection 2019 as follows: reticulated or bottled gas is installed and maintained in accordance with AS/NZS 1596:2014 and the requirements of relevant authorities, and metal piping is used;

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		- all fixed gas cylinders are kept clear of all flammable materials to a distance of 10m and shielded on the hazard side; - connections to and from gas cylinders are metal; - polymer-sheathed flexible gas supply lines are not used; and - above-ground gas service pipes are metal, including and up to any outlets. Emergency Management 9. That the bushfire emergency management plan to be prepared and is to be consistent with the NSW Rural Fire Service Guidelines for the <i>Preparation of Emergency / Evacuation Plan</i>. Water 10. That the new hydrant system is to comply with the requirements detailed in Table 5.3c of <i>Planning for Bush Fire Protection</i> 2019, specifically: - fire hydrant spacing, design and sizing comply with the relevant clauses of AS 2419.1:2021; - hydrants are not located within any road carriageway; - fire hydrant flows and pressures comply with the relevant clauses of AS 2419.1:2021. - all above-ground water service pipes external to the building are metal, including and up to any taps. - fire hose reels are constructed in accordance with AS/NZS 1221:1997 Fire hose reels, and installed in accordance with the relevant clauses of AS 2441:2005 Installation of fire hose reels. Access 11. That the proposed road design complies with the Site Plan prepared by EJE (Drawing No SYD-MP-SSDA-05, Project No 15175, Rev P, Date 21/08/2024). 12. That any new access roads comply with the following requirements for Property Access as detailed in section 7.4 of <i>Planning for Bush Fire Protection</i> 2019: - property access roads are two-wheel drive, all-weather roads; - a minimum vertical clearance of 4m to any overhanging obstructions, including tree branches;

Proposed Mitigation Measures		
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		- curves have a minimum inner radius of 6m and are minimal in number to allow for rapid access and egress; - the minimum distance between inner and outer curves is 6m; - the crossfall is not more than 10 degrees; maximum grades for sealed roads do not exceed 15 degrees and not more than 10 degrees for unsealed roads.
Biodiversity	Biodiversity Development Assessment Report 17 April 2025 Prepared by Abel Ecology	Offsets are to be made for impacts on ecosystems and species in accordance with the Biodiversity Development Assessment Report prepared by Abel Ecology dated 17 April 2025.
Social Impacts	Social Impact Assessment 1 November 2024 Prepared by Astrolabe	Implement mitigation measures identified in other specialist reports.
Waste Management	Marsden Park Data Centre State Significant Development Application Waste Management Plan 18 September 2024 Prepared by JBS&G	Operational Waste Mitigation Measures The following mitigation measures are recommended: - Waste generated during the operation stage of the development will be managed by the operational staff in line with the mitigation measures included in the WMP. - Waste will be collected by a private waste contractor. - Signs which clearly identify waste management procedures and provisions to contractors, staff and visitors will be posted at the Development as appropriate. The design and use of safety signs will comply with Australian Standard AS 1319 Safety Signs for the Occupational Environment and clearly describe the types of materials designated for each bin. Construction Waste Mitigation Measures

Proposed Mitigation Measures		
Item / Impact	Supporting Documentation	Recommended Mitigations
		The following mitigation measures are recommended: • Waste generated during the demolition and construction stage of the development will be managed by the principal contractor and sub-contractors in line with the mitigation measures included in the WMP. • Where possible, all demolition and construction materials would be recycled either on-site through reuse or offsite at a licensed facility. Waste would be transported and disposed of offsite by a licensed contractor to a licensed landfill facility. • Signs which clearly identify waste management procedures and provisions to contractors, staff and visitors will be posted at the Development as appropriate. The design and use of safety signs will comply with Australian Standard AS 1319 for safety signs and Australian Standards and NSW EPA for recycling signage, and clearly describe the types of materials designated for each bin.

APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident;
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

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