Development Consent

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

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

These conditions are required to:

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

Chris Ritchie
A/Executive Director
Energy, Resources and Industry Assessments

Sydney 25 September 2025 File: SSD 80331959

SCHEDULE 1

Application Number:	SSD-80331959
Applicant:	Mirvac Projects Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Aspect Industrial Estate Lot 105 on DP 1305965 4 Pemul Place, Kemps Creek NSW 2178
Development:	Building fit-out and operation of a printing and packaging facility on lot 8 within the Aspect Industrial Estate.

TABLE OF CONTENTS

DEFINITIONS

Applicant	Mirvac Projects Pty Ltd, or any person carrying out any development to which this consent applies
Aspect Industrial Estate (SSD-10448)	Aspect Industrial Estate (SSD-10448 as modified) which includes a Concept Proposal for staged development, and Stage 1 development of an industrial estate including industrial, warehousing and distribution centres, approved by a delegate of the Minister for Planning and Public Spaces on 24 May 2022
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	Internal fit-out works including installation of printing equipment, ductwork, cool rooms, office and waste room fit-out, security, access and communication systems
Council	Penrith 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
DCCEEW – CPHR Group	Conservation Programs, Heritage and Regulation Group of the Department of Climate Change, Energy, the Environment and Water
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS and RTS, including fit-out and operation of a printing and packaging facility, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPHI	Department of Planning, Housing and Infrastructure
EIS	The Environmental Impact Statement titled *Aspect Industrial Estate Concept Plan, Stage 1 (SSD-10448 Mod 10) & WH8 Fit-Out and Use Application (SSD-80331959)* prepared by Urbis dated June 2025
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the *Telecommunications Act 1997* (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
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

Mamre Road / Darrabarra Avenue intersection	The signalised intersection of Mamre Road and Darrabarra Avenue approved as part of SSD-10448 for the Aspect Industrial Estate (as modified)
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
MRP	Mamre Road Precinct
MRP DCP	Mamre Road Precinct Development Control Plan 2021
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	Printing, packaging and storage as described in the EIS and RTS
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Regional Stormwater Scheme	Regional stormwater infrastructure as shown on the MRP Stormwater Scheme Plan, May 2024 prepared by Sydney Water
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
RTS	The Applicant's Response to Submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled *Aspect Industrial Estate Concept Plan, Stage 1 (SSD-10448 Mod 10) & WH8 Fit-Out and Use Application (SSD-80331959) Response to Submissions,* prepared by Urbis and dated 18 September 2025
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
Warehouse 8 (SSD-60513208)	Construction and operation of a warehouse and distribution facility (warehouse 8) within the Aspect Industrial Estate, approved by a delegate of the Minister for Planning and Public Spaces on 11 October 2024, as modified
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

A2. The development may only be carried out:

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

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

(c) in accordance with the EIS and RTS;

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

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

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

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

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

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

Development Area

A6. The maximum gross floor area (GFA) for the development must not exceed the limits in **Table 1**.

Table 1 *Maximum GFA for the Development*

Land Use	**Maximum GFA (m^2)**
Manufacturing (printing)	39,800
Offices	2,000
Dock Office	370
Storeroom	460
Total	**42,630**

Production

A7. The development must not produce more than 7,064 tonnes of finished (printed) products per year.

Access and Traffic

A8. The largest vehicle permitted to access the site is a 30 metre Performance Based Standards (PBS) Level 2 Type B.

A9. The Applicant must ensure all vehicles associated with construction and operation of the development do not use Bakers Lane, Aldington Road or Abbotts Road.

Stormwater Management

A10. The development must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the *Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022).

Lighting

A11. Illuminated signage for the development must be turned off at 10 pm every night.

A12. The development must not include any LED strip lighting on the building facades.

NOTIFICATION OF COMMENCEMENT

A13. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

(a) construction; and

(b) operation.

A14. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

A15. 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

A16. 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).

A17. 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.

A18. 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

A19. 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 TfNSW.

A20. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

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

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

Sydney Water

A21. Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to ensure sewer, water or stormwater mains or easements would not be affected by the development.

A22. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

A23. 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.

A24. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

STRUCTURAL ADEQUACY

A25. 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 NCC.

Note:

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

EXTERNAL WALLS AND CLADDING

A26. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A27. 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.

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

COMPLIANCE

A29. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

OPERATION OF PLANT AND EQUIPMENT

A30. All plant and equipment used on site, or to monitor the performance of the development, must be:

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

(b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

A31. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

MAMRE ROAD PRECINCT WORKING GROUP

A32. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in the working group established by relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:

(a) comprise at least one representative of the Applicant, and relevant consent holders in the MRP;

(b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring and coordination of the approved industrial developments in the MRP;

(c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;

(d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, air quality, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;

(e) review community concerns or complaints with respect to environmental management;

(f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and

(g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.

A33. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A32. The Applicant must:

(a) consult with the Planning Secretary;

(b) provide confirmation that all components of the development are operational; and

(c) advise on the date of the proposed exit.

APPLICABILITY OF GUIDELINES

A34. 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.

A35. 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

Hours of Work

B1. The Applicant must comply with the hours detailed in **Table 2**, unless otherwise agreed in writing by the Planning Secretary.

Table 2 *Hours of Work*

Activity	Day	Time
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation	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) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or

(c) 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 the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Environmental Management Plan approved under condition C2.

Operational Noise Limits

B4. The Applicant must:

(a) ensure the cumulative noise emission of fixed external mechanical plant for the development do not exceed 98 dB(A) and do not exhibit tonal characteristics or strong low frequency content; and

(b) ensure the noise generated by operation of the development does not exceed the noise limits in **Table 3**.

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

Location	Day $L_{Aeq(15 \text{ minute})}$	Evening $L_{Aeq(15 \text{ minute})}$	Night $L_{Aeq(15 \text{ minute})}$
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	39	34	29
BAPS Temple – Outdoor Use Area (Except Car Parking Area)	36 (When in use)		

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

B5. The Applicant must implement the operational noise mitigation measures described in the *Noise Impact Assessment SSD-10448 MOD 10 and Warehouse 8 SSD-80331959* prepared by SLR Consulting dated June 2025.

Design Noise Verification Report

B6. Prior to the commencement of operation of the development, the Applicant must prepare and submit a Design Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Design Noise Verification Report must:

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

(b) detail the noise mitigation measures to ensure compliance with the noise limits in conditions B4 and B5, including but not limited to selection of quieter units, operation in night/quiet modes, use of silencer tips, acoustic lining or acoustic screening;

(c) detail the location and specifications of each adopted noise mitigation measure;

(d) provide updated noise modelling to verify the predicted performance of the noise mitigation measures in achieving the noise limits in condition B4; and

(e) detail contingency measures in the event the mitigation measures are not effective in reducing noise levels to comply with the limits specified in condition B4 at all times.

B7. The Applicant must install the noise mitigation measures in accordance with condition B6 to the satisfaction of the Planning Secretary. The Applicant must provide written evidence demonstrating that the noise mitigation measures have been installed in accordance with this condition.

VIBRATION

Vibration Criteria

B8. Vibration caused by construction at any residence or structure outside the site must be limited to:

(a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and

(b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

B9. Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B8.

B10. The limits in conditions B8 and B9 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B11. Prior to the commencement of construction of the development, the Applicant must update the Construction Traffic Management Plan for Warehouse 8 (SSD-60513208) to include the development, to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

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

(b) be prepared in consultation with Council and TfNSW;

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

(d) detail proposed work zones, heavy vehicle routes, access and parking arrangements;

(e) detail the number of construction vehicle movements and demonstrate how the movements will be managed in the context of road changes in the vicinity of the site;

(f) include a Driver Code of Conduct to:

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

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise;

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

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

(vi) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions.

(g) include the location of any crane(s) and a crane movement plan;

(h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects;

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

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

B12. The Applicant must:

(a) not commence construction until the Construction Traffic Management Plan required by condition B11 is approved by the Planning Secretary; and

(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Construction Access

B13. All construction traffic associated with the development must use the completed Mamre Road / Darrabarra Avenue intersection. No construction vehicles are permitted to use Bakers Lane.

Parking

B14. The Applicant must provide sufficient parking facilities on site in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

B15. Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and warehouse buildings in accordance with relevant guidelines and standards and the MRP DCP.

B16. A minimum of 5% of parking bays for the development must provide electric vehicle charging, with a further 5% constructed as readily adaptable.

Operational Traffic Monitoring Program

B17. At the commencement of operation of the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program to verify light and heavy vehicle traffic numbers against the predictions in the EIS. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:

(a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;

(b) queue monitoring at the Mamre Road / Darrabarra Road intersection and background traffic counts on Mamre Road;

(c) verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;

(d) consider the current capacity and efficiency of the existing road network including Mamre Road; and

(e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.

Note: *The Applicant may update an existing Operational Traffic Monitoring Program for the site to include the development to satisfy the requirements of the condition.*

B18. The results of the Operational Traffic Monitoring Program must be reported to the Planning Secretary and TfNSW on a quarterly basis for a minimum period of 12 months of operation.

Operating Conditions

B19. The Applicant must ensure:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest versions of:

(i) AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004);

(ii) AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018);

(iii) AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009); and

(iv) Penrith City Council's *Engineering Construction Specifications for Civil Works*;

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

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

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

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

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

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

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

Sustainable Travel Plan

B20. Prior to the commencement of operation of the development, the Applicant must prepare a Sustainable Travel Plan for the development. The Sustainable Travel Plan must be included in the OEMP required by condition C5 and must:

(a) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and

(b) describe pedestrian and bicycle linkages and end of trip facilities available on site.

B21. The Applicant must implement the most recent version of the Sustainable Travel Plan for the duration of the development.

AIR QUALITY

Operational Air Quality

B22. The Applicant must implement the operational air quality mitigation measures described in the *Fitout MOD (IVE) – WH8 Air Quality Impact Assessment* prepared by SLR Consulting dated 18 June 2025 to minimise emissions of volatile organic compounds from operation.

B23. The Applicant must:

(a) install horizontal diversion hoods on the roof hot air exhaust flues, to ensure the flues do not exceed a vertical air velocity of 4.3 metres per second; and

(b) provide written evidence to the satisfaction of the Planning Secretary that the horizontal diversion hoods have been installed and are effective at maintaining vertical air velocity below 4.3 metres per second, prior to the commencement of operation.

Dust Minimisation

B24. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B25. During construction of the development, the Applicant must ensure that:

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

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

(c) public roads used by these trucks are kept clean.

HAZARDS AND RISK

Dangerous Goods

B26. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B27. The Applicant must store all chemicals, fuels and oils used on site in accordance with:

(a) the requirements of all relevant Australian Standards; and

(b) for liquids, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B28. In the event of an inconsistency between the requirements of conditions B27(a) and B27(b), the most stringent requirement must prevail to the extent of the inconsistency.

VISUAL AMENITY

Landscaping

B29. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by condition C5:

(a) detail the species to be planted on site that:

(i) are consistent with the plant list in Appendix C of the MRP DCP; and

(ii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport.

(b) be consistent with:

(i) the Landscape Plans prepared by Site Image as listed in Table 4 of Appendix 1 of this consent; and

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

(c) ensure sufficient deep soil is provided in all areas where tree planting is required;

(d) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP; and

(e) describe the ongoing monitoring and maintenance measures to manage the landscaping works.

B30. The Applicant must:

(a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary and the landscaping is implemented;

(b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and

(c) maintain the landscaping on the site in accordance with the approved Landscape Management Plan required by condition B29 for the life of the development.

Lighting

B31. 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

B32. All signage and fencing must be erected in accordance with the RTS.

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

B33. The Applicant must ensure the illumination of the signage on the western and northern façades is switched off at 10 pm every day.

SOILS, WATER QUALITY AND HYDROLOGY

Discharge Limits

B34. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.

Stormwater Management System

B35. Prior to the commencement of operation of the development, the Applicant must ensure the stormwater management system is installed in accordance with Penrith City Council's *Stormwater Drainage Specification for Building Developments.*

B36. All stormwater infrastructure shall remain under the ownership, control and care of the registered proprietor of the lot.

Water and Stormwater Management Plan

B37. Prior to the commencement of operation, the Applicant must update the Water and Stormwater Management Plan for Warehouse 8 as modified (SSD-60513208) to include the development, to the satisfaction of the Planning Secretary. The updated plan must form part of the OEMP required by condition C5 and must detail how the development will ultimately connect to the Regional Stormwater Scheme and how any interim measures will be decommissioned once the development is connected to the Regional Stormwater Scheme.

Flood Management

B38. Prior to the commencement of operation of the development, the Applicant must prepare a Flood Emergency Response Plan (FERP). The Plan must form part of the OEMP required by condition C5:

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

(b) be prepared in consultation with Council and the NSW State Emergency Service (SES);

(c) address the provisions of the *Flood Risk Management Manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and

(d) include details of:

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

(ii) predicted flood levels;

(iii) flood warning time and flood notification;

(iv) assembly points and evacuation routes;

(v) evacuation and refuge protocols; and

(vi) awareness training for employees and contractors.

B39. The Applicant must:

(a) submit a copy of the FERP required by condition B38 to the Planning Secretary, prior to the commencement of operation; and

(b) implement the most recent version of the FERP for the duration of operation of the development.

B40. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.

B41. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

WASTE MANAGEMENT

Statutory Requirements

B42. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014)

B43. All waste material removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.

Waste Storage and Management

B44. The Applicant must ensure no more than 5 tonnes of prescribed wastes as defined in the *Protection of the Environment Operations (Waste) Regulation 2014* are stored on the site at any one time.

B45. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

B46. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

B47. The Applicant must implement the Waste Management Plan detailed in the EIS for the duration of operation.

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

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

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

- (a) Construction Traffic Management Plan (see condition B11); and
- (b) Community Consultation and Complaints Handling.

C4. The Applicant must:

- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
- (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL 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) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
- (b) describe the procedures that would be implemented to:
  - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
  - (ii) receive, handle, respond to, and record complaints;
  - (iii) resolve any disputes that may arise;
  - (iv) respond to any non-compliance;

(v) respond to emergencies; and

(c) include the following environmental management plans:

(i) Operational Traffic Monitoring Program (see condition B17);

(ii) a copy of the Sustainable Travel Plan (see condition B20);

(iii) Landscape Management Plan (see condition B29);

(iv) Water and Stormwater Management Plan (see condition B37); and

(v) Flood Emergency Response Plan (see condition B38).

C7. The Applicant must:

(a) not commence operation until the OEMP 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. Within three months of:

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

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

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

(d) 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 strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, 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 **Appendix 4**.

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 six months of 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 reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

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

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

(c) 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.

Monitoring and Environmental Audits

C16. 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

C17. At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:

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

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

(ii) all current statutory approvals for the development;

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

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

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

(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 monthly;

(ix) the Compliance Report of the development;

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

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

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

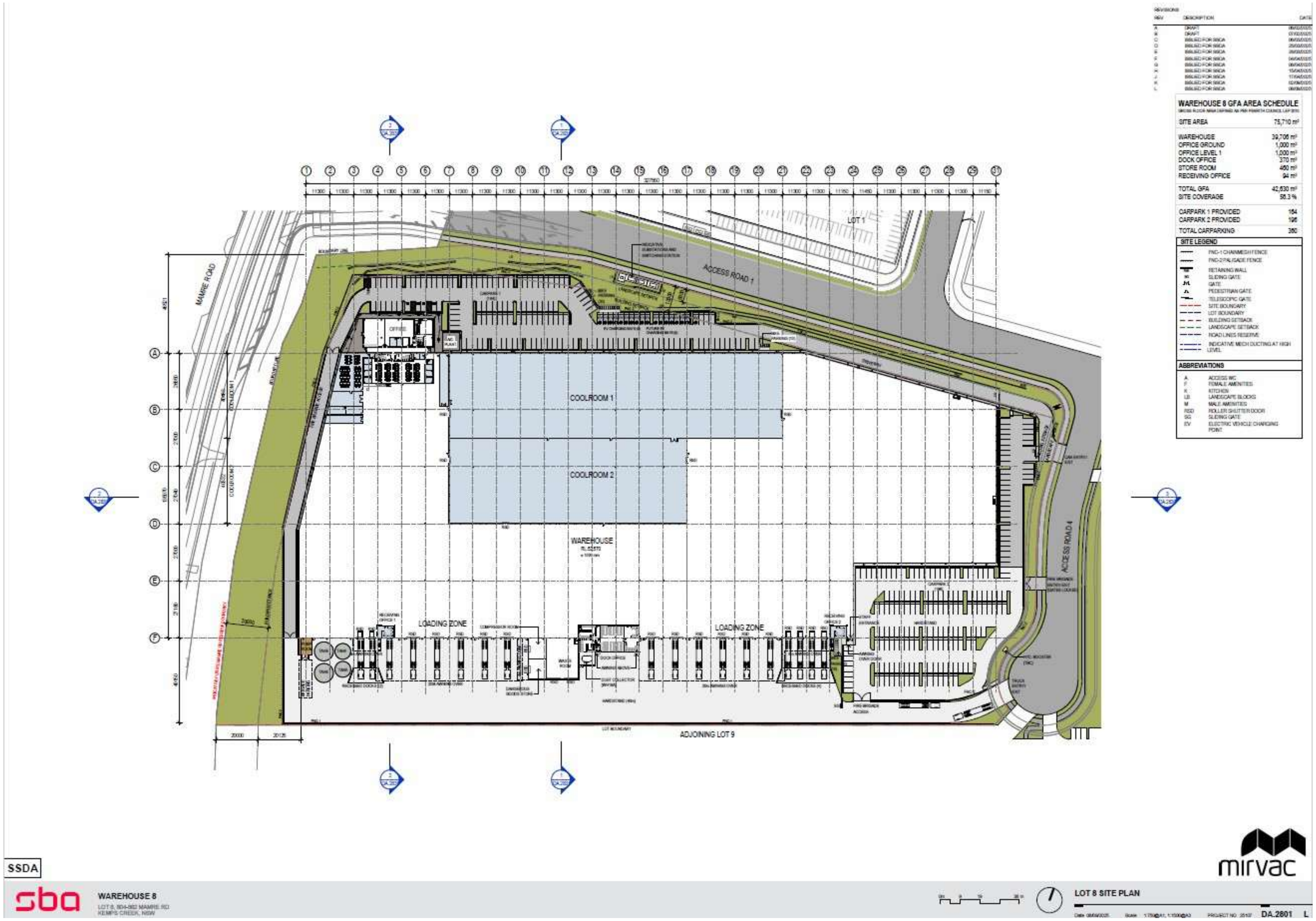


Figure 1: Site Plan

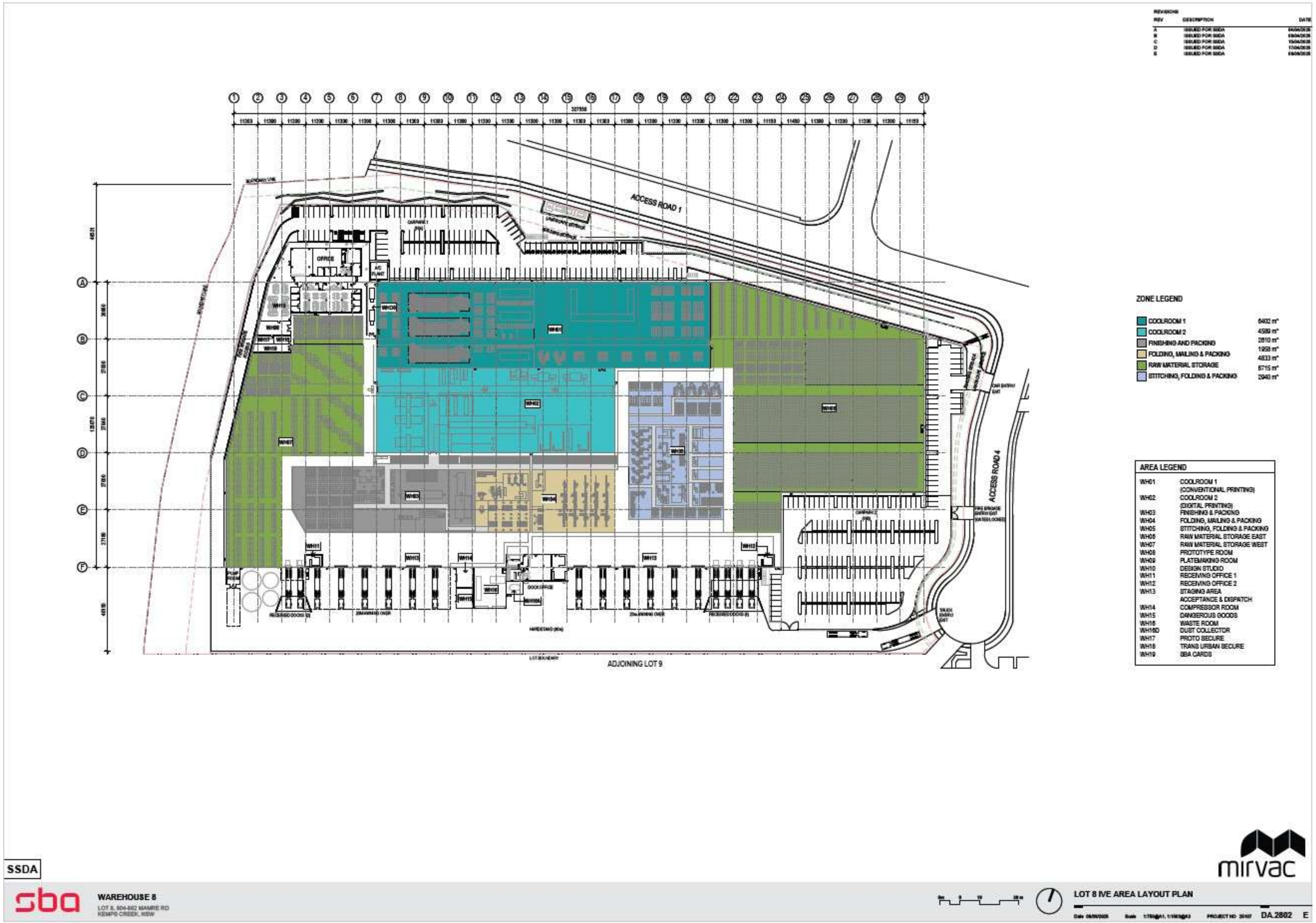


Figure 2: IVE Printing Layout Plan

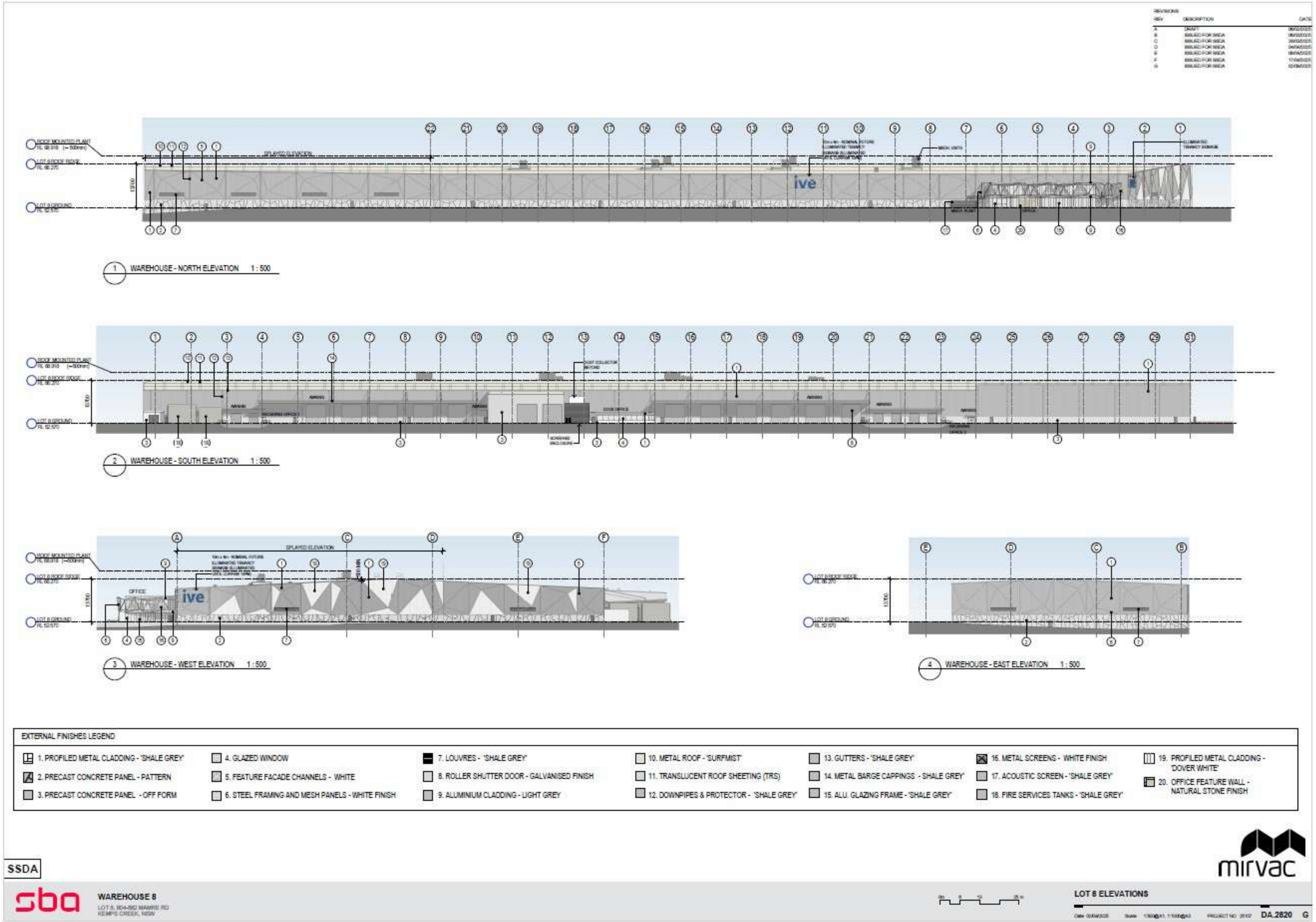


Figure 3: Elevations

Table 4 *Schedule of Approved Plans*

Drawing No.	Title	Issue	Date
Architectural Plans prepared by SBA Architects			
DA.2801	Lot 8 Site Plan	L	08.09.2025
DA.2802	Lot 8 IVE Area Layout Plan	E	08.09.2025
DA.2803	Lot 8 IVE Equipment Plan	D	08.09.2025
DA.2804	Lot 8 IVE Fitout and Use Plan	E	08.09.2025
DA.2820	Lot 8 Elevations	G	02.09.2025
Landscape Plans prepared by Site Image			
IVE_0000, 1001 – 1008	Lot 8 IVE- Landscape Plan Set	B	15.04.2024
IVE_5001, 5002, 6001	Lot 8 IVE- Landscape Details and Sections	A	07.04.2024
Civil Plans prepared by at&l			
CV-AIE.B08.DA.3103-AT&L(B)	General Arrangement Plan	A1	15.04.2025

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

The following outlines the recommended mitigation measures in response to potential impacts identified in Section 6 of this EIS. The structure of mitigation measures is based on the DPHI's hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released by DPHI in June 2017, as:

- **Performance based measure** – identify performance criteria that must be complied with to achieve an appropriate environmental outcome but do not specify how the outcome is to be achieved.
- **Prescriptive measure** – require action to be taken or specify something that must not be done.
- **Management based measure** – identify one or more management objectives that must be achieved through the implementation of a management plan.

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment.

A consolidated set of mitigation measures required for each of the environmental and social impacts identified in Section 6 of the EIS are outlined in **Table 1** below. The mitigation measures directly respond to each impact and are based upon the range of technical and specialist consultant reports appended to the EIS. The type of mitigation measure as noted within the table below are as follows:

- 'Pe' – performance based mitigation measure. or
- 'Pr' – prescriptive based mitigation measure, or
- 'Ma' – management based mitigation measure.

Table 1 SSD-10448(MOD 10) and SSD-80331959 Mitigation Measures

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
Traffic, Transport and Parking	No cumulative traffic impacts to the to the performance to the transport infrastructure in the area. The proposal will not result in any additional traffic impacts beyond those anticipated in the original SSD-10448 masterplan approval. With regard to vehicular access the swept path assessment demonstrates that the modified lot and hardstand layout design remains consistent with the relevant Australian Standards and MRP DCP design requirements.	The road upgrades and management measures approved under SSD-10448 will support the access and traffic demands generated by the proposal. This includes: • Provision of a signalised access at the intersection of Road 01 and Mamre Road. • The management strategies established under the Draft Construction Traffic Management Plan will minimise construction traffic impacts on the surrounding road network and public road network users. Additionally, a Green Travel Plan has been prepared in support of the approved Warehouse 8 SSDA. With consideration to the MRP DCP rates, a minimum of 44 bicycle spaces and one shower cubicle with ancillary change rooms will be provided to encourage active transport and reduce reliance on private vehicle usage.	Pr
Acoustic	Acoustic impacts to nearby sensitive receivers resulting from the updated Lot/Warehouse 8 layout and the anticipated noise sources for including: • On-Site Traffic • Loading Dock Activities • Mechanical Plants These acoustic impacts across Lot/Warehouse 8 will contribute towards the cumulative impacts generated across the Aspect Industrial Estate (**AIE**) as well as the developments across the wider Mamre Road Precinct	Potential feasible and reasonable mitigation measures have been considered during the various design phases of the proposal, including several that were considered through the original Concept Approval and others that have been (or can be) conditioned as part of an approval. These measures include: • Optimising site layout to minimise noise emissions from the site. • Use broadband and/or ambient sensing alarms on trucks and forklifts where they are required to reverse during the night-time. • Appropriate design of site layout to minimise the need for trucks to stop or brake outside of loading docks with line of sight to residential receivers. • PA systems designed to reduce noise nuisance to receiver areas.	Pe, Pr, Ma

<table>
<tr><th>Issue</th><th>Potential Impacts</th><th>Mitigation Measures</th><th>Type of Measure (Pe/Pr/Ma)</th></tr>
<tr><td></td><td>may result in adverse, acoustic impacts to the nearby sensitive receivers.</td><td>
No speed humps or uneven pavements.
Building services and mechanical plant selection as not to exceed the sound power level limits.
Building material selection so that any noise breakout from internal activities would result in negligible increase in overall noise emissions.
Review of noise emissions from new tenants.
Production of an operational noise management plan.
Noise monitoring of the post construction operational period.

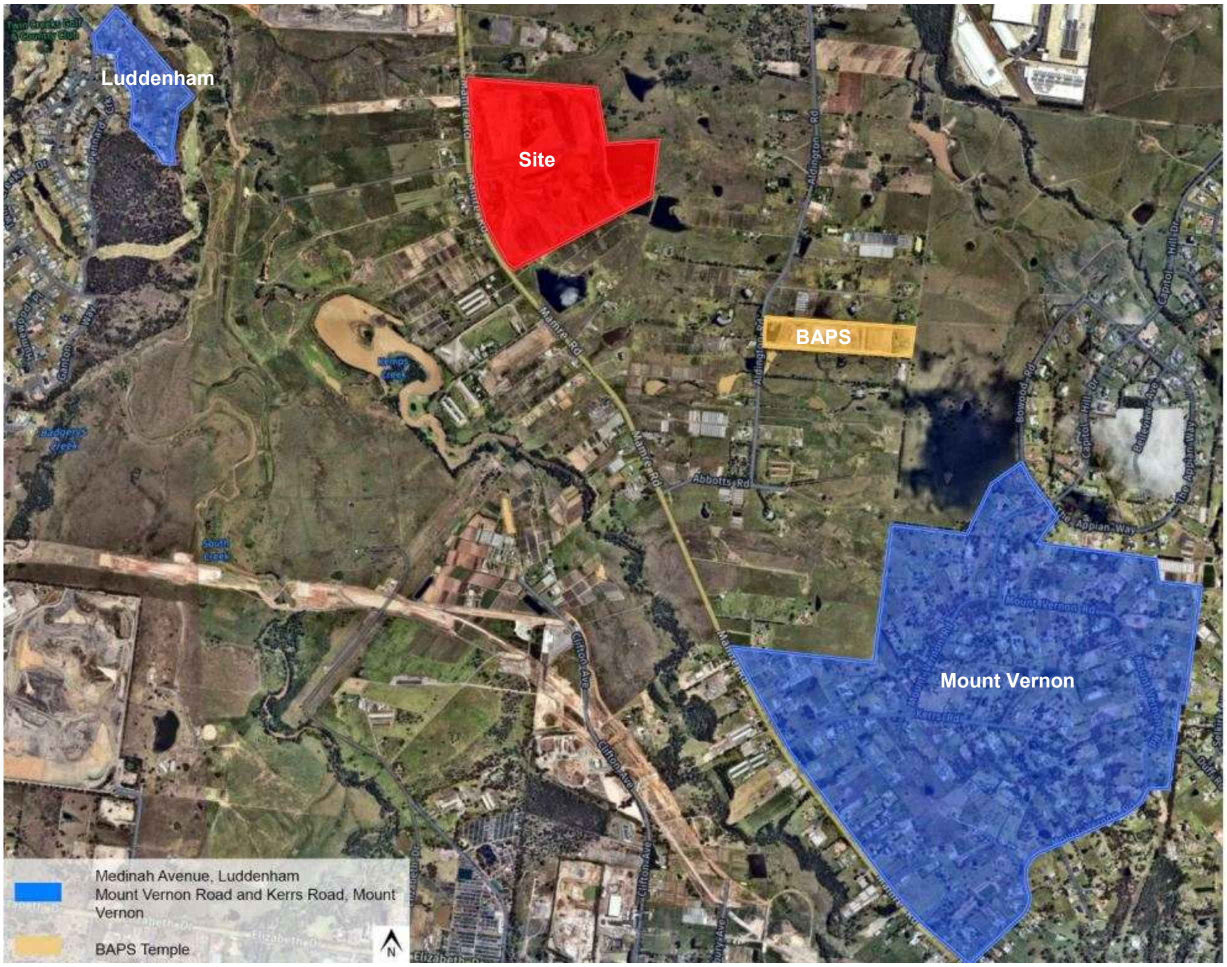
Further to these mitigation measures, the following table provides an overview of the additional mitigation measures that will be able to reduce the acoustic impacts generated by the proposed external mechanical plant.
<table>
<tr><th>Plant Item</th><th>Mitigation Implemented</th></tr>
<tr><td>Base build office and dock office fans and condensers</td><td>Quieter units will be investigated during detailed design.</td></tr>
<tr><td>Warehouse smoke extraction fans</td><td>SEF units will run at 50% speed for general daily ventilation / night purge.</td></tr>
<tr><td>Chillers</td><td>Quieter units have been sourced from the supplier of the internal equipment that the chillers service. Acoustic screening will be considered during detailed design.</td></tr>
<tr><td>Temperature control PAC units</td><td>Quieter units have been sourced from the supplier. Night/quiet mode will be used on all units.</td></tr>
<tr><td>Exhaust flues</td><td>Exhaust flue mitigation such as low-noise extraction fans, silencer tips and/or in-duct</td></tr>
</table></td><td></td></tr>
</table>

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		acoustic lining will be investigated during detailed design. **Waste room exhaust fans**: Quieter units will be investigated during detailed design. **Dust extractor**: Quieter unit from the supplier will be investigated during detailed design. Acoustic screening will be considered during detailed design.	
Air Quality	Dust, air quality and odour impacts generated by the proposed construction and operations works. The main air quality issue associated with proposal are the potential Volatile Organic Compound (**VOC**) emissions from the proposed operations. VOC emissions from the printing processes are expected to be minimal compared to the total emissions in the LGA and since RA106X will not involve combustion processes and will be powered from the grid, emissions from combustion sources are not anticipated.	Notwithstanding the negligible impacts during the worst-case operational scenario, the following mitigation measures are proposed. VOC Mitigation Measures – Use low-VOC or water-based inks and cleaning solutions where feasible. – Implement best-practice solvent management, including proper storage, handling, and disposal of VOC-containing substances. – Ensure all VOC-emitting equipment is properly maintained and enclosed where possible to minimize fugitive emissions. – If appropriate, install activated carbon filters or other appropriate emission control technologies to capture VOCs from printing and cleaning processes. – Maintain adequate ventilation within the facility to disperse emissions efficiently and minimize worker exposure. General Air Quality Control Measures – Regularly inspect and maintain air filtration and ventilation systems to ensure optimal performance. – Provide staff training on best practices for minimizing emissions, including proper solvent usage and storage procedures.	Ma

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		– Consider monitoring air quality in and around the site to assess the effectiveness of mitigation measures and identify any additional control needs. The proposed flues – The warehouse flues penetrating the roof will be fitted with hoods to change the air velocity to horizontal discharge.	
Water and Energy Usage	The proposed development may result in impacts to the water and energy usage. The development is to be delivered in accordance with the ESD relevant principles. No additional adverse impacts are anticipated.	The development will establish the appropriate ecologically sustainable design elements to mitigate any adverse impacts to water and energy usage. Such elements include on-site renewable energy production, electric car and truck charging dedicated bays, rainwater harvesting, natural ventilation, and efficient HVAC performance.	Pe
Visual Impact Assessment	Visual impacts onto the nearby residential receivers and viewpoints. The proposed Warehouse 8 development will not result in any change in visual impact ratings from the established, estate wide concept proposal.	No additional mitigation measures as part of the approved Warehouse 8 development or beyond the measures established under SSD-10448.	Pe
Bushfire	Warehouse 8 is not required to be subject to any Asset Protection Zone requirements as it is substantially separated from any bushfire hazard. The Bushfire Attack Level (BAL) is not relevant to Warehouse 8 and subsequently, the building is not required to be constructed in accordance with the Australian Standard requirements for BAL affected sites.	The original approval was supported with recommendations for an asset protection zone, conditions for fire hydrants be provided and buildings within identified zoned be built in accordance with the Australian Standard. No additional mitigation measures are required to support the proposal.	Pr

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
	The proposal has been assessed and deemed to comply with the requirements of Planning for Bushfire Protection 2019.		
Stormwater and Drainage	Potential impacts to water quantity and quality due to the proposal.	The proposal is to feature the appropriate stormwater quantity and quality management measures including in accordance with Water and Stormwater Management Plan approved at the site and to be modified under the base build modification applications. No additional mitigation measures as part of the approved Warehouse 8 development, and as to be modified under the base build modification applications.	Pr
Soil and Salinity	Potential soil erosion, salinity and infiltration/exfiltration of stormwater impacts generated by the proposal. With regard to stormwater infiltration/exfiltration impacts, the proposed warehouse development will result in the bulk of the site being sealed. In the instance infiltration/exfiltration of stormwater is proposed, the development will have close to no impacts on the site salinity and sodicity as prior to the AIE development.	No additional mitigation measures as part of the approved Warehouse 8 development or beyond the measures established under SSD-10448.	Ma
Flood Impacts	The site is affected by 100-year overland flows. Potential impacts to flood flows and runoff into the existing water management infrastructure.	No additional mitigation measures as part of the approved Warehouse 8 development or beyond the measures established under SSD-10448.	Pr

APPENDIX 3 LOCATION OF NOISE SENSITIVE RECEIVERS



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 C12 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 C12), 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

details of any communication with other stakeholders regarding the incident.