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 2020, 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

Anthea Sargeant
Executive Director
Regions, Industry and Key Sites

Sydney 31 August 2020 File: EF19/12991

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

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

CONSOLIDATED CONSENT

SCHEDULE 1

Application Number:	SSD-9667
Applicant:	Western Sydney Parklands Trust
Consent Authority:	Minister for Planning and Public Spaces
Site:	Part Lot 10 DP 1061237 and Part Lot 5 DP 804051 165 Wallgrove Road & 475 Ferrers Road, Eastern Creek
Development:	Light Horse Interchange Business Hub concept development application, comprising: Concept Proposal for: - establishment of up to 161,817 m^2 of gross floor area for general industrial, light industrial, warehouse and distribution centres and ancillary office land uses; and - conceptual development levels, footprints and building envelopes for Lots 1-4, roads, parking, site access and landscape design. Stage 1 works for: - demolition of existing structures; - remediation of the site; - site preparation and bulk earthworks; - construction of road access and internal roads and installation of essential infrastructure services; - flood and stormwater management infrastructure works; and - subdivision of the site into six Torrens title lots, including four future development lots and two lots comprising the stormwater detention basin, access road reserve and residual land to remain within Western Sydney Parklands.

- SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-9667-Mod-1	14 April 2023	Team Leader	Layout Changes
SSD-9667-Mod-2	20 December 2023	Team Leader	Layout Changes
SSD-9667-Mod-3	31 January 2024	Team Leader	Changes to Stage 1 works and Lot 2 building envelope
SSD-9667-Mod-4	13 September 2024	Team Leader	Changes to bulk earthworks
SSD-9667-Mod-5	22 May 2025	Team Leader	Layout Changes

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DEFINITIONS

Applicant	Western Sydney Parklands Trust, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
Calendar year	A period of 12 consecutive months commencing on 1 January
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
Concept proposal	Concept layout of industrial and warehouse and distribution centre buildings and ancillary offices as described in the EIS, RtS and RtS Addendum.
Conditions of this consent	Conditions contained in Schedule 2 and Schedule 3 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	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
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Industry and Environment
Development	The development described in Schedule 1, the EIS, Response to Submissions and Response to Submissions Addendum as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled *Light Horse Interchange Business Hub, Eastern Creek SSD 9667*, prepared by Urbis dated July 2019, submitted with the application for consent for the development and additional information titled *Response to Authority Comments for Light Horse Interchange Business Hub, Eastern Creek – SSD 9667*, prepared by Western Sydney Parklands Trust dated 26 June 2020
ENM	Excavated Natural Material
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6 pm to 10 pm
Fibre ready facility	As defined in section 372W of the Telecommunications Act 1997 (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 *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 and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent

Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential 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)
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	The document assessing the environmental impact of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: (a) SSD-9667-Mod-1 - Light Horse Interchange Business Hub - SSD-9667 Section 4.55(1a) Modification prepared by Urbis (Report Number V3), as amended by Response to Agency Submissions prepared by Urbis, dated 22 November 2022 and letter titled Consolidated of Clarifications prepared by Urbis, dated 1 March 2023, excluding all Traffic Impact Assessments. (b) SSD-9667-Mod-2 – 'Light Horse Interchange Business Hub – SSD9667(MOD 2)' prepared by Urbis, dated March 2023, as amended by 'Light Horse Interchange Business Hub SSD-9667 Mod 2: Response to Agency Submissions' prepared by Urbis, dated 8 September 2023 (c) SSD-9667-Mod-3 – 'Light Horse Interchange Business Hub – SSD-9667(MOD 3)' prepared by Urbis, dated April 2023, as amended by 'Light Horse Interchange Business Hub SSD-9667 Mod 3: Response to Agency Submissions' prepared by Urbis, dated 22 November 2023 (d) SSD-9667-Mod-4 – 'Light Horse Interchange Business Hub - SSD 9667 (MOD 4)' prepared by Urbis dated April 2024 as amended by 'Amendment Report Light Horse Business Hub | SSD-9667 MOD 4' prepared by Urbis dated 30 July 2024 (e) SSD-9667-Mod-5 – 'Modification Report – Light Horse Business Hub SSD-67924472 (MOD 1) and SSD-9667 (MOD 5)' prepared by Urbis dated February 2025.
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
NRAR	Natural Resources Access Regulator
OEMP	Operational Environmental Management Plan
Planning Secretary	The Secretary of the Department, or nominee
POEO Act	*Protection of the Environment Operations Act 1997*
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(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 "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Response to Submissions	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled *Response to Submissions and Preferred Project Report,* prepared by Urbis and dated 10 February 2020.
Response to Submissions Addendum	The Applicant's addendum response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled *Response to Submissions – Addendum Report,* prepared by Urbis and dated 25 May 2020.
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 Appendix 1
Site Auditor	As defined in section 4 of the *Contaminated Land Management Act 1997*
Site Audit Report	As defined in section 4 of the *Contaminated Land Management Act 1997*
Site Audit Statement	As defined in section 4 of the *Contaminated Land Management Act 1997*
Stage 1 Development	Demolition of existing structures, remediation, site preparation and bulk earthworks, construction of road access, internal roads and installation of essential infrastructure services, flood and stormwater management infrastructure works and subdivision of the site into 11 Torrens title allotments, including seven future development lots and four lots comprising the stormwater detention basin, access road reserve and residual land to remain within Western Sydney Parklands and as described in the EIS, Response to Submissions and Response to Submissions Addendum.
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: CONDITIONS OF CONSENT FOR CONCEPT DEVELOPMENT

PART A TERMS OF CONSENT FOR CONCEPT DEVELOPMENT

TERMS OF CONSENT

A1. 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, Response to Submissions and Response to Submissions Addendum;

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

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

(f) **in accordance with Modification Assessments.**

A2. 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 A2(a).

A3. 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 A1(c) or A1(e) **or A1(f)**. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(e) **or A1(f)**, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

DETERMINATION OF FUTURE DEVELOPMENT APPLICATIONS

A4. In accordance with section 4.22 of the EP&A Act, the subsequent stages are to be subject of future development applications.

A5. The determination of future development application(s) are to be consistent with the terms of this consent as described in Schedule 1 and subject to the conditions in Schedules 2 and 3.

LIMITS OF CONSENT

A6. 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.

A7. This consent does not approve the erection of any buildings or loading docks, car parking or internal access driveways.

A8. The Applicant must ensure the future development of the site is consistent with the *Light Horse Interchange Business Hub, Eastern Creek Urban Design Guidelines,* prepared by nettletontribe, **Revision 8B, dated August 2023.**

A9. The maximum GFA for future development on the site for the land uses described in Table 1 must not exceed the limits described in that table;

Table 1 *GFA Maximum for concept proposal*

Land Use	Maximum GFA (m^2)
General industrial, light industrial and warehouse and distribution centre uses	**151,497 m^2**
Ancillary offices	**10,320 m^2**
Total GFA	**161,817 m^2**

A10. The Applicant must ensure the site is managed as an inner protection area and the development complies with the relevant provisions of *Planning for Bush Fire Protection* and the NSW Rural Fire Service document *Standards for asset protection zones.*

A11. During operation of future development, access to the site from Wallgrove Road must only be used for emergency access and shall be closed at all other times.

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.

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 CONDITIONS TO BE MET IN FUTURE DEVELOPMENT APPLICATIONS

TRAFFIC AND ACCESS

B1. Car parking must be provided in accordance with the *RMS Guide to Traffic Generating Developments* and at the following rates:

(a) 1 space per 300 m^2 GFA for warehouse and distribution centre uses;

(b) 1 space per 77 m^2 GFA for general industrial and light industrial uses;

(c) 1 space per 40 m^2 GFA for office uses; and

(d) 1 space per 100 car parking spaces or part thereof for accessible car parking.

B2. Future development on the site must meet the following requirements:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 1428.1, AS 2890.1, AS 2890.2 and AS 2890.6*;

(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) vehicles must not queue on the public road network;

(c1) all vehicles departing the site via the Brabham Drive approach do not queue across the roundabout with Huntingwood Drive;

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

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

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

(g) all vehicles enter and exit the site in a forward direction;

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

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

B3. Access to lots must be provided in accordance with Council's specifications.

B3A. For all future development at the site, traffic generated during operation must meet the intersection performance outcomes projected in the Traffic Impact Assessment prepared by Ason Group, dated 21 January 2020 and must use the same background traffic case detailed in sections 3 and 4. Any traffic generated by developments with development consent, or other development applications currently being assessed within the site must be considered.

BUSH FIRE MANAGEMENT

B4. Future development on site must ensure the perimeter fire access roads are constructed in accordance with the Bushfire Assessment prepared by Peterson bushfire dated 28 March 2019 (ref: 19014), the requirements of Planning for Bushfire Protection, the relevant Australian Standards and in consultation with the NSW Rural Fire Service.

BICYCLE PARKING AND END OF TRIP FACILITIES

B5. Bicycle parking or end of trip facilities is to be provided with suitable pedestrian connections linking these facilities with the offices/ warehouses in accordance with relevant guidelines and standards.

SOIL AND WATER

B6. The development must be designed and constructed to be capable of obtaining a section 73 Compliance Certificate from Sydney Water Corporation in accordance with the *Sydney Water Act 1994*. Prior to the commencement of operations on the site a section 73 Compliance Certificate must be obtained from Sydney Water Corporation.

B7. All development on the site must comply with section 120 of the *Protection of the Environment Operations Act 1997*, which prohibits the pollution of waters, except as expressly provided in an Environment Protection Licence.

B8. Erosion and sediment control measures on-site must be in accordance with *Managing Urban Stormwater: Soils and Construction Vol. 1* (Landcom, 2004).

B8A. All building floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 millimetres (mm) of freeboard.

B8B. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

LANDSCAPING

B9. Landscaping must be consistent with the key principles and plant species described in the Landscape Plans titled ***Light Horse Business Hub – MasterPlan, prepared by Yerrabingin and dated January 2024 (Rev 8B)***.

B10. Landscaping must screen any acoustic barrier referenced in condition B13 of Schedule 2, blank walls or loading docks from any nearby sensitive receiver with a mix of shrub planting and trees and be provided to the satisfaction of the consent authority.

B11. Future development must be consistent with the Heritage Interpretation Plan referenced in Condition B28 of Schedule 3.

NOISE AND VIBRATION

Operational Noise Limits

B12. For all future development at the site, noise generated during operations must not exceed the noise limits outlined in Table 2 when measured at the identified locations shown in Appendix 4.

Table 2 *Noise Limits (dB(A))*

Receiver Type/ Location	Day ($LA_{eq(15\ minute)}$)	Evening ($LA_{eq(15\ minute)}$)	Night ($LA_{eq(15\ minute)}$)	When in Use ($LA_{eq(15\ minute)}$)
Residential (NCA01)	46	46	43	-
Childcare	-	-	-	48
Educational	-	-	-	43
Place of Worship	-	-	-	48
Hotel	63	53	49	
Passive Recreation	-	-	-	48
Commercial	-	-	-	63

Note: Noise is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry.

B13. If the construction of an acoustic barrier is required to achieve the noise limits in Condition B12 above, the barrier must be maintained as required and comprise a density of at least 10-15 kg/m².

EXTERNAL WALLS AND CLADDING

B14. The external walls of all future buildings must comply with the relevant requirements of the BCA.

B15. Future development involving the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels) must ensure 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.

Note: Documentary evidence that these comply with the BCA will need to be provided to the Certifier prior to the issue of any construction certificate for these works and prior to the Occupation Certificate. A copy of the documentation given to the Certifier will also be required to be provided to the Planning Secretary within seven days after the Certifier accepts it.

TRANSMISSION LINE EASEMENT

B16. Future development on the site which is located within 15 metres of a transmission tower or in close proximity to Endeavour Energy's electrical network must:

(a) be constructed of non-conducting materials;

(b) must maintain the integrity of all line structures and stay pole/wires at all times; and

(c) comply with *AS/NZS 3000:2007 'Electrical installations'* to ensure that there is adequate connection to the earth.

B17. Final design drawings must be submitted to Endeavour Energy prior to the commencement of works to confirm no impact on Endeavour Energy's transmission towers.

ACCESS

B18. The Applicant must ensure that access to the transmission towers, lines and easement is maintained at all times.

EARTHWORKS AND CONSTRUCTION

B19. Prior to the commencement of construction, the Applicant must obtain advice from the Dial Before You Dig 1100 service in accordance with the requirements of the *Electricity Supply Act 1995* (NSW) and associated regulations to identify the location of any underground electrical or other utility infrastructure on the site as well potential hazards associated with existing utilities on the site.

B20. All construction works are to be carried out in accordance with the NSW WorkCover *Work near Overhead Powerlines Code of Practice 2006*.

HAZARD AND RISK

B21. Future development on the site must ensure the cumulative societal risk as a result of the development and in the context of surrounding land uses, continues to comply with the Department's Hazardous Industry Planning Advisory Paper No. 4, 'Risk Criteria for Land Use Safety Planning', in reference to the document titled *Hazards and Risk Assessment Light Horse Interchange Business Hub (SSD 9667)* prepared by Arriscar Pty Limited dated 22 March 2019.

B22. Future development on the site must ensure that Jemena's existing high pressure gas pipelines can continue to comply with *Australian Standard 2885 Pipelines – Gas and liquid petroleum* (AS 2885) and any timings and outcomes from any Safety Management Study required under AS 2885.

SCHEDULE 3: CONDITIONS OF CONSENT FOR STAGE 1

PART A SPECIFIC ENVIRONMENTAL 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 Stage 1 development, and any rehabilitation required under this consent.

TERMS OF CONSENT

A2. The Stage 1 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, Response to Submissions and Response to Submissions Addendum;

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

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

(f) **in accordance with Modification Assessments**

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) **or A2(f)**. In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e) **or A2(f)**, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

NOTIFICATION OF COMMENCEMENT

A5. The date of commencement of each of the following phases of the Stage 1 development must be notified to the Department in writing, at least one month before that date:

(a) construction; and

(b) operation.

A6. If the construction or operation of the Stage 1 development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

PLANNING SYSTEM ACCELERATION PROGRAM

A7. Within six months of the date of this consent being granted, the Applicant must provide a report to the Planning Secretary describing how the Stage 1 development has commenced in line with its inclusion in the Planning System Acceleration Program.

PROTECTION OF PUBLIC INFRASTRUCTURE

A8. Before the commencement of construction, the Applicant must:

(a) consult with the relevant owner and provider of services that are likely to be affected to make suitable arrangements for access to, diversion, protection and support of the affected 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.

A9. 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 Stage 1 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 Stage 1 development.

DEMOLITION

A10. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A11. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the Stage 1 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.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

COMPLIANCE

A12. 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 Stage 1 development.

OPERATION OF PLANT AND EQUIPMENT

A13. 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.

SUBDIVISION AND EASEMENTS

A14. The Applicant must subdivide the site in accordance with the subdivision plan titled *Plan of Subdivision of Lot 10 in DP 1061237 and Lot 5 in DP 804051*, prepared by **Shawn Leclerc, dated 2 March 202**3.

A15. **The Applicant must register all new easements under Section 88A and/or restrictions or public positive covenants under Section 88E of the Conveyancing Act 1919 including those identified on the subdivision plan titled Plan of Subdivision of Lot 10 In DP1061237 And Easements Within Lot 5 In DP804051, prepared by Shawn Leclerc, dated 2 March 2023. Easement (B) is to name the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council.**

UTILITIES AND SERVICES

A16. Before the construction of any utility works associated with the Stage 1 development, the Applicant must obtain relevant approvals from service providers.

A17. Prior to completion of works for the Stage 1 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*.

A18. Before the issue of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

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

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

A19. Prior to completion of works for the Stage 1 development the Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.

WORKS AS EXECUTED PLANS

A20. On completion of works, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

A21. 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.

A22. 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.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B1. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan for the Stage 1 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 heavy vehicle routes, access and parking arrangements;

(e) 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;

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

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

B2. The Applicant must:

(a) not commence construction of the Stage 1 development until the Construction Traffic Management Plan required by condition B1 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 of the Stage 1 development.

Roadworks and Access

B3. The Applicant must design and complete construction of the primary access road connecting to Ferrers Road in accordance with the requirements of relevant Australian Standards, AUSTROADS guidelines, NRAR's Guidelines for Controlled Activities on Waterfront Land (May 2018) and the NSW Heavy Vehicle Access Policy Framework (TfNSW 2018).

B4. The Applicant must carry out the Stage 1 development in accordance with the following requirements:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) are constructed and maintained in accordance with the latest version of *AS 1428.1, AS 2890.1, AS 2890.2 and AS 2890.6*;

(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) vehicles must not queue on the public road network;

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

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

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

(g) all vehicles enter and exit the site in a forward direction;

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

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

M7 Motorway Corridor

B5. Prior to any construction works within the M7 Motorway corridor, the Applicant must provide detailed designs to and obtain approval from TfNSW and Westlink M7 for the proposed works.

B6. The Applicant must reimburse TfNSW and Westlink M7 for any costs associated with technical review, survey, legal services, commercial aspects for the design, construction, operation and maintenance of works and commercial aspects of the use of M7 Motorway lands.

B7. The Applicant must enter into an Interface Access Deed and/or Work Authorisation Deed (WAD) with TfNSW and Westlink M7 for any works that need to be carried out on TfNSW land.

B8. The Applicant must enter into a written agreement with the Westlink M7 Operator, prior to commencement of construction of any works within the M7 Motorway corridor, including the retaining wall, minor earthworks and shared path, regarding the ownership and maintenance of these works.

Parking

B9. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the Stage 1 development does not utilise public and residential streets or public parking facilities.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B10. The Applicant must:

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

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

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

Erosion and Sediment Control

B11. Prior to the commencement of any construction or other surface disturbance the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

Discharge Limits

B12. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Stormwater Management System

B13. Prior to the commencement of construction of the Stage 1 development, the Applicant must demonstrate to the Planning Secretary, that the stormwater management system for the development has been:

(a) designed by a suitably qualified and experienced person(s), in accordance with the concept design presented in the **Modification Assessments** and in consultation with Council;

(b) prepared in accordance with applicable Australian Standards;

(c) prepared in accordance with the Blacktown City Council Development Control Plan 2015 (Part J), Council's Engineering Guide for Development 2005 and Council's Water Sensitive Urban Design Standard Drawings;

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

(e) demonstrate that the on-site detention basin has been designed to withstand the forces of flood waters, debris and buoyancy forces up to the 1% Annual Exceedance Probability flood event.

B13A. Prior to the commencement of construction of any Modification Assessments, the Applicant must update the stormwater management system for the development and submit a copy of the updated design drawings to the Planning Secretary.

B14. At the completion of the Stage 1 development, the Applicant must provide a certificate from a suitably qualified and experienced person(s) to the Planning Secretary, to demonstrate that the stormwater management system for the development has been installed in accordance with the requirements of Condition B13 and Condition B13A.

AIR QUALITY

Dust Minimisation

B15. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B16. During construction, the Applicant must ensure that:

(a) exposed surfaces and stockpiles are suppressed by regular watering;

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

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

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

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

NOISE

Hours of Work

B17. The Applicant must comply with the hours detailed in Table 3, unless otherwise agreed in writing by the Planning Secretary.

Table 3 *Hours of Work*

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

B18. Works outside of the hours identified in condition B17 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

B19. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Construction Noise and Vibration Management Plan

B20. The Applicant must prepare a Construction Noise and Vibration Management Plan for the Stage 1 development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must

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

(b) be approved by the Planning Secretary prior to the commencement of construction of each stage of the Stage 1 development;

(c) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);

(d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;

(e) include strategies that have been developed with the community for managing high noise generating works; and

(f) describe the community consultation undertaken to develop the strategies in condition B20(e).

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

B21. The Applicant must:

(a) not commence construction of any relevant stage until the Construction Noise and Vibration Management Plan required by condition B20 is approved by the Planning Secretary; and

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

B22. 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 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); 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).

B23. The limits in conditions B22 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.

ABORIGINAL HERITAGE

Aboriginal Cultural Heritage Management Plan (ACHMP)

B24. Before the commencement of any clearing or construction works, the Applicant must prepare an ACHMP for the development to protect and manage aboriginal heritage within the site. The plan must form part of the CEMP required by Condition C2 and must:

(a) be prepared by a suitably qualified and experienced expert in consultation with the Registered Aboriginal Parties;

(b) be submitted to the satisfaction of the Planning Secretary prior to construction of any part of the development; and

(c) address the recommendations within the Aboriginal Cultural Heritage Assessment Report prepared by Extent Heritage dated February 2020.

B25. The Applicant must:

(a) not commence construction until the Aboriginal Cultural Heritage Management Plan is approved by the Planning Secretary; and

(b) implement the most recent version of the Aboriginal Cultural Heritage Management Plan approved by the Planning Secretary for the duration of the development.

Unexpected Finds Protocol

B26. If any item or object of Aboriginal heritage significance is identified on site:

(a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;

(b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and

(c) Heritage NSW must be contacted immediately.

B27. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

HISTORIC HERITAGE

Heritage Interpretation Plan

B28. The Applicant must prepare a Heritage Interpretation Plan to acknowledge the historic heritage of the site. The plan must:

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

(b) address the recommendations within the Preliminary Non-Aboriginal Heritage Assessment prepared by Extent Heritage dated March 2019.

B29. The Applicant must implement the most recent version of the Heritage Interpretation Plan.

BIODIVERSITY

B29A. Vegetation clearing under this consent is not to occur outside of the area denoted 'Limit of works (proposed)' as per Figure 1 in the document titled *Revised disturbance footprint, Light Horse Interchange Business Hub (SSD9667)*, prepared by Ecoplanning, dated 16 June 2022.

Offsets

B30. Prior to any clearing or construction works the Applicant must purchase and retire the following credits to offset the removal of 9.83 hectares of native vegetation at the site:

(a) 211 ecosystem credits for River-flat Eucalypt Forest (PCT 835: Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion);

(b) 42 ecosystem credits for Cumberland Shale Plains Woodland (PCT 849 Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion); and

(c) 93 species credits for Southern Myotis (*Myotis macropus),*

The credits must be retired in accordance with the requirements of the EHG Group's Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016*.

B30A. Prior to the any vegetation clearing related to SSD-9667-Mod-1, the Applicant must purchase and retire the following credits to offset the removal of native vegetation at the site:

(a) 1 ecosystem credit for Cumberland Shale Plains Woodland (PCT 849 Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion); and

(b) 9 ecosystem credits for Cumberland Riverflat Forest (PCT 835: Forest Red Gum – Rough-barked Apple grassy woodland on alluvial flats of the Cumberland Plain, Sydney Basin Bioregion).

The credits must be retired in accordance with the requirements of the Biodiversity Offsets Scheme and the Biodiversity Conservation Act 2016.

B31. The requirement to retire credits (see **conditions B30 and B30A**) 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 EES Group's Biodiversity Offsets Payment Calculator.

B32. The Applicant must provide the Planning Secretary with evidence that:

(a) the retirement of ecosystem credits has been completed (see **conditions B30 and B30A**); or

(b) a payment has been made to the Biodiversity Conservation Fund (see Condition B31),

prior to undertaking any clearing of native vegetation, or activities that have the potential to impact upon this native vegetation.

Vegetation Management Plan

B33. Prior to clearing for construction, the Applicant must prepare a Vegetation Management Plan (VMP) for the Stage 1 development. The Vegetation Management Plan must be prepared in consultation with the Environment, Energy and Science Group and the Natural Resources Access Regulator, to the satisfaction of the Planning Secretary and form part of the CEMP in accordance with condition C2. The Plan must include:

(a) measures to protect native vegetation that would be retained on site, from construction and operational activities;

(b) measures to minimise vegetation clearing for bridge construction over Eastern Creek and to maximise opportunities for light and moisture to penetrate underneath the bridge to encourage native plant growth;

(c) details of the Eskdale Creek realignment works, including the creation of 40 m wide vegetated riparian zone;

(d) details of revegetation works along the realigned Eskdale Creek and Reedy Creek within the site, including plant species and densities, native seed collection and propagation and translocation of juvenile native plants and hollow-bearing trees on the site (where feasible);

(e) details of topsoil and weed management measures;

(f) performance indicators and completion criteria, including criteria for triggering remedial action, if necessary; and

(g) a maintenance and monitoring schedule.

B34. The Applicant must:

(a) not commence construction until the Vegetation Management Plan is approved by the Planning Secretary; and

(b) implement the most recent version of the Vegetation Management Plan approved by the Planning Secretary.

B34A. Within three months of approval of SSD-9667-Mod-1, the Applicant must update the VMP required by condition B33 to include additional revegetation works in any areas identified in the letter titled Unauthorised clearing assessment, 165 Wallgrove Road and 475 Ferrers Road, Eastern Creek, NSW by Ecoplanning, dated 3 November 2022.

B34B. Vegetation clearing under this consent is not to occur outside of the area denoted 'Limit of works (proposed)' as per Figure 1 in the document titled Revised disturbance footprint, Light Horse Interchange

Business Hub (SSD9667), prepared by Ecoplanning, dated 16 June 2022 and included in Figure 4 of Appendix 1.

HAZARDS AND RISK

High-Pressure Pipeline

B35. Before the commencement of construction, the Applicant must consult with Jemena to ensure that Jemena's existing high pressure gas pipelines can continue to comply with *Australian Standard 2885 Pipelines – Gas and liquid petroleum* (AS 2885) and any timings and outcomes from any Safety Management Study required under AS 2885.

Dangerous Goods

B36. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of *Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

Bunding

B37. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

WASTE MANAGEMENT

Construction and Demolition Waste Management

B38. Prior to the commencement of construction, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:

(a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and

(b) be implemented for the duration of construction works.

B39. The Applicant must:

(a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary.

(b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.

Pests, Vermin and Noxious Weed Management

B40. 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 weeds has the same meaning as the term in the* Biosecurity Act 2015.

Statutory Requirements

B41. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

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) and dispose of all wastes to a facility that may lawfully accept the waste.

B43. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

CONTAMINATION

Unexpected Finds

B44. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material and unexploded ordinance is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.

Site Auditor

B45. Prior to the commencement of any earthworks or remediation works on site, the Applicant must engage a Site Auditor accredited under the *Contaminated Land Management Act 1997* NSW Site Auditor Scheme.

B46. The Applicant must ensure the remediation works are undertaken by a suitably qualified and experienced consultant(s) in accordance with the approved Remedial Action Plan and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997.*

B47. Prior to commencement of the remediation works, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates that the site can be made suitable for a specified land use (or uses) if the site is remediated in accordance with the implementation of the Remedial Action Plan.

B48. Upon completion of the remediation works and prior to the completion of construction, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement (accompanied by an environmental management plan where required), prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended land use.

Landscaping

B49. Prior to clearing for construction, the Applicant must prepare a Landscape Plan (LP) for Stage 1 for landscape buffer areas, street planting and the estate basin in consultation with the Environment, Energy and Science Group to the satisfaction of the Planning Secretary. The Landscape Plan must form part of the CEMP in accordance with Condition C2. The Plan must:

(a) detail local native species to be used in landscaping, pot sizes, planting densities, locations and use of trees to reduce urban heat island effects;

(b) detail the species to be planted within the bioretention area, including bank areas; and

(c) describe the monitoring and maintenance procedures to ensure the on-going success of the landscaping works and measures to replace any plant loss.

B49A. Within six months of the approval of Mod 2, the Applicant must update the Landscape Plan required under condition B49 to reflect changes in Mod 2. The Landscape Plan must demonstrate at least 394 trees are planted as part of Stage 1 works.

B50. The Applicant must:

(a) not commence construction until the Landscape Plan is approved by the Planning Secretary.

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

(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Plan required by Condition B49 for the life of the development.

Lighting

B51. The Applicant must ensure the lighting associated with the development:

(a) complies with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); 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

B52. All signage and fencing must be erected in accordance with the development plans included in the Appendix 1.

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:

(a) detailed baseline data;

(b) details of:

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

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

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

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

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

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

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

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

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

(g) a protocol for managing and reporting any:

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

(ii) complaint;

(iii) failure to comply with statutory requirements; and

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) 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 B1);

(b) Erosion and Sediment Control Plan;

(c) Construction Noise Management Plan (see Condition B20);

(d) Vegetation Management Plan (see Condition B33);

(e) Construction and Demolition Waste Management Plan (see Condition B38);

(f) Landscape Plan (see Condition B49); and

(g) 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.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C5. Within three months of:

(a) the submission of an incident report under condition C7;

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

(c) the issue of a direction of the Planning Secretary under condition A1(b) of Schedule 2 and condition A2(b) of Schedule 3 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 that a review is being carried out.

C6. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, 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.

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

C7. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification requirements must be given and reports submitted in accordance with the requirements set out in Appendix 3.

Non-Compliance Notification

C8. The Planning Secretary must be notified in writing to via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.

C9. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C10. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Monitoring and Environmental Audits

C11. 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

C12. At least 48 hours before the commencement of construction until the completion of all works under this consent, 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 A1 of Schedule 2 and A2 of Schedule 3 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) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;

(v) 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;

(vi) 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;

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

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

(ix) a complaints register, updated monthly;

(x) the Compliance Report of the development;

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

(xii) 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

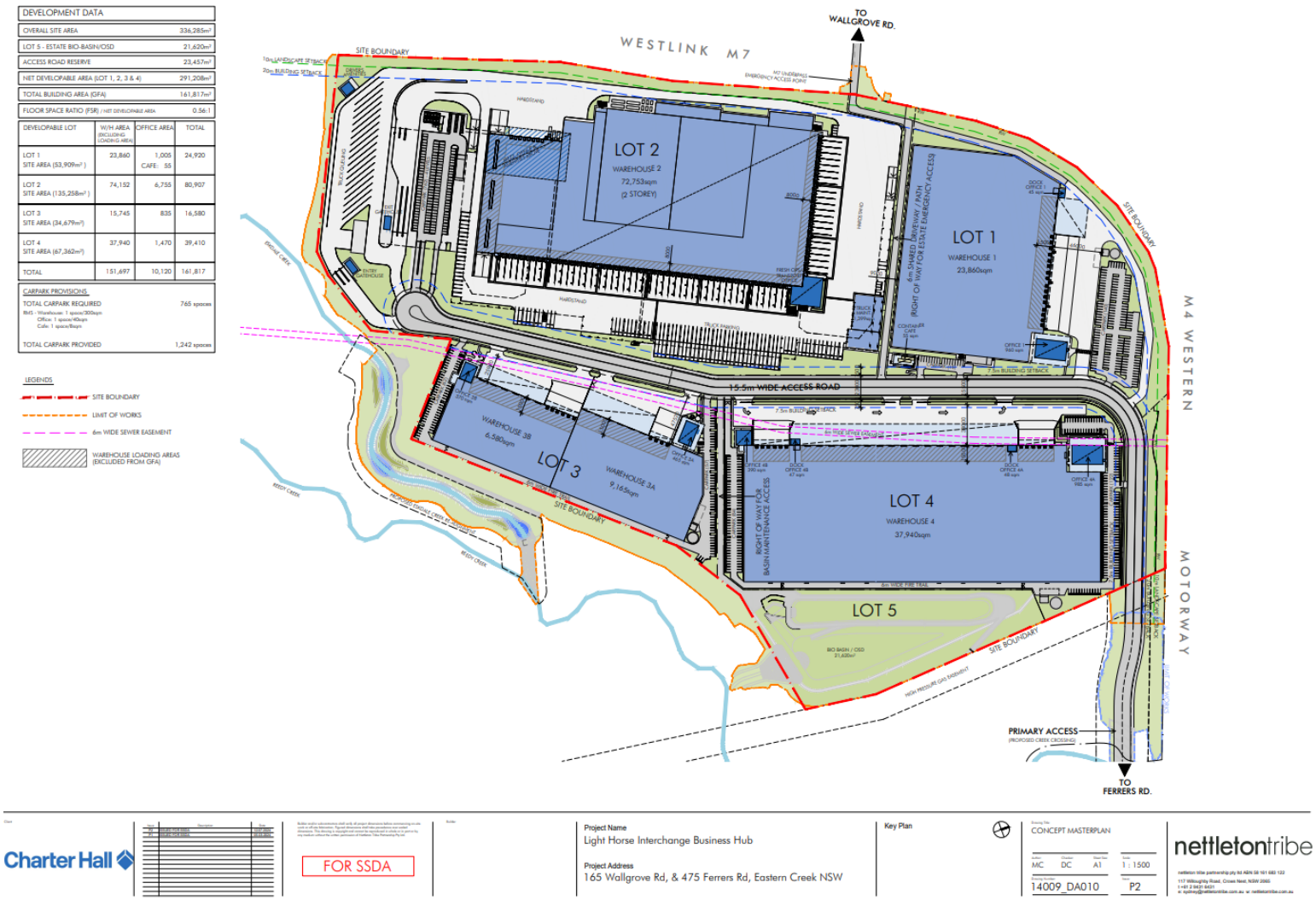

Figure 1: Concept Masterplan

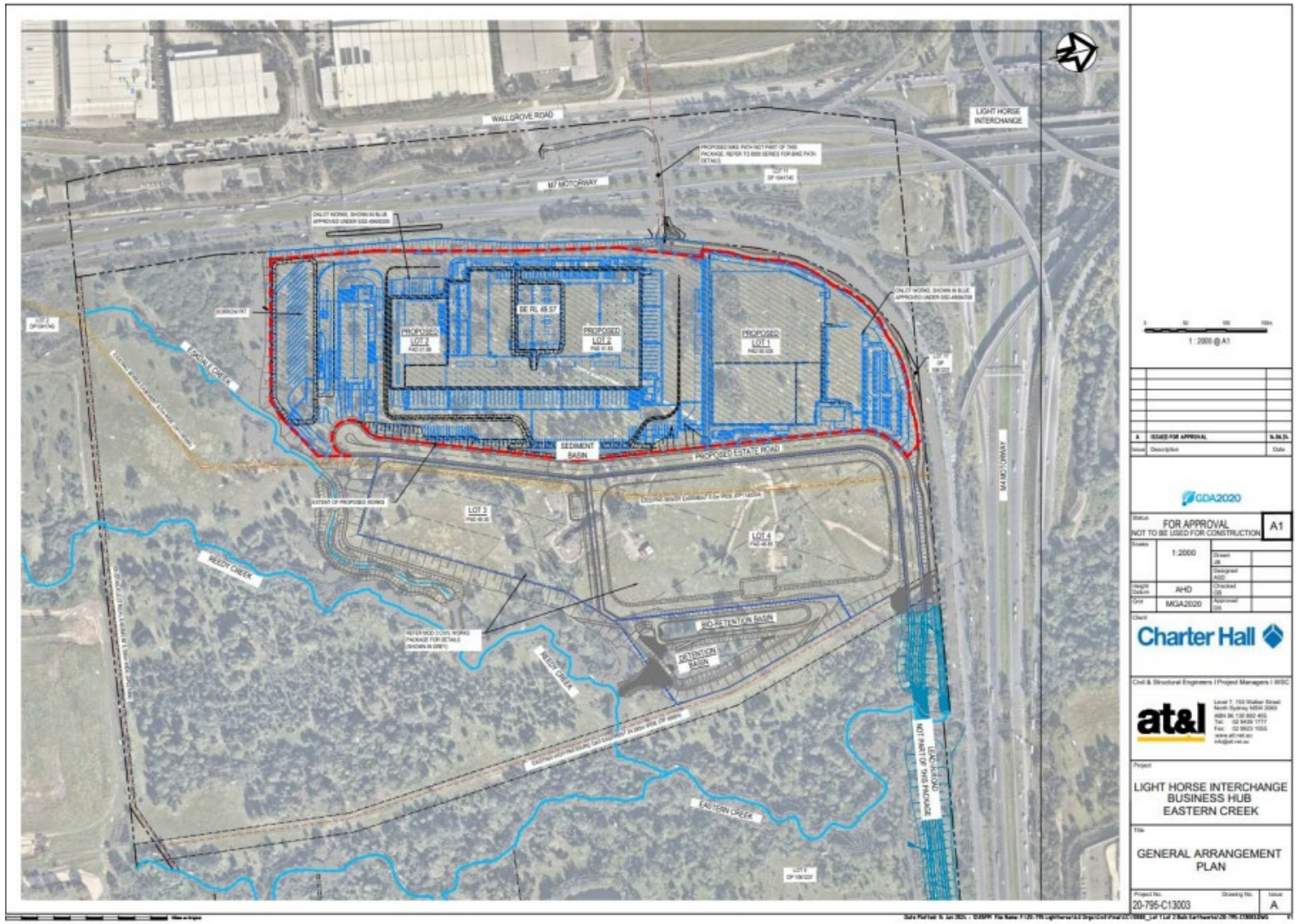

Figure 2: Stage 1 Works - General Arrangement Plan

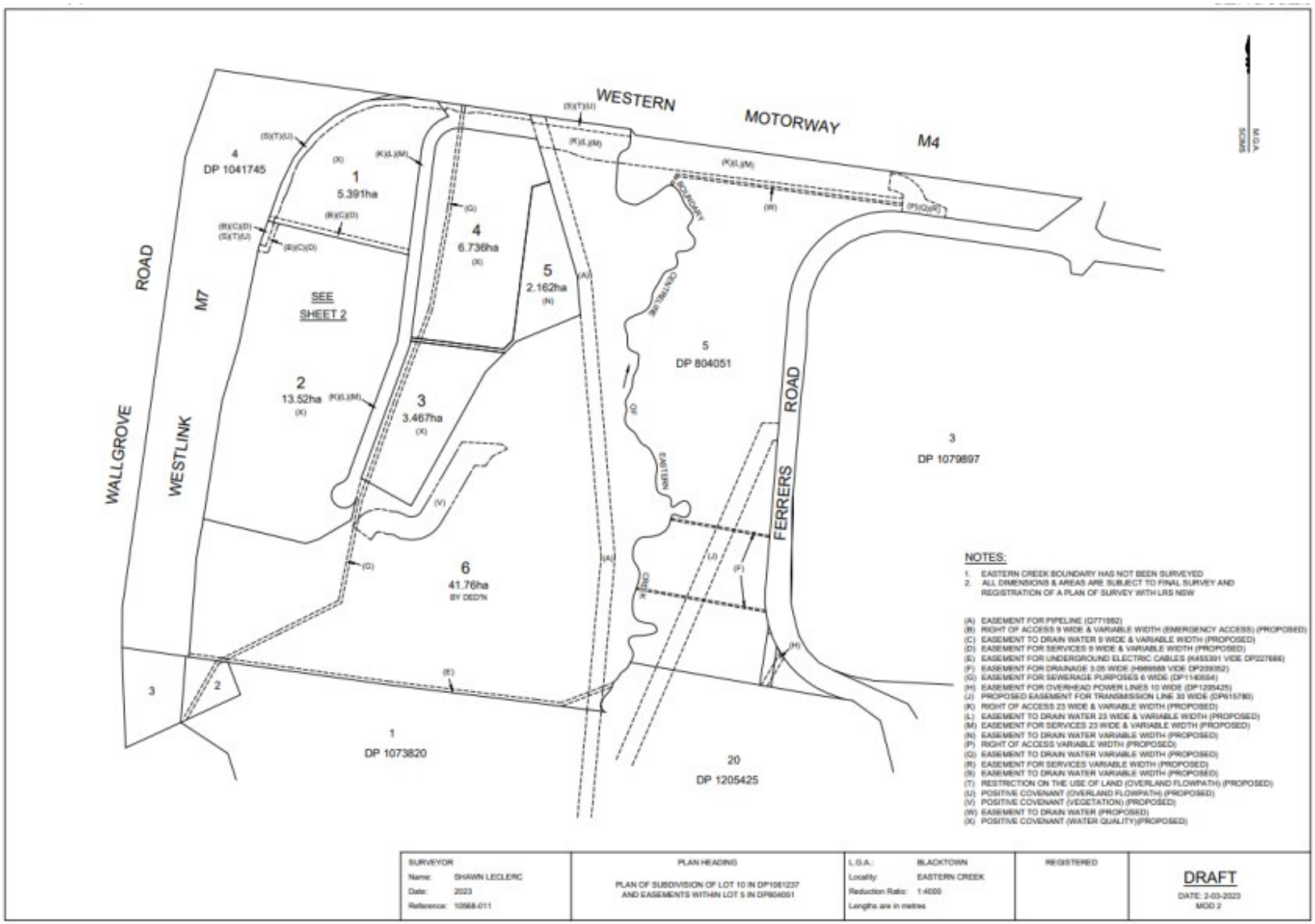

Figure 3: ***Subdivision Plan***

Figure 4: Figure 1: Limit of Works

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Matter	Mitigation Measures
Built Form and Visual Impacts	1. The future industrial buildings will be sited and designed to address each of the following matters: a. Compliance with the Urban Design Guidelines prepared by Nettleton Tribe Revision 6A, dated February 2023. b. Landscaped setbacks are to provide for visual screening of the proposed buildings from the M4 and M7 Motorways. c. Car parking will be provided in accordance with the relevant rates for the proposed use (i.e. warehouse and distribution centre or industry with ancillary offices) d. Heavy vehicle swept paths will provide for the largest vehicle expected to access the site (NB: rear trailers may be removed from B-Double type vehicles prior to reversing into loading docks)
Transport, Traffic and Car Parking	1. Access roads will be designed with a carriageway width of 15.5 metres to comply with Blacktown City Council's Development Control Plan. 2. The detailed design for the bridge crossing will consider opportunities to minimise vegetation clearing and maximise riparian/terrestrial connectivity, including by allowing moisture and light to penetrate under the structure where practical and considering flood constraints, the Jemena gas pipeline and Blacktown City Council requirements. 3. The new roundabout and site design will be consistent with the Heavy Vehicle Access Policy Framework and cater for B-Double type vehicles. 4. The Applicant will continue to liaise with TfNSW prior to the issue of any CCs related to works on TfNSW land and noting the following: a. The proposed works will be designed and constructed in accordance with TfNSW (and Westlink M7) standard requirements. b. Design details for works on the TfNSW land at Westlink M7 will be issued for peer review prior to CC c. The Applicant will manage and fund the design and delivery of new assets on the TfNSW land at the Westlink M7 and reimburse Westlink M7 for reasonable design review fees at the detailed design stage. d. An Interface Access Deed and/or Work Authorisation Deed (WAD) will be arranged for works to be carried out on TfNSW land. e. A detailed flood study report specific to the shared path will be provided prior to commencement of work. f. Ongoing maintenance of assets on TfNSW land at Westlink M7 will remain the responsibility of TfNSW as agreed in a meeting between WSPT, TfNSW and Westlink M7 on 10 January 2020.

Matter	Mitigation Measures
	5. During operation, vehicle access to Wallgrove Road will be for emergency vehicles only and the gates will remain closed. 6. A shared bicycle/pedestrian path will be provided from Wallgrove Road via the underpass and from Ferrers Road, with a pedestrian path on the eastern side of the access road. Each of the access paths will be designed in accordance with the following provisions: a. Blacktown City Council Standards. b. Where practical, design principles of Western Sydney Parklands Design Manual (Section 7 -Tracks) c. Material options, finish and widths being finalised in consultation with Blacktown City Council and WSPT. d. Delivery of the shared path along Ferrers Road and the new access road within Stage 1 and the shared path connection to the Westlink M7 in association with the future detailed proposals for Lots 1 and 2. 7. Appropriate end of trip facilities (e.g. bicycle storage, lockers and shower facilities) will be provided within the future industrial buildings. 8. Car parking and loading areas access for the future buildings will be designed in accordance with the appropriate Australian Standards (AS2890.1 and AS2890.2) with swept path analysis for individual hardstand areas. 9. Car parking will be provided in accordance with the following rates: a. 1 space per 300m^2 GFA for warehouse and distribution centre uses b. 1 space per 77m^2 GFA for industrial uses c. 1 space per 40m^2 GFA for office uses d. 1 space per 100 car parking spaces or part thereof for accessible car parking
Stormwater and Flooding	1. Prior to commencing construction, the engineering plans prepared by at&l dated 14 September 2022 are to be amended as follows: a. All GPTs are to contain an oil baffle. b. On drawings C3030 (A), C3033 (A), C3034 (B), C3035 (B) and C3036 (B) amend the limit of works to include the vegetation restoration within the 40 m riparian protection zone. c. Drawing C3036 (B) and C3050 (B) are to be amend as follows: i. Reposition the eastern end of the oil baffle to extend to the corner of the retaining wall (RW) of the culverts to ensure retention of the oils and hydrocarbons once 3 month bypass occurs. Amend C3053 (B) similarly. ii. Reduce the size of the pipe from B1/5 to B1/6 and out to the headwall to just carry 156 l/s and adjust the pipe from B1/3 to B1/5 similarly.

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	iii. Where the 3 month diversion structure in the box culverts requires an internal weir, provide local widening of the culverts to enable the Blacktown City Council submission to SSD 9667 MOD 1 Page 4 of 8 total 100 year flow to go over the weir assuming the low flow diversion is blocked. iv. Provide 500 mm concrete surrounds to all pits (including outlets) within the bio basin. Amend C3051 (A) and C3053 (B) similarly. d. Drawing C3054 (B) is to be amend as follows. i. Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the bioretention as the nominated 45.35 appears too low. ii. Provide hydraulic calculations for the 3 month water level in the custom basin immediately upstream of the trash screen allowing for blockages. iii. Provide hydraulic calculations for the weir design in the 3 month diversion chamber for the custom basin to convey the 100 year water flows over the weir. e. On Drawing C5052 (A) amend the orifice sizes to match a flow rate of 5220.4 L/s for the 100yr orifice and 1082.4 L/s for the 1.5yr orifice. Provide a note on the spreadsheet also and amend the original Orifice sizes to not confuse the certifying authority. f. Drawing C3053 (B) is to be amended to show: i. design contours for the access track west of the custom GPT ii. Provide levels within the custom GPT in Section 1 iii. The 'V' drain from the drop structure is to be lowered on the eastern end by 400 mm or lower to capture more sediment. iv. Show the top of retaining wall or a screen area surrounding the custom GPT pollutant retention chamber extending to 46.15 or similar to retain the trapped gross pollutants. 2. Prior to commencing construction, certification is to be provided that the gravel layer, transition layer and bioretention filter media ex-bin has met the specifications on Sheet 2 of Council's WSUD drawing A(BS)175M. 3. Prior to completion of the Stage 1 works in the detailed proposal: a. A certificate from a Chartered Geotechnical Engineer registered with NER is to be submitted to Council verifying the detention basin and embankments can withstand a 1 in 100 year ARI event with outlet pipe and pits half blocked and a PMF event. The modelling is to consider independent events and local interaction with floods in the creek to determine critical events. Any

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	requirements of the Geotechnical Engineer to line the crest and spillway or other necessary protection is to be incorporated into the design. b. Permanent coloured interpretive signage (minimum A0 size) is to be installed to highlight the water quality improvement process as detailed on Council's website. The sign is to be supported by steel posts adjacent to the corner with Lot 7 on approach to the estate. The wording and detail are to be approved by Council prior to installation. c. A minimum of 90% of the upstream catchment is to be fully developed (including landscaping) before the temporary protection measures for the bioretention basin are removed and the filter area is planted out. Once 90% of the upstream catchment is developed (as determined by the Applicant), the bioretention basin is to be completed within 6 months. d. A Geotechnical Engineer is to undertake in situ Saturated Hydraulic Conductivity Testing of the bioretention basin at practical completion in accordance with Practice Note 1 of the FAWB guidelines and certify that the hydraulic conductivity is at or above 100 mm/hr (tolerance 0 % to +400%. e. A Horticulturalist with relevant tertiary qualifications, technical knowledge and experience is to certify the planting within the bioretention area (including bank areas) is of the same quality in type and quantity as per the Construction Certificate approved landscape plans at practical completion. f. The custom gross pollutant trap, OS-1515 (or other approved equivalent) and bioretention sediment traps all protecting the bioretention have been cleaned and cleaning dockets provided. The Gross Pollutant Traps can be replaced with an alternative GPT unit with equivalent treatable flow rate and pollutant removal characteristics. Any replacement GPT unit must have relevant Blacktown CIty Council product approval to be used. 4. Prior to issue of the subdivision certificate: a. A Chartered Civil Engineer registered with NER is to certify that: v. all requirements of the approved drainage plan have been undertaken vi. the temporary bioretention system has been installed in accordance with at&l drawing C3055 (A) with a minimum total filter media area of 3,388 m2 for the basin clear of all pits and scour protection. vii. the minimum detention storage of 10411.6 m3 has been provided below the 1.5 year ARI weir and a total of 15790.9 m3 has been provided below the 100 year ARI emergency overflow weir; all signage and warning notices have been installed viii. all the signage and warning notices have been installed; ix. interpretative water quality sign has been correctly installed x. Gross Pollutant Traps (GPTs) have been installed as per manufacturer recommendations

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	xi. custom GPT has been installed in accordance with approved plans and will work effectively by retaining gross pollutants and hydrocarbons xii. certification and works-as-executed drainage plan have been provided to Council. b. All easements, positive covenants and restrictions as to user must be registered with NSW Land Registry Services. c. Drainage easement(s) are to be created to provide council with access to stormwater infrastructure. d. Provide a Restriction to User and Positive Covenant for Overland Flowpath over the swale channel over lots 1, 2 and Pt6 collecting upstream flows in accordance with Council's Engineering Guide for Development 2005. e. Provide a Positive Covenant for a Vegetation Management Plan over part of Lot 6 for the area covered by the Riparian Protection Zone identified under at&l drawing C3303 (A) to ensure ongoing maintenance for the redirected Eskdale Creek f. A Positive Covenant shall be provided to ensure water quality targets under Part J are achieved over Lot 1, Lot 2, Lot 3, Lot 4, Lot 5 and Lot 7. Rainwater tank(s) must be provided to meet water conservation targets, being that a minimum 80% of non-potable water demand for each development lot is to be met through the reuse of rainwater. Non-potable demand includes all landscape watering together with all internal uses (i.e. toilet flushing) plus any site-specific uses such as truck washing. Refer to current Blacktown City Council WSUD Developer Handbook and MUSIC modelling guidelines. g. Maintenance requirements are to be provided for each of the proposed water quality devices generally in accordance with the WSUD Inspection and Maintenance Guidelines available on Council's website. Where a proprietary device is not included within this guideline, provide these separately in accordance with the manufacturer's recommendations. h. A specialised maintenance schedule is to be provided for the Custom GPT, including traffic management requirements for devices in roadway/parking areas. The designer of the stormwater system is to prepare the Maintenance Schedule, including their name, company, signature and date. 5. Prior to the commencement of construction of the future buildings, certification is to be provided by a Chartered Civil Engineer registered on NER to Council and the Planning Secretary that the stormwater management system must: a. Be designed by a Chartered Civil Engineer registered on NER. b. Incorporate appropriate on-site stormwater detention and water quality measures using Council's OSD Deemed to Comply Spreadsheet and Council's WSUD Standard Drawings A(BS)175M.

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	c. Ensure the internal drainage system is capable of carrying the 100-year ARI flows from the development site to the detention basin through either piped or surface flows. d. Be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook (latest edition). 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. 6. A site based flood emergency management plan will be prepared prior to construction of the industrial buildings, including flood warning and emergency response opportunities to be adopted within the individual tenant emergency management plans for the future industrial buildings. 7. The future industrial buildings will be designed to comply with the minimum habitable floor levels.
Soil and Water	1. Sediment and erosion control measures will be installed prior to commencing construction to avoid impacts on downstream water quality.
Biodiversity	1. The Bushland Corridor is to be widened in accordance with Strategic Direction 1 Objective 4 of the Parklands Plan of Management 2030. The proposed widening to the west of Eastern Creek at the southern portion adjacent to the landfill site will create a connection to the Melaleuca forest and a more regional connection via Reedy Creek and Erskine Creek. 2. A Vegetation Management Plan (VMP) will be prepared to protect and restore the riparian corridors along parts of Eastern Creek, Reedy Creek and the realigned Eskdale Creek. The plan will include: a. a scaled plan which locates the watercourses; top of highest bank; existing native vegetation along the creeks; the riparian corridor widths proposed along Eastern Creek, Reedy Creek and the realigned Eskdale Creek (measured from the top of the highest bank); the boundary of the site; the development footprint; the area of riparian land/riparian vegetation that will be temporarily disturbed or permanently removed by the project and proposed asset protection zones b. details on the native vegetation communities and plant species that currently occur along Eastern Creek, Reedy Creek and Eskdale Creek c. details on the local native plant species (trees, shrubs and groundcovers) to be planted – a diversity of local native species is to be planted. The plan will demonstrate that the plant species consist of local native species. d. details on the location and number of trees and other plants that are to be planted

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	e. plants are to be propagated from locally sourced seeds to ensure genetic integrity with seeds collected from native trees and other native vegetation to be removed on the site, where possible, including Plant Community Type (PCT) 849 (Cumberland Plain Woodland) and PCT 835 (River River-flat Eucalypt Forest). The juvenile plants will be removed and replanted to locations on the where plants from these PCTs would naturally occur. The juvenile plants are to be translocated prior to any earthworks and clearing of native vegetation commencing. The plants will be relocated when plant growth conditions are ideal to give the native plants the best possible opportunity to survive and should be maintained until established f. details on topsoil removal and reuse. Topsoil from areas of native vegetation to be cleared will be collected for re-use, including within the Eskdale Creek realignment, landscape buffers and site earthworks where practical g. details on replacement tree hollows and/or nest boxes including their location will be provided prior to any loss of existing trees hollows. h. details to minimise vegetation clearing and to maximise riparian/terrestrial connectivity as part of the bridge crossing design, including by allowing moisture and light to penetrate under the bridge structure where practical i. plant maintenance regime - riparian vegetation should be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species 3. A Fauna Relocation Plan shall be prepared by a suitably qualified and experienced ecologist prior to filling the existing Eskdale Creek. The Plan must include: a. native fauna species known to inhabit and/or use the creek which require transfer from the creek b. methodology proposed to transfer the fauna c. location and suitability of the proposed relocation sites d. potential impacts of relocating the fauna to the relocation sites. A suitably qualified and experienced ecologist is to be present during the filling of the creek. 4. A Landscape Plan shall be prepared prior to the commencement of the Stage 1 works for the landscape buffer areas on the site, street planting and trees in the estate basin (Lot 8) and include: a. native vegetation community (or communities) that occur or once occurred in the locality b. list of local native species to be used in the landscaping from the relevant native vegetation community or communities rather than plant non-local natives or exotic species

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	c. quantity and location of plantings d. tree planting to be maximised to reduce the urban heat island effect e. pot size of the local native trees to be planted - advanced and established local native trees preferably with a plant container pot size of 100 litres, or greater for local native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre- grown from provenance seed f. area/space required to allow the planted trees to grow to maturity g. plant maintenance regime. The planted vegetation must be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species. Note: only the street trees and trees in the estate basin (Lot 8) are part of the Stage 1 works - separate landscape plans will be prepared as part of the future development for Lots 1 to 7. 5. The seven hollow bearing trees identified within the BDAR are to be salvaged and reused within the realigned Eskdale Creek, the landscape buffer or the surrounding Parklands. Where practical, native tree trunks (greater than approximately 25-30cm in diameter and 3m in length) must be salvaged and re-used as part of the site works, such as in the landscape buffers and realigned Eskdale Creek area. For tree trunks that are unable to be used to enhance habitat on the site, the Applicant must demonstrate that it has contacted and offered the remainder to Western Sydney Parklands Trust and surrounding reserve managers including the National Parks and Wildlife Services and Blacktown City Council prior to any native vegetation clearing commencing and before mulching and/or disposing of the trees by other means.
Bushfire	1. A fire access road with a minimum width of six metres is to be provided between future buildings and the vegetation to the east and south to achieve a defendable space which is clear of vegetation and a continuous thoroughfare for fire pumpers between the industrial lots and site boundary. 2. Vegetation and landscaping will comply with the performance objectives of an Inner Protection Area (IPA) standard as described by Planning for Bushfire Protection 2006 (PBP). 3. Fire hydrants will be installed within the future industrial buildings to comply with AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419). 4. Where overhead electrical transmission lines are installed, the vegetation clearance distances are to comply with ISSC 3 Guideline for Managing Vegetation Near Power Lines (Industry Safety Steering Committee 2005. 5. Any gas services are to be installed and maintained in accordance with AS/NZS 15962008 The storage and handling of LP gas

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Heritage	1. Prior to ground disturbance, an Aboriginal heritage management plan (AHMP) is to be developed by a heritage specialist in consultation with the Registered Aboriginal Parties (RAPs) and consent authority to provide the post-approval framework for managing Aboriginal and historical heritage within the study area. The AHMP should include the following information: a. processes, timing, and methods for maintaining Aboriginal community consultation through the remainder of the project. b. descriptions and methods of archaeological excavation that is required to define, characterise and assess all areas of very high, high and moderate archaeological potential within the impact footprint. All excavations should be undertaken in broad accordance with methodologies defined in OEH guidelines. c. description and methods of post-excavation analysis of chronological, soil, and environmental samples that will be recovered as part of the test excavations outlined above. These would assist in the characterisation and significance of cultural deposits identified, and to inform the interpretation strategy. d. any additional mitigative measures that may be required following the characterisation of areas of archaeological potential, which may include archaeological salvage, project re-design, and/or other measures. e. procedures for managing the unexpected discovery of Aboriginal objects and/or human remains during the project f. procedures for the curation of Aboriginal objects and other cultural materials recovered as part of the ACHAR process and at any subsequent stages of excavation required as part of the AHMP g. processes for reviewing, monitoring, and updating the AHMP as the project progresses. 2. A Heritage Interpretation Strategy (HIS) is to be developed by a heritage specialist to identify the interpretive values of the study area, and specifically Aboriginal heritage values across the study area, and to provide direction for potential interpretive installations and devices. This strategy should be made available for consultation and feedback with relevant stakeholders and RAPs. Following consultation and feedback on the strategy, a Heritage Interpretation Plan (HIP) will refine the strategy with content (visual and textual) and design details in order to allow the implementation stage. The outcomes of these reports must be undertaken prior to the issue of the occupation certificate (or equivalent). the interpretation strategy and interpretation plan must include consideration of three main components identified though the ACHAR process: a. input and feedback from the RAPs. b. the historical record of the study and its immediate environs.

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	c. the past cultural and environmental landscape, once informed by further works recommended to be undertaken as part of the AHMP. 3. The long-term management of Aboriginal objects recovered within the project area will be managed through the Aboriginal Cultural Heritage Management Plan (ACHMP) and in consultation with the RAPs and based on the nature and significance of the archaeological and cultural resource. 4. Any archaeological deposits associated with the Non-Aboriginal (European) heritage should be managed in accordance with the Unexpected Finds Procedure and the provisions of the Heritage Act. 5. An Interpretation Plan is to be prepared which details the history of the former Wallgrove Army Camp and migrants' hostel. The Interpretation Plan should explore the historic and social values associated with the study area; identify target audiences, site issues and potential for interpretation; and propose interpretation devices at appropriate locations. It should consider existing interpretative work and memorial, including The Australian Light Horse Sculpture Parade. 6. The Applicant will advise all relevant personnel and contractors involved in the design, construction, and operation of the development proposal of the relevant heritage considerations, legislative requirements, and recommendations identified in the ACHMP.
Noise Impacts	1. Management measures, source control, path controls and receptor control measures will be incorporated into the Construction Management Plan (CMP) to minimise noise emissions and avoid unacceptable impacts. 2. DAs for the future industrial buildings are to include details of operations and mechanical plant with best management practices detailed in a site specific Operational Environmental Management Plan to minimise noise emissions where feasible and reasonable.
Air Quality	1. Air quality mitigation measures identified within Table 8 of the Air Quality Impact Assessment prepared by SLR Consulting and dated March 2019 are to be incorporated into the CMP, including: a. Communication i. 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. ii. Display the head or regional office contact information. iii. Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. b. Site management

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	i. 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. ii. Make the complaints log available to the local authority when asked. iii. Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book. c. Monitoring i. Perform daily on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, during periods of greater likelihood of dust generation. ii. 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. iii. 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. d. Preparing and maintaining the site i. Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. ii. Where appropriate, erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. iii. Keep site fencing, barriers and scaffolding clean using wet methods. iv. 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 v. Cover, seed or fence stockpiles to prevent wind erosion e. Operating vehicle/machinery and sustainable travel i. Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable ii. Ensure all vehicles switch off engines when stationary - no idling vehicles

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	iii. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable iv. Impose and signpost a maximum-speed-limit of 15 kmph on surfaced and 10 kmph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided (such as regular water carts along main unsealed road), subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). f. Operations i. Ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate ii. Use enclosed chutes and conveyors and covered skips iii. Minimise drop heights from loading shovels and other loading or handling equipment anduse fine water sprays on such equipment wherever appropriate g. Waste management i. Avoid bonfires and burning of waste materials. ii. Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. iii. Avoid explosive blasting, using appropriate manual or mechanical alternatives h. Trackout i. Use water-assisted dust sweeper(s) on the access and local roads to remove, as necessary, any material tracked out of the site. ii. Avoid dry sweeping of large areas. iii. Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. iv. Record all inspections of haul routes and any subsequent action in a site log book. v. Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).

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Contamination	1. Any site investigations and report/s will be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the *Contaminated Land Management Act 1997*. The reports will be prepared by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist contaminated Site Assessment and Management (CPSS CSAM) scheme. 2. A NSW EPA-accredited Site Auditor will be engaged throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. 3. Prior to commencing with the remediation, an Interim Audit Advice or a Section B Site Audit Statement will be submitted to the Planning Secretary that certifies that the Remediation Action Plan is appropriate and that the site can be made suitable for the proposed use. Any management measures accepted by the Site Auditor will be adhered to and any variations to the approved Remediation Action Plan must be approved in writing by the Site Auditor. 4. If work is completed in stages, Interim Audit Advice/s issued by the Site Auditor will be submitted to the Secretary to confirm satisfactory completion of each stage. 5. At least one month prior to commencing operation, a Section A1 Site Audit Statement – or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan – will be obtained from a NSW EPA-accredited Site Auditor and submitted to the Planning Secretary and Blacktown City Council. Contaminated land will not be used for purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with. 6. The CMP will document procedures for management of reported contamination and asbestos and general environmental controls to mitigate potential human health risk and environment harm.
Hazards and Risk	1. A Safety Management Study will be prepared prior to commencement of construction to address the potential impacts of the development on the Jemena pipeline during the demolition, construction and operational phases of the development. 2. Jemena will be consulted during the preparation of the CC drawings and construction of the Stage 1 works, including consideration of the following matters: a. load bearing of the road crossing over the Jemena pipeline b. potential impacts of flooding on the buoyancy of the pipeline c. providing access to the pipeline to monitor vibration during construction 3. Future DAs should be assessed considering the specific land use activities for each lot including predicted populations and societal risk. The building should be designed to reflect the level of exposure to the gas pipeline and risk exposure, including emergency refuge and egress arrangements.

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	4. The future industrial buildings should incorporate emergency refuge and/or egress to ensure the safety of occupants in the event of an incident involving the Jemena pipeline, including building design (e.g. emergency egress stairwells, egress to a safe location on the far side of the building away from the pipeline, shelter-in-place facilities, etc) and emergency response plan/s.
Construction Impacts	1. A Construction Management Plan (including a Construction Traffic Management Plan) will be prepared prior to commencing the Stage 1 works, including: a. Ingress and egress of vehicles to the subject site b. Loading and unloading, including construction zones c. Construction traffic and construction car parking arrangements d. Pedestrian management methods e. Site Security f. Site Inductions g. Construction Zones h. Erosion and Sediment Controls i. Emergency Management. 2. The CMP will incorporate all recommended mitigation measures to avoid, minimise or manage the potential environmental impacts of the proposal during completion of the Stage 1 works and the construction of the future industrial buildings.
Waste	1. Different types of waste generated during the demolition and construction phases for Stage 1 will be classified and allocated to be either re-used, recycled or disposed, minimising the amount of off-site waste disposal. 2. Individual waste management plans will be prepared for the future industrial buildings to avoid, minimise and manage waste during the construction and operational phases of the development.

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Built Form and Visual Impacts	2. The future industrial buildings will be sited and designed to address each of the following matters: a. Compliance with the Urban Design Guidelines prepared by Nettleton Tribe dated May 2020 b. Landscaped setbacks are to provide for visual screening of the proposed buildings from the M4 and M7 Motorways. c. Car parking will be provided in accordance with the relevant rates for the proposed use (i.e. warehouse and distribution centre or industry with ancillary offices)

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	d. Heavy vehicle swept paths will provide for the largest vehicle expected to access the site (NB: rear trailers may be removed from B-Double type vehicles prior to reversing into loading docks)
Transport, Traffic and Car Parking	10. Access roads will be designed with a carriageway width of 15.5 metres to comply with Blacktown City Council's Development Control Plan. 11. The detailed design for the bridge crossing will consider opportunities to minimise vegetation clearing and maximise riparian/terrestrial connectivity, including by allowing moisture and light to penetrate under the structure where practical and considering flood constraints, the Jemena gas pipeline and Blacktown City Council requirements. 12. The new roundabout and site design will be consistent with the Heavy Vehicle Access Policy Framework and cater for B-Double type vehicles. 13. The Applicant will continue to liaise with TfNSW prior to the issue of any CCs related to works on TfNSW land and noting the following: a. The proposed works will be designed and constructed in accordance with TfNSW (and Westlink M7) standard requirements. b. Design details for works on the TfNSW land at Westlink M7 will be issued for peer review prior to CC c. The Applicant will manage and fund the design and delivery of new assets on the TfNSW land at the Westlink M7 and reimburse Westlink M7 for reasonable design review fees at the detailed design stage. d. An Interface Access Deed and/or Work Authorisation Deed (WAD) will be arranged for works to be carried out on TfNSW land. e. A detailed flood study report specific to the shared path will be provided prior to commencement of work. f. Ongoing maintenance of assets on TfNSW land at Westlink M7 will remain the responsibility of TfNSW as agreed in a meeting between WSPT, TfNSW and Westlink M7 on 10 January 2020. 14. During operation, vehicle access to Wallgrove Road will be for emergency vehicles only and the gates will remain closed. 15. A shared bicycle/pedestrian path will be provided from Wallgrove Road via the underpass and from Ferrers Road, with a pedestrian path on the eastern side of the access road. Each of the access paths will be designed in accordance with the following provisions: a. Blacktown City Council Standards. b. Where practical, design principles of Western Sydney Parklands Design Manual (Section 7 -Tracks)

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	c. Material options, finish and widths being finalised in consultation with Blacktown City Council and WSPT. d. Delivery of the shared path along Ferrers Road and the new access road within Stage 1 and the shared path connection to the Westlink M7 in association with the future detailed proposals for Lots 1 and 2. 16. Appropriate end of trip facilities (e.g. bicycle storage, lockers and shower facilities) will be provided within the future industrial buildings. 17. Car parking and loading areas access for the future buildings will be designed in accordance with the appropriate Australian Standards (AS2890.1 and AS2890.2) with swept path analysis for individual hardstand areas. 18. Car parking will be provided in accordance with the following rates: a. 1 space per 300m^2 GFA for warehouse and distribution centre uses b. 1 space per 77m^2 GFA for industrial uses c. 1 space per 40m^2 GFA for office uses d. 1 space per 100 car parking spaces or part thereof for accessible car parking
Stormwater and Flooding	8. Prior to commencing construction, the engineering plans prepared by Henry & Hymas Job are to be amended as follows: g. Drawing 18652_SSDA (11) to be updated so all GPTs are to contain an oil baffle (h. Drawing C201 (07) to be amended to show i. Top of oil baffle as 46.85. ii. Bioretention inlets culvert of minimum dimensions 2.4(w) x 0.9(h) RCBC with a 3-month water level of RL46.15. iii. 2mm head loss through trash rack. iv. Weir within the culvert diversion chamber of minimum RL of 46.22. i. Drawing C241 (06) to be amended to show the orifice sizes match a flow rate of 5220.4 L/s for the 100 yr orifice and 1082.4 L/s for the 1.5 yr orifice, with a note on the spreadsheet identifying the amendment of the original orifice sizes. j. Drawing C242 (01) to be amended to show: i. Level of 'V' drain from the drop structure ending with 43.20 or lower to capture more sediment.

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	ii. Top of retaining wall or screen area surrounding the custom GPT pollutant retention chamber extended to 46.85 or similar to retain trapped gross pollutants 9. Prior to commencing construction, certification is to be provided that the gravel layer, transition layer and bioretention filter media ex-bin has met the specifications on Sheet 2 of Council's WSUD drawing A(BS)175M. 10. Prior to completion of the Stage 1 works in the detailed proposal: k. A certificate from a Chartered Geotechnical Engineer registered with NER is to be submitted to Council verifying the detention basin and embankments can withstand a 1 in 100 year ARI event with outlet pipe and pits half blocked and a PMF event. The modelling is to consider independent events and local interaction with floods in the creek to determine critical events. Any requirements of the Geotechnical Engineer to line the crest and spillway or other necessary protection is to be incorporated into the design. l. Permanent coloured interpretive signage (minimum A0 size) is to be installed to highlight the water quality improvement process as detailed on Council's website. The sign is to be supported by steel posts adjacent to the corner with Lot 7 on approach to the estate. The wording and detail are to be approved by Council prior to installation. m. A minimum of 90% of the upstream catchment is to be fully developed (including landscaping) before the temporary protection measures for the bioretention basin are removed and the filter area is planted out. Once 90% of the upstream catchment is developed (as determined by the Applicant), the bioretention basin is to be completed within 6 months. n. A Geotechnical Engineer is to undertake in situ Saturated Hydraulic Conductivity Testing of the bioretention basin at practical completion in accordance with Practice Note 1 of the FAWB guidelines and certify that the hydraulic conductivity is at or above 100 mm/hr (tolerance 0 % to +400%. o. A Horticulturalist with relevant tertiary qualifications, technical knowledge and experience is to certify the planting within the bioretention area (including bank areas) is of the same quality in type and quantity as per the Construction Certificate approved landscape plans at practical completion. p. The custom gross pollutant trap, CDS 2018 and bioretention sediment traps protecting the bioretention are to be cleaned and cleaning dockets provided at practical completion. 11. Prior to issue of the subdivision certificate:

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	q. A Chartered Civil Engineer registered with NER is to certify that: i. all requirements of the approved drainage plan have been undertaken ii. the temporary bioretention system has been installed in accordance with Henry & Hymas drawing 18652_SSDA_C245(01) with a minimum total filter media area of 2759m^2 for the basin clear of all pits and scour protection iii. minimum detention storage of 10270.40m^3 has been provided below the 1.5 year ARI weir and a total of 15576.80m^3 has been provided below the 100 year ARI emergency overflow weir iv. all signage and warning notices have been installed v. interpretative water quality sign has been correctly installed vi. Gross Pollutant Traps (GPTs) have been installed as per manufacturer recommendations vii. custom GPT has been installed in accordance with approved plans and will work effectively by retaining gross pollutants and hydrocarbons viii. certification and works-as-executed drainage plan have been provided to Council. r. All easements, positive covenants and restrictions as to user must be registered with NSW Land Registry Services. s. Drainage easement(s) are to be created to provide council with access to stormwater infrastructure. t. A Restriction as to User and Positive Covenant shall be provided for the overland flowpath swale over Lots 1 and 2 which requires the swale to be kept clean and free of potential blockages. u. A Restriction as to User and Positive Covenant shall be provided over each of the Stormwater Quality Improvement Devices and On-site Stormwater Detention Basin in accordance with the requirements of Council's Engineering Guide for Development 2005. v. A Positive Covenant shall be provided for a Vegetation Management Plan over part of Lot 9 for the area covered by the Riparian Protection Zone identified under Henry & Hymas plan 18652_SSDA_C101(08) to ensure ongoing maintenance for the redirected Eskdale Creek. w. A Positive Covenant shall be provided to ensure water quality targets under Part J are achieved over Lot 1, Lot 2, Lot 3, Lot 4, Lot

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	5 and Lot 7. Rainwater tank(s) must be provided to meet water conservation targets, being that a minimum 80% of non-potable water demand for each development lot is to be met through the reuse of rainwater. Non-potable demand includes all landscape watering together with all internal uses (i.e. toilet flushing) plus any site-specific uses such as truck washing. Refer to current Blacktown City Council WSUD Developer Handbook and MUSIC modelling guidelines. ~~x. A Positive Covenant shall be provided to ensure water quality targets under Part J are achieved over:~~ ~~i. Lot 1 for a minimum rainwater tank size of 200 3 collecting a minimum roof area of 5,900m^2~~ ~~ii. Lot 2 for a minimum rainwater tank size of 100m3 collecting a minimum roof area of 8,700m^2.~~ ~~iii. Lot 3 for a minimum rainwater tank size of 150 3 collecting a minimum roof area of 11,900m^2.~~ ~~iv. Lot 4 for a minimum rainwater tank size of 150 3 collecting a minimum roof area of 10,900m^2.~~ ~~v. Lot 5 for a minimum rainwater tank size of 200 3 collecting a minimum roof area of 12,700m^2.~~ ~~vi. Lot 6 for a minimum rainwater tank size of 125 3 collecting a minimum roof area of 10,200m^2.~~ ~~vii. Lot 7 for a minimum rainwater tank size of 225 3 collecting a minimum roof area of 8,300m^2.~~ y. Maintenance requirements are to be provided for each of the proposed water quality devices generally in accordance with the WSUD Inspection and Maintenance Guidelines available on Council's website. Where a proprietary device is not included within this guideline, provide these separately in accordance with the manufacturer's recommendations. z. A specialised maintenance s aa. chedule is to be provided for the Custom GPT, including traffic management requirements for devices in roadway/parking areas. The designer of the stormwater system is to prepare the Maintenance Schedule, including their name, company, signature and date. 12. Prior to the commencement of construction of the future buildings, certification is to be provided by a Chartered Civil Engineer registered on NER to Council and the Planning Secretary that the stormwater management system must:

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	bb. Be designed by a Chartered Civil Engineer registered on NER. cc. Incorporate appropriate on-site stormwater detention and water quality measures using Council's OSD Deemed to Comply Spreadsheet and Council's WSUD Standard Drawings A(BS)175M. dd. Ensure the internal drainage system is capable of carrying the 100-year ARI flows from the development site to the detention basin through either piped or surface flows. ee. Be in accordance with applicable Australian Standards and Part J of Blacktown Development Control Plan 2015 and Council's WSUD developer handbook (latest edition). ff. 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. 13. A site based flood emergency management plan will be prepared prior to construction of the industrial buildings, including flood warning and emergency response opportunities to be adopted within the individual tenant emergency management plans for the future industrial buildings. 14. The future industrial buildings will be designed to comply with the minimum habitable floor levels.
Soil and Water	2. Sediment and erosion control measures will be installed prior to commencing construction to avoid impacts on downstream water quality.
Biodiversity	6. The Bushland Corridor is to be widened in accordance with Strategic Direction 1 Objective 4 of the Parklands Plan of Management 2030. The proposed widening to the west of Eastern Creek at the southern portion adjacent to the landfill site will create a connection to the Melaleuca forest and a more regional connection via Reedy Creek and Erskine Creek. 7. A Vegetation Management Plan (VMP) will be prepared to protect and restore the riparian corridors along parts of Eastern Creek, Reedy Creek and the realigned Eskdale Creek. The plan will include: a. a scaled plan which locates the watercourses; top of highest bank; existing native vegetation along the creeks; the riparian corridor widths proposed along Eastern Creek, Reedy Creek and the realigned Eskdale Creek (measured from the top of the highest bank); the boundary of the site; the development footprint; the area of riparian land/riparian vegetation that will be temporarily disturbed or permanently removed by the project and proposed asset protection zones

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	b. details on the native vegetation communities and plant species that currently occur along Eastern Creek, Reedy Creek and Eskdale Creek c. details on the local native plant species (trees, shrubs and groundcovers) to be planted – a diversity of local native species is to be planted. The plan will demonstrate that the plant species consist of local native species. d. details on the location and number of trees and other plants that are to be planted e. plants are to be propagated from locally sourced seeds to ensure genetic integrity with seeds collected from native trees and other native vegetation to be removed on the site, where possible, including Plant Community Type (PCT) 849 (Cumberland Plain Woodland) and PCT 835 (River River-flat Eucalypt Forest). The juvenile plants will be removed and replanted to locations on the where plants from these PCTs would naturally occur. The juvenile plants are to be translocated prior to any earthworks and clearing of native vegetation commencing. The plants will be relocated when plant growth conditions are ideal to give the native plants the best possible opportunity to survive and should be maintained until established f. details on topsoil removal and reuse. Topsoil from areas of native vegetation to be cleared will be collected for re-use, including within the Eskdale Creek realignment, landscape buffers and site earthworks where practical g. details on replacement tree hollows and/or nest boxes including their location will be provided prior to any loss of existing trees hollows. h. details to minimise vegetation clearing and to maximise riparian/terrestrial connectivity as part of the bridge crossing design, including by allowing moisture and light to penetrate under the bridge structure where practical i. plant maintenance regime - riparian vegetation should be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species 8. A Fauna Relocation Plan shall be prepared by a suitably qualified and experienced ecologist prior to filling the existing Eskdale Creek. The Plan must include: a. native fauna species known to inhabit and/or use the creek which require transfer from the creek b. methodology proposed to transfer the fauna

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	c. location and suitability of the proposed relocation sites d. potential impacts of relocating the fauna to the relocation sites. A suitably qualified and experienced ecologist is to be present during the filling of the creek. 9. A Landscape Plan shall be prepared prior to the commencement of the Stage 1 works for the landscape buffer areas on the site, street planting and trees in the estate basin (Lot 8) and include: a. native vegetation community (or communities) that occur or once occurred in the locality b. list of local native species to be used in the landscaping from the relevant native vegetation community or communities rather than plant non-local natives or exotic species c. quantity and location of plantings d. tree planting to be maximised to reduce the urban heat island effect e. pot size of the local native trees to be planted - advanced and established local native trees preferably with a plant container pot size of 100 litres, or greater for local native tree species which are commercially available. Other local native tree species which are not commercially available may be sourced as juvenile sized trees or pre- grown from provenance seed f. area/space required to allow the planted trees to grow to maturity g. plant maintenance regime. The planted vegetation must be regularly maintained and watered for 12 months following planting. Should any plant loss occur during the maintenance period the plants should be replaced by the same plant species. Note: only the street trees and trees in the estate basin (Lot 8) are part of the Stage 1 works - separate landscape plans will be prepared as part of the future development for Lots 1 to 7. 10. The seven hollow bearing trees identified within the BDAR are to be salvaged and reused within the realigned Eskdale Creek, the landscape buffer or the surrounding Parklands. Where practical, native tree trunks (greater than approximately 25-30cm in diameter and 3m in length) must be salvaged and re-used as part of the site works, such as in the landscape buffers and realigned Eskdale Creek area. For tree trunks that are unable to be used to enhance habitat on the site, the Applicant must demonstrate that it has contacted and offered the remainder to Western Sydney Parklands Trust and surrounding reserve managers including the National Parks and Wildlife Services and Blacktown City Council prior to any native vegetation clearing commencing and before mulching and/or disposing of the trees by other means.

Matter	Mitigation Measures
Bushfire	6. A fire access road with a minimum width of six metres is to be provided between future buildings and the vegetation to the east and south to achieve a defendable space which is clear of vegetation and a continuous thoroughfare for fire pumpers between the industrial lots and site boundary. 7. Vegetation and landscaping will comply with the performance objectives of an Inner Protection Area (IPA) standard as described by Planning for Bushfire Protection 2006 (PBP). 8. Fire hydrants will be installed within the future industrial buildings to comply with AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419). 9. Where overhead electrical transmission lines are installed, the vegetation clearance distances are to comply with ISSC 3 Guideline for Managing Vegetation Near Power Lines (Industry Safety Steering Committee 2005. 10. Any gas services are to be installed and maintained in accordance with AS/NZS 15962008 The storage and handling of LP gas
Heritage	7. Prior to ground disturbance, an Aboriginal heritage management plan (AHMP) is to be developed by a heritage specialist in consultation with the Registered Aboriginal Parties (RAPs) and consent authority to provide the post-approval framework for managing Aboriginal and historical heritage within the study area. The AHMP should include the following information: a. processes, timing, and methods for maintaining Aboriginal community consultation through the remainder of the project. b. descriptions and methods of archaeological excavation that is required to define, characterise and assess all areas of very high, high and moderate archaeological potential within the impact footprint. All excavations should be undertaken in broad accordance with methodologies defined in OEH guidelines. c. description and methods of post-excavation analysis of chronological, soil, and environmental samples that will be recovered as part of the test excavations outlined above. These would assist in the characterisation and significance of cultural deposits identified, and to inform the interpretation strategy. d. any additional mitigative measures that may be required following the characterisation of areas of archaeological potential, which may include archaeological salvage, project re-design, and/or other measures. e. procedures for managing the unexpected discovery of Aboriginal objects and/or human remains during the project

Matter	Mitigation Measures
	f. procedures for the curation of Aboriginal objects and other cultural materials recovered as part of the ACHAR process and at any subsequent stages of excavation required as part of the AHMP g. processes for reviewing, monitoring, and updating the AHMP as the project progresses. 8. A Heritage Interpretation Strategy (HIS) is to be developed by a heritage specialist to identify the interpretive values of the study area, and specifically Aboriginal heritage values across the study area, and to provide direction for potential interpretive installations and devices. This strategy should be made available for consultation and feedback with relevant stakeholders and RAPs. Following consultation and feedback on the strategy, a Heritage Interpretation Plan (HIP) will refine the strategy with content (visual and textual) and design details in order to allow the implementation stage. The outcomes of these reports must be undertaken prior to the issue of the occupation certificate (or equivalent). the interpretation strategy and interpretation plan must include consideration of three main components identified though the ACHAR process: a. input and feedback from the RAPs. b. the historical record of the study and its immediate environs. c. the past cultural and environmental landscape, once informed by further works recommended to be undertaken as part of the AHMP. 9. The long-term management of Aboriginal objects recovered within the project area will be managed through the Aboriginal Cultural Heritage Management Plan (ACHMP) and in consultation with the RAPs and based on the nature and significance of the archaeological and cultural resource. 10. Any archaeological deposits associated with the Non-Aboriginal (European) heritage should be managed in accordance with the Unexpected Finds Procedure and the provisions of the Heritage Act. 11. An Interpretation Plan is to be prepared which details the history of the former Wallgrove Army Camp and migrants' hostel. The Interpretation Plan should explore the historic and social values associated with the study area; identify target audiences, site issues and potential for interpretation; and propose interpretation devices at appropriate locations. It should consider existing interpretative work and memorial, including The Australian Light Horse Sculpture Parade. 12. The Applicant will advise all relevant personnel and contractors involved in the design, construction, and operation of the development proposal of the relevant heritage considerations, legislative requirements, and recommendations identified in the ACHMP.

Matter	Mitigation Measures
Noise Impacts	3. Management measures, source control, path controls and receptor control measures will be incorporated into the Construction Management Plan (CMP) to minimise noise emissions and avoid unacceptable impacts. 4. DAs for the future industrial buildings are to include details of operations and mechanical plant with best management practices detailed in a site specific Operational Environmental Management Plan to minimise noise emissions where feasible and reasonable.
Air Quality	2. Air quality mitigation measures identified within Table 8 of the Air Quality Impact Assessment prepared by SLR Consulting and dated March 2019 are to be incorporated into the CMP, including: a. Communication i. 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. ii. Display the head or regional office contact information. iii. Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the Local Authority. b. Site management i. 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. ii. Make the complaints log available to the local authority when asked. iii. Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book. c. Monitoring i. Perform daily on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary, during periods of greater likelihood of dust generation. ii. 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.

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	iii. 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. d. Preparing and maintaining the site i. Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. ii. Where appropriate, erect solid screens or barriers around dusty activities or the site boundary that are at least as high as any stockpiles on site. iii. Keep site fencing, barriers and scaffolding clean using wet methods. iv. 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 v. Cover, seed or fence stockpiles to prevent wind erosion e. Operating vehicle/machinery and sustainable travel i. Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable ii. Ensure all vehicles switch off engines when stationary - no idling vehicles iii. Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable iv. Impose and signpost a maximum-speed-limit of 15 kmph on surfaced and 10 kmph on un-surfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided (such as regular water carts along main unsealed road), subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). f. Operations i. Ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate ii. Use enclosed chutes and conveyors and covered skips

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	iii. Minimise drop heights from loading shovels and other loading or handling equipment anduse fine water sprays on such equipment wherever appropriate g. Waste management i. Avoid bonfires and burning of waste materials. ii. Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. iii. Avoid explosive blasting, using appropriate manual or mechanical alternatives h. Trackout i. Use water-assisted dust sweeper(s) on the access and local roads to remove, as necessary, any material tracked out of the site. ii. Avoid dry sweeping of large areas. iii. Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. iv. Record all inspections of haul routes and any subsequent action in a site log book. v. Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).
Contamination	7. Any site investigations and report/s will be prepared in accordance with relevant guidelines made or approved by the EPA under section 105 of the *Contaminated Land Management Act 1997*. The reports will be prepared by consultants certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist contaminated Site Assessment and Management (CPSS CSAM) scheme. 8. A NSW EPA-accredited Site Auditor will be engaged throughout the duration of works to ensure that any work required in relation to soil or groundwater contamination is appropriately managed. 9. Prior to commencing with the remediation, an Interim Audit Advice or a Section B Site Audit Statement will be submitted to the Planning Secretary that certifies that the Remediation Action Plan is appropriate and that the

Matter	Mitigation Measures
	site can be made suitable for the proposed use. Any management measures accepted by the Site Auditor will be adhered to and any variations to the approved Remediation Action Plan must be approved in writing by the Site Auditor. 10. If work is completed in stages, Interim Audit Advice/s issued by the Site Auditor will be submitted to the Secretary to confirm satisfactory completion of each stage. 11. At least one month prior to commencing operation, a Section A1 Site Audit Statement – or a Section A2 Site Audit Statement accompanied by an Environmental Management Plan – will be obtained from a NSW EPA-accredited Site Auditor and submitted to the Planning Secretary and Blacktown City Council. Contaminated land will not be used for purpose approved under the terms of this consent until a Site Audit Statement determines the land is suitable for that purpose and any conditions on the Site Audit Statement have been complied with. 12. The CMP will document procedures for management of reported contamination and asbestos and general environmental controls to mitigate potential human health risk and environment harm.
Hazards and Risk	5. A Safety Management Study will be prepared prior to commencement of construction to address the potential impacts of the development on the Jemena pipeline during the demolition, construction and operational phases of the development. 6. Jemena will be consulted during the preparation of the CC drawings and construction of the Stage 1 works, including consideration of the following matters: a. load bearing of the road crossing over the Jemena pipeline b. potential impacts of flooding on the buoyancy of the pipeline c. providing access to the pipeline to monitor vibration during construction 7. Future DAs should be assessed considering the specific land use activities for each lot including predicted populations and societal risk. The building should be designed to reflect the level of exposure to the gas pipeline and risk exposure, including emergency refuge and egress arrangements. 8. The future industrial buildings should incorporate emergency refuge and/or egress to ensure the safety of occupants in the event of an incident involving the Jemena pipeline, including building design (e.g. emergency egress stairwells, egress to a safe location on the far side of the building away from the pipeline, shelter-in-place facilities, etc) and emergency response plan/s.

Matter	Mitigation Measures
Construction Impacts	3. A Construction Management Plan (including a Construction Traffic Management Plan) will be prepared prior to commencing the Stage 1 works, including: a. Ingress and egress of vehicles to the subject site b. Loading and unloading, including construction zones c. Construction traffic and construction car parking arrangements d. Pedestrian management methods e. Site Security f. Site Inductions g. Construction Zones h. Erosion and Sediment Controls i. Emergency Management. 4. The CMP will incorporate all recommended mitigation measures to avoid, minimise or manage the potential environmental impacts of the proposal during completion of the Stage 1 works and the construction of the future industrial buildings.
Waste	3. Different types of waste generated during the demolition and construction phases for Stage 1 will be classified and allocated to be either re-used, recycled or disposed, minimising the amount of off-site waste disposal. 4. Individual waste management plans will be prepared for the future industrial buildings to avoid, minimise and manage waste during the construction and operational phases of the development.

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Project's website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C7 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
   a. identify the development and application number;
   b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
   c. identify how the incident was detected;
   d. identify when the applicant became aware of the incident;
   e. identify any actual or potential non-compliance with conditions of consent;
   f. describe what immediate steps were taken in relation to the incident;
   g. identify further action(s) that will be taken in relation to the incident; and
   h. identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. 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.
4. 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.

APPENDIX 4 NOISE RECEIVER LOCATIONS

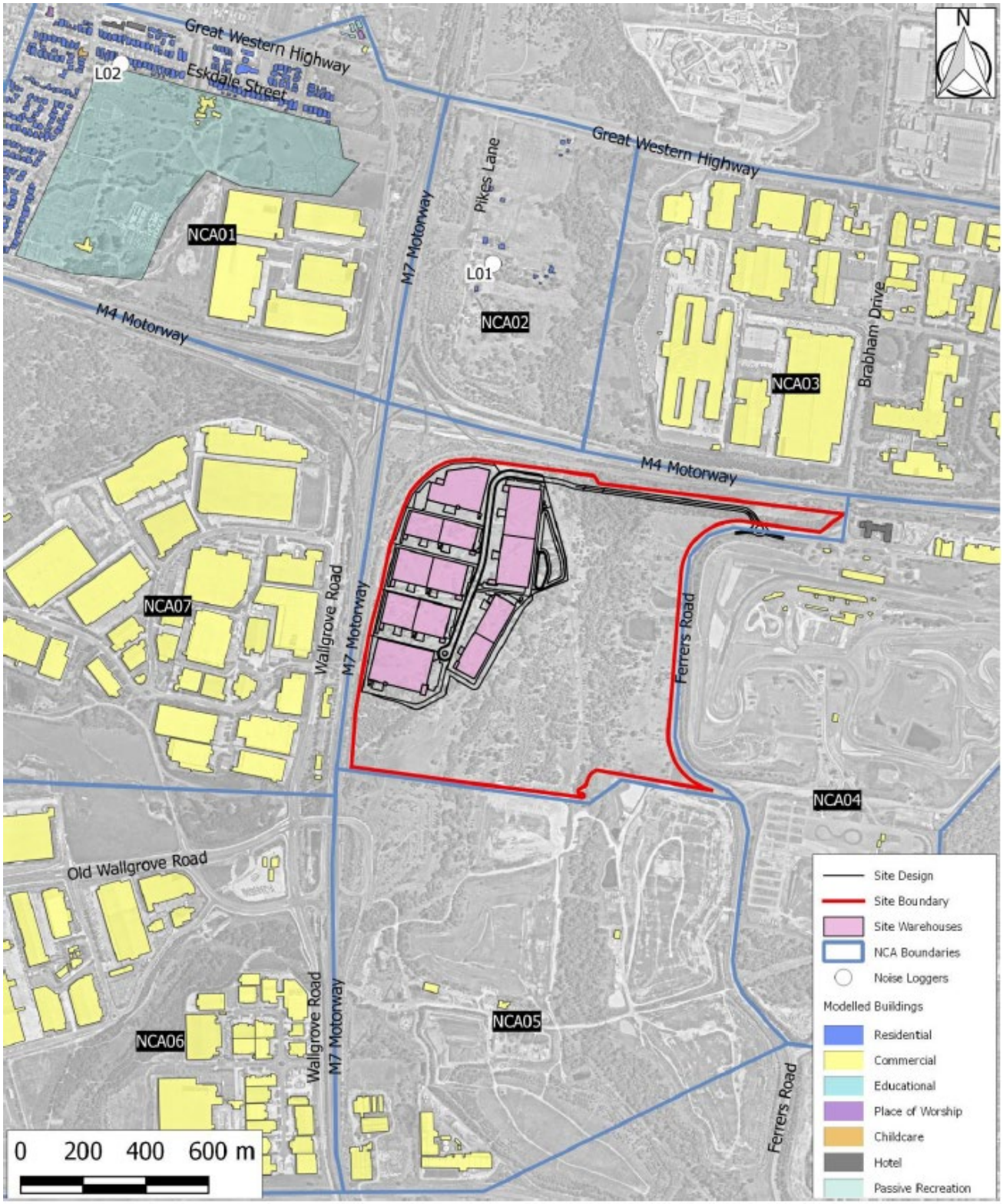

Figure 5: Noise Receiver Locations