



Construction Environmental Management Plan

Mirvac Projects Pty Ltd

Prepared by:

SLR Consulting Australia

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Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mirvac Projects Pty Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

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Appendices

Appendix A	SSD 10448 Consent
Appendix B	SSD 60513208 Consent
Appendix C	SSD 80331959 Consent
Appendix D	Relevant Conditions of Consents
Appendix E	Construction Traffic Management Plan
Appendix F	Construction Noise and Vibration Management Plan
Appendix G	Community Consultation and Complaints Handling



1.0 Introduction

This Construction Environmental Management Plan (CEMP) has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Mirvac Projects Pty Limited (Mircac) for Warehouse 8 (WH8) AT Aspect Industrial Estate (AIE), Kemps Creek. The CEMP aligns with the following approved State Significant Development (SSD) instruments that apply to WH8:

- SSD 10448 (as modified – MOD6 and MOD9) – Concept approval for AIE and modifications of particular relevance to this CEMP as they specifically relate to Warehouse 8. (see **Section 1.1.1**)
- SSD 60513208 (as modified – MOD1 and MOD2) – WH8 base build approval as part for the AIE Stage 4 Development. (see **Section 1.1.2**)
- SSD 80331959 – AIE IVE Printing and Packaging Facility (WH8 fit-out and use). (see **Section 1.1.3**)

This CEMP is prepared to satisfy SSD-80331959 and applies to the internal fit-out construction scope for WH8. The Plan is consistent with SSD-10448 (MOD 6 and MOD 9) and has regard to SSD-60513208 (as modified) to the extent they are relevant and not inconsistent with SSD-80331959. Where any inconsistency arises for the fit-out construction scope, SSD-80331959 prevails.

This CEMP specifically covers the WH8 internal fit-out for IVE's printing and packaging operations. For the purposes of this Plan, "Construction" means the activities defined in SSD-80331959 such as internal fit-out works including installation of printing equipment, ductwork, cool rooms, office and waste room fit-out, security, access and communication systems. Additional narrative context (e.g. commissioning, building services interfaces, ancillary rooms such as compressor/waste, extraction systems, and racking within storage areas) is provided from the EIS/Assessment Report to describe how the fit-out will operate inside the approved base-building

It should be noted that, a Master Construction Environmental Management Plan (Master CEMP) (SLR, 2022) covers the estate-wide earthworks, infrastructure and services of the approved construction works (Stage 1 – BEW & Infrastructure).

Aspect Industrial Estate (AIE) is a regional warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**). Warehouse 8 is within Lots 1, 2 and 5 DP 1285305 and Lots 6 and 7 in DP1291562. AIE Lot 8 (the site) has a total area of 75,720 m².

1.1.1 SSD 10448

Mirvac Property Services (Aust) Pty Ltd (Mircac) obtained the State Significant Development (SSD) Consent SSD 10448 on 24 May 2021 from the Department of Planning and Environment (DPE) for the AIE Concept Proposal and Stage 1 Development of the AIE (AIE – Stage 1). SSD 10448 sets out the conditions for Warehouse 8/Lot 8.

As of the date of this report, there have been ten modifications to SSD 10448 with MOD 6 and MOD 9 the most relevant to Warehouse 8. A copy of SSD 10448 (as modified) is attached as **Appendix A**.

- MOD 6 (approved 2024) – incorporates the development of Lot 8 for Warehouses 8A and 8B, including modifications to the Concept Proposal and associated consent conditions, primarily relating to updated plan references.



- MOD 9 – (approved June 2025) – involves a modification to the Concept Plan to include a revised building layout.

1.1.2 SSD 60513208

Mirvac obtained SSD 60513208 on 11 October 2024 from DPHI for Stage 4 construction and operation of Warehouse 8. A copy of SSD 60513208 is attached as **Appendix B**.

As of the date of this report, SSD-60513208 has been modified on two occasions:

- MOD 1 (approved 2023) – Introduced minor amendments to building layout and design.
- MOD 2 (approved 2025) – Consolidated Warehouses 8A and 8B into a single facility (Warehouse 8), updated GFA allocations, and introduced new conditions for signage illumination (B41A/B41B) and firefighting infrastructure (B51).

1.1.3 SSD 80331959

Mirvac obtained SSD-80331959 on 25 September 2025 from the Department of Planning, Housing and Infrastructure (DPHI) for the IVE Printing & Packaging Facility. The consent is for the building fit-out and operation of a printing and packaging facility on Lot 8 within the Aspect Industrial Estate. SSD-80331959 is the prevailing approval for the WH8 fit-out construction scope; other relevant SSDs are referenced where relevant. A copy of SSD-80331959 is attached as **Appendix C**.

1.2 CEMP Context

This CEMP has been prepared to address the fit-out construction scope for WH8 and the specific requirements of SSD 80331959. This report is also prepared to address previous WH8 and Estate specific requirements of SSD 10448, SSD 60513208 and in consideration of the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

This CEMP contains the following key components:

- A description of the construction activities (WH8 internal fit out and associated works) to be undertaken on site, including construction staging and timing
- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements
- Environmental management commitments and responsibilities
- Monitoring, inspections and reporting requirements
- Complaints and non-compliance management strategy
- Environmental incident management strategy
- Inclusion of specialist management plans and protocols, listed below:
 - Construction Traffic Management Plan (CTMP)
- and previously prepared specialist management plans where relevant:
 - Construction Noise and Vibration Management Plan (CNVMP)
 - Community Consultation and Complaints Handling Strategy (CCCHS)

The CEMP and specialist management plans will be reviewed, implemented, and monitored together as an integrated suite of documents.



Figure 1: Regional Locality



Figure 2: Site Overview



1.3 Scope

This CEMP has been prepared to satisfy Conditions C1, C2, C3 and C4 of SSD 80331959 and is applicable to the WH8 internal fit-out construction scope. Conditions from SSD 10448 and SSD 60513208 are retained for completeness and whole-of-site continuity only, noting that construction works associated with those consents have been completed.

The specific requirements of the applicable consent conditions (and where they are addressed within this CEMP) are listed in **Table 1**. For completeness, relevant conditions of consent are reproduced in **D-2Appendix D**, together with cross-references to where they have been addressed.



Table 1: CEMP Conditions Review

SSD 10448 Consent Conditions	CEMP Section
E1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	
(a) detailed baseline data;	Conditions from SSD 10448 have been addressed in earlier CEMP revisions (Revisions 1–7) for the works completed under that consent. They are retained in this table for document continuity and site context; however, due to updates to the CEMP structure and scope for the current works, the section cross-references may not fully align to this CEMP revision.
(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	
E2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.	
E4. The Applicant must:	
(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	Noted as above
(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.	



SSD 60513208 Consent Conditions	CEMP Section
<p>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) a condition compliance table for that plan;</p> <p>(b) detailed baseline data where required;</p> <p>(c) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(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;</p> <p>(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(e) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development; and</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(g) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(h) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(i) a protocol for periodic review of the plan.</p>	<p>Conditions from SSD 60513208 relate to the WH8 base build works and have been addressed through delivery of those works (with finalisation/practical completion underway). They are retained in this table for document continuity and site context; however, due to updates to the CEMP structure and the current fit-out scope under SSD 80331959, the section cross-references may not fully align to this CEMP revision.</p>
<p>C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.</p>	
<p>C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:</p>	
<p>(a) Construction Traffic Management Plan (see condition B1);</p>	<p>Noted as above</p>
<p>(b) Erosion and Sediment Control Plans (see condition B15);</p>	
<p>(c) Construction Noise and Vibration Management Plan (see condition B29);</p>	
<p>(d) Construction Air Quality Management Plan (see condition B45); and</p>	
<p>(e) Community Consultation and Complaints Handling.</p>	
<p>C4. The Applicant must:</p> <p>(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</p> <p>(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.</p>	



SSD 80331959 Consent Conditions	CEMP Section
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	
(a) a condition compliance table for that plan;	Noted
(b) detailed baseline data;	Appended Management Plans
(c) details of:	Section 3.2.1
(i) the relevant statutory requirements (including any relevant approval, licence, or lease conditions);	
(ii) any relevant limits or performance measures and criteria; and	Appended Management Plans
(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;	Appended Management Plans
(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4.0
(e) a program to monitor and report on the:	Section 5.0
(i) impacts and environmental performance of the development; and	
(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	
(f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 6.0
(g) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 7.0
(h) a protocol for managing and reporting any:	Section 3.4.2 and Section 3.5
(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	
(ii) complaint;	
(iii) failure to comply with statutory requirements; and	
(i) a protocol for periodic review of the plan.	Section 7.0
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Noted
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.	This Plan, refer to Condition E1 cross references above
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	
(a) Construction Traffic Management Plan (see condition B11); and	Section 4.0
(b) Community Consultation and Complaints Handling.	Section 3.5 and 4.0
C4. The Applicant must:	
(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	This CEMP and appended management plans will be referred to the Secretary for approval
(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.	Noted



It is also noted that Mirvac, at all times during operation will also be in compliance with Condition A1 of SSD 80331959 which reads:

In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible

measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

Note: SSD 80331959 is the prevailing approval for the current WH8 fit-out works. References to SSD 10448 and SSD 60513208 are retained for completeness and site/estate context only.

1.4 Objectives

The objectives of this CEMP are to:

- Provide a single, consent-aligned framework for managing and mitigating potential environmental impacts arising from the Warehouse 8 internal fit-out construction in accordance with SSD-80331959.
- Describe the fit-out construction activities, staging and timing relevant to WH8.
- Consolidate and document the environmental management measures and commitments set out in the approved EIS/RTS (including updated mitigation measures) and the specialist sub-plans required for construction.
- Demonstrate how the project will meet regulatory obligations, including the Conditions of Consent (with particular regard to Part C – Environmental Management), and any applicable construction-phase requirements referenced in the consent.
- Define the controls to be implemented by the contractor and subcontractors, including roles, responsibilities, training, communication and governance for the fit-out works.
- Establish monitoring, inspection, reporting, complaints and incident/non-compliance procedures for construction, consistent with the consent and referenced plans (e.g. CTMP, CCCHS).
- Maintain consistency with SSD-10448 (as modified) and have regard to SSD-60513208 (as modified) to the extent they are relevant and not inconsistent with SSD-80331959.
- Deliver the WH8 fit-out in a manner that avoids (where feasible) or minimises impacts on the surrounding environment and community.

1.5 Preparation

This CEMP has been prepared by SLR, and the author qualifications are listed in **Table 2** below.



Table 2: Author Qualifications

Name, Role & Division	Qualifications	Experience
<p>Jessica Keegan Project Consultant Environmental Assessment & Management</p>	<p>M Env M and S B SW/A</p>	<p>Jessica is a Project consultant with industry experience, in sand and hard rock quarries.</p> <p>Jessica has experience in Environmental Reporting, Site Compliance Monitoring and Reporting, Water Consumption Management Plans, Monitoring and Environmental Management Plans. Jessica previously has worked as a Senior Social Worker with experience in Government, Community and Stakeholder Consultation and Engagement.</p>
<p>Harry Peter Project Consultant – Environmental Management, Permitting and Compliance</p>	<p>Master of Urban Planning & Environment Bachelor of Architecture</p>	<p>Harry is a Project Consultant at SLR within the Environmental Management, Permitting & Compliance team.</p> <p>He has a background in Town Planner/Architect and also worked as a Client Manager for a Residential Builder, securing Developer Approvals (DA's) and Building Permits for home buyers.</p>
<p>Alanna Ryan Principal Consultant Environmental Assessment & Management</p>	<p>B Env Sc Grad Cert Community Relations</p>	<p>Alanna is a Principal Environmental Consultant with over 15 years of experience in industry. Experience Alanna has, includes Environmental Management Systems (incorporating risk assessment/management, strategies, management plans, inspections and auditing) and statutory reporting.</p>
<p>Sean Wilson Principal Consultant - Environmental Management, Permitting and Compliance</p>	<p>Master of Urban Planning & Environment</p>	<p>Sean has over 27 years of Town Planning experience and has been working at SLR Consulting since April 2022. Sean has worked on various projects Australia wide including large renewable energy projects for wind and Hydrogen within Victoria and Western Australia including project managing and authoring traffic light and desktop assessments for offshore wind farms in the Gippsland region. Sean has also worked on infrastructure projects for APA, Telstra, Northeast Link (NELP) & Client assessing planning, environment and heritage risks, Planning Scheme Amendments, CEMP's and obtaining approvals where required for infrastructure works in Australia wide.</p>
<p>Louis Fleming Senior Consultant - Environmental Approvals, Closure and Management</p>	<p>Master of Environmental Risk Assessment and Remediation Bachelor of Environmental Science and Management</p>	<p>Louis is a Senior Consultant with over 7 years of industry experience in the Environmental Assessment & Management teams, with demonstrated expertise in environmental management, compliance, risk assessment, and stakeholder engagement. He has significant site experience in environmental management, compliance, and community/stakeholder engagement. Louis is proficient in remediation and risk assessment through postgraduate work.</p> <p>Currently, he specialises in environmental consulting for post-approvals and compliance, working on a variety of projects across Australia. His skills include project management, contractor management, data management, report writing, and auditing. Louis excels in developing and implementing CEMPs, OEMPs, EMPs, PIRMPs, and a variety of other projects.</p>



1.6 Consultation

In accordance with SSD 10448 SSD 60513208 and SSD 80331959, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 3**, and documentation attached at **Appendix I**.

Table 3: Consultation

Condition	Comment
SSD-10448	
<p>Staging Plan</p> <p>A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</p> <p>a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</p>	<p>In accordance with Condition A10, Mirvac/ IVE developed a staging Plan and has consulted with the relevant parties required under the relevant CEMP sub-management plan conditions.</p>
<p>Evidence of Consultation</p> <p>A18. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>CEMP Consultation: In accordance with Condition C8, Mirvac/ IVE has consulted with relevant parties required under the relevant CEMP sub-management plan conditions.</p> <p>General consultation: Consultation required under the conditions of consent will be undertaken by the Applicant or the Applicant's representative and provide a minimum of 10 business days' consultation period. Details of this consultation will be provided to the Planning Secretary in accordance with Condition C8(b) prior to submitting any documentation to the Planning Secretary in accordance with Condition C8(a).</p>
<p>Evidence of Consultation</p> <p>C8. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	<p>Consultation required under the conditions of consent will be undertaken by the Applicant or the Applicant's representative and will provide a minimum 10 business day consultation period. Details of this consultation will be provided to the Planning Secretary in accordance with Condition C8(b) prior to submitting any documentation to the Planning Secretary in accordance with Condition C8(a).</p>
<p>Protection of Public Infrastructure</p> <p>C12. Before the commencement of construction, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services that are likely to be affected by the Stage 4 Development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and</p>	<p>(a) The Applicant has undertaken dial before you dig investigations and detailed survey and potholing to confirm any services likely to be affected by the Stage 4 development. The applicant has made suitable arrangements for either access to, diversion of, protection, and support of any affected infrastructure which includes the following:</p> <ul style="list-style-type: none"> • Endeavour Energy



<p>(c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.</p>	<ul style="list-style-type: none"> • Telstra / NBN • Jemena • TfNSW • Sydney Water • Penrith City Council • Landowner at 833B (in accordance with Condition D12) <p>(b) A dilapidation report has been prepared in accordance with this condition.</p> <p>(c) Planning Secretary: Dilapidation report was uploaded to the Major Projects Portal under Post Approval Document SSD-10448-PA-4. The Planning Secretary acknowledged receipt of the dilapidation report.</p> <p>TfNSW: Dilapidation report was provided to TfNSW via email and TfNSW acknowledged the receipt.</p>
<p>External Walls and Cladding</p> <p>C24. Prior to the issue of:</p> <p>(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and</p> <p>(b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	<p>The Applicant will provide documented evidence to the Certifier and Planning Secretary in accordance with Condition C24.</p>
<p>Utilities and Services</p> <p>C28. Before the issue of a Subdivision 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:</p> <p>(a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and</p> <p>(b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.</p>	<p>The Applicant will provide evidence to the Certifier in accordance with Condition 28.</p>
<p>Environmental Representative</p> <p>C31(e). The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 4 Development. Unless otherwise agreed to by the Planning Secretary, construction of the Stage development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:</p>	<p>This CEMP will be reviewed by the ER and a written statement will be provided to the Planning Secretary in accordance with Condition 31(e).</p> <p>ER will attend the Mamre Road Precinct Working Group (see Condition C34), as scheduled</p>



<p>e) review the CEMP required in Condition E2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:</p> <p>(i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</p> <p>(ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);</p> <p>(j) attend the Mamre Road Precinct Working Group (see Condition C34) in a consultative role in relation to the environmental performance of the Stage 4 development; and</p>	
<p>Mamre Road Precinct Working Group</p> <p>C34. Within three months of the commencement of construction of the Stage 1 Development and until all components of the Stage 1 development are constructed and operational, the Applicant must establish and participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:</p> <p>(a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;</p> <p>(b) meet periodically throughout the year to discuss, formulate, and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;</p> <p>(c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;</p> <p>(d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;</p> <p>(e) review community concerns or complaints with respect to environmental management;</p> <p>(f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and</p> <p>(g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.</p> <p>C35. Three (3) months prior to completion of construction of all components of the Stage 4 development, the Applicant is eligible to exit the working group required under condition C34. The Applicant must:</p> <p>(a) consult with the Planning Secretary;</p>	<p>A Mamre Road Precinct Working Group has been established to coordinate works throughout the Mamre Road Precinct and follow the requirements of C34 and C35.</p> <p>The Working Group will regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of meetings and actions to be undertaken by the Working Group.</p>



<p>(b) provide confirmation that all components of the Stage 1 development are operational; and (c) advise on the date of the proposed exit.</p>	
<p>Construction Traffic Management Plan D1. Prior to the commencement of construction of the Stage 4 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition E2 and must: (b) be prepared in consultation with Council and TfNSW;</p>	<p>Undertaken as part of the Construction Traffic Management Plan (see Appendix E).</p>
<p>Traffic Signal Plan (TSP) D14. Prior to the issue of a construction certificate for the Mamre Road/Access Road 1 intersection (the intersection) construction, the Applicant must finalise and submit the detailed design of the intersection works, including an endorsed Traffic Signal Plan (TSP) to TfNSW for approval. The TSP must: (a) demonstrate the proposed traffic control light at the intersection is designed in accordance with Austroads Guide to Road Design, RMS Signal Design Manual, and Australian Codes of Practice; and (b) be approved and endorsed by a suitably qualified practitioner.</p>	<p>The requirements under Condition D14 will be satisfied prior to the commencement of construction of Building 8 of the Stage 4 development.</p>
<p>Stormwater Management Plan D30. Within three (3) months prior to the commencement of operation of building 8 of the Stage 4 Development, the Applicant must prepare a Stormwater Management Plan (SMP) to the satisfaction of the Planning Secretary. The SMP must: (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary; (b) be prepared in consultation with the Environment and Heritage, Sydney Water, DPE, and Council;</p>	<p>The requirements under Condition D30 will be satisfied prior to the commencement of operation of Building 8 of the Stage 4 development.</p>
<p>Biodiversity D67. The Applicant must provide the Planning Secretary with evidence that: (a) the retirement of ecosystem credits has been completed (see Condition D65); or (b) a payment has been made to the Biodiversity Conservation Fund (see Condition D66), prior to undertaking any clearing of native vegetation and <i>Myotis macropus</i> habitat.</p>	<p>Noted – The Applicant has provided evidence of completed credit retirement and payment to the Planning Secretary prior to the undertaking of any clearing of native vegetation and <i>Myotis macropus</i> habitat.</p>
SSD-60513208	
<p>A14. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction</p>	<p>Noted, the applicant will notify the Planning Secretary in writing, at least one month before construction.</p>
<p>A16. 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; (b) provide details of the consultation undertaken including:</p>	<p>A Community Consultation and Complaints Handling has been prepared and can be found at Appendix I</p>



<p>(i) the outcome of that consultation, matters resolved and unresolved; and</p> <p>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</p>	
<p>A18. 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.</p>	<p>Noted</p>
<p>A20. Prior to the commencement of construction of the development, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.</p>	<p>(a) Relevant consultation has been undertaken (refer to subplans) and will continue throughout the construction phase.</p> <p>(b) A dilapidation report will be prepared.</p> <p>(c) The dilapidation report will be submitted to the Planning Secretary and TfNSW.</p>
<p>A35. The Applicant must engage an Environmental Representative (ER) to oversee construction of the development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.</p>	<p>This CEMP will be reviewed by the ER and a written statement will be provided to the Planning Secretary</p>
<p>A38. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:</p> <p>(a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;</p> <p>(b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;</p> <p>(c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;</p> <p>(d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;</p> <p>(e) review community concerns or complaints with respect to environmental management;</p> <p>(f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and</p>	<p>A Mamre Road Precinct Working Group has been established to coordinate works throughout the Mamre Road Precinct.</p> <p>The Working Group will regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of meetings and actions to be undertaken by the Working Group.</p>



<p>(g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.</p>	
<p>A39. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A38. The Applicant must: (a) consult with the Planning Secretary;</p>	<p>Noted</p>
<p>B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must: (b) be prepared in consultation with Council and TfNSW; (h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects;</p>	<p>A Construction Traffic Management Plan has been prepared and can be found in Appendix E</p>
<p>B22. Prior to the commencement of construction of the development, the Applicant must prepare a Flood Emergency Response Plan (FERP). The Plan must: (b) be prepared in consultation with the NSW State Emergency Services (SES);</p>	<p>A Flood Emergency Response Plan has been prepared.</p>
<p>B29. The Applicant must prepare a Construction Noise and Vibration 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: (e) describe the community consultation undertaken to develop the strategies in condition B29(d);</p>	<p>A Noise and Vibration Management Plan has been prepared and can be found at Appendix G</p>
<p>B37. Prior to the commencement of construction, the Applicant must prepare and submit an updated Landscape Plan for the development to the satisfaction of the Planning Secretary. The plan must: (a) be prepared in consultation with Council;</p>	<p>Noted</p>
<p>C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (e) Community Consultation and Complaints Handling.</p>	<p>A Community Consultation and Complaints Handling has been prepared and can be found at Appendix I</p>
<p>SSD 80331959</p>	
<p>A13. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction</p>	<p>Noted, the applicant will notify the Planning Secretary in writing, at least one month before construction.</p>
<p>A15. Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; (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.</p>	<p>A Community Consultation and Complaints Handling has been prepared and can be found at Appendix I</p>



<p>A17. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	<p>Noted</p>
<p>A19. Prior to the commencement of construction of the development, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;</p> <p>(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and</p> <p>(c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.</p>	<p>(a) Relevant consultation has been undertaken and will continue throughout the construction phase.</p> <p>(b) A dilapidation report will be prepared.</p> <p>(c) The dilapidation report will be submitted to the Planning Secretary and TfNSW.</p>
<p>A32. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:</p> <p>(a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;</p> <p>(b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;</p> <p>(c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;</p> <p>(d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;</p> <p>(e) review community concerns or complaints with respect to environmental management;</p> <p>(f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and</p> <p>(g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.</p>	<p>A Mamre Road Precinct Working Group has been established to coordinate works throughout the Mamre Road Precinct.</p> <p>The Working Group will regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of meetings and actions to be undertaken by the Working Group.</p>
<p>A33. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A38. The Applicant must:</p> <p>(a) consult with the Planning Secretary;</p>	<p>Noted</p>



<p>B11. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:</p> <ul style="list-style-type: none">(b) be prepared in consultation with Council and TfNSW;(h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects;	<p>A Construction Traffic Management Plan has been prepared and can be found in Appendix E</p>
<p>C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none">(a) Construction Traffic Management Plan;(b) Community Consultation and Complaints Handling.	<p>A Construction Traffic Management Plan has been prepared and can be found in Appendix E</p> <p>A Community Consultation and Complaints Handling has been prepared and can be found at Appendix I</p>



2.0 Development Overview

2.1 Location

AIE is located at 788–882 Mamre Road, Kemps Creek NSW 2178, within the Mamre Road Precinct of the Western Sydney Employment Area (WSEA) in the Penrith LGA. It is legally described as Lot 301 DP 1305254, Lot 305 DP 1305254, Lot 104 DP 1305965 and Lot 105 DP 1305965. AIE is located approximately 6.5 km north-east of the future Western Sydney International (Nancy-Bird Walton) Airport, 13.5 km south-east of the Penrith CBD and 40 km west of the Sydney CBD.

For the purposes of SSD-80331959, Warehouse 8 is identified as 4 Pemul Place, Kemps Creek (Lot 105 DP 1305965).

2.2 Site Description

The AIE has an area of approximately 56.3 hectares (ha) and currently is in the process of being created in accordance with the Concept Proposal and Stage 1 Development SSD-10448. The site is bound by rural land uses transitioning to commercial developments for warehouses. The site is bound by Mamre Road to the west and agricultural uses to the north, south and east. The historic land uses on the site include rural residential, grazing, dairy farming, poultry farming and horticulture. This land has been rezoned to facilitate future employment with the Mamre Road Precinct. Lot 8 (Warehouse 8) is located on the western side of the AIE and has a total area of 75,720 m². For SSD-80331959, WH8 is identified as Lot 105 DP 1305965, 4 Pemul Place, Kemps Creek.

2.3 Project Details

The approved works under SSD 80331959 are as follows:

- Building fit-out and operation of a printing and packaging facility on Lot 8 within the Aspect Industrial Estate.
- Construction (internal fit-out works) including installation of printing equipment, ductwork, cool rooms, office and waste room fit-out, and security, access and communication systems.
- Internal fit-out works within Warehouse 8, including (as applicable) printing/process equipment and associated extraction/ventilation systems; cool rooms; finishing and packaging systems; stitching/folding/mailing/packing equipment; secure rooms; raw-materials storage and staging; waste and compressor rooms; and dangerous goods storage.

2.4 Construction Timeframe

Construction is expected to commence in October 2025, with practical completion planned by April 2026 (duration of approximately 11 months). The following is a breakdown of the key construction phases and estimated timeframes:

- Building fit-out and operation of a printing and packaging facility on Lot 8 within the Aspect Industrial Estate.
- Construction (internal fit-out works) including installation of printing equipment, ductwork, cool rooms, office and waste room fit-out, and security, access and communication systems.



- Internal fit-out works within Warehouse 8, including (as applicable) printing/process equipment and associated extraction/ventilation systems; cool rooms; finishing and packaging systems; stitching/folding/mailing/packing equipment; secure rooms; raw-materials storage and staging; waste and compressor rooms; and dangerous goods storage.

2.5 Construction Hours

Construction hours will be in accordance with SSD 10448, SSD 60513208 and SSD 80331959, outlined in **Table 4**.

Table 4: Hours of Work

Activity	Day	Time
Construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm

2.6 Site Access

All construction traffic access to AIE will be via the completed Mamre Road/ Darrabarra Avenue signalised intersection. No construction vehicles are permitted to use Bakers Lane for access. Additionally, Conditions A8 and A9 of SSD 80331959 set out further restrictions for site access and vehicle size limits. These will be adhered to for the duration of construction. The site access strategy to be followed is shown in **Figure 3**.

2.7 Contact Details

Table 5 lists the key contacts relevant to the construction of Stage 4 – Building Works for Lot 8.

Table 5: Site Personnel Contact List

Role	Name	Company	Contact Details
Project Principal	Susan Paul	Mirvac	susan.paul@mirvac.com
Project Manager	Kane Flynn	IVE Group	kane.flynn@ivegroup.com.au
Site Manager 1	Mike Hart	IVE Group	redmondm@richardcrookes.com.au
Site Manager 2	Chris Loudon	IVE Group	chris.loudon@ivegroup.com.au
IVE Health, Safety and Wellbeing (HSW) Coordinator	Damian Martuciello	IVE Group	
Communications and Community Liaison Representative (CCLR)	Sean Wilson	SLR Consulting	0411 141 881 spwilson@slrconsulting.com



Figure 3: Site Access



3.0 Environmental Management Framework

IVE Group (IVE), and all sub-contractors engaged by IVE, will implement their Environmental Policy throughout the duration of construction.

3.1 Roles and Responsibilities

The Construction Contractor will review, implement, and monitor this CEMP and specialist management plans together as an integrated suite of documents.

The key personnel responsible for environmental management WH8 internal fit-out (SSD 80331959) are listed in **Table 6**.

Table 6: Roles and Responsibilities

Role	Responsibilities
Project Principal	<ul style="list-style-type: none"> • Environmental reporting responsibility associated with development. • Overall responsibility for environmental management and compliance with SSD 10448, SSD 60513208 and SSD 80331959 and relevant legislation. • Liaise with the Proponent to keep them informed of the project’s progress. • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions. • Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site. • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP. • Continued attendance at the Mamre Road Precinct Working Group in a representative role in relation to the construction works including the IVE fit out of WH8.
Project Manager	<ul style="list-style-type: none"> • Environmental reporting responsibility associated with the development. • Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained. • Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions. • Responsibility for compliance with approval requirements. • Liaise with the Proponent to keep them informed of the project’s progress. • Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site. • Lead and manage the community involvement activities, including liaison with property owners and key stakeholders. • Lead the delivery of communication and community engagement strategies and plans. • Facilitate meetings, forums and arranging interviews to address concerns from community. • Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community. • Build, maintain collaborative and consultative working relationships with internal and external stakeholders. • Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
Site Managers	<ul style="list-style-type: none"> • All the responsibilities attributed to the Construction Contractor throughout this CEMP. • Environmental reporting responsibility associated with the development.



	<ul style="list-style-type: none"> • Ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance. • Regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent. • Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP. • Participate in risk and hazard identification and control. • Participate in incident investigations and management. • Participate in health and safety inspections. • Be the primary daily contact to the public handling of enquiries / complaints management / interface issues. • Maintain the complaints register and make available the complaints register to the Contractors Project Manager on a daily basis. • Be available for contact by local residents and the community at all reasonable times to answer any questions. • Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works.
WHS Coordinator	<ul style="list-style-type: none"> • Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained. • Participate in risk and hazard identification and control. • Participate in incident investigations and management. • Participate in health and safety inspections.
Communications and Community Liaison Representative (CCLR)	<ul style="list-style-type: none"> • Lead and manage the community involvement activities, including liaison with property owners and key stakeholders. • Be the primary daily contact to the public handling of enquiries / complaints management / interface issues. • Maintain the complaints register and make available the complaints register to the ER on a daily basis. • Be available for contact by local residents and the community at all reasonable times to answer any questions. • Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works. • Lead the delivery of communication and community engagement strategies and plans. • Facilitate meetings, forums and arranging interviews to address concerns from community. • Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community. • Build, maintain collaborative and consultative working relationships with internal and external stakeholders; and • Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.
All employees, contractors, and subcontractors	<ul style="list-style-type: none"> • Ensure familiarity, implementation and compliance with this CEMP and appended management plans. • Support the Proponent's commitment to sustainability, environmental management and compliance. • Work in a manner that will not harm the environment or impact on surrounding receptors. • Report all environmental incidents, non-compliances and complaints to the Project Manager without delay. • Immediately notify the Contractor's Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale.



	<ul style="list-style-type: none">• Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance.• Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.
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3.2 Statutory Requirements

3.2.1 SSD 10448

All construction activities carried out under SSD 10448 must comply with the requirements of that consent and with:

Condition C2 of SSD 10448 and the Development will be carried out:

- a) in compliance with the conditions of the Development Consent;
- b) in accordance with all written directions of the Planning Secretary;
- c) in accordance with the EIS (Urbis 2020), the Response to Submissions (Urbis 2021) and Additional Development Report (Urbis 2022);
- d) in accordance with the Modification Assessments;
- e) in accordance with the Development Layout attached to the Development Consent at Appendix 2; and
- f) in accordance with the management and mitigation measures attached to the Development Consent at Appendix 4.

In accordance with Condition C3 of SSD 10448, consistent with the requirements of the Development Consent, the Planning Secretary may make written directions to Mirvac 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 C2(a) of the Development Consent.

In accordance with Condition C4 of SSD 10448, the conditions of the Development 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 C2(c) or C2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) or C2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

The Project Manager will be notified if any inconsistencies are identified.

SSD 10448 impose a number of environmental performance and management requirements applicable to the construction of Stage 4 – Building Works for Lot 8. A copy of the Consent for SSD 10448 is attached at **Appendix A**.

3.2.2 SSD 60513208

All construction activities carried out under SSD 60513208 must comply with the requirements of that consent and with:

Condition A2 of SSD 60513208 and the Development will be carried out:



- 1 in compliance with the conditions of this consent;
- 2 in accordance with all written directions of the Planning Secretary;
- 3 in accordance with the EIS, RTS and AR;
- 4 in accordance with the Development Layout in Appendix 1; and
- 5 in accordance with the management and mitigation measures in Appendix 2.

In accordance with Condition A3 of SSD 60513208, 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).

In accordance with Condition A4 of SSD 60513208, the conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

The Project Manager will be notified if any inconsistencies are identified.

SSD 60513208 imposes a number of environmental performance and management requirements applicable to the construction of Stage 4 – Building Works for Lot 8. A copy of the Consent for SSD 60513208 is attached at **Appendix B**.

3.2.3 SSD 80331959

All construction activities carried out under SSD 80331959 must comply with the requirements of that consent and with:

Condition A2 of SSD 80331959 and the Development will be carried out:

- 6 in compliance with the conditions of this consent;
- 7 in accordance with all written directions of the Planning Secretary;
- 8 in accordance with the EIS, RTS and AR;
- 9 in accordance with the Development Layout in Appendix 1; and
- 10 in accordance with the management and mitigation measures in Appendix 2.

In accordance with Condition A3 of SSD 80331959, consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

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



In accordance with Condition A4 of SSD 80331959, the conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

The Project Manager will be notified if any inconsistencies are identified.

SSD 80331959 is the primary Development Consent and imposes a number of environmental performance and management requirements applicable to the internal fit-out for IVE’s printing and packaging operations at WH8. A copy of the Consent for SSD 80331959 is attached at **Appendix C**.

3.2.4 Other Licences, Permits, Approvals and Consents

Table 7 summarises the additional licences, permits, approvals and consents required throughout these works. This information has been summarised from the SSD 10448, SSD 60513208 and SSD 80331959 Consent Conditions, the EIS/RTS inputs and contributions from Mirvac. It is the Construction Contractor’s responsibility to ensure that any license, permit, approvals listed in (but not limited to) **Table 7**, has been obtained in the required timeframe.

A current list of licences, permits, approvals and consents, and their status, including any new additions as the project progresses, will be included in the Construction Contractor’s monthly report to Mirvac.

Table 7: Other Licences, Permits, Approvals and Consents

Licence, Permit, Approval, or Consent	Person Responsible	Timing	References/ Notes
SSD 10448			
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 consent.	Project Principal, Project Manager	Ongoing	SSD 10448 Condition AN1
Relevant approvals obtained from Endeavour Energy, or relevant service provider.	Project Manager	Prior to the commencement of construction	SSD 10448 Condition B17
Construction and occupation certificates for the proposed building works obtained.	Project Manager	Prior to construction/occupation	SSD 10448 C15
Documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	Project Manager	Prior to the issue of the Construction Certificate	SSD 10448 C24
All relevant approvals from utility service providers.	Project Manager	Before construction of any utility works	SSD 10448 Condition C26



Licence, Permit, Approval, or Consent	Person Responsible	Timing	References/ Notes
A Compliance Certificate for water and sewerage infrastructure servicing at the site will be obtained.	Project Manager	Before the commencement of operation	SSD 10448 Condition C27
Evidence to the Certifier that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots ... (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots ...	Project Manager	Prior to the issue of the Construction Certificate	SSD 10448 Condition C28.
Evidence from the carrier that the fibre ready facilities are fit for purpose.	Project Manager	Before final Occupation Certificate issued	SSD 10448 Condition C29
Works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved	Site Manager	Before final Occupation Certificate issued	SSD 10448 Condition C30
A Road Occupancy Licence (ROL) must be obtained from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction.	Project Manager	Prior to works that may impact on traffic flows on Mamre Road during construction.	SSD 10448 Condition D15
The Applicant must provide the Planning Secretary with evidence that: (a) the retirement of ecosystem credits has been completed (see Condition D65); or (b) a payment has been made to the Biodiversity Conservation Fund (see Condition D66)	Project Principal, Project Manager	Prior to undertaking any clearing of native vegetation and <i>Myotis macropus</i> habitat.	SSD 10448 Condition D67
Agreement from Council obtained for the design of the waste storage area for each warehouse.	Project Manager	Prior to the commencement of construction of Building 1 and 2	SSD 10448 Condition D73
If fauna is to be relocated on site, the following permit would be required to be held by the contractor relocation the fauna: <ul style="list-style-type: none">Catch and Release Licence - Biodiversity Conservation Act 2016 (for possums and reptiles).	Project Manager	During fauna relocation	EIS Section 5.6.3
Where compliance matters are proposed to comply with the Performance Requirements (rather than the DtS Provision) the development of a Performance Solution Report will be required prior to the issue of the Construction Certificate.	Project Principal, Project Manager	Where compliance matters are proposed to comply with the Performance Requirements (rather than the DtS Provision).	EIS Section 6.10.1 (2023)
SSD 60513208			



Licence, Permit, Approval, or Consent	Person Responsible	Timing	References/ Notes
<p>Prior to the commencement of construction of the development, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;</p>	<p>Project Principal, Project Manager</p>	<p>Prior to the commencement of construction</p>	<p>SSD 60513208 Condition A20</p>
<p>Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by the development.</p>	<p>Project Manager</p>	<p>Prior to the commencement of construction</p>	<p>SSD 60513208 Condition A22</p>
<p>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.</p>	<p>Project Principal, Project Manager</p>	<p>As required</p>	<p>SSD 60513208 Condition AN1</p>
<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p>	<p>Project Manager</p>	<p>As required</p>	<p>SSD 60513208 Condition C1</p>
<p>Within three months of:</p> <p>e) the approval of any modification of the conditions of this consent;</p> <p>the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.</p>	<p>Project Principal, Project Manager</p>	<p>Within three months of the approval of any modification</p>	<p>SSD 60513208 Condition C8</p>
<p>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 required under condition C8, or such other timing as agreed by the Planning Secretary.</p>	<p>Project Principal, Project Manager</p>	<p>As required</p>	<p>SSD 60513208 Condition C9</p>
<p>Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must</p>	<p>Project Principal, Project Manager</p>	<p>Within six months after commencement of construction, and annually thereafter</p>	<p>SSD 60513208 Condition C13</p>



Licence, Permit, Approval, or Consent	Person Responsible	Timing	References/ Notes
be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020)			
<p>At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs, including the Environmental Representatives Monthly Reports; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; (viii) a complaints register, updated monthly; (ix) the Compliance Report of the development; (x) any other matter required by the Planning Secretary; and <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Project Principal, Project Manager	At least 48 hours before commencement and for the life of the development	SSD 60513208 Condition C16
SSD 80331959			
<p>Prior to the commencement of construction of the development, the Applicant must:</p> <p>(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;</p>	Project Principal, Project Manager	Prior to the commencement of construction	SSD 80331959 Condition A19



Licence, Permit, Approval, or Consent	Person Responsible	Timing	References/ Notes
Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by the development.	Project Manager	Prior to the commencement of construction	SSD 80331959 Condition A21
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.	Project Principal, Project Manager	As required	SSD 80331959 Condition AN1
Management plans required under this consent must be prepared in accordance with relevant guidelines, and include details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Project Manager	As required	SSD 80331959 Condition C1
Within three months of: a) the approval of any modification of the conditions of this consent; the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.	Project Principal, Project Manager	Within three months of the approval of any modification	SSD 80331959 Condition C8
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 required under condition C8, or such other timing as agreed by the Planning Secretary.	Project Principal, Project Manager	As required	SSD 80331959 Condition C9
Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020)	Project Principal, Project Manager	Within six months after commencement of construction, and annually thereafter	SSD 80331959 Condition C14
At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must: (a) make the following information and documents (as they are obtained or approved) publicly available on its website:	Project Principal, Project Manager	At least 48 hours before commencement and for the life of the development	SSD 80331959 Condition C17



Licence, Permit, Approval, or Consent	Person Responsible	Timing	References/ Notes
<p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs, including the Environmental Representatives Monthly Reports;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) the Compliance Report of the development;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>			

3.3 Induction and Environmental Training

The Contractor’s Project Manager will ensure that all employees and contractors involved in the project are appropriately inducted and trained prior to commencing work on site. Training in relation to environmental responsibilities and implementation of this CEMP will take place initially through the site induction training and then on an ongoing basis through ‘toolbox talks’ (or similar).

All employees, contractors (and their sub-contractors) conducting environmental training and site staff assigning work activities will demonstrate that they are competent and appropriately trained to train and manage construction site specific environmental issues.

Inductions and Training will meet the objectives of Condition C19 of SSD 10448, Condition A30 of SSD 60513208 and Condition A29 of SSD 80331959, which is to ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the Consent Conditions relevant to activities they carry out in respect of the development.



A register of all environmental training carried out, including dates, names of persons trained, and trainer name and qualification details will be established and maintained for the duration of works.

3.3.1 Environmental Induction Training

The environmental induction training will cover all elements of the CEMP and records of inductions with attendance registers will be maintained. The training will provide an overview of the requirements as outlined below in **Table 8**, and instruction on how to access the CEMP and appendices.

Table 8: Environmental Induction Training

Inductions and Environmental Training	References/ Notes
Purpose and objectives of the CEMP	Section 1.3 and 1.4
Obligation to minimise harm to the environment	Section 1.1.3
Hours of Construction	Section 2.5
Requirements of due diligence and duty of care	Section 3.1
Conditions of any environmental licences, permits and consent approvals	Table 7
Reporting, and notification and management requirements for pollution, contamination, and other environmental incidents, and for damage and maintenance to environmental controls	Section 3.4.2
Noise, vibration, and other management controls	Section 4.3 and 4.4
Drivers' code of Conduct	Section 4.2
Construction Traffic Management including permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health, and safety (WHS), driver protocols and emergency procedures.	Section 4.2

3.3.2 Toolbox Talks

Toolbox talks or similar will be held to identify environmental issues and controls when works commence in a new area of the site or a new activity, as well as when environmental issues arise on site. Records of toolbox talks shall be maintained including topics and attendance registers. The toolbox talk will include but not be limited to:

- A description of the activity and the area
- Identification of the environmental issues and risks for the area (including fauna or flora)
- Outline the mitigations measures for the works and the area (see **Section 4.0**).

3.4 Incident and Non-Compliance

3.4.1 Incident Response

The Incident and Non-Compliance Procedure in **Figure 4** must be implemented to ensure that any incident and/or non-compliance caused by or relating to construction is effectively responded to, reported accordingly, and any resulting adverse environment and/or human health impact is promptly prevented or effectively managed. An 'Other Environmental Event' would also be managed as in accordance with the incident and non-compliance response and handing procedure in **Figure 4**.



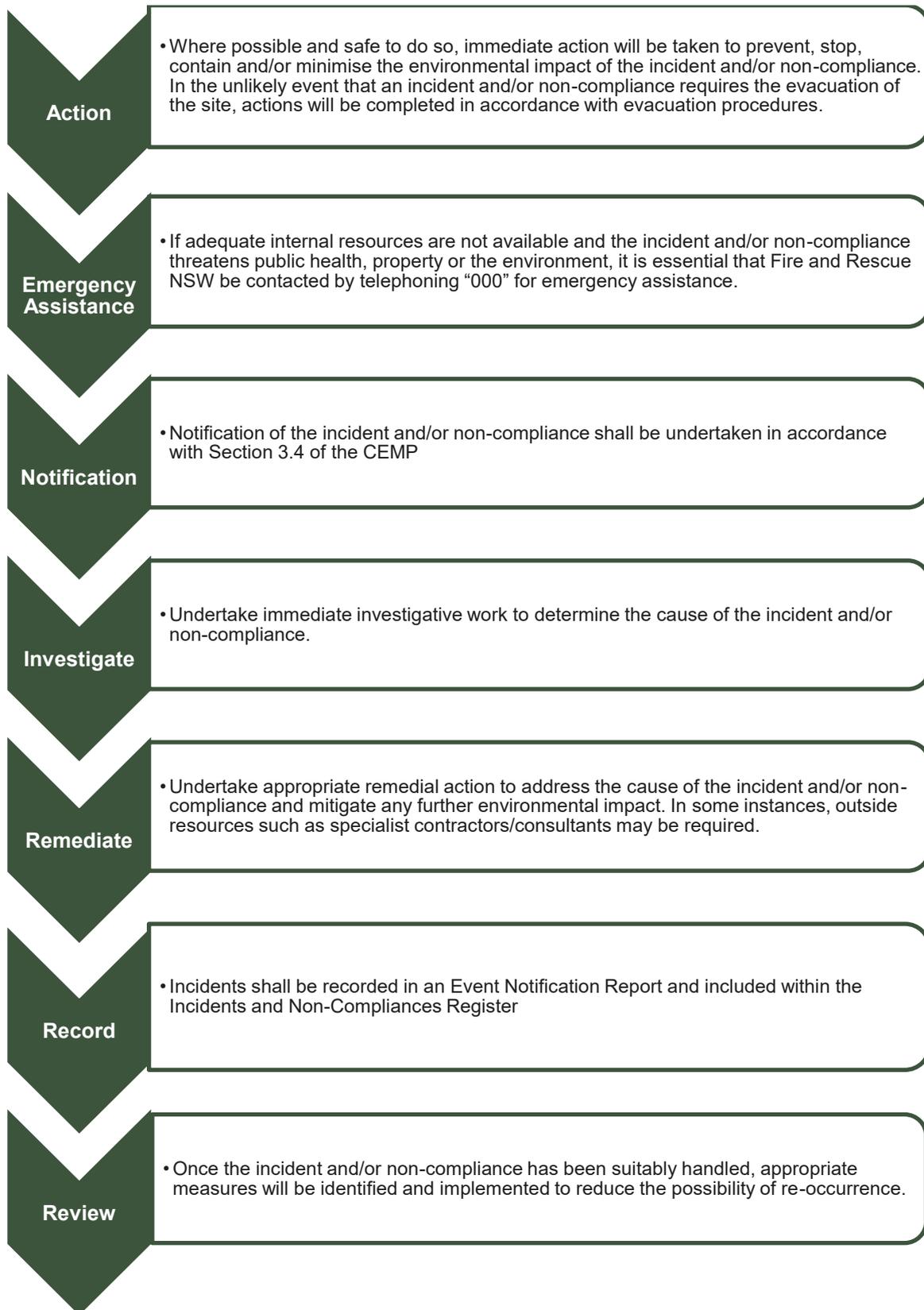
For the purposes of this CEMP the definitions detailed in **Table 9** will be adopted and applied during construction.

Table 9: Incident Definitions

Term	Definition
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance.
Material Harm Incident	Is harm that: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission, other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Non-Compliance	An occurrence, set of circumstances or development that is a breach of this consent or other statutory requirements.
Other Environmental Event	An incident that is minor where there has been no potential or actual material harm to the environment (see 'material harm' definition above).



Figure 4: Incident and Non-Compliance Procedure



3.4.2 Incident and Non-Compliance Notification

In the instance of an incident, the notification protocols outlined in **Table 10** will be implemented.

Table 10: Notification Protocols

Notification Requirement	Responsible	Timeframe	Reference
Incident			
Once becoming aware of an incident, the appointed Contractor will notify the relevant agency if an incident or potential incident causes (or may cause) harm to the environment.	Project Manager	Immediately after awareness of a potential or actual incident	Best Practice
The Contractor's Project Manager will notify Mirvac of any incident, including all relevant information.	Project Manager	Immediately after awareness of a potential or actual incident	Best Practice
The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident.	Project Manager	Within 24 hours of becoming aware of an incident	Condition C10 within SSD 80331959
Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C12), the Applicant is required to submit a subsequent incident report that: (a) identifies how the incident was detected; (b) identifies when the Applicant became aware of the incident; (c) identifies any actual or potential non-compliance with conditions of consent; (d) identifies further action(s) that will be taken in relation to the incident; and (e) a summary of the incident; (f) outcomes of an incident investigation, including identification of the cause of the incident; (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and (h) details of any communication with other stakeholders regarding the incident.	Project Manager	Within 7 days after becoming aware of the incident	Condition C12 and Appendix 4 within SSD 80331959



Non-Compliance			
Provide written notification of any actual or potential non-compliance to the Major Projects website.	Project Manager	Within 7 days after becoming aware of non-compliance	Condition C12 within SSD 80331959

Under the POEO Act, “relevant authority” means any of the following:

- The appropriate regulatory authority – the Environment Protection Authority (EPA)
- If the EPA is not the appropriate regulatory authority – the local authority for the area in which the pollution incident occurs (i.e., Council)
- NSW Public Health Unit
- SafeWork NSW
- Fire and Rescue NSW

Table 11 provides key contact details for emergency services and other relevant authorities.

Table 11: Regulatory Authority Contact List for Material Harm Incident

Regulatory Authority/ Stakeholders	Key Contact	Contact Details	
Department of Planning, Housing and Infrastructure (DPHI)	Compliance Unit	Major Projects Portal	
Environment Protection Authority (EPA)	Environment Line	131 555 info@environment.nsw.gov.au	
	Head office (Sydney)	02 9995 5000	
Environment, Energy and Science (EES) Group	Main switchboard	1300 361 967 info@environment.nsw.gov.au	
Penrith City Council	Main switchboard	02 4732 7777 council@penrith.city	
Water NSW	Main switchboard	1300 662 077 environmental.assessments@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
NSW Public Health Unit	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
SafeWork NSW	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
Emergency Services	NSW Police	131 444	In case of emergency – 000
	Fire and Rescue NSW	1300 729 579	
	Ambulance Service NSW	-	

The person reporting the pollution incident will provide the following key details:

- Location of the pollution incident/emergency
- Nature of the pollution incident/emergency



- Their name and contact details
- Details of any required assistance.

A material harm incident notification will identify the development and the application number for it, the way in which it does not comply and the reasons for the material harm incident (if known) and what actions have been, or will be, undertaken to address the material harm incident.

3.4.3 Register

Records of all incidents and non-compliances will be maintained in Mirvac's incident register system. Details of all incidents and complaints will be retained for at least five years after the event to which they relate.

3.4.4 Consent Conditions

In accordance with Condition E10 of Development Consent SSD 10448, Condition C10 of SSD 60513208 and C10 80331959, once Mirvac becomes aware of an incident Mirvac is required to immediately (within 24 hours) notify the Planning Secretary via the Major Projects website. 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.

3.4.4.1 SSD 10448

In accordance with Appendix 6 of SSD 10448, a written incident notification addressing the requirements is to be provided to the Planning Secretary via the Major Projects website within seven days. The written notification of an incident must:

- Identify the development and application number
- Provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident)
- Identify how the incident was detected
- Identify when the applicant became aware of the incident
- Identify any actual or potential non-compliance with conditions of consent
- Describe what immediate steps were taken in relation to the incident
- Identify further action(s) that will be taken in relation to the incident
- Identify a project contact for further communication regarding the incident.

Additionally, a detailed incident report is then to be provided to the Planning Secretary and any other relevant public authorities within 30 days of the incident. The Incident Report must include:

- Summary of the incident
- Outcomes of an incident investigation, including identification of the cause of the incident
- Details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence
- Details of any communication with other stakeholders regarding the incident.



3.4.4.2 SSD 60513208 and SSD 80331959

In accordance with Appendix 4 of SSD 60513208 and SSD 80331959, within 7 days (or as otherwise agreed by the Planning Secretary) following the immediate incident notification (as per condition C10), the Applicant is required to submit a subsequent incident report that:

- identifies how the incident was detected;
- identifies when the Applicant became aware of the incident;
- identifies any actual or potential non-compliance with conditions of consent;
- identifies further action(s) that will be taken in relation to the incident; and
- a summary of the incident;
- outcomes of an incident investigation, including identification of the cause of the incident;
- details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
- details of any communication with other stakeholders regarding the incident.

3.4.4.3 Non-Compliance

In accordance with Condition E11 of SSD 10448, Condition C12 of SSD 60513208 and Condition C12 of SSD 80331959, the Planning Secretary must be notified in writing via the Major Projects website within seven days after the Proponent becomes aware of any non-compliance.

As per Condition E12 of SSD 10448 and Condition C13 of SSD 80331959, 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.

E13 of SSD 10448 and Condition C13 of SSD 80331959 notes that a non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

3.5 Complaints Response and Handling Procedure

All complaints will be handled in accordance with the *Community Consultation and Complaints Handling Strategy (CCCHS) (SLR 2024)* (see **Appendix I**).

All employees who take receipt of a complaint, either verbal or written, are to take note of the name and contact details of the complainant and the nature of the complaint and immediately notify the Contractor's Project Manager, who will then contact the CCLR.

The following complaints handling procedure is duplicated from the CCCHS for quick reference. For further detail please consult the CCCHS.

Record and Acknowledge

Any employee who takes receipt of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager who will then contact the Communications and Community Liaison Representative. The Contractor's Project



Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. All relevant contact details are available in **Table 5**.

In the normal course of events, the first contact for complaints will usually be made in person or by telephone.

The complainant's name, address and contact details, along with the nature of the complaint, will be requested. If the complainant refuses to supply the requested information, a note will be made on the form and complainant advised of this.

Assess and Prioritise

The CCLR will prioritise all complaints by considering the seriousness of the complaint including risk to health and safety and will attempt to provide an immediate response via phone or email. This will be undertaken in accordance with the CCCHS (SLR, 2023).

Investigate

A field investigation will be initiated to confirm details relevant to the complaint and the cause of the problem. Any monitoring information and/or records at and around the time of the complaint will be reviewed for any abnormality or incident that may have resulted in the complaint.

If the complaint is due to an incident, the notification requirements and handling procedures outlined in Section 3.5 will be followed.

Action or Rectify

Once the cause of the complaint has been established, every possible effort will be made to undertake appropriate action to rectify the cause of the complaint and mitigate any further impact. The Communications and Community Liaison Representative will assess whether the complaint is founded or unfounded and delegate the remediation of the issue to the Contractor's Project Manager for action, as required.

Respond to Complainant

The Communications and Community Liaison Representative will oversee the rectification of the issue and respond to the complainant once the issue has been resolved. The complainant will be provided with a follow up verbal response on what action is proposed within two hours during night-time works (between the hours of 6:00 pm and 10:00 pm) and 24 hours at other times. Where a complaint cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant within ten days.

Record

It is imperative that an assessment of the situation is carried out and documented to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Complaints Register (Appendix A of the CCCHS). A copy of the completed form will be maintained for at least five years. The complaint will also be recorded in the Complaints Register, as per Section 3.6.

Preventative Action

Once the complaint has been suitably handled, appropriate measures will be identified and implemented to negate the possibility of re-occurrence. The Community Correspondence Register is not finalised until the preventative actions are completed and recorded on the form.

Refer to **Figure 5** below for complaints handling procedure.



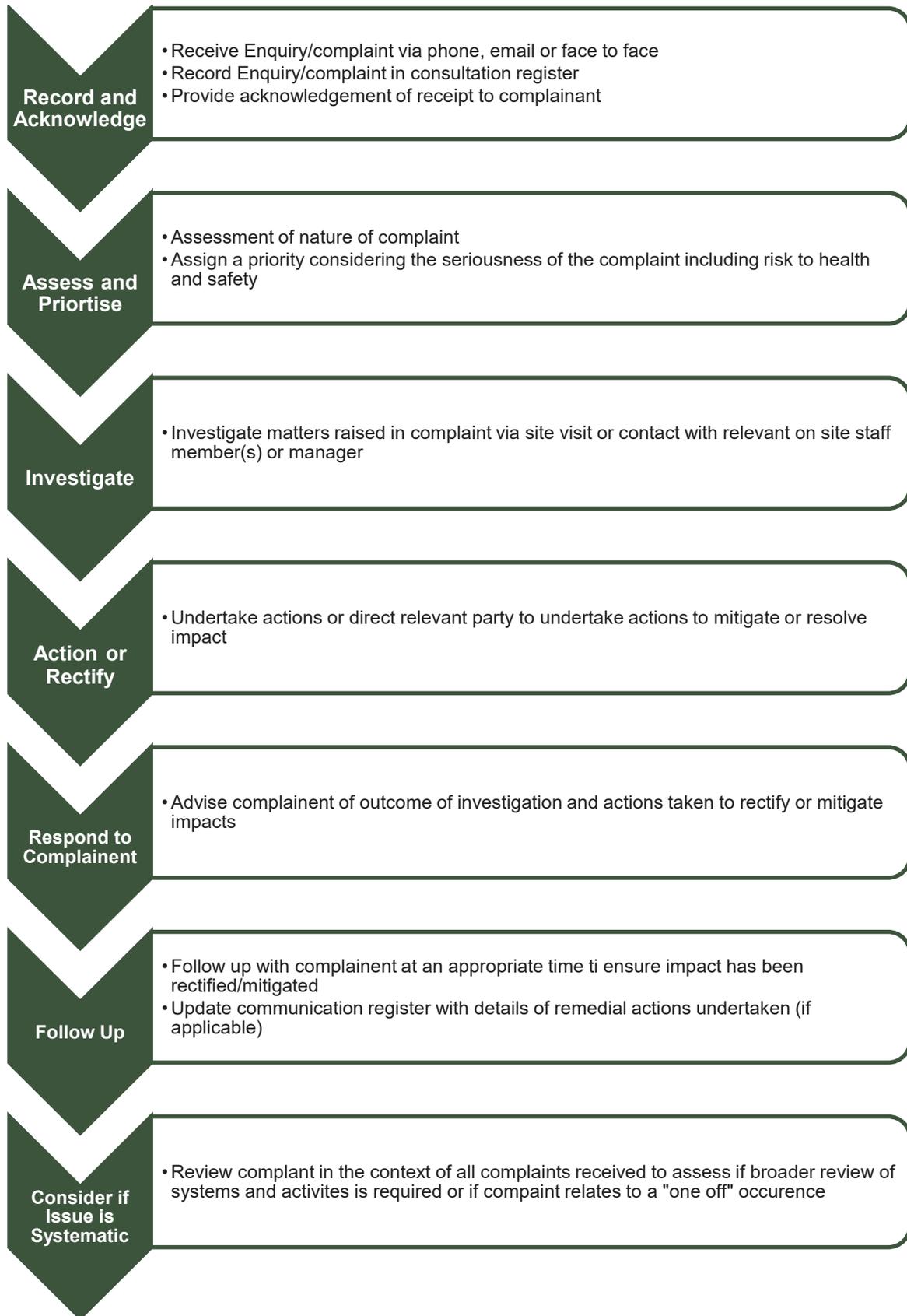
3.5.1 Complaints Register

A Complaints Register will be maintained for the duration of construction. In accordance with Condition C17 of SSD-80331959, the register will be made publicly available on the Applicant's website and updated monthly.

Complaints handling and recording procedures are set out in the Community Consultation and Complaints Handling Strategy (CCCHS). Entries received and managed under the CCCHS will be logged and reflected in the monthly public register. *(Note: superseded daily ER access requirements under earlier consents do not apply to this fit-out CEMP.)*



Figure 5: Complaints Handling Procedure



4.0 Mitigation Measures

Environmental aspects with the potential to be impacted during the Warehouse 8 internal fit-out construction and associated works are addressed in the following sub-sections. These issues have specific regulatory requirements imposed by SSD 10448, SSD 60513208 and 80331959 and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints.

The tables in this section are a compliance management tool outlining how controls are to be implemented. The Construction Contractor will ensure that the checklists included in their Project Management Plan, including the Daily Observations Checklist and Weekly Environmental Checklist, address all relevant management commitments outlined in the CEMP and appended management plans.

Note: This section has been reviewed against SSD-80331959 – Appendix 2 (Applicant’s Management and Mitigation Measures). On this basis, only minimal updates were actioned for the WH8 fit-out; existing controls are retained unless an approved specialist plan (e.g. CTMP, CCCHS, CNVMP, CAQMP, ESCP) specifies a more stringent requirement.

4.1 General

Table 12 lists the general environmental controls that will be implemented throughout the construction to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

Table 12: General Environmental Controls

Environmental Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
All reasonable and feasible measures will be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from construction.	Site Manager	Ongoing	SSD 10448 Condition C1 and SSD 60513208/SSD 80331959 Condition A1
All licences, permits, approvals and consents as required by law will be obtained and maintained as required for the development.	Project Principal, Project Manager	As required	SSD 10448 and SSD 60513208/SSD 80331959 Condition AN1
All plant and equipment will be maintained in accordance with manufacturers requirements. A Plant and Equipment Maintenance Schedule and record is to be prepared and maintained onsite. The Plant and Equipment Maintenance Schedule is to be issued to the Superintendent on a quarterly basis. Plant prestart will be completed to ensure plant is operating as expected with any issues noted for rectification at the earliest possible opportunity. Noise amelioration will be fitted as per manufacturers requirements. No modifications are to be made to noise amelioration devices.	Site Manager, Equipment Technician	Ongoing	SSD 10448 Condition C22, SSD 60513208 Condition A33 and SSD 80331959 A30



Only qualified and experienced personnel are to maintain and operate plant and equipment.			
Construction employees and contractors will be suitably inducted and trained in accordance with Section 3.4 of this CEMP.	Site Manager	Prior to commencing construction and ongoing	CEMP Section 3.4
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.	Site Manager		SSD 60513208 Condition A33 and SSD 80331959 Condition A30
The incidents and complaints will be promptly and effectively addressed in accordance with the management strategies contained within Sections 3.5 and 3.6 of this CEMP.	Site Manager, Project Manager	Ongoing	CEMP Sections 3.5 and 3.6
All monitoring records will be maintained to demonstrate compliance with the CEMP, including: <ul style="list-style-type: none"> • Site environmental inspection reports • Environmental monitoring data and • Internal and external audit reports • Reports of environmental incidents, environmental, associated actions taken, and follow-up actions. • Minutes of management review meetings • Induction and training records 	Project Manager	For 5 years after completion date	Best practice
Construction will comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Site Manager	Ongoing	SSD 10448 Condition D27 CEMP Section 4.6

4.2 Traffic

The environmental management controls in **Table 13** will be implemented to ensure road safety and network efficiency during construction. Construction traffic will be managed in accordance with the Construction Traffic Management Plan (CTMP) attached as **Appendix E**.

Table 13: Environmental Controls for Traffic

Environmental Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
All listed mitigation and management measures outlined in Section 3.1 to Section 3.13 of the CTMP will be implemented throughout construction. Along with all monitoring and review programs in Section 4.	Site Manager	Ongoing	Appendix D - CTMP Section 3.1 to Section 3.13, Section 4



The Drivers Code of Conduct will be implemented throughout construction. All drivers are to be issued, inducted and comply with the Drivers Code of Conduct.	Site Manager, All Employees	Ongoing	Appendix D - CTMP Appendix D
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4.3 Noise and Vibration

The environmental management controls in will be implemented to minimise the potential for adverse noise impacts during construction. Construction noise will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (SLR, 2024), attached as **Appendix G**.

Table 14: Environmental Controls for Noise and Vibration

Environmental Management Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
All listed mitigation and management measures outlined in Section 7.2 of the CNVMP will be implemented throughout construction. These mitigation measures cover the following activities: <ul style="list-style-type: none"> • Project Planning • Scheduling for High Noise or Vibration Generating Works • Site Layout • Training • Plant and Equipment Source Mitigation • Screening • Community Consultation • Monitoring 	Site Manager	Ongoing	Appendix F - CNVMP Section 7.2
All listed mitigation measures in Appendix 2 of SSD-80331959 will be considered and, where applicable, implemented throughout construction.	Site Manager	Ongoing	Appendix 2 – SSD 80331959

4.4 Air Quality

The environmental management controls in **Table 15** will be implemented to minimise the potential for adverse dust emissions and impacts during construction.

Table 15: Environmental Controls for Air Quality

Environmental Management Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
All listed mitigation measures in Appendix 2 of SSD-80331959 will be considered and, where applicable, implemented throughout construction.	Site Manager	Ongoing	Appendix 2 – SSD 80331959

4.5 Community

The community management controls in **Table 16** will be implemented to minimise the potential for adverse impacts to the community during construction. Community consultation and complaints for the WH8 internal fit-out will be managed in accordance



with the Community Consultation and Complaints Handling Strategy (CCCHS) (SLR 2024), attached as **Appendix I**.

Table 16: Environmental Controls for the Community

Environmental Management Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
<p>All listed mitigation and management measures outlined in Section 4 of the CCCHS will be implemented throughout construction. These measures cover the following activities:</p> <ul style="list-style-type: none"> • Communication, management, and mitigation tools • Notification procedure • Complaints procedure 	Communications and Community Liaison Representative	Ongoing	Appendix I - CCCHS Section 4

4.6 Hazards and Risks

To ensure compliance with hazardous materials regulations and minimize environmental risks associated with dangerous goods on site, the following measures in **Table 17** will be implemented.

Table 17: Environmental Controls for Hazards and Risks

Environmental Management Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
<p>Storage Limits:</p> <p>Dangerous goods quantities will be maintained below the threshold quantities specified in the <i>Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i>.</p>	Site Manager	Ongoing	Condition B26 within SSD 80331959
<p>Compliance with Standards:</p> <ul style="list-style-type: none"> • Dangerous goods will be stored and handled in accordance with: <ul style="list-style-type: none"> ○ All relevant Australian Standards applicable to dangerous goods management. ○ For liquids, the requirements outlined in the NSW EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i>. 	Site Manager	Ongoing	Condition B27 within SSD 80331959
<p>Appropriate Bunding:</p> <ul style="list-style-type: none"> • All chemicals, fuels, and oils will be stored in properly bunded areas that comply with relevant Australian Standards and EPA requirements (<i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i>). 	Site Manager	Ongoing	Condition B50 within SSD 60513208



4.7 Waste

To ensure compliance with waste regulations and minimize environmental risks associated with waste generation, handling, and disposal on-site, the following measures outlined in **Table 18** will be implemented.

Table 18: Environmental Controls for Waste

Environmental Management Controls	Person Responsible	Timing/ Frequency	Reference/ Notes
Waste Classification: Assess and classify all liquid and non-liquid wastes before removal, in accordance with EPA's <i>Waste Classification Guidelines</i> .	Site Manager	Ongoing	Condition B42 within SSD 80331959
Waste Disposal: Ensure waste material is directed only to a lawful waste management facility that is permitted to accept the waste.	Site Manager	Ongoing	Condition B43 within SSD 80331959
Waste Management: The Applicant must ensure no more than 5 tonnes of prescribed waste as defined in the Protection of the Environment Operations (Waste) Regulation 2014 are stored on site at any one time.	Site Manager	Ongoing	Condition B44 within SSD 80331959
Waste Storage: Secure and maintain all waste within designated storage areas on-site at all times.	Site Manager	Ongoing	Condition B45 within SSD 80331959
Waste Security: Prevent waste from leaving the site or encroaching onto neighbouring public or private properties.	Site Manager	Ongoing	Condition B45 within SSD 80331959
Pests, Vermin, and Priority Weed: Suitable control measures will be put in place to manage pests, vermin, and priority weeds, as defined by the Biosecurity Act 2015.	Site Manager	Ongoing	Condition B56 within SSD 60513208



5.0 Monitoring and Reporting

Table 19 summarises the monitoring and reporting requirements for the construction of WH8 internal fit-out as set out in SSD 80331959, and relevant management plans. Where a relevant monitoring or reporting control is not specified under SSD-80331959, the corresponding requirements from SSD-10448 and SSD-60513208 are retained, to the extent they are relevant and not inconsistent with SSD-80331959. Environmental Monitoring and reporting are inclusive of inspection and audit requirements.

Prior to the commencement of construction, the Construction Contractor will ensure their Project Management Plan includes a detailed Monitoring and Reporting Matrix to clearly document the specific applicable forms, registers or reports that will be used (this might include Supervisor Diary, Weekly Environmental Inspection Checklist, Waste Register, Complaints Register etc). The Construction Contractor will provide a copy of this matrix to Mirvac and the ER.

The Construction Contractor will ensure the checklists included in the Project Management Plan, including the Daily Observations Checklist and Weekly Environmental Checklist address all relevant monitoring and reporting commitments outlined in the CEMP and appended management plans.

Table 19: Monitoring and Reporting

Aspect	Monitoring/ Reporting Requirements	Person Responsible	Timing/ Frequency	References/ Notes
Daily				
General	Daily observation will be recorded in Supervisor's Diary or similar, including plant and equipment prestart checks that include environmental observations (including weather, erosion, sediment control dust, etc.).	Site Manager	Daily	Best practice
General	The Applicant must provide the ER with the complaints register	Project Manager, Project Principal	Daily	SSD 10448 Condition C32 and SSD 60513208 Condition A36
General	Compliance with site rules	Site Manager	Daily	Best Practice
Weekly				
General	The Weekly Environmental Checklist will be completed as part of general environmental site inspection to ensure all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.	Site Manager	Weekly	Best practice
General	The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include:	Site Manager	Weekly	CEMP Section 3.4



	<ul style="list-style-type: none"> Results of any monitoring activities undertaken Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken Any complaints that have been received during the previous period, including any management / corrective actions taken. 			
General	The PEC (or alternative delegate when PEC is unavailable) to attend weekly ER Inspections at the commencement of the project, reducing to fortnightly/monthly on a risk basis.	Environmental Representative	Weekly at commencement	Best practice
Monthly				
General	The Applicant must provide the ER with all documentation requested by the ER for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as: b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).	Project Principal, Project Manager	As required by the ER to perform their role under the conditions of consent	SSD 10448 Condition C31, C32 and SSD 60513208 Condition A36
Traffic	Regular reviews will be undertaken in line with the requirements of the CTMP	Site Manager	Monthly	CTMP Section 4.1
Community	The following will be monitored: <ul style="list-style-type: none"> Total number of complaints Number of complaints relating to lack of consultation / misinformation / confusion Number of enquiries relating to information previously disseminated Number of complaints / enquiries within defined categories based on theme or subject Close-out actions and follow-up Response timeframes 	Communications and Community Liaison Representative	Monthly	CCCHS Section 5.1
Community	The monthly community consultation summary will be made publicly available on the	Communications and Community	Monthly	CCCHS Section 5.2 and SSD



	<p>project web page and shall include:</p> <ul style="list-style-type: none"> • A summary of community consultation activities undertaken within the preceding month • A summary of all enquiries and complaints received within the preceding month, including details of response and/or remediation activities 	Liaison Representative		80331959 Condition C17
Event Based				
Incident/ Non-Compliance	In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in Table 10 in Section 3.5 of the CEMP.	Project Manager	In the event of an Incident or Non-Compliance	CEMP Section 3.5
Hazards and Risks	Maintain records of standards and guidelines applicable to each type of dangerous good, noting the most stringent requirement where inconsistencies exist.	Site Manager	Ongoing as part of regular compliance checks	Best Practice
Hazards and Risks	Conduct regular maintenance checks on bunded areas to ensure they are functioning correctly and can contain any accidental spills.	Site Manager	Ongoing/Immediately after any spills or significant weather events.	Best Practice
Hazards and Risks	Verify that all chemicals, fuels, and oils are stored in appropriately bunded areas to contain potential spills.	Site Manager	Ongoing/Immediately after any spills or significant weather events.	Best Practice
Traffic	Tracking deliveries against the volumes outlined within the report. Deliveries will be tracked against approved volumes and will keep a vehicle log - including Rego & time of entry - for the purpose of assessing the effectiveness of these monitoring programs.	Site Manager	As required	CTMP Section 4.1
Traffic	To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (parking and access issues)	Site Manager	As required	CTMP Section 4.1
Traffic	Ensure TGS's are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" cardholders to ensure they remain consistent with the set-up on-site.	Site Manager	As required	CTMP Section 4.1
Traffic	Regular checks to ensure all loads are entering and leaving the site covered as outlined within this CTMP.	Site Manager	As required	CTMP Section 4.1



Traffic	A Dilapidation report shall be undertaken periodically to assess the condition of the road and note whether there has been any reduction in the quality of the road as a result of construction vehicles.	Site Manager	As required	CTMP Section 4.1
Other				
Noise & Vibration	Noise and/or vibration reporting and monitoring will be conducted in accordance with Section 7.3 of the CNVMP	Site Manager	Ongoing	CNVMP Section 7.3
Traffic	Monitoring and review of the CTMP and onsite traffic management effectiveness shall be undertaken	Site Manager	Ongoing	CTMP Section 4
Traffic	Regular traffic monitoring, of construction traffic volumes and ensuring these are within approved thresholds.	Site Manager	Ongoing (Weekly)	CTMP Section 4.2
Contamination	Any material identified as contaminated will 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 Manager	As required	SSD 10448 Condition D77
General	Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Site Manager	As specified by the manufacturer / supplier	Best practice
General	All incoming and outgoing traffic movement to be monitored and recorded as per Section 4.1 of the CTMP to ensure adherence to the approved construction hours as per Section 2.3 of this CEMP.	Site Manager	Ongoing	Best practice
General	The Project Manager will be notified if any inconsistencies are identified between the documents listed in Section 3.3 of this CEMP.	Site Manager	As required	CEMP Section 3.3
General	The Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also: (a) identify any trends in the monitoring data over the life of the development;	Project Principal, Project Manager	Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary),	SSD 60513208 Condition C13 and SSD 80331959 Condition C14



	<p>(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(c) describe what measures will be implemented over the next year to improve the environmental performance of the development</p>			
General	Each Compliance Report will be made publicly available.	Project Principal, Project Manager	No later than 60 days after submitting it to the DPHI and notify the DPHI in writing at least 7 days before this is done.	SSD 10448 Condition E15,SSD 60513208 Condition C14 and SSD 80331959 Condition C15
General	Access to information shall be facilitated through the publication of environmental performance and monitoring results on the project website	Project Principal, Project Manager	48 hours prior to commencing construction and ongoing	SSD 60513208 Condition C16
General	<p>A copy of all environmental records will be maintained, including:</p> <ul style="list-style-type: none"> • Site environmental inspection reports • Environmental monitoring data • Internal and external audit reports • Reports of environmental incidents, environmental, associated actions taken, and follow-up actions • Minutes of management review meetings • Induction and training records • Register of all complaints and non-compliances. 	Project Principal, Project Manager	For at least 5 years after completion	Best practice
Waste	Inspect waste storage areas to ensure waste is securely contained within designated areas and does not spill over into neighbouring public or private properties.	Site Manager	Ongoing	Best Practice



6.0 Contingency Management Plan

Table 20 lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in **Section 4.0** and the specialist management plans are not effective in managing environmental impacts.

Table 20: Contingency Plan

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Noise and Vibration				
Noise impacts at sensitive receiver locations	Trigger	LAeq(15minute) noise levels do not exceed applicable NMLs	LAeq(15minute) noise levels measured or predicted to exceed applicable NMLs or noise related complaints received	LAeq(15minute) noise levels measured or predicted to exceed Highly Noise Affected criteria (75 dBA) or noise related complaints received
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies for high noise generating works determined through community consultation, as detailed in Section 7.1 and 7.2 .
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic				
Construction movements	Trigger	Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within Section 3.1 (144 LV & 176 HV Movements per day) and Section 3.2	Construction traffic volumes exceed programmed Peak volumes but is within permissible daily volume constraints (144 LV & 176 HV Movements per day)	Construction traffic volumes exceeds permissible volume and time constraints (144 LV & 176 HV Movements per day)



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue monitoring program.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> Review CTMP and update where necessary Provide additional training 	As with Condition Amber, plus; <ul style="list-style-type: none"> If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. Stop all transportation into and out of the site.
Queuing	Trigger	No queuing identified.	Queuing identified within site.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	As with Condition Amber, plus <ul style="list-style-type: none"> Review and investigate construction activities. If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. Temporary halting of activities and resuming when conditions have improved. Stop all transportation into and out of the site. Review CTMP and update where necessary, provide additional training.
Traffic noise	Trigger	Noise levels do not exceed imposed noise constraints	Noise levels in minor excess (<10dBA) of imposed noise constraints	Noise levels greatly in greatly excess (>10dBA) of imposed noise constraints
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	Undertake all feasible and reasonable mitigation and management measures to ensure noise levels are below Highly Noise Affected criteria. If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised. Response to also be consistent with the CNVMP.
Traffic Guidance Scheme	Trigger	No observable issues	Minor inconsistencies with TGS to onsite operations	Near miss or incident occurring regardless of / as a result of the TGS being implemented



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue monitoring TGSs.	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertaken into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Waste				
Waste	Trigger	Inspections identified no waste outside of dedicated bins and stockpiles.	Inspections identified minimal waste outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue WMP / CEMP implementation.	The waste is cleaned up immediately.	The waste is cleaned up immediately. The Communications and Community Liaison Representative is also notified and the complaints handling process outlined in Section 3.6 and the CCCHS is implemented.
Community				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in Complaints Register. Respond to complaint immediately, if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent Project Team for further action and response. Contact relevant person for actioning and response within 48 hours
Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response within 48 hours. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response immediately. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.
Political Interest	Trigger	General or non-specific enquiry by Local, State or Federal political representative.	Enquiry or complaint relating to minor issue by Local, State or Federal political representative.	Enquiry or complaint relating to major issue by Local, State or Federal political representative.
	Response	CCLR in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant staff member for comment. Record in Complaints Register.	CCLR in conjunction with the proponent Project Team to prepare and provide response within 48 hours. Record in Complaints Register.	CCLR in conjunction with the proponent Project Team to prepare and provide response within 24 hours. Record in Complaints Register.



7.0 Review and Improvement

Review and improvement of environmental performance against CEMP will be undertaken at least quarterly and will include participation by the Proponent. The review will comprise, as a minimum, the following:

- Identification of areas of opportunity for improved environmental performance;
- Analysis of the causes of incidents and non-compliances, including those identified in environment inspections and audits (see Section 3.4);
- Verification of the effectiveness of corrective and preventative actions; and
- Highlighting any changes in procedures resulting from process improvement.

Condition E8 of SSD 10448, Condition C8 of SSD 60513208 and C8 of SSD 80331959 also states that all strategies, plans, and programs will be reviewed, and Planning Secretary notified of the review within three months of:

- the submission of a Compliance Report
- the submission of an incident report
- the approval of any modification of the conditions of this consent; or
- the issue of a direction of the Planning Secretary which requires a review.

This CEMP and all relevant strategies, plans and programs will also be reviewed and, if necessary, revised in the following circumstances:

- Where there is any change to the scope of the construction activities and/or disturbance footprint;
- Where it is identified that the environmental performance is not meeting the objectives of the CEMP; and/or
- At the request of a relevant regulatory authority.

Notwithstanding the review requirements outlined above, in accordance with the requirements of Condition E1(h) the following is provided as the protocol for periodic review of this CEMP and all management plans required under SSD 10448, SSD 60513208 and 80331959.

- The periodic review is to take account of any required changes to procedures, updates or changes to best practice, any non-compliances in the proceeding 6-month period and whether changes can be made to improve the environmental performance of the development.

As per Condition E9 (SSD 10448), Condition C9 (SSD 60513208) and Condition C9 (SSD 80331959) where documents are revised under the above reviews the revised documents will be sent to Planning Secretary within 6 weeks of review. Additionally, it is a requirement to gain DPHI approval of the revised plans and programs. All employees and contractors will be informed of any revisions to the CEMP by the Contractor's Project Manager during toolbox talks.

In accordance with Conditions A19 of SSD 10488, Condition A17 of SSD 60513208 and Condition A17 of SSD 80331959, Mirvac may, at their discretion, seek to stage, combine or update strategies, plans or programs.

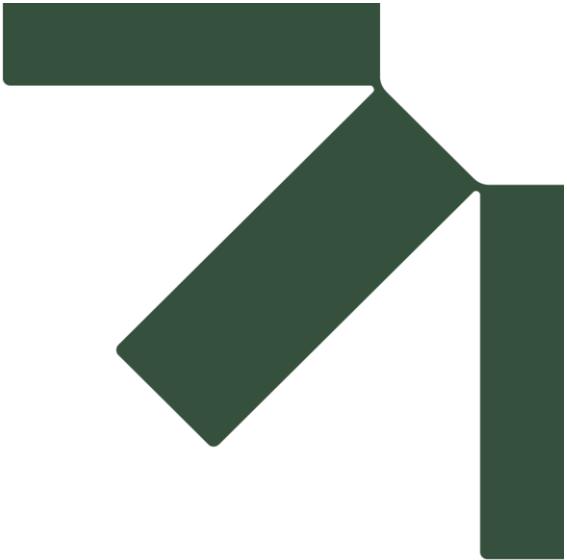
In accordance with Conditions A20 of SSD 10488, Condition A18 of SSD 60513208 and Condition A18 of SSD 80331959, if the Planning Secretary agrees, a strategy, plan or



program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition of the Development Consent.

In accordance with Conditions A21 of SSD 10488, Conditions A19 of SSD 60513208 and Conditions A19 of SSD 80331959, 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.





Appendix A SSD 10448 Consent

Development Consent

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

As delegate of the Minister for Planning under delegation executed on 9 March 2022, I determine:

- a) to grant consent to the Staged Development Application referred to in Schedule 1, subject to the Concept Proposal conditions and Stage 1 Development Application conditions in Schedule 2;
- b) that pursuant to section 4.37 of the *Environmental Planning and Assessment Act 1979* (NSW), any subsequent development under the Concept Proposal is only considered to be State Significant Development should the development meet the relevant criteria in Schedule 1 of State Environmental Planning Policy (Planning Systems) 2021 (or any substituted SEPP).

These conditions are required to:

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

Chris Ritchie
Director
Industry Assessments

Sydney

24 May 2022

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-10448
Applicant:	Mirvac Projects Pty Ltd
Consent Authority:	Minister for Planning
Site:	<u>Aspect Industrial Estate</u> Lots 54-58 DP 259135 Lots 1, 2 and 5 DP 1285305 and Lots 6 and 7 DP 1291562 Lots 301 and 305 DP 1305254, Lots 104 and 105 DP 1305965 788-882-788-882 Mamre Road, Kemps Creek NSW 2178 <u>Elizabeth Enterprise Precinct</u> Lot 100 DP 1283398 and Lot 741 DP 810111 1669A and 1669-1723 Elizabeth Drive, Badgerys Creek NSW 2555 1669-1723 Elizabeth Drive, Badgerys Creek NSW 2555
Development:	The Staged Development Application for the Aspect Industrial Estate comprised of: <ul style="list-style-type: none">• a Concept Proposal for the staged development of an industrial estate comprising of 9 buildings with a total GFA of up to 247,646 square metres (m²) for industrial, warehousing and distribution centres, and café uses• Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/ Access Road 1 intersection works, construction, fit out, and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage, construction and operation of services and utilities, and subdivision of the site into three lots; and• inclusion of the Elizabeth Enterprise Precinct site for stormwater management purposes only.

FOR INFORMATION

CONSOLIDATED CONSENT

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-10448-MOD-1	25 August 2022	Principal Planning Officer, Industry Assessments	Modification to include additional conditions required by TfNSW for SSD-10448
SSD-10448-MOD-2	30 November 2022	Team Leader, Industry Assessments	Modification to Concept Plan and Stage 1 Development layouts
SSD-10448-MOD-3	2 March 2023	Director, Industry Assessments	Modification to Concept Plan and Stage 1 Development
SSD-10448-MOD-5	12 December 2023	Director, Industry Assessments	Use of the temporary left-in/left-out construction access on Mamre Road by Warehouse 1 operational vehicles.
SSD-10448-MOD-4	21 December 2023	Director, Industry Assessments	Modification to amend the Concept Proposal and Stage 1 stormwater management strategy
SSD-10448-MOD-7	15 July 2024	Team Leader, Industry Assessments	Use of the temporary left-in/left-out construction access on Mamre Road by Warehouses 1 and 9 operational vehicles.
SSD-10448-MOD-8	7 May 2025	Team Leader, Industry Assessments	Modification to Concept and Stage 1 stormwater management strategy
SSD-10448-MOD-9	27 June 2025	Acting Executive Director, Industry Assessments	Modification to the Concept Plan to include a revised building layout
SSD-10448-MOD-10	25 September 2025	Acting Executive Director, Industry Assessments	Modification to the Concept Plan to amend carparking, noise limits and tree canopy for warehouse 8

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CONSOLIDATED CONSENT

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FOR INFORMATION

DEFINITIONS

ADR	Amended Development Report titled 'SSD-10448 Aspect Industrial Estate Amended Development Report', prepared by Urbis and dated 5 May 2022
Applicant	Mirvac Projects Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i> (NSW)
Calendar year	A period of 12 months commencing on 1 January
CAQMP	Construction Air Quality Management Plan
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in s 7 of the <i>Telecommunications Act 1997</i> (Cth)
CDWMP	Construction and Demolition Waste Management Plan
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under s 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
CNMP	Construction Noise Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this consent
Concept Proposal	Concept layout of 44 9 buildings and ancillary offices for industrial, warehousing and distribution centres, and café uses, as described in the EIS, Response to Submissions and ADR
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	Penrith City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Decommissioning	The controlled process of safely retiring a facility from service, including decontamination, dismantling, and disposal after the cessation of operations
Demolition	The deconstruction and removal of buildings, sheds, and other structures on the site
Department	Department of Planning and Environment
Development	The development described in Schedule 1, the EIS, Response to Submissions, and ADR, including the construction and operation of 44 9 buildings, ancillary offices and associated infrastructure for industrial, warehousing and distribution centres, and café uses, as shown on the plans in Appendix 1, and as modified by the conditions of this consent
Development layout	The Plans at Appendix 1 of this consent
DPE	Has the same meaning of the Department
Earthworks	Bulk earthworks, site levelling, import and compaction of fill materials, excavation for installation of drainage and services, to prepare the site for construction
EEP	Elizabeth Enterprise Precinct (Lot 100 DP 1283398 and Lot 741 DP 810111), (1669A and 1669-1723 Elizabeth Drive, Badgerys Creek NSW 2555) as described in the Modification Report titled AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 4) Modification Report, prepared by Urbis, dated September 2023 and shown in Figure 5 in Appendix 2 of this consent
E&H	Environment and Heritage Group, DPE
EIS	The Environmental Impact Statement titled Aspect Industrial Estate Environmental Impact Statement, prepared by Urbis, dated November 2020, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act

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EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
EP&A Regulation	Environmental Planning and Assessment Regulation 2000 (NSW)
ER	Environmental Representative
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in s 372W of the <i>Telecommunication Act 1997</i> (Cth)
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> (NSW), and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> (NSW), the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance <i>Note: 'material harm' is defined in this consent</i>
IWCM	Integrated Water Cycle Management
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: <ul style="list-style-type: none"> (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	New South Wales Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	<p>The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act:</p> <ul style="list-style-type: none"> a) Section 4.55(1) Application to Amend SSD-10448, Aspect Industrial Estate, prepared by Urbis, dated 19 July 2022. b) Section 4.55(1A) Application to Amend SSD-10448, Aspect Industrial Estate, prepared by Urbis, dated June 2022. c) AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 3) and Stage 2 Development Application (SSD-46516461) Environmental Impact Statement, prepared by Urbis, dated 21 September 2022. d) AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 5) Modification Report, prepared by Urbis, dated September 2023. e) AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 4) Modification Report, prepared by Urbis, dated September 2023. f) AIE Concept Plan, Stage 1 and Stage 2 Modification SSD-10448 MOD 7 SSD-46516461 MOD 2, prepared by Urbis, dated May 2024. g) SSD-10448-Mod-8: Modification Report titled "AIE Concept Plan, Stage 1, 2, 3 and 4 Modification SSD-10448 MOD 8 SSD-46516461 MOD 3 SSD-58257960 MOD 1 SSD-60513208 MOD 1 Modification Report", prepared by Urbis, dated December 2024 and all accompanying documents. h) SSD-10448-Mod-9: Modification Report titled 'Aspect Industrial Estate Concept Plan, Stage 1 (SSD10448) & Stage 4 (SSD-60513208) Modification', prepared by Urbis dated 5 February 2025.

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	i) SSD—10448-Mod-10: 'Aspect Industrial Estate Concept Plan, Stage 1 (SSD-10448 Mod 10) & WH8 Fit-Out and Use Application (SSD-80331959), prepared by Urbis dated June 2025.
Modification 5	The temporary use of the left-in/left-out construction access on Mamre Road by Warehouse 1 operational vehicles until the signalised Mamre Road/Access Road 1 intersection is constructed and commissioned as described in AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 5) Modification Report, prepared by Urbis, dated September 2023
Modification 7	The temporary use of the left-in/left-out construction access on Mamre Road by Warehouses 1 and 9 operational vehicles until the signalised Mamre Road/Access Road 1 intersection is constructed and commissioned as described in AIE Concept Plan, Stage 1 and Stage 2 Modification SSD-10448 MOD 7 SSD-46516461 MOD 2, prepared by Urbis, dated May 2024.
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
MRP	Mamre Road Precinct
MRP DCP	Mamre Road Precinct Development Control Plan (NSW Government, 2021)
Night	The period from 10 pm to 7 am on Monday to Saturday, an 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
NML	Noise Monitoring Locations
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
NRAR	Natural Resources Access Regulator, DPE
OEMP	Operational Environmental Management Plan
Operation	The use of warehouse and industrial buildings for storage, distribution or manufacture of goods upon completion of construction as described in the EIS and ADR
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act.
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i> (NSW)
Precinct-Wide Stormwater Infrastructure	Refers to future regional stormwater infrastructure for the MRP to be operated by a stormwater management authority
Principal Certifier	The certifier appointed as the principal certifier for the building work under s 6.6(1) of the EP&A Act or for the subdivision work under s 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 ' <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ' (DECCW)
Registered Surveyor	Means registered surveyor within the meaning of the term in the <i>Surveying and Spatial Information Act 2002</i> (NSW)
Response to Submissions (RtS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled Aspect Industrial Estate Response to Submissions SSD-10448, prepared by Urbis, dated 5 March 2021
Roads authority	As defined in dictionary of the <i>Roads Act 2003</i> (NSW)
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office, or public recreational area
Site	The land defined in Schedule 1
Stage 1 development	Sitewide bulk earthworks, retaining walls, estate basin, riparian corridor realignment, construction of access roads and the Mamre Road / Access Road 1 intersection construction

	and operation of buildings 1 and 3, café, landscaping services and utilities installation and subdivision, as described in the EIS, Response to Submissions and ADR
Stage 1 Phase 1 Road Works	Involves construction and operation of a signalised intersection at Mamre Road, Access Road 1 between Mamre Road and Access Road 2, and Access Road 2 as identified in Figure 1 at Appendix 1
Stage 1 Phase 2 Road Works	Involves construction and operation of a roundabout at Access Roads 1 and 3 intersection, the remaining portion of Access Road 1 between Access Road 2 and the roundabout, and Access Road 3 to the south of the roundabout (excludes Access Road 3 - North)
TfNSW	Transport for New South Wales
Traffic control facilities	Has the same meaning as the definition of the term in Dictionary of the <i>Roads Act 1993</i> (NSW).
VENM	Virgin Excavated Natural Material
WAD	Works Authorisation Deed
WSUD	Water Sensitive Urban Design

SCHEDULE 2

PART A CONDITIONS FOR CONCEPT PROPOSAL

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 (RtS), and Amended Development Report (ADR);
 - (d) **in accordance with the Modification Assessments;**
 - (e) in accordance with the Development Layout in Appendix 2; and
 - (f) in accordance with the management and mitigation measures in Appendix 5.
- 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(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

FUTURE DEVELOPMENT APPLICATIONS

- A4. In accordance with section 4.22 of the EP&A Act, each subsequent stage of the Concept Proposal (excluding Stage 1 development) is to be subject to future development applications (DAs). Future DAs are to be consistent with the terms of this consent.

MODIFICATIONS TO THE CONCEPT PROPOSAL

- A4A. This consent does not approve the concept stormwater management strategy described in:
- Section 3.3 of the AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 4) Modification Report, prepared by Urbis Ltd, dated September 2023;
 - Section 3.2 of the SSD-10448 MOD 4 Response to Submissions, prepared by Urbis Ltd, dated 6 December 2023; and
 - Section 5.1 of the Aspect Industrial Estate Water and Stormwater Management Plan, prepared by AT&L, dated 6 December 2023.
- A4B. Any development applications for future stages of the AIE must be accompanied with a revised site-wide stormwater management strategy demonstrating compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the *Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022).

LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates unless the development has physically commenced on the land to which the consent applies before that date.
- A6. The Applicant must ensure any future development of the site is consistent with the *Mamre Road Precinct Development Control Plan 2021* (NSW Government, 2021) (MRP DCP).
- A7. 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 *Maximum GFA of the Concept Proposal*

Land Use	Maximum GFA (m²)
Warehouse and distribution centres and general industrial	234, 035
Ancillary offices	11,136
Total	245, 296

- A8. A future road widening corridor along the western boundary must not be developed and must be maintained and preserved for the future Mamre Road widening works as shown in **Figure 1** in **Appendix 1**.
- A9. The largest vehicle permitted to access the site is a 30 m Performance Based Standards (PBS) Level 2 Type B.
- A9A. The maximum height for future development on the site described in Table 1A must not be exceeded.

Table 1A Maximum Building Height of the Concept Proposal

Land Use	Height (m)
Warehouse 1	<ul style="list-style-type: none"> • 16.0 m (excluding rooftop plant) • 18.4 m (including rooftop plant)
Warehouse 9	<ul style="list-style-type: none"> • 14.6 m
All other warehouses	13.7 m

Elizabeth Enterprise Precinct

- A9B. Under this consent, the EEP site must only be used for stormwater management purposes as required by Condition A9E and as shown on Figure 5 and 5A, until the Precinct-Wide Stormwater Infrastructure becomes available for the AIE to connect into.

Note: Any future use of the EEP site other than for stormwater management purposes may be considered by the Department as part of a separate future modification and/or application should alternative stormwater management strategies become available.

- A9C. This consent does not permit the use of the EEP site for any other development or use and must be preserved as undeveloped land for the purposes described in Condition A9E.
- A9D. The conditions in Part B, Schedule 2 of this consent do not apply to the EEP site as described in Schedule 1 of this consent.

STORMWATER MANAGEMENT

- A9E. The site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the *Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022).

STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
 - (b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
 - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;
 - (d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and
 - (e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.
- A11. The Applicant must:
- (a) not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Staging Plan approved by the Planning Secretary.
- A12. The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.

Notes:

- *The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary.*
- *The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.*

TRAFFIC

- A13. The Applicant must monitor operational traffic for all developments in the concept proposal for a period of 12 months following commencement of operation of each development under the relevant stage. This must include, but not be limited to:
- (a) details of the number and frequency of truck numbers generated by the relevant stage of the Concept Proposal along with any approved developments under the concept proposal;
 - (b) verification of the predicted traffic numbers and level of service against the relevant stage of the Concept Proposal, and analyse the potential cause of any significant discrepancies; and
 - (c) consideration of the current capacity and efficiency of the existing road network including Mamre Road.

FUTURE INFRASTRUCTURE REQUIREMENTS

- A14. The Applicant must prepare an Infrastructure Review to support each future stage of the Concept Proposal. The Infrastructure Review must demonstrate the surrounding road infrastructure can accommodate the relevant stage and other approved developments in the MRP. The Infrastructure Review must:
- (a) detail traffic volumes from all operating stages of the Concept Proposal;
 - (b) include background traffic volumes from key roads within the MRP, including Mamre Road;
 - (c) assess the operating performance of key intersections in the MRP, including Mamre Road and Access Road 1;
 - (d) detail the current level of approved development within the MRP, including total approved GFA;
 - (e) consider consistency with the latest approved Concept Proposal traffic volumes;
 - (f) demonstrate the road network has sufficient capacity to accommodate the proposed stage of the Concept Proposal, and if the proposed stage would trigger the need for any road upgrades, including those identified in the traffic modelling for the MRP;
 - (g) if road upgrades are required to support the proposed stage, identify the timing and mechanisms to contribute to the delivery of the required road upgrades.
- A15. The outcomes of the Infrastructure Review must be used to inform the Staging Plan required by Condition A10.

NOISE LIMITS

- A16. The Applicant must:
- (a) ensure the cumulative noise emission of fixed external mechanical plant for each warehouse building does not exceed a sound power level (SWL) of 90 dB(A) (except Warehouse 8 whose fixed external mechanical plant must not exceed a cumulative sound power level (SWL) of 98dB(A)) and do not exhibit tonal characteristics or strong low frequency content; and
 - (b) ensure the noise generated by the operation of the Development does not exceed the noise limits in Table 2.

Table 2 Operational Noise Limits for Concept Proposal dB(A)

Location	Day	Evening	Night
	L _{Aeq} (15 minute)	L _{Aeq} (15 min)	L _{Aeq} (15 min)
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mont Vernon) and Kerrs Road (Mont Vernon)	39	34	29
BAPS Temple – Outdoor Use Area (Except Car Parking Area)	36 (when in use)		

Note:

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

- A16A. Prior to the commencement of operation of any part of the Development, the Applicant must prepare and submit an Operational Noise Management Plan to the satisfaction of the Planning Secretary. The Operational Noise Management Plan must:
- (a) describe the noise performance monitoring method established in accordance with the following guidelines and standards (as may be updated or replaced from time to time) to analyse compliance with the limits specified in condition A16:

- (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018);
- (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
- (iii) Section 7 of the Noise Policy for Industry (EPA, 2017);
- (b) identify the allowable noise contribution level of each warehouse at compliance locations identified in Table 2;
- (c) identify the nominated intermediate monitoring locations, reference noise levels at each intermediate location, and noise level relationship between each intermediate location and compliance locations identified in Table 2;
- (d) include:
 - (i) an outline of at-source and transmission path mitigation measures required to ensure compliance with the limits specified in condition A16;
 - (ii) a description of operational procedures to minimise noise, including load dock management practices and driver code of conduct;
 - (iii) a description of contingency measures (including the cessation of non-compliant noise generating activities during the night-time period) in the event mitigation measures and operational procedures are ineffective at reducing operational noise to comply with limits specified in condition A16;
- (e) be updated within three months of the approval of any modification of the Development Layout or determination of future DAs.

MAMRE ROAD PRECINCT WORKING GROUP

- A17. For the duration of construction works for each development under the Concept Proposal, and until all components of the development under the Concept Proposal are operational, the Applicant must participate in the Mamre Road Precinct Working Group with relevant consent holders in the MRP to the satisfaction of the Planning Secretary (see Condition C34 in Schedule 2).

EVIDENCE OF CONSULTATION

- A18. 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

- A19. 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).
- A20. 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.
- A21. 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 consent.

PART B CONDITIONS FOR FUTURE DEVELOPMENT APPLICATIONS

TRAFFIC AND ACCESS

Traffic Impact Assessment

- B1. Future DAs shall be accompanied by a traffic impact assessment (TIA). The TIA must:
- assess the impacts on the safety and capacity of the surrounding road network and access points during construction and operation of the relevant stage in accordance with relevant TfNSW guidelines;
 - include traffic monitoring data collected under Condition D3 and incorporate the relevant findings into this assessment;
 - demonstrate internal roads and car parking complies with relevant Australian Standards and the car parking rates in Condition B2;
 - demonstrate the Mamre Road/Access Road 1 intersection can accommodate operational traffic associated with the relevant stage;
 - detail the scope and timing of any required road or intersection upgrades to service the relevant stage if the assessment under sub-clause (d) identifies that additional upgrades are required; and
 - detail measures to promote non-car travel modes, including a Sustainable Travel Plan identifying pedestrian and cyclist facilities to service the relevant stage of the development.

Car Parking

- B2. Car parking must be provided in accordance with the RMS Guide to Traffic Generating Developments and at the following rates:
- warehouse and distribution centre: 1 space per 300 m²
 - office: 1 space per 40 m²
 - café: 1 space per 10 m².

Access

- B3. Future developments on the site must meet the following requirements:
- 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 Australian Standards AS 1428.1 *Design for Access and Mobility - General Requirements for Access - New Building Work*, AS 2890.1, AS 2890.2 and AS 2890.6;
 - 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;
 - vehicles must not queue on the public road network;
 - heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - all vehicles are wholly contained on site before being required to stop;
 - all loading and unloading of materials is carried out on-site;
 - all vehicles enter and exit the site in a forward direction;
 - all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Bicycle Parking and End-of-Trip Facilities

- B4. Bicycle parking and 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.

FUTURE FREIGHT NETWORK

- B5. Future DAs must make appropriate provision for the freight network identified in the MRP DCP, including the alignment and width of the corridor and access to the network within the site, to the satisfaction of TfNSW.

STORMWATER MANAGEMENT

- B6. Future development on the site must achieve compliance with the Integrated Water Cycle Management (IWCM) controls in the MRP DCP in accordance with the *Draft Technical Guidance for achieving Wianamatta South Creek*

Stormwater Management Targets (NSW Government, 2022). The Applicant must ensure sufficient land is reserved for stormwater management purposes, unless the Applicant provides evidence that an agreement is in place to demonstrate that the development is integrated into the regional stormwater system.

- B7. Development application for each future stage must include a Stormwater Management Strategy (SMS) incorporating the relevant stage and all preceding stages of the AIE. The Strategy must:
- (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems in consultation with the relevant stormwater management authority;
 - (b) consider the approved or as modified stormwater management system for preceding stages of the development, including compliance of this system with the IWCM controls of the MRP DCP (refer to Condition D30);
 - (c) outline any stormwater infrastructure required to be upgraded, installed, or removed consistent with the site-wide stormwater management strategy for the AIE as required by Condition A4B;
 - (d) demonstrate the relevant stage can comply with the IWCM controls of the MRP DCP;
 - (e) include an assessment of any impacts on salinity and sodic soils from the future development including any proposed WSUD infrastructure; and
 - (f) detail what infrastructure may be required to connect to a precinct-wide stormwater management system for the relevant stage.

DEVELOPMENT CONTRIBUTIONS

- B8. Prior to the issue of a Construction Certificate (or at a time otherwise permitted by the contributions plan or agreed by Council) for any future stage of the Development, the Applicant must pay contributions to Council as required in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022, or any other contributions plan as in force when the later consent takes effect.

Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.

- B9. *The Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022* requires special infrastructure contributions to be made for development on rezoned land within the Western Sydney Aerotropolis Special Infrastructure Contributions Area (within the meaning of that Determination). Accordingly, any special infrastructure contribution imposed by a condition of consent to a subsequent development application in relation to the site to which this consent applies is to be determined in accordance with that Determination, or any subsequent determination of the Minister under section 7.23 of the *Environmental Planning and Assessment Act 1979* (NSW), as in force when the later consent takes effect.

NOISE AND VIBRATION

- B10. Future DAs must be accompanied by a Noise and Vibration Impact Assessment. The assessment must:
- (a) identify the noise and vibration impacts during construction and operation;
 - (b) demonstrate compliance with the noise limits in Condition A16;
 - (c) provide an analysis of all external plant and equipment, including but not limited to, forklifts, air conditioners and refrigeration systems and on-site vehicle movements;
 - (d) incorporate noise mitigation measures, such as increased building setbacks, building insulation, noise barriers, layout of truck loading areas or source controls, to demonstrate the noise limits in Condition A16 can be achieved;
 - (e) recommend mitigation and management measures (excluding measures at receivers) to be implemented to minimise noise during construction and operation.

VISUAL AMENITY

Landscaping

- B11. Landscaping design for future developments must comply with the relevant requirements under the MRP DCP.
- B12. Future development must be accompanied by a Landscape Plan consistent with the key principles and plant species described in the Landscape Plans titled *Aspect Industrial Estate, Mamre Road, Kemps Creek Landscape Masterplan*, Dated October 2020.

Outdoor Lighting

- B13. Future development must ensure compliance with Australian Standards *AS/NZS 1158.3.1:2005 Pedestrian Area (Category P) Lighting* and *AS/NZS 4282:2019 Control of Obtrusive Effects of Outdoor Lighting*.

Signage

- B14. Future development must include details of any external advertising signage and demonstrate compliance with the requirements of Condition D40 and Chapter 3 of the State Environmental Planning Policy (Industry and Employment) 2021 (or any substituted SEPP).

Glazing

- B15. The visible light reflectivity from building materials used in façades along Mamre Road and the internal road frontages must meet the minimum requirements of the MRP DCP.

BUSHFIRE PROTECTION

- B16. The Applicant shall ensure future DAs comply with:
- (a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);
 - (b) the construction standards and asset protection zone requirements recommended in the Bushfire Assessment for the Proposed Aspect Industrial Estate, prepared by Australian Bushfire Protection Planners Pty Limited, dated 6 October 2020; and
 - (c) Australian Standard *AS2419.1-2005 Fire hydrant installations System design, installation, and commissioning*.

ENDEAVOUR ENERGY

- B17. The Applicant must obtain relevant approvals from Endeavour Energy, or relevant service provider, prior to the construction of any electricity utility works to service each stage of the development.

SYDNEY WATER

- B18. Before the commencement of operation of any future developments, 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* (NSW).

EXTERNAL WALLS AND CLADDING

- B19. The external walls of all future buildings must comply with the relevant requirements of the BCA.
- B20. Future development involving the construction of external walls 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.

PART C STAGE 1 DEVELOPMENT GENERAL CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- C1. 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

- C2. 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, RtS, and ADR;
 - (d) **in accordance with the Modification Assessments;**
 - (e) in accordance with the Development Layout in Appendix 3; and
 - (f) in accordance with the management and mitigation measures in Appendix 5.
- C3. 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 C2(a).
- C4. 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 C2(c) or C2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) or C2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

- C5. This consent lapses five years after the date from which it operates unless the Stage 1 Development has physically commenced on the land to which the consent applies before that date.

Maximum GFA

- C6. The maximum GFA for the Stage 1 Development must not exceed the limits described in **Table 3**.

Table 3 Maximum GFA for the Stage 1 Development

Land Use	Maximum GFA (m ²)
Warehouse 1	
Warehouse and distribution centres and general industrial	32,686
Ancillary offices	1,200
Subtotal	33,886
Warehouse 3	
Warehouse and distribution centres and general industrial	20,735
Ancillary offices	800
Subtotal	21,535
Total	55,421

Stage 1 Development Operational Vehicles

- C6A. The Applicant must ensure no vehicles associated with the operation of Stage 1 accesses Bakers Lane, Aldington Road, and Abbots Road.

Note: Any future use of Bakers Lane, Aldington Road, and Abbots Road may be considered by the Department as part of a separate future application should future road infrastructure upgrades become available

NOTIFICATION OF COMMENCEMENT

- C7. 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.

EVIDENCE OF CONSULTATION

- C8. 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

- C9. 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).
- C10. 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.
- C11. 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.

PROTECTION OF PUBLIC INFRASTRUCTURE

- C12. Before the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and provider of services that are likely to be affected by the Stage 1 Development 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 TfNSW.
- C13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

DEMOLITION

- C14. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

- C15. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the Building Code of Australia (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.*

SUBDIVISION

- C16. Prior to the issuing of a Subdivision Certificate for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage, and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.
- C17. Prior to the issuing of a Subdivision Certificate for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.
- C18. Prior to the issuing of a Subdivision Certificates for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.

COMPLIANCE

- C19. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

DEVELOPMENT CONTRIBUTIONS

- C20. Prior to the issue of a Construction Certificate (or at a time otherwise permitted by the contributions plan or otherwise agreed by Council) for any building in the Stage 1 Development, the Applicant must pay contributions to Council in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022.

Note: subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.

- C21. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (2022 Determination) as in force when this development consent takes effect, for the first stage of development to which this consent applies.

A person may not apply for a subdivision certificate or construction certificate (as the case may require, having regard to the 2022 Determination) in relation to the first stage of development unless the person provides, with the application, written evidence from the Department of Planning and Environment that the special infrastructure contribution for the first stage of development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

A special infrastructure contribution may also be required to be made for further development that consists of, or involves, development on rezoned land within the meaning of the 2022 Determination on the site to which this consent applies.

Any special infrastructure contribution imposed by a condition of consent to a subsequent development application is to be determined in accordance with the 2022 Determination, or any subsequent determination of the Minister under section 7.23 of the Environmental Planning and Assessment Act 1979, as in force when that later consent takes effect.

More information

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

OPERATION OF PLANT AND EQUIPMENT

- C22. All plant and equipment used on site, or to monitor the performance of the Stage 1 Development, must be:
- (a) maintained in a proper and efficient condition;
 - (b) noise amelioration featured; and
 - (c) operated in a proper and efficient manner.

EXTERNAL WALLS AND CLADDING

- C23. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- C24. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and

- (b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- C25. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

UTILITIES AND SERVICES

- C26. Before the construction of any utility works associated with the Stage 1 Development, the Applicant must obtain relevant approvals from service providers.
- C27. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994* (NSW).
- C28. Before the issue of a Subdivision 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 a real estate development project 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 a real estate development project demonstrated through an agreement with a carrier.
- C29. Before the issue of the final Occupation Certificate 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

- C30. Before the issue of the final Occupation Certificate, 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.

ENVIRONMENTAL REPRESENTATIVE

- C31. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 1 Development. Unless otherwise agreed to by the Planning Secretary, construction of the Stage 1 development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:
- (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RtS, ADR, and any additional information for the Stage 1 Development and is independent from the design and construction personnel for the Stage 1 Development;
 - (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the Stage 1 development;
 - (c) consider and inform the Planning Secretary on matters specified in the terms of this consent;
 - (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
 - (e) review the CEMP required in Condition E2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:
 - (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
 - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);
 - (f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;
 - (g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
 - (h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;
 - (i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;

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- (j) attend the Mamre Road Precinct Working Group (see Condition C34) in a consultative role in relation to the environmental performance of the Stage 1 development; and
 - (k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Quarterly Report** providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The **Environmental Representative Quarterly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.
- C32. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as:
- (a) the complaints register (to be provided on a daily basis); and
 - (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).
- C33. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition E16. The Applicant must:
- (a) facilitate and assist the Planning Secretary in any such audit; and
 - (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.

MAMRE ROAD PRECINCT WORKING GROUP

- C34. Within three months of the commencement of construction of the Stage 1 Development and until all components of the Stage 1 development are constructed and operational, the Applicant must establish and participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:
- (a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;
 - (b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;
 - (c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;
 - (d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;
 - (e) review community concerns or complaints with respect to environmental management;
 - (f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and
 - (g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.
- C35. Three (3) months prior to completion of construction of all components of the Stage 1 development, the Applicant is eligible to exit the working group required under condition C34. The Applicant must:
- (a) consult with the Planning Secretary;
 - (b) provide confirmation that all components of the Stage 1 development are operational; and
 - (c) advise on the date of the proposed exit.

APPLICABILITY OF GUIDELINES

- C36. 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.
- C37. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

CONSOLIDATED CONSENT

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.

FOR INFORMATION

PART D STAGE 1 DEVELOPMENT SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- D1. Prior to the commencement of construction of the Stage 1 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition E2 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 traffic management and contingency measures that are to be implemented for the site, particularly during the construction works for the Mamre Road/Access Road 1 intersection, to ensure access to the site and road safety and network efficiency is maintained, including interim traffic safety controls and management measures;
 - (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.
- D2. The Applicant must:
- (a) not commence construction until the CTMP required by condition D1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

Operational Traffic Monitoring Program

- D3. Prior to commencement of operation of Building 1 or 3 and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program. The program must verify light and heavy vehicle traffic numbers, including the heavy vehicle volumes limited by Condition D3A, against the prediction in the Aspect Industrial Estate, Mamre Road Precinct – Modification 2 to State Significant Development Application (SSD-10448) Traffic Impact Assessment prepared by Ason Group, dated 25 July 2022. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:
- (a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (b) queue monitoring at the Mamre Road/Access Road 1 intersection and background travel counts on Mamre Road;
 - (c) verify the predicted traffic numbers and level of service against the actual impacts of the Stage 1 Development, and analyse the potential cause of any significant discrepancies;
 - (d) consider the current capacity and efficiency of the existing road network including Mamre Road; and
 - (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the Stage 1 Development.
- D3A. The Applicant must ensure the total number of hourly heavy vehicles entering Warehouse 1 from Access Road 1 does not exceed 22 or is in line with Part 6 of Austroads Standards Guide to Traffic Management, whichever is lesser.

Internal Access Roads

- D4. Prior to the commencement of any construction works for Building 1 or 3 (excluding site-wide bulk earthworks) as described in the ADR, the Applicant must:
- (a) prepare a concept design of the Stage 1 Phase 2 road works in accordance with the design requirements in the MRP DCP and in consultation with the relevant roads authority, to the satisfaction of the Planning Secretary; and

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- (b) consult with the relevant roads authority concerning the processes for dedication of the lands for the internal Access Roads 1 and 3 (North and South) including the roundabout shown in Figure 1: in Appendix 1.
- D5. Within one month of registration of lot(s) for internal Access Roads 1 and 3 including the roundabout at the Land Registry Services, the Applicant must notify the Planning Secretary that the lands for the internal Access Roads 1 and 3 (North and South) has been dedicated.
- D6. Prior to issue of an Occupation Certificate for Building 3, the Applicant must construct and operate the Stage 1 Phase 1 road works shown in **Figure 4** in Appendix 3 to the satisfaction of relevant road authority.
- D6A. Within six months of the issuing of an Occupation Certificate for Warehouse 9 and prior to the issuing of an Occupation Certificate for Warehouse 3, the Applicant must construct and operate the Stage 1 Phases 1 and 2 road works, including completing construction of Mamre Road/Access Road 1 intersection and the installation of the traffic signals to the satisfaction of TfNSW.
- D7. Within six months of the approval of this consent or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit the following plans to facilitate the construction and delivery of Access Road 3 – North, in consultation with Council and landowner of 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135), and to the satisfaction of the Planning Secretary:
- (a) a Staging Plan for the riparian corridor realignment works and Access Road 3 – North construction, including:
- details of the scope of works to be undertaken on the site and the adjoining site at 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135) (see **Figure 4**);
 - details of how the further riparian corridor realignment and road construction works at the junction between the site and 784-786 Mamre Road, Kemps Creek (Lot 59 DP259135) will be coordinated and delivered;
 - an arrangement on timing of the works; and
- (b) a detailed design plan of Access Road 3 – North prepared in accordance with the design requirements under the MRP DCP.
- Note: The detailed design of Access Road 3 - North and any changes to the approved riparian corridor alignment may require modification(s) to SSD-10448 or separate DA(s).*
- D8. Prior to issue of an Occupation Certificate for any other buildings or warehouses in the Development, the Applicant must ensure the Stage 1 Phase 2 road works are constructed and operational.
- D9. The Applicant must ensure that the portion of Access Road 3 – North to be located on the site is constructed and operational in accordance with the design plans required under Condition D7.

Access Arrangements

- D10. Prior to the commencement of construction of any works (excluding bulk earthworks) for Buildings 1 or 3, the Applicant must submit design plans to the satisfaction of the relevant roads authority, which demonstrates the proposed accesses to the development are designed to accommodate the turning path of a 30 m PBS Level 2 vehicle.
- D11. Prior to the commencement of any construction works (excluding bulk earthworks) for Warehouse 1 as described in the EIS, the Applicant must prepare and submit design plans in consultation with TfNSW, FRNSW, and Council, and to the satisfaction of the Planning Secretary, demonstrating access to the development from Access Road 1 complies with relevant FRNSW and TfNSW access requirements.
- D11A. The Applicant must ensure:
- Warehouse 1 driveway on Access Road 1 is used by inbound heavy vehicles only;
 - Warehouse 3 driveway on Access Road 1 adjacent Warehouse 2 is used by inbound heavy vehicles only;
 - Warehouse 3 driveway on Access Road 1 opposite Warehouse 8 car park driveway is used by fire engines only; and
 - Warehouse 3 driveway on Access Road 2 is used by outbound heavy vehicles, inbound and outbound light vehicles.
- D11B. Prior to the commencement of operation of Warehouse 3, the Applicant must:
- install stop signs at Warehouse 3 where the loading area adjoins the private driveway to the north of the Warehouse 3 building; and
 - finish line-marking of the private driveway to the north of the Warehouse 3 building.
- D11C. Prior to the Mamre Road/Access Road 1 intersection being completed and commissioned, the Applicant must ensure only vehicles associated with Warehouses 1 and 9 operations are permitted to use the temporary left-in/left-out construction access on Mamre Road shown in Figure 6: and Figure 7: as described in Modification 5 in addition to vehicles relating to construction activities.

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- D11D. Prior to the commencement of operation of Warehouse 1, the Applicant must submit details of all traffic control facilities including but not limited to line-marking and safety control for Stages 1 and 2 temporary access roads shown in purple in **Figure 6** and **Figure 7** in Appendix 3. These traffic control facilities are to be prepared in consultation with Council and to the satisfaction of the Planning Secretary.
- D11E. Prior to the commencement of operation of Warehouse 1, the Applicant must submit a pre-opening Road Safety Audit (RSA) prepared by an accredited Road Safety Auditor for the Stages 1 and 2 temporary access roads shown in purple in **Figure 6** and **Figure 7** in Appendix 3. The RSA is to be prepared in consultation with Council and to the satisfaction of the Planning Secretary and must outline any recommendations for road safety improvements and demonstrate the improvements have been implemented.
- D11F. Prior to the commencement of operation of Warehouse 1, the Applicant must install all traffic control facilities shown in **Figure 8** to **Figure 12** in Appendix 3, including any amendments to the facilities made following consultation with Council.
- D11G. The Applicant must remove the Stage 1 temporary access road shown in **Figure 6** in Appendix 3 and all temporary traffic control facilities for that road at the completion and commissioning of Access Road 4.
- D11H. Prior to the commissioning of Access Road 4, the Applicant must install all traffic control facilities shown in **Figure 13** to **Figure 17** in Appendix 3, including any amendments to the facilities made following consultation with Council.
- D11I. The Applicant must remove the Stage 2 temporary construction access roads shown in **Figure 7**, **Figure 12**, **Figure 13**, **Figure 15**, and **Figure 17** in Appendix 3 and all temporary traffic control facilities at the completion and commissioning of Mamre Road/Access Road 1 intersection.
- D11J. The Applicant must ensure all vehicles including those associated with the operation of Stage 1 development utilise the washdown area shown in **Figure 6** and **Figure 7** to ensure all vehicles do not track dirt onto the public road network before leaving the site as required by Condition D21(g).
- D11K. The Applicant must monitor construction and operational traffic volumes using the temporary left-in/left-out access off Mamre Road for the period that the temporary construction access is being used. Traffic volumes must be reported to TfNSW and the Planning Secretary on a monthly basis.
- D11L. Within three months of approval of Modification 7, the Applicant must install a 60 kilometre per hour (km/hr) road works speed limit on Mamre Road between Bakers Lane and Abbots Road to the satisfaction of TfNSW. The road works speed limit must remain in operation 24 hours a day, seven days a week, unless otherwise instructed by TfNSW.

Mamre Road/Access Road 1 intersection works

- D12. Prior to the Applicant entering into a Works Authorisation Deed (WAD) required by condition D13, or otherwise agreed by the Planning Secretary, the Applicant must:
 - (a) obtain landowners consent and enter into an agreement with the owner(s) of 833B Mamre Road, Kemps Creek (Lot 28, DP258414) to relocate or remove an existing gated driveway on that property outside of the footprint of the Mamre Road/Access Road 1 intersection signals to the satisfaction of Council and the Planning Secretary;
 - (b) provide a copy of the landowner's consent and signed agreement described under condition D12(a) to TfNSW and the Planning Secretary; and
 - (c) remove and relocate the driveway in accordance with the agreement.
- D13. The Applicant must enter into a Works Authorisation Deed for the **Mamre Road/Access Road 1** intersection works with TfNSW. The WAD must be executed prior to the submission of the detailed design required by condition D12 to TfNSW for approval.
- D13A. The Applicant must enter into a WAD with TfNSW for establishing a temporary left in/left out construction access and left-turn lane on Mamre Road to be used by vehicles during Stage 1 construction. The WAD must:
 - (a) include details of the removal of the temporary left in/left out construction access and left-turn lane on Mamre Road; and
 - (b) be executed prior to commencement of construction of the temporary left in/left out construction access and left-turn lane on Mare Road.
- D13B. The Applicant must:
 - (a) ensure the temporary left in/left out construction access and left-turn lane are maintained at no cost to TfNSW;
 - (b) remove the temporary left in/left out construction access and left-turn lane at the completion and commissioning of the Mamre Road/Access Road 1 intersection, at no cost to TfNSW; and
 - (c) reinstate shoulder along Mamre Road within three months of satisfying Condition D6, at cost to TfNSW.

- D14. Prior to the issue of a construction certificate for the Mamre Road/Access Road 1 intersection (the intersection) construction, the Applicant must finalise and submit the detailed design of the intersection works, including an endorsed Traffic Signal Plan (TSP) to TfNSW for approval. The TSP must:
- (a) demonstrate the proposed traffic control light at the intersection is designed in accordance with Austroads Guide to Road Design, RMS Signal Design Manual, and Australian Codes of Practice; and
 - (b) be approved and endorsed by a suitably qualified practitioner.
- D15. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction.

Redundant Driveways on Mamre Road

- D16. The Applicant must remove redundant driveways on Mamre Road within the site's boundaries and replace with kerb and gutter to match existing in accordance with TfNSW requirements. Detailed design plans of the proposed kerb and gutter are to be submitted to TfNSW for approval prior to the issue of a Construction Certificate and commencement of any road works within Mamre Road.

Structural integrity of road infrastructure

- D17. Prior to commencement of any works on Mamre Road, the Applicant must prepare and submit detailed design plans and hydraulic calculations of any changes to the stormwater drainage system to TfNSW for approval.
- D18. At least six weeks prior to commencement of bulk earthworks within Mamre Road, the Applicant must submit design drawings and documents relating to the excavation of the site and support structures in accordance with TfNSW Technical Direction GTD2012/001.
- D19. Should the Applicant propose to excavate below the level of the base of the footings of the adjoining roads and driveways, at least seven days prior to commencement of excavation, the Applicant must provide notice of the intention to excavate below the base of the footings to owner(s) of that roads and driveways. The notice must include complete details of the proposed excavation including but not limited to the extent and duration of works.

Parking

- D20. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

- D21. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004) and *AS 2890.2:2002 Parking facilities Off-street commercial vehicle facilities* (Standards Australia, 2002);
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all loading and unloading of materials is carried out on-site;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Workplace Travel Plan

- D22. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Workplace Travel Plan and submit a copy to the Planning Secretary. The Workplace Travel Plan must form part of the OEMP required by condition E5 and must:
- (a) be prepared in consultation with TfNSW and Council;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

D23. The Applicant must implement the most recent version of the Workplace Travel Plan for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

D24. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by the 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

D25. Prior to the commencement of any construction or other surface disturbance, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls in the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:

- (a) be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist;
- (b) be prepared in accordance with *Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book* (Landcom, 2004) and with the WSUD design principles set out in the *Draft Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022);
- (c) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met; and
- (d) be included in the CEMP required by condition E2.

D26. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works. Discharge Limits

Discharge Limits

D27. 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

D28. Prior to the commencement of operation of the development, the Applicant must implement the Stormwater Management System described in the ADR amended by Modification Assessments and as shown in [Figure 2 Figures 5 and 5A in Appendix 2](#). The design and subsequent construction and establishment of the WSUD systems must be supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.

D29. All stormwater infrastructure, including bio-retention basins, shall remain under the ownership, control, and care of the registered proprietor of the lots. Upstream drainage catchment pipes are to be located outside of the public road reserve and remain in private ownership, in accordance with Council requirements.

Stormwater Management Plan

D30. Within three (3) months prior to the commencement of operation of either Building 1 or 3 of the Stage 1 Development, the Applicant must prepare a Stormwater Management Plan (SMP) to the satisfaction of the Planning Secretary. The SMP must:

- (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary;
- (b) be prepared in consultation with the Environment and Heritage, Sydney Water, DPE, and Council;
- (c) [address the requirements under the heading 'Water and Stormwater Management Plan' outlined in the Environment and Heritage's letter dated 18 December 2023;](#)
- (d) describe the baseline soil, surface water and groundwater conditions at the site;
- (e) detail a monitoring program to monitor:
 - (i) surface water flows and quality;
 - (ii) surface water storage and use;
 - (iii) sediment basin operation;
 - (iv) the performance of the Stage 1 stormwater management system to demonstrate compliance with the IWCM controls in the MRP DCP;

- (f) detail a stormwater management strategy and designs of each WSUD system, including:
 - (i) description of how the requirements and objectives of the IWCM controls of the DCP will be achieved, including provisions for how stormwater will be managed and monitored;
 - (ii) details of how the Stage 1 Development will be designed and developed so it can potentially connect to precinct-wide stormwater infrastructure, if required
 - (iii) engineering drawings completed and certified by a chartered professional engineer with experience in modelling, design, and supervision of WSUD systems that detail the WSUD measures;
 - (iv) landscape drawings that include planting and hardscape details of the WSUD systems;
- (g) include a protocol for investigation of any non-compliances of the IWCM controls in the MRP DCP controls described in condition D30(f) and contingency measures that would be implemented should issues arise;
- (h) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation/maintenance, and renewal costs over 30 years); and
- (i) include a Maintenance Plan for WSUD measures.

D31. The Applicant must:

- (a) not commence the operation of the development until the SMP required by condition D30 is approved by the Planning Secretary;
- (b) implement the most recent version of the SMP approved by the Planning Secretary for the duration of the development; and
- (c) ensure all WSUD systems are constructed under the supervision of a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.

Easements and Maintenance

D32. Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the:

- (a) stormwater management system (including on-site detention and water sensitive urban design)
- (b) trunk drainage

shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Council's standard wording as detailed in Council's Stormwater Specification for Building Developments - Appendix F, available on Council's Website.

D33. The stormwater management system must continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

Dam Decommissioning Strategy

D34. Prior to commencement of construction of the Stage 1 Development, the Applicant must implement the Dam Decommissioning Strategy included in the EIS. The Applicant must implement the most recent version of the Dam Decommissioning Strategy for the duration of construction.

Groundwater Management Plan

D35. Prior to commencement construction of the Stage 1 Development, the Applicant must implement the Groundwater Management Plan included in the EIS. The Applicant must implement the most recent revision of the Groundwater Management Plan for the duration of the development.

Salinity Management

D36. The Applicant must prepare a Salinity Management Plan, which must form part of the CEMP in accordance with Condition E2, that addresses all aspects of the Stage 1 development. The Applicant must implement the most recent revision of the Salinity Management Plan for the duration of construction.

VISUAL AMENITY

Landscaping

D37. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition E5. The plan must:

- (a) detail the species to be planted on-site;

- (b) demonstrate the species are suitable in relation to wildlife management in proximity to the future Western Sydney Airport;
- (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (d) be consistent with the Applicant’s Management and Mitigation Measures detailed at Appendix 6.

D38. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.
- (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D37 for the life of the development.

D38A. The Applicant must ensure street trees on all Access Roads are planted at a spacing of 10 m or less.

Lighting

D39. 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

D40. All signage and fencing must be erected in accordance with the development plans included in the ADR.

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

NOISE

Hours of Work

D41. The Applicant must comply with the hours detailed in **Table 4**, unless otherwise agreed in writing by the Planning Secretary.

Table 4 Hours of Work

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

D42. Works outside of the hours identified in condition D41 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

D43. 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 5.

Construction Noise Management Plan

D44. The Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition E2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary;

- (b) be approved by the Planning Secretary prior to the commencement of construction of each phase of the 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, in close proximity to sensitive receivers, particularly for noise mitigation eligible receivers shown in **Figure 19**: in Appendix 5, including but not limited to the following:
 - (i) details of a real-time noise monitoring system to identify occurrence of highly noise affected levels as defined in the *Interim Construction Noise Guideline*; and
 - (ii) describe procedures for implementing respite periods and temporary relocation following identification of highly noise affected levels.
- (e) include a complaints management system that would be implemented for the duration of the development.

D45. The Applicant must:

- (a) not commence construction of any relevant stage until the CNMP required by condition D44 is approved by the Planning Secretary; and
- (b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.

Noise Agreement

- D46. Prior to the commencement of operation of the Stage 1 development an, the Applicant must enter into an agreement with the noise mitigation eligible receivers shown in **Figure 19**: in Appendix 5.
- D47. Prior to the commencement of operation of the Stage 1 development, the Applicant must submit copies of the noise agreements required under Condition D46 to the Planning Secretary.
- D48. The noise agreement required under Condition D46 must be in force until the existing residential use ceases on the land subject to the agreement or a development application for general industrial or other employment uses applies to the land, whichever is the sooner.

Vibration Criteria

- D49. Vibration caused by construction at any residence or structure outside the site must be limited to:
 - (a) for structural damage, the criteria set in the latest version of *DIN 4150-3:2016-12 Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- D50. The Applicant must offer and, if the offer is accepted, implement monitoring of vibration levels during construction at 884-902 Mamre Road (Lot 53 DP259135), to the satisfaction of the Planning Secretary. Any vibration monitoring must be undertaken during the entirety of the construction period. If the criteria in Condition D49 are exceeded, management and mitigation measures must be developed and implemented to address any exceedances.

Dilapidation Reporting

- D51. Prior to commencement of construction, the Applicant must offer and prepare (if the offer is accepted) a pre-construction dilapidation report at 884-902 Mamre Road (Lot 53 DP259135). The report must be submitted to the Planning Secretary and the relevant property owner(s) prior to construction works commencing on the site.

Operational Noise Limits

- D52. The Applicant must:
 - (a) establish intermediate noise monitoring locations in accordance with the Operational Noise Management Plan (refer to condition A16A) prior to commencement of operation of the Stage 1 Development;
 - (b) ensure the cumulative noise emission of fixed external mechanical plant for each warehouse building do not exceed 90 dB(A) and do not exhibit tonal characteristics or strong low frequency content; and
 - (c) ensure the noise generated by operation of the Stage 1 Development does not exceed the noise limits in condition A16.

Noise Verification Report

- D53. Within three months of the commencement of operation of the Stage 1 Development, the Applicant must submit a noise verification report to the satisfaction of the Planning Secretary. The report must be prepared by a suitably qualified and experienced acoustic consultant and include:
 - (a) an analysis of compliance with noise limits specified in condition D52;

- (b) an outline of mitigation and management measures to reduce any exceedances of the limits specified in condition D52 (excluding measures to be implemented at the receivers); and
- (c) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

AIR QUALITY

Dust Minimisation

D54. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

D55. 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.

Construction Air Quality Management Plan

D56. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition E2 and must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) detail and rank all emissions from all sources during construction of the development, including particulate emissions;
- (c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;
- (d) identify the control measures that will be implemented for each emission source; and
- (e) nominate the following for each of the proposed controls:
 - (i) key performance indicator;
 - (ii) monitoring method;
 - (iii) location, frequency, and duration of monitoring;
 - (iv) record keeping;
 - (v) complaints register;
 - (vi) response procedures; and
 - (vii) compliance monitoring.

D57. The Applicant must:

- (a) not commence construction until the CAQMP required by condition D56 is approved by the Planning Secretary; and
- (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.

Odour Management

D58. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

ABORIGINAL HERITAGE

Statutory Requirements

D59. Prior to the commencement of construction of Stage 1 development, the Applicant must register identified Aboriginal items or objects on the Heritage NSW Aboriginal Heritage Information Management System (AHIMS) Aboriginal Sites Register.

Archaeological Salvage

- D60. Prior to the commencement of construction of Stage 1, the Applicant must engage a suitably qualified and experienced expert to undertake an archaeological salvage excavation of the MAM AS 1901. The Applicant must undertake the salvage excavation in accordance with the requirements of Heritage NSW, and must:
- (a) implement the methodology for the reburial of all salvaged Aboriginal objects within the site detailed in the Reburial Methodology, prepared by artefact, dated 26 February 2021; and
 - (b) provide the Registered Aboriginal Parties (RAPs) an opportunity to collect Aboriginal objects across the site.
- D61. The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with Condition D60. An interim report of the salvage excavation must be provided to the satisfaction of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work.

Unexpected Finds Protocol

- D62. 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.
- D63. 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* (NSW).

HISTORIC HERITAGE

Unexpected Finds Protocol

- D64. If any archaeological relics are uncovered during the course of the work, then all works must cease immediately in that area. Unexpected finds must be evaluated and recorded in accordance with the requirements of Heritage NSW and details included in the salvage excavation report required under Condition D60(b).

BIODIVERSITY

- D65. Prior to any clearing or construction works the Applicant must purchase and retire 1 ecosystem credit to offset the removal of *Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion* and 3 species credits to offset the removal of *Myotis macropus* at the site. The ecosystem and species credits must be retired in accordance with the requirements of the E&H Group's Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016* (NSW).
- D66. The requirement to retire ecosystem and species credits (see Condition D65) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits, as calculated by the E&H Group's Biodiversity Offsets Payment Calculator.
- D67. The Applicant must provide the Planning Secretary with evidence that:
- (a) the retirement of ecosystem credits has been completed (see Condition D65); or
 - (b) a payment has been made to the Biodiversity Conservation Fund (see Condition D66),
- prior to undertaking any clearing of native vegetation and *Myotis macropus* habitat.
- D68. Prior to commencement of dam dewatering and construction of the Stage 1 Development, the Applicant must implement the Flora and Fauna Management Plan included in the Rts. The Applicant must implement the most recent revision of the Flora and Fauna Management Plan for the duration of construction works.

Vegetation Management Plan – Riparian Corridor

- D69. Within six (6) months of the commencement of operation, the Applicant must complete the revegetation of the realigned riparian corridor in accordance with the Vegetation Management Plan (VMP) included in the RTS and ensure that the realigned riparian corridor provides for a full hierarchy of appropriate ground cover, shrubs and trees. The Applicant must implement the most recent version of the VMP for a maintenance period of up to five years following the completion of the establishment phase of the VMP.

HAZARDS AND RISK

Dangerous Goods

- D70. 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

D71. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded 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

Pests, Vermin and Noxious Weed Management

D72. The Applicant must:

- (a) implement suitable measures to manage pests, vermin and declared noxious 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 noxious 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, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).

Waste Storage and Processing

D73. Prior to the commencement of construction of Building 1 and 2, the Applicant must obtain agreement from Council for the design of the waste storage area for each warehouse.

D74. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

Waste Management Plan

D75. The Applicant must implement the Waste Management Plan (WMP) prepared by MRA Consulting Group, dated 30 September 2020 in the EIS for the duration and construction and operation of Stage 1 of the development.

Statutory Requirements

D76. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

Unexpected Finds

D77. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition E2 and must ensure any material identified as contaminated and is required to be removed from the site must be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal.

PART E STAGE 1 DEVELOPMENT ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- E1. 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

- E2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.
- E3. As part of the CEMP required under condition E2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition D1);
 - (b) Erosion and Sediment Control Plan (see condition D25);
 - (c) Salinity Management Plan (see condition D33);
 - (d) Construction Noise Management Plan (see condition D44);
 - (e) Construction Air Quality Management Plan (see condition D56);
 - (f) Vegetation Management Plan (see Condition D69);
 - (g) Contamination Unexpected finds procedure (see Condition D77);
 - (h) Waste Management Plan (see condition D75); and
 - (i) Community Consultation and Complaints Handling.
- E4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- E5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.
- E6. As part of the OEMP required under condition E5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority, and accountability of all key personnel involved in the environmental management of the development;
 - (b) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
 - (c) include the following environmental management plans:
 - (i) **Operational Noise Management Plan (see condition A16A);**
 - (ii) Operational Traffic Monitoring Program (see condition D3);
 - (iii) Workplace Travel Plan (see condition D22);
 - (iv) Landscape Management Plan (see condition D37);
 - (v) Stormwater Management Plan (see condition D30);
 - (vi) Vegetation Management Plan (see Condition D69); and
 - (vii) Waste Management Plan (see condition D75).
- E7. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
 - (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- E8. Within three months of:
- (a) the submission of a Compliance Report under condition E14;
 - (b) the submission of an incident report under condition E10;
 - (c) the approval of any modification of the conditions of this consent; or
 - (d) the issue of a direction of the Planning Secretary under condition C2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing that a review is being carried out.
- E9. 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

- E10. 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 7.

Non-Compliance Notification

- E11. The Planning Secretary must be notified in writing to the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- E12. 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.
- E13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

Compliance Reporting

- E14. Within three months after the commencement of construction of the Stage 1 Development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works, the Applicant must submit a Compliance Report to the Department reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:
- (a) identify any trends in the monitoring data over the life of the development;
 - (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
 - (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.
- E15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.

Monitoring and Environmental Audits

- E16. 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

- E17. 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 C2 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 CONCEPT PROPOSAL

Table 5 *Schedule of Approved Plans – Concept Proposal*

Drawing No	Title	Issue	Date
Architectural Plan prepared by SBA Architects			
MP01	Aspect Industrial Estate Lots 1-5 (DP 1285305) Mamre Road, Kemps Creek – SSSA-MOD 10 Estate Masterplan	B	03/04/2025
Landscape Plan prepared by Site Image Landscape Architects			
003	Aspect Industrial Estate Kemps Creek Landscape Masterplan IVE Fitout	A	08/04/2025
Tree Canopy Plan prepared by Site Image Landscape Architects			
2001	Kemps Creek Lots 1,2 & 5 DP 1285305 & Lots 6 & 7 DP 1291562 Mamre Road Kemps Creek Tree Canopy Plan	02	15/04/2025

OVERALL DEVELOPMENT DATA

Total Site Area	308,133 sq ft
Minim. Rd Reserve Area	14,024 sq ft
Site Boundary Area	244,224 sq ft
Access Road Area	38,876 sq ft
Public Reserve Area	3,075 sq ft
Cont. Rd Reserve Area	29,718 sq ft
Residual Usable Area	4,022 sq ft
Sub. Lot Area	18,130 sq ft
Total Office Area	483,024 sq ft
Total Warehouse Area	1,111,128 sq ft
Total Warehouse Area	234,020 sq ft
Sub. Lot Area	13,847 sq ft
Total Office Area	245,730 sq ft
Sub. Lot on User Area	6,613 sq ft

WAREHOUSE 1	
Site Area	47,717 sq ft
Office	1,580 sq ft
Warehouse	52,048 sq ft
Deck Office	300 sq ft
Total GFA	53,888 sq ft
Carpark Provision	141

WAREHOUSE 2	
Site Area	45,172 sq ft
Office	1,580 sq ft
Warehouse	22,088 sq ft
Deck Office	200 sq ft
Total GFA	24,968 sq ft
Carpark Provision	150

WAREHOUSE 3	
Site Area	47,758 sq ft
Office	1,580 sq ft
Warehouse	29,718 sq ft
Deck Office	150 sq ft
Total GFA	31,536 sq ft
Carpark Provision	80

WAREHOUSE 4	
Site Area	41,360 sq ft
Office	1,580 sq ft
Warehouse	18,080 sq ft
Deck Office	150 sq ft
Total GFA	19,910 sq ft
Carpark Provision	83

WAREHOUSE 5	
Site Area	38,140 sq ft
Office	650 sq ft
Warehouse	19,810 sq ft
Deck Office	150 sq ft
Total GFA	20,610 sq ft
Carpark Provision	80

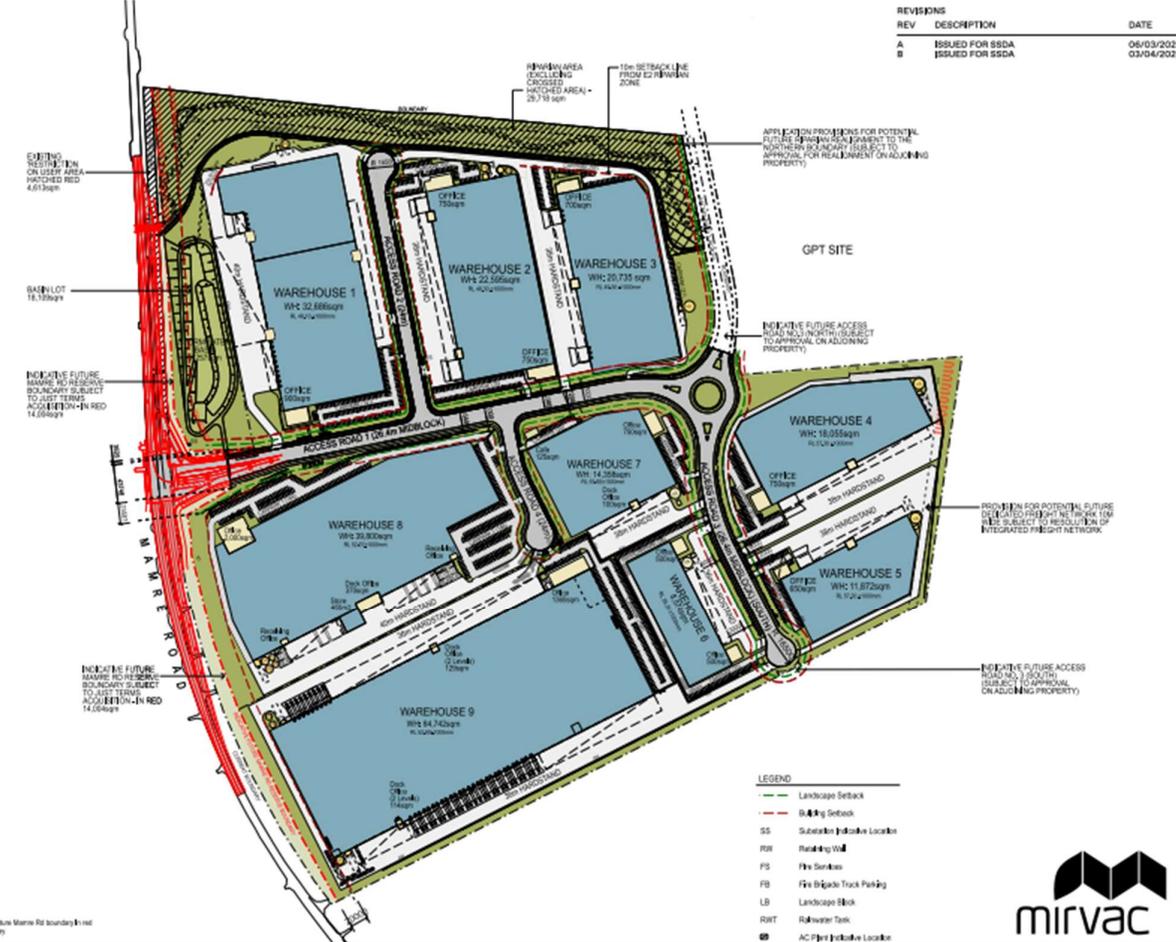
WAREHOUSE 6	
Site Area	18,430 sq ft
Office	1,080 sq ft
Warehouse	8,574 sq ft
Deck Office	150 sq ft
Total GFA	9,804 sq ft
Carpark Provision	71

WAREHOUSE 7	
Site Area	27,130 sq ft
Office	150 sq ft
Warehouse	14,298 sq ft
Deck Office	150 sq ft
Sub. Lot Area	1,232 sq ft
Total GFA	15,530 sq ft
Carpark Provision	81

WAREHOUSE 8	
Site Area	35,713 sq ft
Office	2,000 sq ft
Warehouse	19,718 sq ft
Deck Office	370 sq ft
Sub. Lot Area	480 sq ft
Sub. Lot Area	330 sq ft
Total GFA	22,878 sq ft
Carpark 1 Provision	100
Carpark 2 Provision	196

WAREHOUSE 9	
Site Area	113,262 sq ft
Office	1,530 sq ft
Warehouse	84,806 sq ft
Deck Office	300 sq ft
Total GFA	86,636 sq ft
Carpark Provision	298

*Areas are measured to future Minim. Rd boundary & red
 **Areas are subject to survey



REVISIONS

REV	DESCRIPTION	DATE
A	ISSUED FOR SDA	06/03/2025
B	ISSUED FOR SDA	03/04/2025

sba Aspect Industrial Estate
 789-882 Minnie Road Kempes Creek

ESTATE MASTERPLAN
 SSD-10448-MOD10
 AIE.EST.DA.1090
 Date: 03/04/2025 Scale: 1:4000@A3, 1:2000@A1 Project No: 29107 MP01 B



Figure 1: Concept Layout – MOD - 10



commencing with. Do not scale the drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

02 Response to Comment CS Nil 15.04.2024
 01 Preliminary CS Nil 07.04.2024
 Issue Revision Description Drawn Check Date

Client
 Mirvac

Project
 840-882 Mamre Road Kemps Creek
 NSW 2178. Lots 1.2 & 5 DP1285305
 & Lots 6 & 7 DP1291562

SITE IMAGE
 Level: 1: 24 Bopple Street
 Redfern NSW 2016
 Australia
 Tel: 011 613 8338 3000
 Fax: 011 21 8888 2877
 www.landscapearchitects.com.au
 Site Image (A000) Pty Ltd
 ABN 61 567 387 981
 Landscape Architects

PRELIMINARY
 Drawing Name:
 Tree Canopy Plan_IVE Fitout
 Scale: 1:2000 @ A1
 Job Number:
 SS24-5421_IVE
 Drawing Number:
 2001 02

WAREHOUSE 8 IVE FITOUT - CANOPY COVER				
Warehouse	Area (m ²)	30% Canopy Cover	Current Canopy Cover	Current % Canopy Cover
Warehouse 1	65,217	6,522	6273.2	30%
Warehouse 2	40,172	4,017	3536	9%
Warehouse 3	42,795	4,279	4222.7	30%
Warehouse 4	43,365	4,337	5121.5	32%
Warehouse 5	28,160	2,816	2844.4	30%
Warehouse 6	15,439	1,544	591.5	3%
Warehouse 7	27,120	2,712	3935.9	34%
Warehouse 8	79,710	7,971	11971.4	30%
Warehouse 9	113,082	11,308	8449.5	7%
Sub total (Warehouse allotments)	449,020	44902	46888.44	10.44%
Wapentaster (C6)	38157	1,816	7382.3	41%
Wapentaster Zone (Less C2 Area)	20,988	2,099	14264.1	67%
Total (Excluding public roads and C2 Land)	478,393	47839.3	61,969	13%
C2 Land	12,772	1,277	6386	50%
Public Roads	43,486	4,738	5001.1	14%
C1 Land	14,004			
Total (Including public roads and C2 Land)	558,123	55,832.30	73,896	13.2%

NOT FOR CONSTRUCTION

Figure 1A: Tree Canopy Plan

APPENDIX 2 STAGE 1 DA PLANS

Table 6 Schedule of Approved Plans – Stage 1 DA Plans

Drawing No	Title	Issue	Date
Architectural Plan prepared by SBA Architects			
DA100	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Overall Site Plan	W	30/11/2022
DA101	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Signage Plan	G	05/08/2022
DA110	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Lot 1 Site & Warehouse Floor Plan	DD	19/10/2022
DA310	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Lot 3 Site & Warehouse Floor Plan	M	19/10/2022



OVERALL DEVELOPMENT DATA

Total Site Area	559,323 m ²
Mamre Rd Reserve Area	14,004 m ²
Riv. Boundary Site Area	544,319 m ²
Access Roads Area	43,805 m ²
Future Roads Area	3,570 m ²
Creek Riparian Area	29,716 m ²
Resealed Riparian Area	4,042 m ²
Basin Lot Area	18,157 m ²
Total Developable Area	445,027 m ²
Restriction on User Area	4,613 m ²

WAREHOUSE 1

Site Area	61,170 m ²
Office	900 sqm
Warehouse	32,686 m ²
Dock Office	300 m ²
Total GFA	33,886 m ²
Carpark Provided	141

WAREHOUSE 3

Site Area	42,755 m ²
Office	700 m ²
Warehouse	20,735 m ²
Dock Office	100 m ²
Total GFA	21,535 m ²
Carpark Provided	89



LEGEND

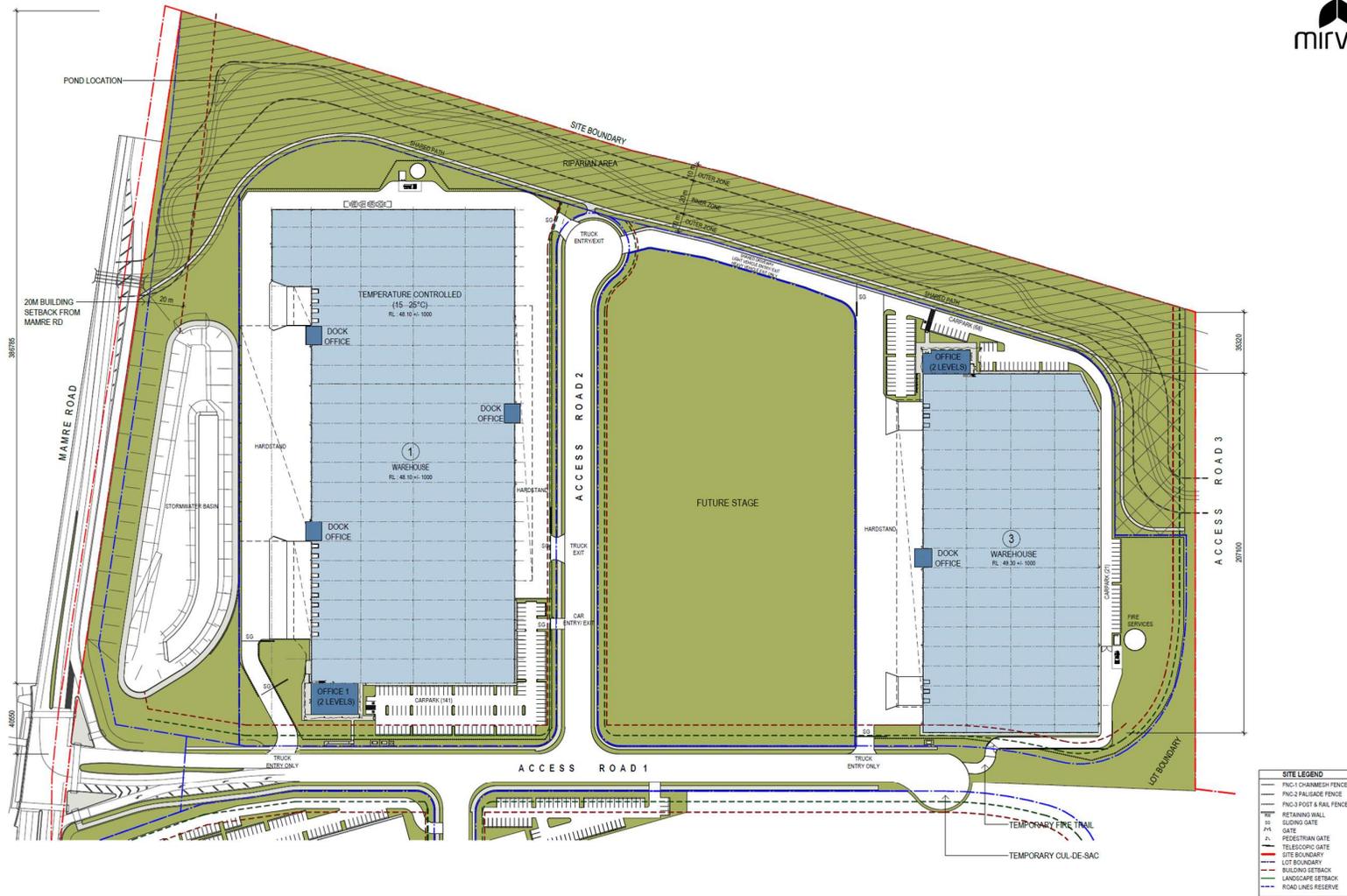
- Landscape Setback
- Building Setback
- SS Substation Indicative Location
- RW Retaining Wall
- FS Fire Services
- FB Fire Brigade Truck Parking
- RW Rainwater Tank
- AC Plant Indicative Location
- Phase 1 Roadworks
- Phase 2 Roadworks

LEGEND

- Stage 1 Infrastructure Works
- Stage 1 Bulk earthworks / temporary sediment erosion basins / landscaping / batter stabilisation
- Stage 1 on Lot Works
- Temporary right of carriageway
- Stage 1 Retaining Walls

	ASPECT INDUSTRIAL ESTATE			SSDA MOD 2 ESTATE WORKS STAGING PLAN DATE: 28.11.2022 1:4000 @ A3 DRAWING NO: 19210 MP2-03 G
	LOTS 54-58 (DP259135) MAMRE ROAD, KEMPS CREEK			

Figure 2: Stage 1 Plan



	PREPARED BY: SBA CHECKED BY: SBA DATE: 11/11/2022	Mirvac Design 11/11/2022 11/11/2022 11/11/2022	Drawn by: T. George Checked by: SBA Date: 11/11/2022 Rev: 02/000/0000 Rev: 02/000/0001	ASPECT INDUSTRIAL ESTATE LOTS 54-58 MAMRE ROAD, KEMPS CREEK			SHEET NO: 30/11/2022	SCALE: 1:1000@A1	JOB NO: 10210	DRAWN BY: DA100	CHECKED BY: W
	PROJECT NO: 10210			PROJECT NAME: ASPECT INDUSTRIAL ESTATE	PROJECT LOCATION: LOTS 54-58 MAMRE ROAD, KEMPS CREEK						

Figure 2A: Stage 1 Phase 1 Plan

Landscape Concept Masterplan Stage 1



-  Estate Entry Feature
-  Streetscape
-  Riparian Zone
-  Stormwater Basin
-  Boundary Planting
-  On Lot Landscape



Aspect Industrial Estate Kemp's Creek | Landscape Masterplan MOD2

Drawing Number	004
Issue	E
Date	25.07.2022

Figure 3: Stage 1 Landscape Plan



OVERALL DEVELOPMENT DATA

Total Site Area	506,323 m ²
Mamre Rd Reserve Area	14,004 m ²
Rev. Boundary Site Area	544,319 m ²
Access Roads Area	39,976 m ²
Future Roads Area	3,570 m ²
Creek Riparian Area	32,716 m ²
Retained Riparian Area	4,042 m ²
Basin Lot Area	18,157 m ²
Total Developable Area	448,956 m ²
Total Office Area (incl. out of)	1,634 m ²
Total Warehouse Area	64,973 m ²
Total Building Area	66,607 m ²

WAREHOUSE 9

Site Area	113,982 m ²
Offices	1,365 m ²
Warehouse	64,742 m ²
Dock Office	242 m ²
Total GFA	66,350 m ²
Carpark Provided	257

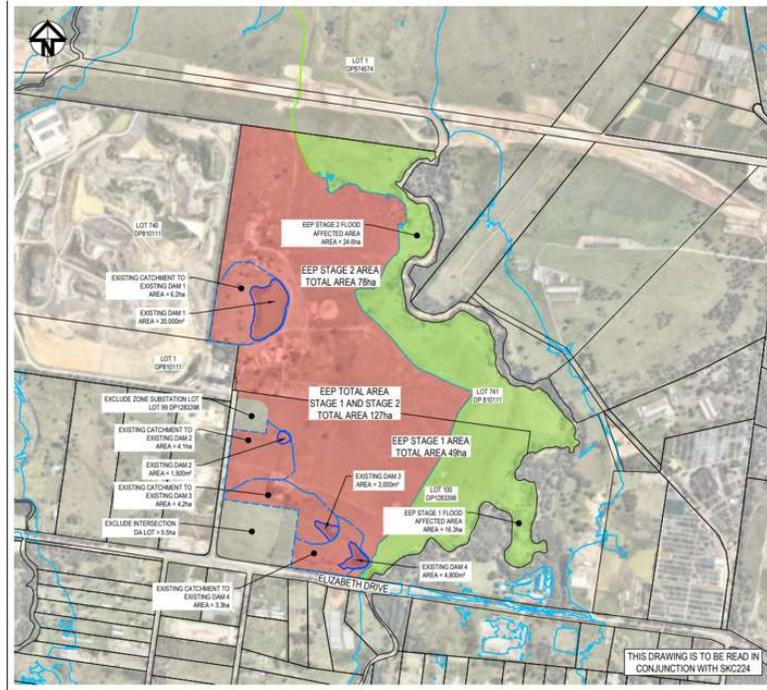


*Areas are measured to future Mamre Rd boundary in red
 **All areas subject to survey

<p>100/102 Mallett Street, North Sydney NSW 1585 02 9389 1000 www.sba.com.au</p>	<p>PROJECT NO: SSDA-MOD 3 PREPARED FOR: MIRVAC PREPARED BY: SBA ARCHITECTS DATE: 07/02/2023</p>	<p>ASPECT INDUSTRIAL ESTATE</p> <p>LOTS 54-58 (DP259135) MAMRE ROAD, KEMPS CREEK</p>		<p>SCALE: 1:4000 @ A3 DATE: 07.02.2023 DRAWING NO: MP3-03</p>
		<p>SETOUT TO GDA2020</p>		

Figure 4: Stage 1 Development Road Works Phasing Plan

Aspect Amended Stormwater Management Strategy (Stage 1 Development Phase 1) EEP Stormwater Measures AIE Stormwater Measures



+

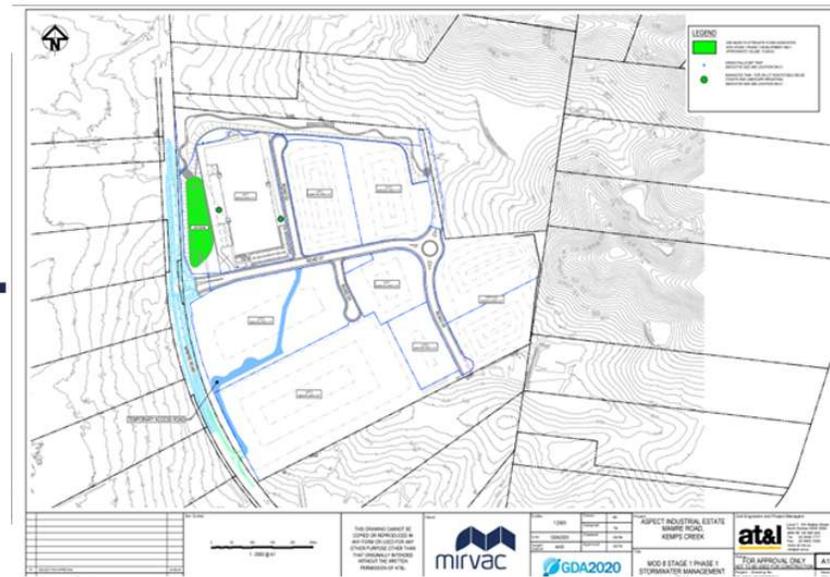
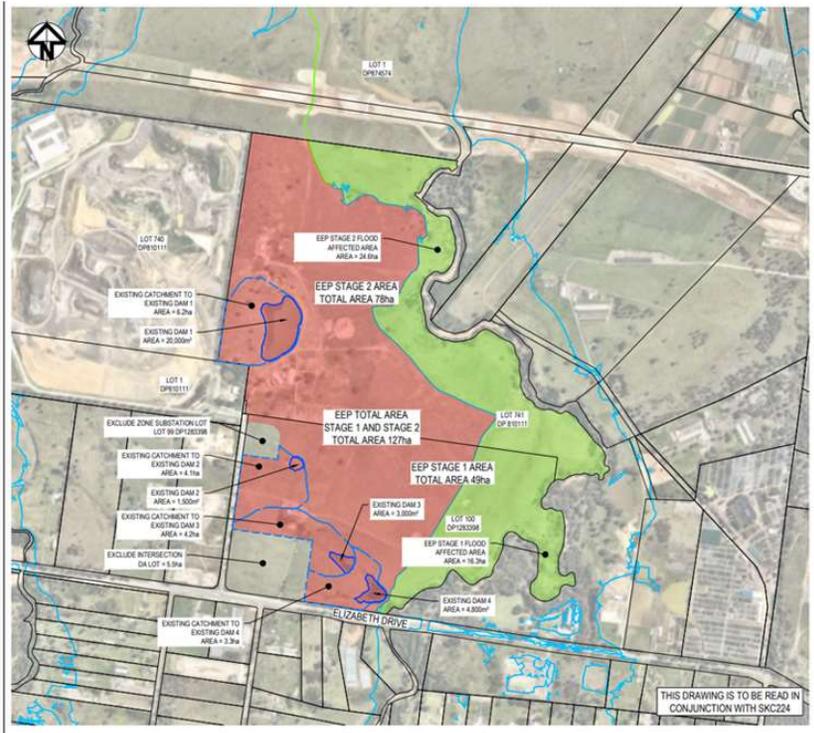


Figure 5: Stage 1 Development, Phase 1 Stormwater Management Plan

Aspect Amended Stormwater Management Strategy (Stage 1 Development)

EEP Stormwater Measures



AIE Stormwater Measures

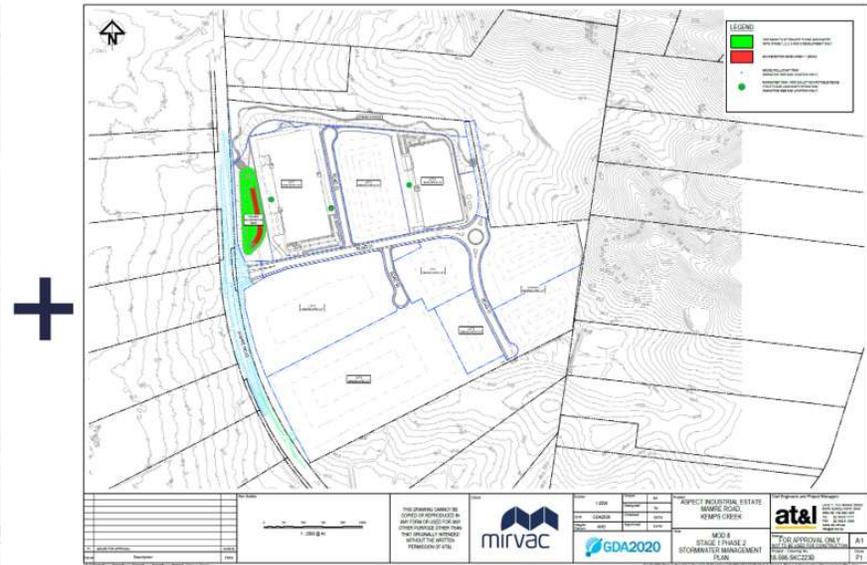


Figure 5A: Stage 1 Development, Phase 2 Stormwater Management Plan

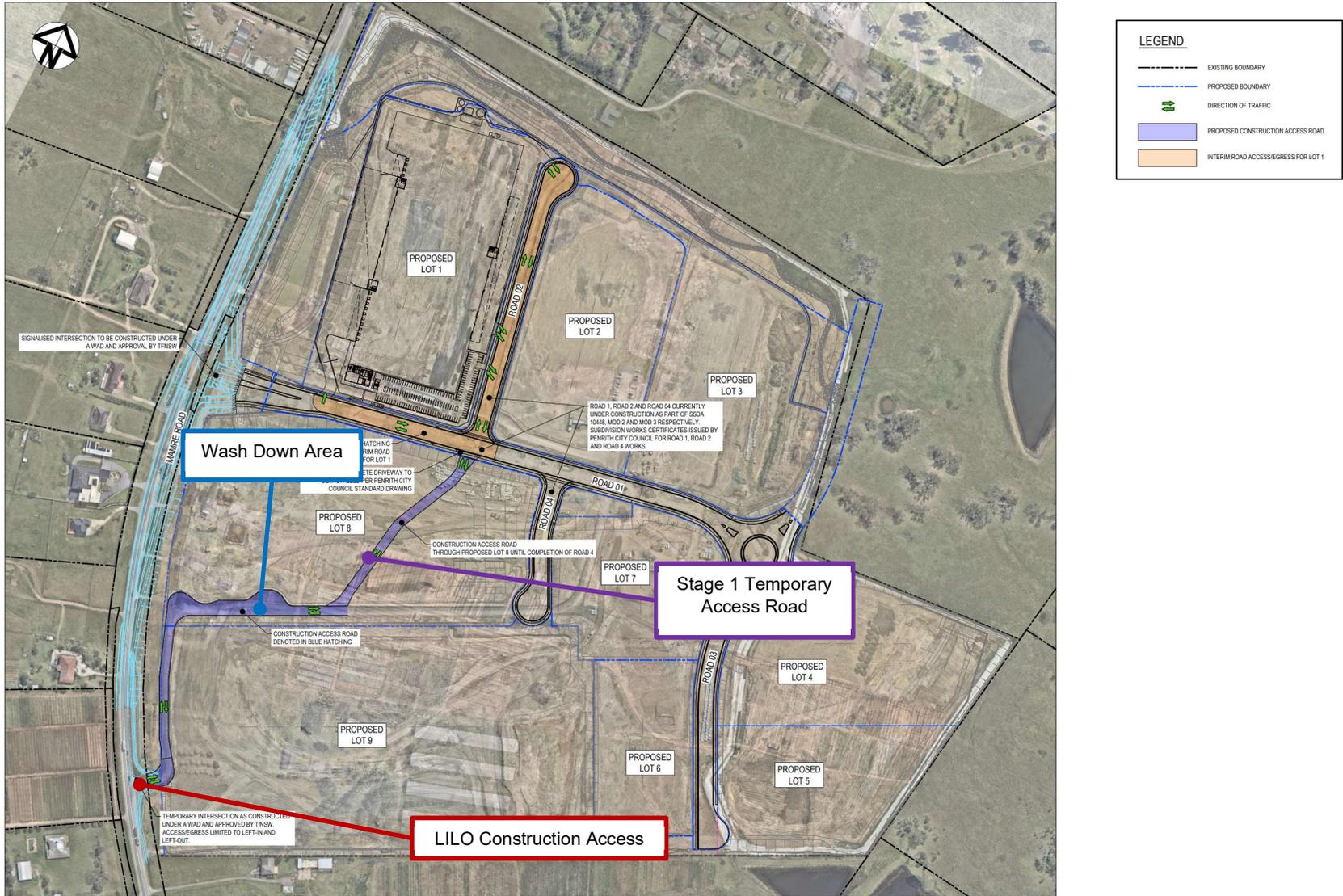


Figure 6: AIE Stage 1 Development Temporary Operational Access Arrangement Phase 1

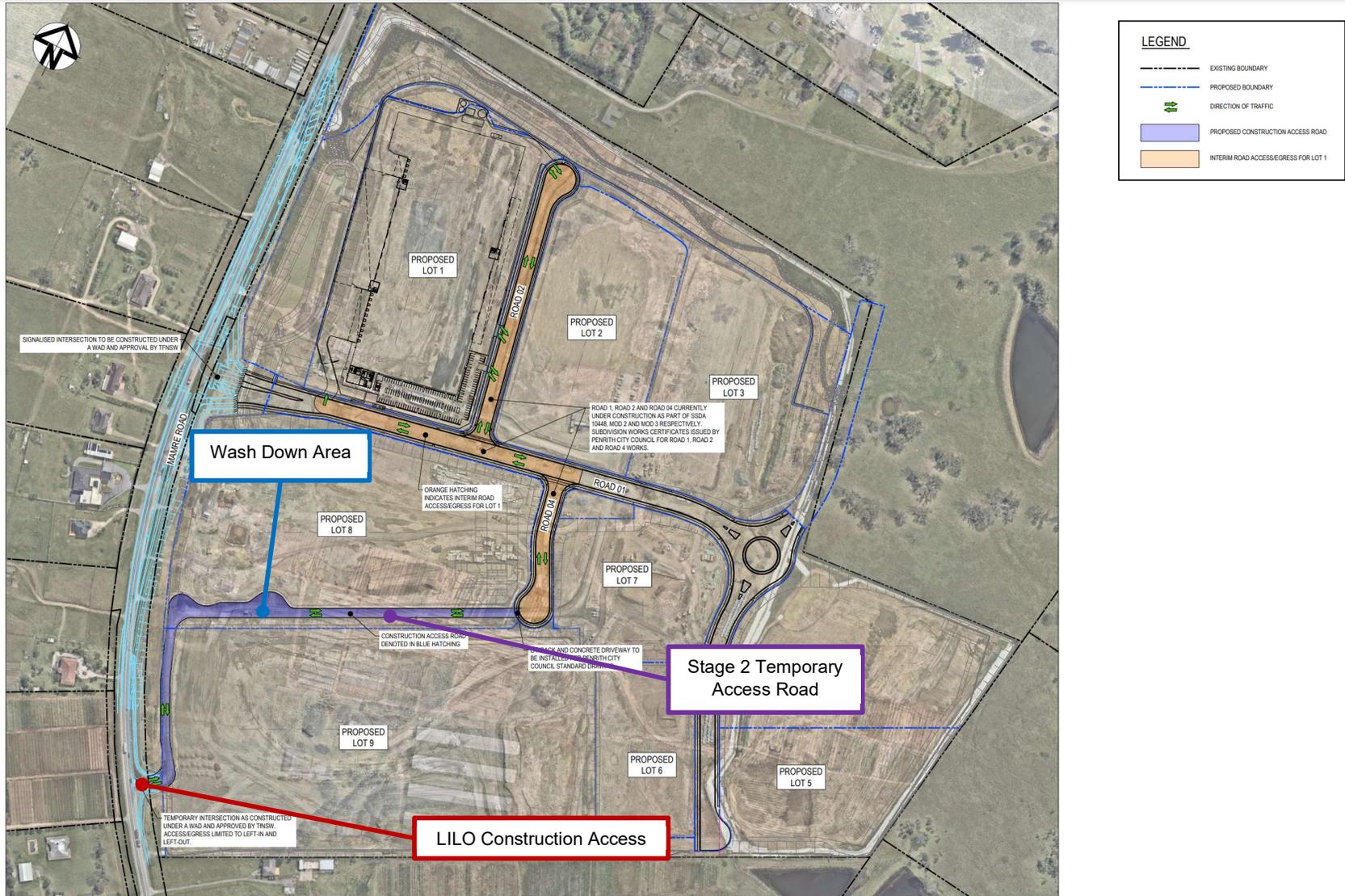


Figure 7: AIE Stage 1 Development Temporary Operational Access Arrangement Phase 2

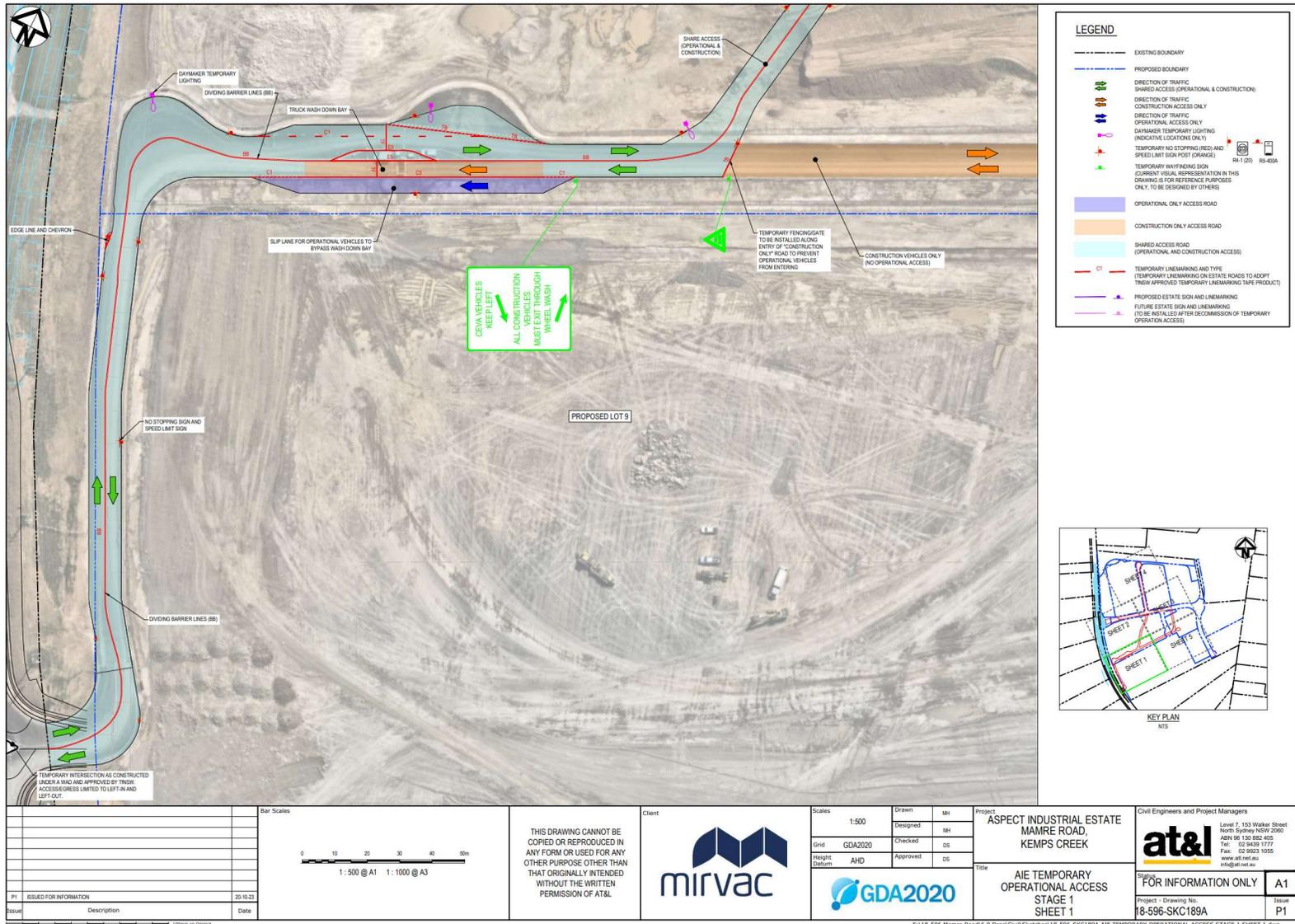


Figure 8: AIE Temporary Operational Access Stage 1 Sheet 1

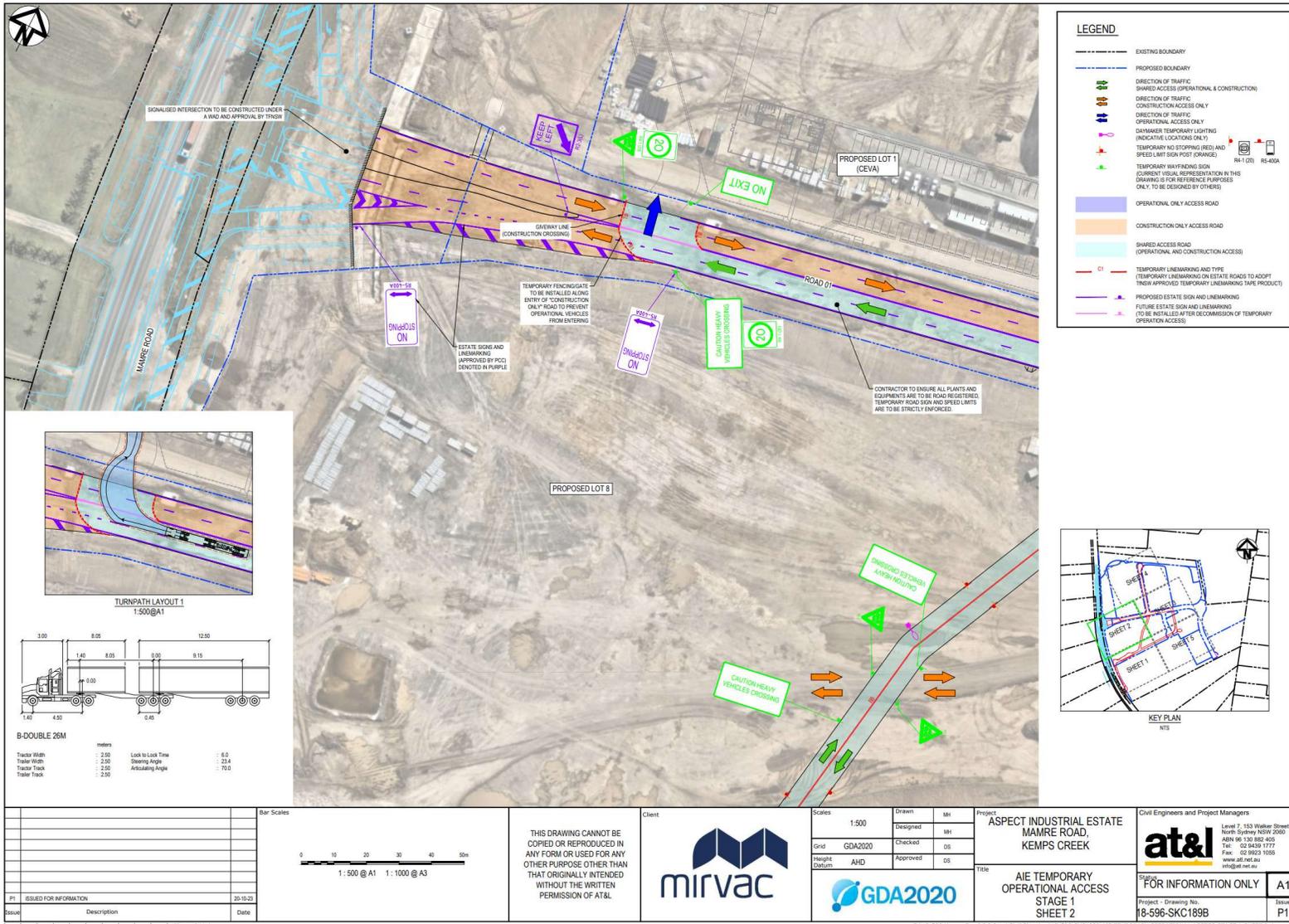


Figure 9: AIE Temporary Operational Access Stage 1 Sheet 2

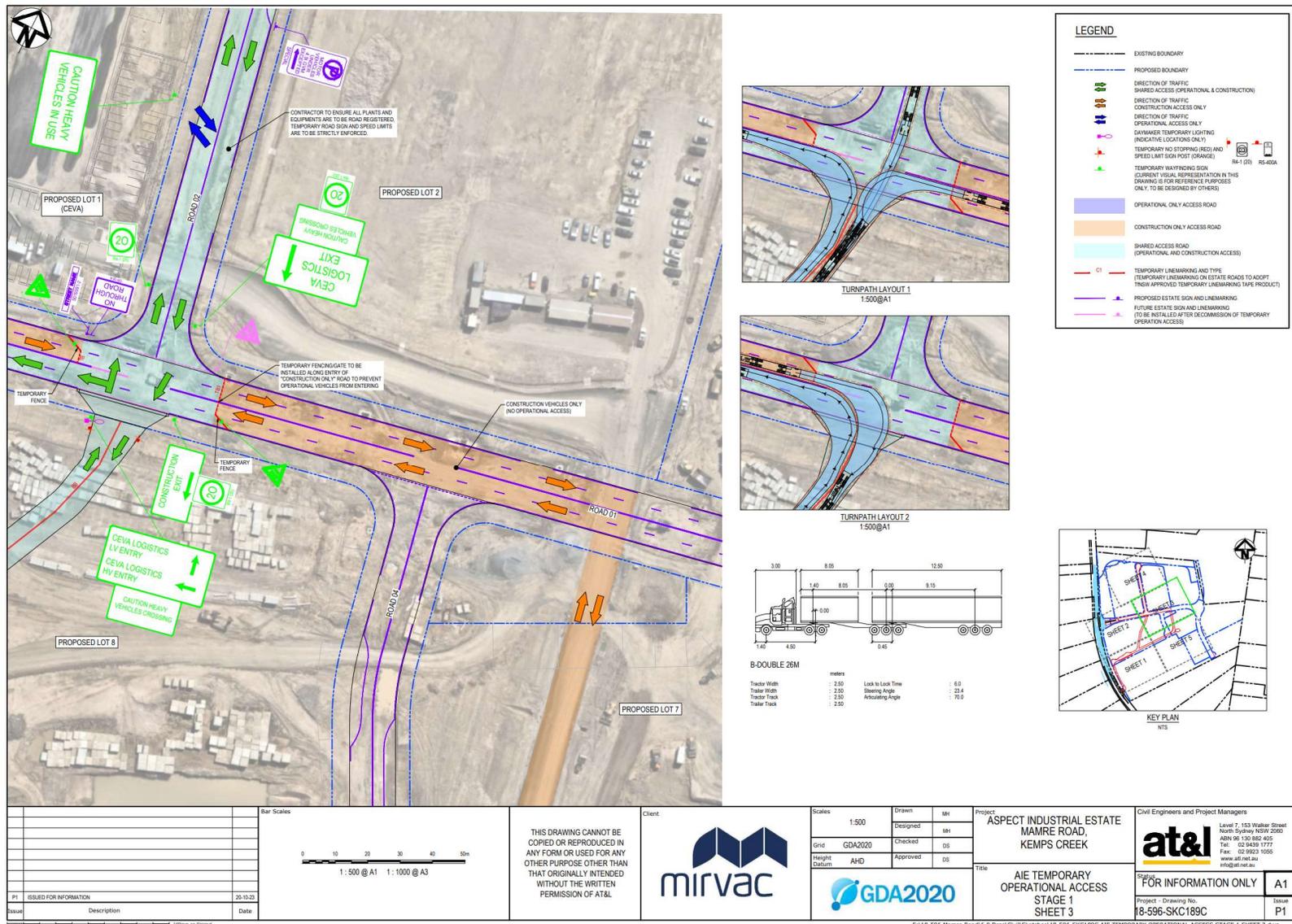


Figure 10: AIE Temporary Operational Access Stage 1 Sheet 3

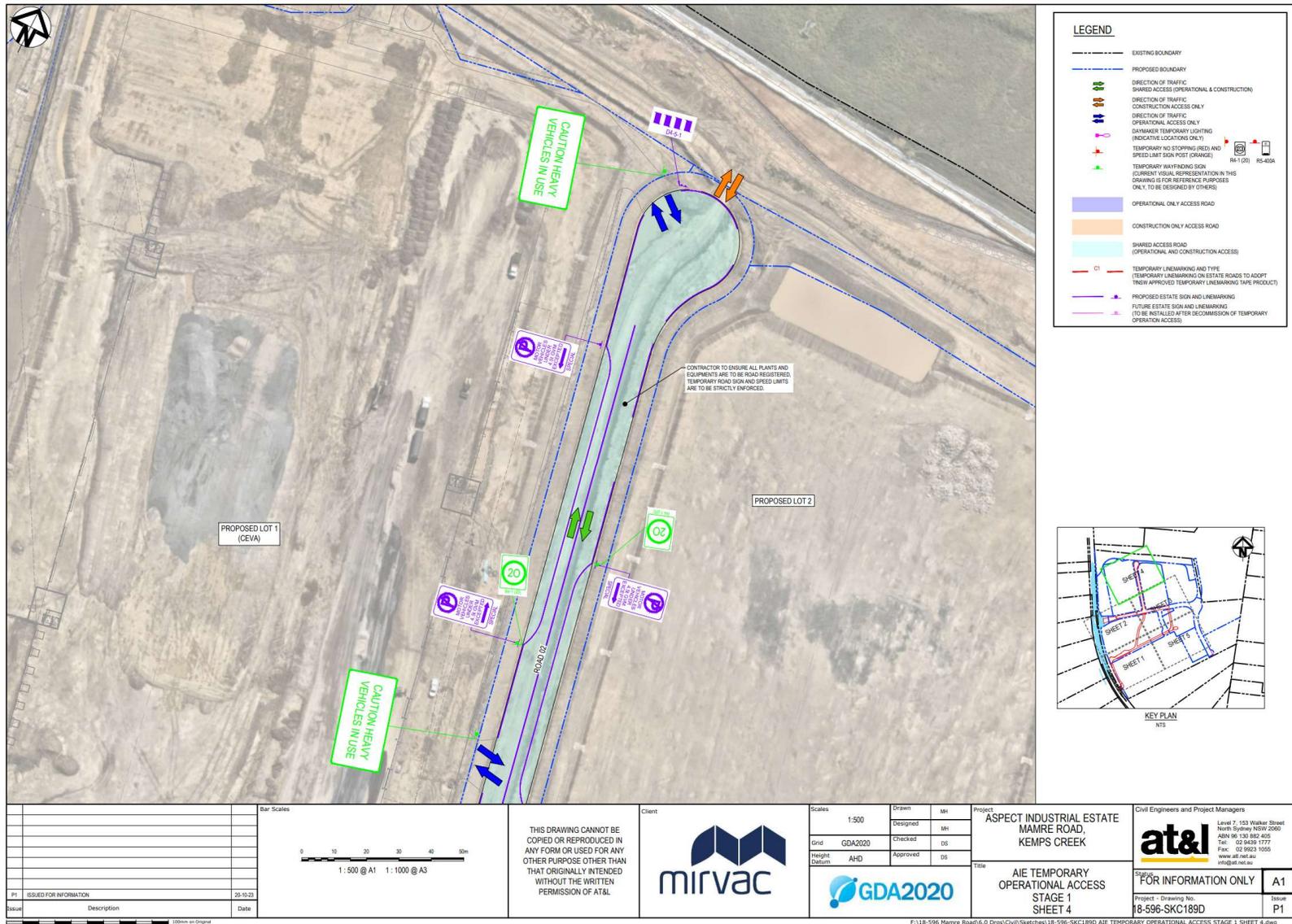


Figure 11: AIE Temporary Operational Access Stage 1 Sheet 4

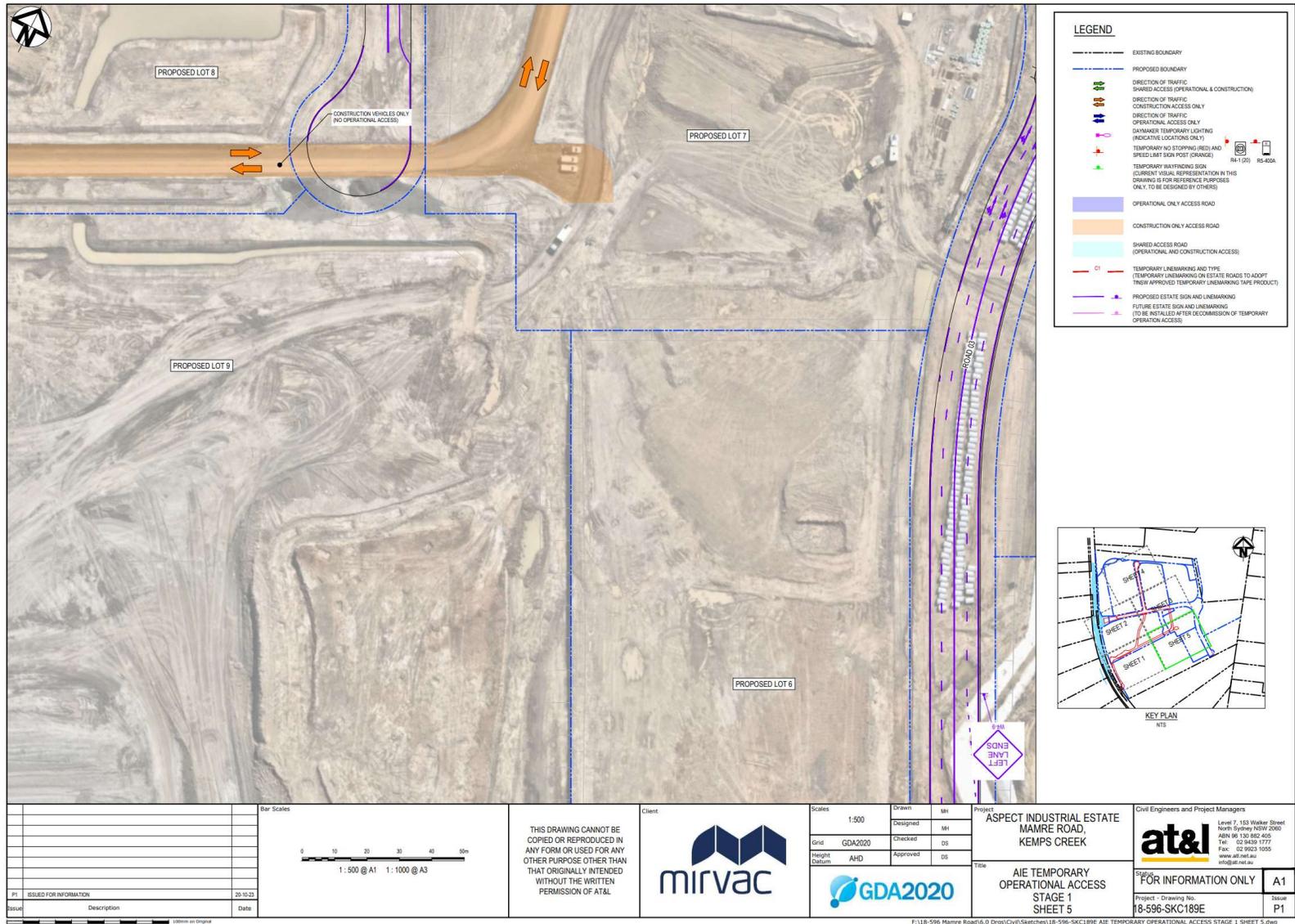


Figure 12: AIE Temporary Operational Access Stage 1 Sheet 5

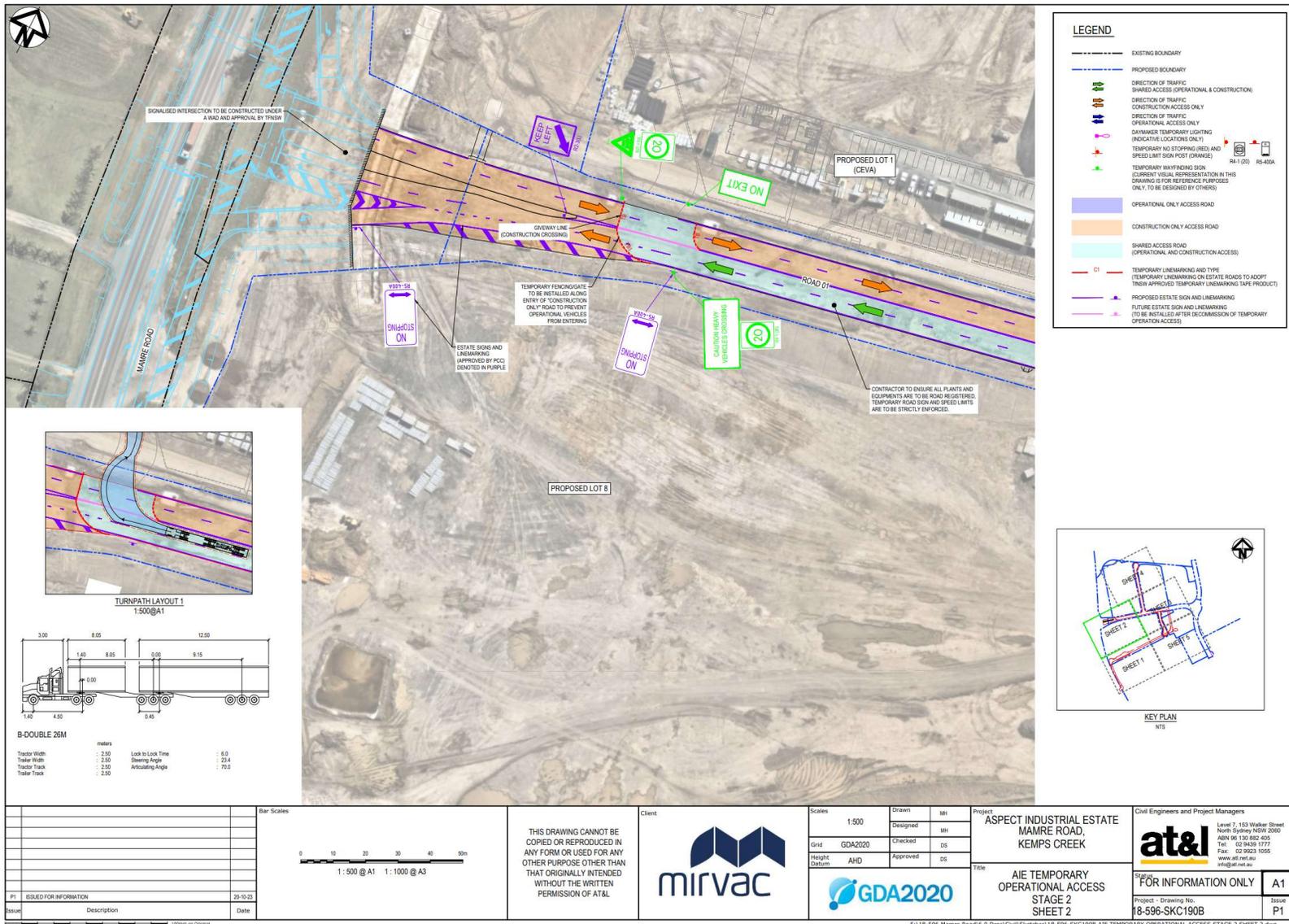


Figure 14: AIE Temporary Operational Access Stage 2 Sheet 2

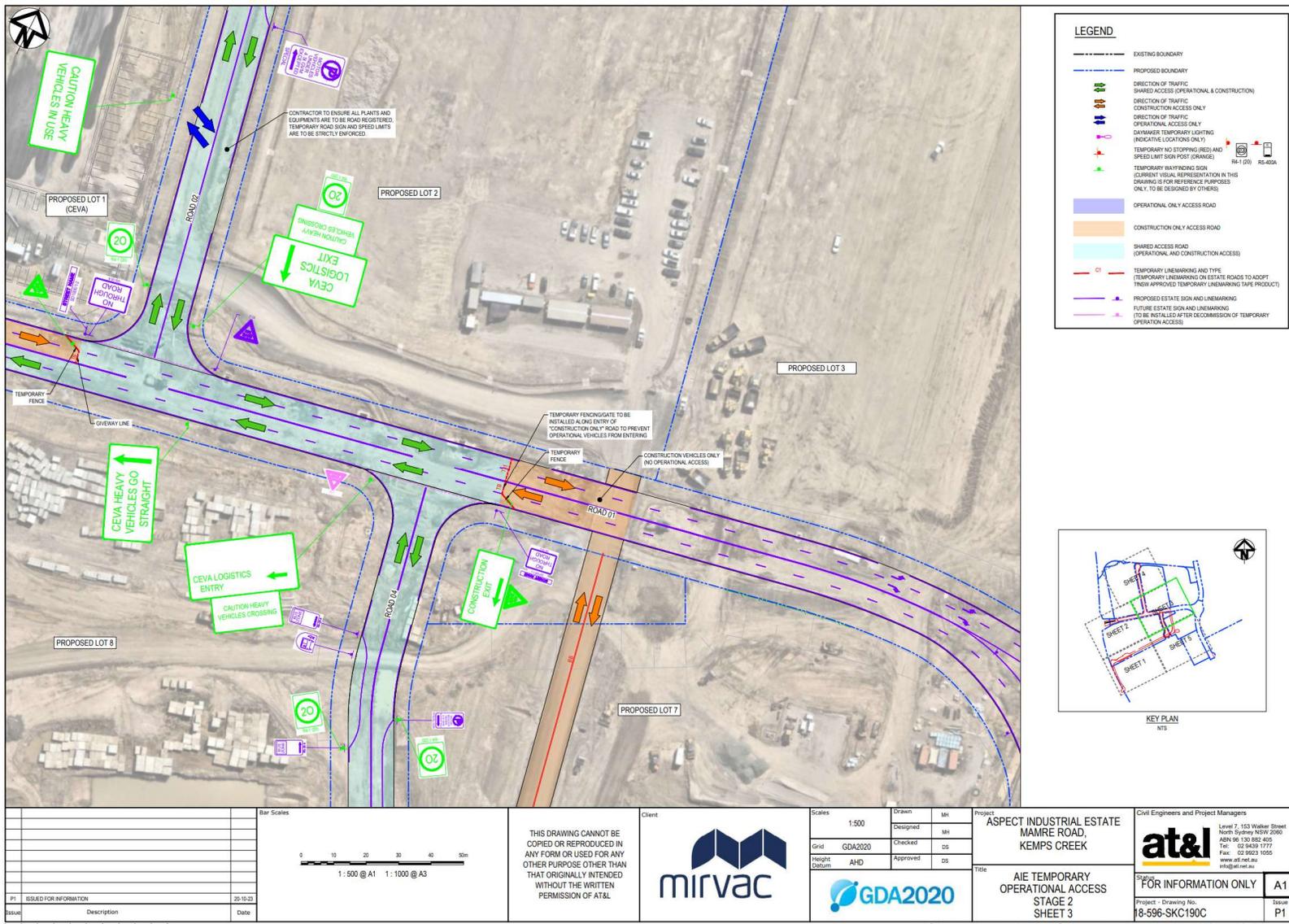


Figure 15: AIE Temporary Operational Access Stage 2 Sheet 3

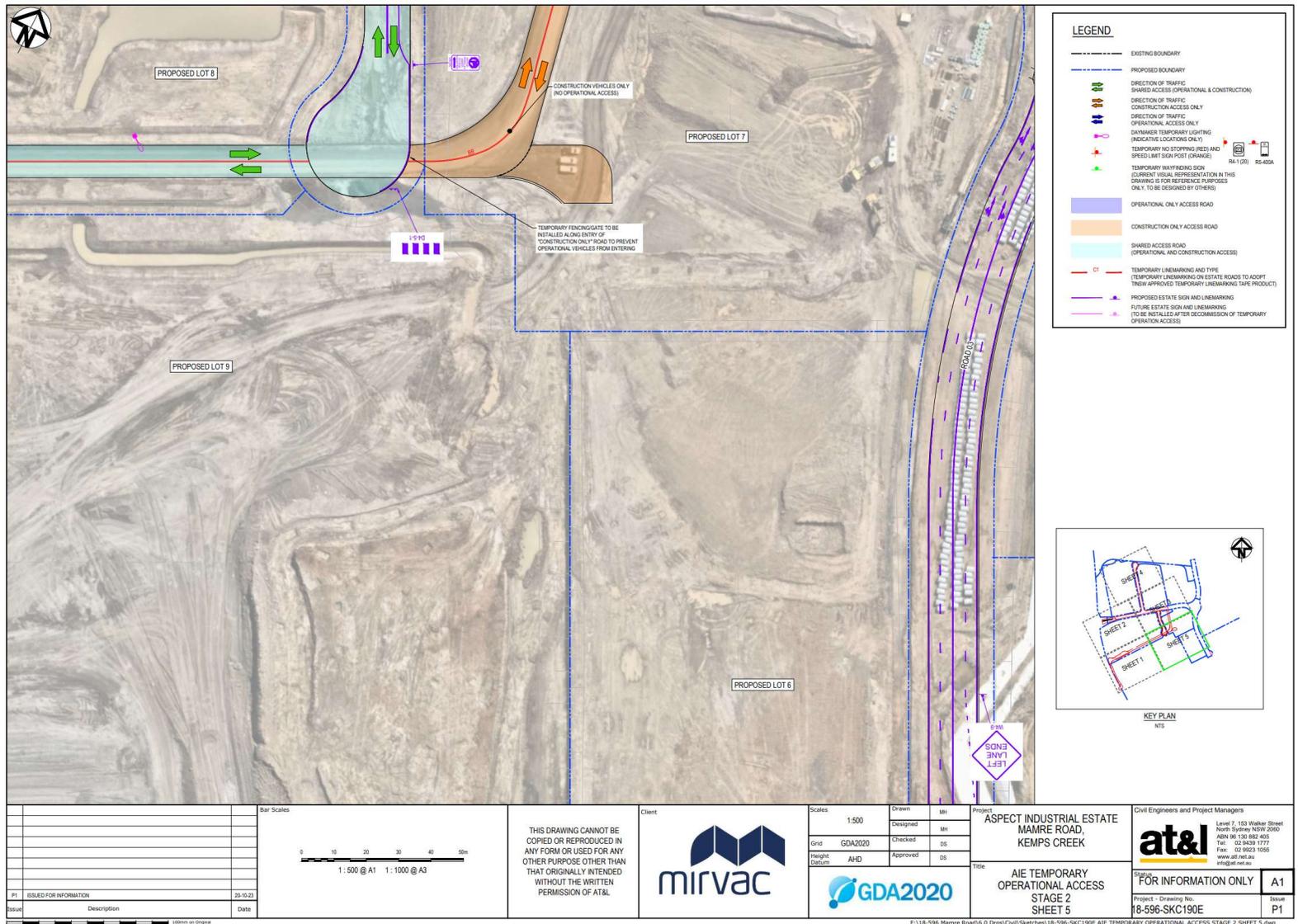


Figure 17: AIE Temporary Operational Access Stage 2 Sheet 5

APPENDIX 3 NOISE MONITORING LOCATIONS

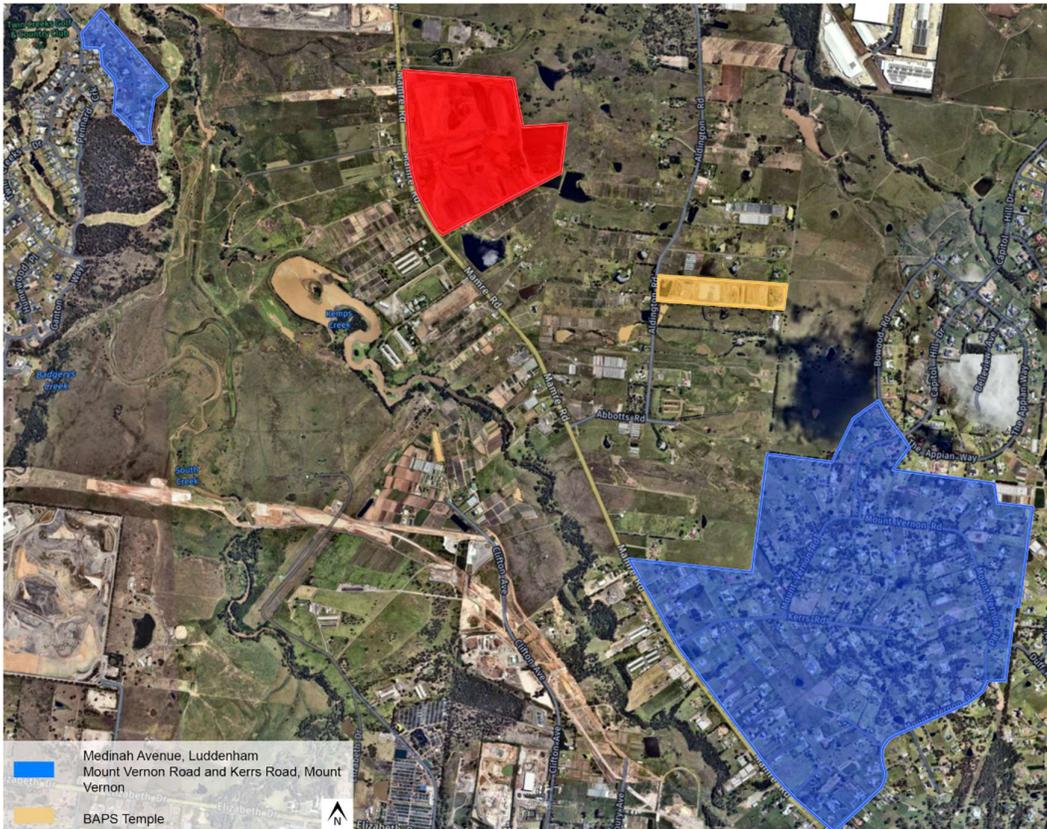


Figure 18: Noise Monitoring Locations Plan

APPENDIX 4 NOISE MITIGATION ELIGIBLE RECEIVERS LOCATIONS



Figure 19: Noise mitigation eligible receivers to the west of Mamre Road

APPENDIX 5 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	SSD DA Component	Mitigation and Management
Construction Management		
General Construction Management	Stage 1 Development	<ul style="list-style-type: none"> ▪ A CEMP to be prepared for the AIE Stage 1 Development capturing standard and specific management and mitigation measures as described in the SSD DA, EIS and supporting technical documents.
Operational Management		
General Operational Management	Concept Masterplan Stage 1 Development	<ul style="list-style-type: none"> ▪ An OEMP to be prepared for the AIE capturing standard and specific operational management and mitigation measures as described in the SSD DA, EIS and supporting technical documents.
Transport		
Construction Traffic	Stage 1 Development	<ul style="list-style-type: none"> ▪ Preparation of a CTMP to form part of the CEMP addressing issues such as: <ul style="list-style-type: none"> – Track haul routes, delivery schedules and curfews; – Protocols for the management of construction traffic moving onto and off the site.
Urban Design and Visual		
Site Layout and Design	Concept Masterplan	<ul style="list-style-type: none"> ▪ Future development of the AIE to proceed in accordance with the approved Concept Proposal and DCP.
Development Controls	Concept Masterplan	<ul style="list-style-type: none"> ▪ Design and development controls to be established for

Issue	SSD DA Component	Mitigation and Management
		<p>the AIE in the form of a DCP to guide future development on the site.</p>
Visual Impact	<p>Concept Masterplan Stage 1 Development</p>	<ul style="list-style-type: none"> ▪ Design and development controls to be established for the AIE in the form of a DCP to guide future development on the site. ▪ Landscaping of key interfaces including western boundary to minimise visual impact.
Soils and Water		
Water Usage	Stage 1 Development	<ul style="list-style-type: none"> ▪ Rainwater tanks to be provided for each development site with size determined in accordance with the Penrith City Council DCP requirements. ▪ Irrigation and toilet flushing for development to be plumbed to rainwater tanks. ▪ Consideration to be given to other possible rainwater reuse opportunities such as truck washing. ▪ Measures and considerations for the minimisation of water use during construction and operation to be incorporated into CEMP and OEMP as relevant.
Soils	Stage 1 Development	<ul style="list-style-type: none"> ▪ Mitigation measures inherent to the civil design of the proposal. ▪ Sediment and erosion control measures are proposed as detailed in Appendix F and Appendix G.
Salinity	Stage 1 Development	<ul style="list-style-type: none"> ▪ A Salinity Management Plan to be prepared for the proposed development.

Issue	SSD DA Component	Mitigation and Management
Contamination	Stage 1 Development	<ul style="list-style-type: none"> ▪ Management measures described in the Salinity Management Plan to be adopted in the CEMP and OEMP as relevant.
Earthworks	Stage 1 Development	<ul style="list-style-type: none"> ▪ Identified areas of potential contamination to be subject to further investigation prior to the development of affected land. ▪ Adoption of unexpected finds procedure for hazardous and contaminated materials management and removal during demolition and excavation.
Mineral Resources	Concept Masterplan	<ul style="list-style-type: none"> ▪ Civil design achieves appropriate site levels with minimal impact on hydrology. ▪ Import of fill to be managed in accordance with CEMP. ▪ Erosion and sediment control measures included in SSD DA package (Appendix F and Appendix G).
Surface Water	Stage 1 Development	<ul style="list-style-type: none"> ▪ No mitigation required. Proposed development does not impact existing mining leases in the area. ▪ Stormwater issues addressed through design measures incorporated into proposed development. ▪ Stormwater management system designed to meet the requirements of Penrith City Council's Engineering Works and WSUD guidelines, and relevant NOW guidelines. ▪ Detailed on-lot stormwater for future stages of the AIE to be

Issue	SSD DA Component	Mitigation and Management
Groundwater	Stage 1 Development	<p>designed and assessed under future applications.</p> <ul style="list-style-type: none"> ▪ Methods and management of any required dam dewatering required, as outlined in Appendix W, during construction works to be detailed in the CEMP.
Flooding	Stage 1 Development	<ul style="list-style-type: none"> ▪ OSD designed to ensure that development does not increase stormwater peak flows in downstream areas for events up to and including 1:100 year ARI. ▪ OSD designed to mitigate post-development flows to pre-development flows for peak ARI events. ▪ Finished floor levels to have a minimum 500mm freeboard to 100 year overland flows.
Water Quality	Stage 1 Development	<ul style="list-style-type: none"> ▪ Erosion and sediment controls as detailed in Appendix F and Appendix G to be implemented through CEMP. ▪ Stormwater to be treated to compliant levels prior to discharge. ▪ Gross Pollutant Trap (GPT) to be installed within each development site on the final downstream stormwater pit prior to discharge. ▪ WSUD measures adopted to achieve target reductions for the AIE: <ul style="list-style-type: none"> – 85% Total Suspended Solids – 60% Total Phosphorus – 45% Total Nitrogen – 90% Gross Pollutants

Issue	SSD DA Component	Mitigation and Management
Infrastructure		
Capacity and Upgrades	Concept Masterplan	<ul style="list-style-type: none"> ▪ Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Section 2.5.6 of the EIS.
Delivery and Staging	Concept Masterplan Stage 1 Development	<ul style="list-style-type: none"> ▪ Management of issues in respect of infrastructure capacity and upgrades is in the form of design responses described in Sections 2.4.7 and 2.5.6. ▪ Staging of development of the AIE would be aligned with infrastructure and services delivery.
Other Environmental Issues		
Flora and Fauna	Concept Masterplan Stage 1 Development	<ul style="list-style-type: none"> ▪ Implementation of the Biodiversity Offset Strategy for the site. ▪ Preparation of a Biodiversity Management Plan for the site to inform the CEMP and OEMP as relevant to manage potential impacts to biodiversity during construction and operation. ▪ Restoration of retained areas of vegetation including riparian corridors and the Biodiversity Offset Area; ▪ Native grassland restoration to other areas of the site including road batters and outside batters of bio-retention basins; and ▪ Ongoing maintenance and management of these areas in accordance with the provisions of the Biodiversity Offset Strategy.

Issue	SSD DA Component	Mitigation and Management
Waterways and Riparian Lands	Concept Masterplan Stage 1 Development	<ul style="list-style-type: none"> ▪ Realignment of creek to occur in accordance with design and management measures described in Appendix P including: <ul style="list-style-type: none"> – Revegetation to use appropriate native aquatic macrophyte and River-flat Eucalypt-forest species within the riparian area. – Ongoing management of riparian lands on the site to be in accordance with the Vegetation Management Plan (Appendix P).
Construction Noise	Stage 1 Development	<ul style="list-style-type: none"> ▪ Construction hours to be limited to 7:00am – 6:00pm Monday to Friday and 8:00am – 1:00pm Saturdays. ▪ Where construction noise levels are predicted to be above the NMLs, all feasible and reasonable work practices are investigated to minimise noise emissions. ▪ If construction noise levels are still predicted to exceed the NMLs, potential noise impacts would be managed via site specific construction noise management plans. ▪ Construction works should be conducted during standard construction hours, with OOHW minimised as far as reasonable and feasible. ▪ Locations for vibration intensive equipment should be reviewed during the preparation of the site specific Construction Noise and Vibration Management Plans (CNVMP) for construction works adjacent to sensitive receivers.

Issue	SSD DA Component	Mitigation and Management
Operational Noise	Stage 1 Development	<ul style="list-style-type: none"> ▪ Further noise management measures to be incorporated into the CEMP as appropriate.
Air Quality and Odour – Construction	Stage 1 Development	<ul style="list-style-type: none"> ▪ CEMP to include standard air quality control measures, contingency plans and response procedure and suitable reporting and performance monitoring procedures. ▪ CEMP to include standard odour mitigation measures for construction including keeping excavation surfaces moist, covering excavation faces and/or stockpiles, use of soil vapour extraction systems and regular monitoring of discharges as appropriate.
Air Quality and Odour – Operational	Stage 1 Development	<ul style="list-style-type: none"> ▪ Further assessment of potential air quality impacts to be undertaken in respect of any specific operations proposed within the AIE with an atypical air emissions profile. ▪ Specific operations proposed within the AIE with the potential for generation of odour would be subject to further assessment.
Indigenous Heritage	Stage 1 Development	<ul style="list-style-type: none"> ▪ Archaeological salvage excavation and monitoring to be undertaken in the presence of relevant Aboriginal stakeholders prior to ground disturbance and

Issue	SSD DA Component	Mitigation and Management
Non-Indigenous Heritage	Stage 1 Development	<p>excavation work in identified areas.</p> <ul style="list-style-type: none"> ▪ Result of detailed archaeological excavation and any suitable salvaged materials to be managed in accordance with the NPW Act and direction from relevant Aboriginal stakeholders. ▪ Implementation of Unexpected Finds Protocol.
Greenhouse Gas and Energy Efficiency	Stage 1 Development	<ul style="list-style-type: none"> ▪ Future stages of development within the AIE would be subject to assessment in relation to energy efficiency and greenhouse gas emissions.
Waste Management – Construction	Stage 1 Development	<ul style="list-style-type: none"> ▪ Detailed construction waste minimisation and management measures to be included in the CEMP as described in Appendix Y.
Waste Management – Operations	Stage 1 Development	<ul style="list-style-type: none"> ▪ Detailed construction waste minimisation and management measures to be included in the OEMP as described in Appendix Y.

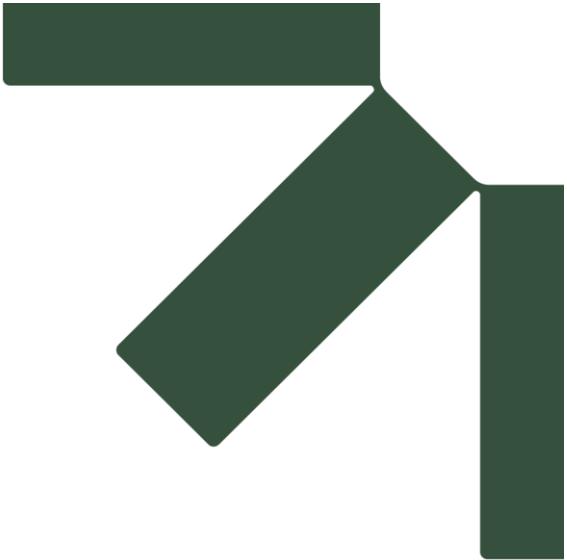
APPENDIX 6 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

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 Projects 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 E10 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 B **SSD 60513208**
Consent

Development Consent

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

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

These conditions are required to:

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

Joanna Bakopanos
A/Director
Industry Assessments

Sydney

11 October 2024

File: SSD 60513208

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.

SCHEDULE 1

Application Number:	SSD-60513208
Applicant:	Mirvac Projects Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	<u>Aspect Industrial Estate</u> Lot 105 on DP 1305965 788 – 882 Mamre Road, Kempers Creek NSW 2178 <u>Elizabeth Enterprise Precinct</u> Lot 100 DP 1283398 and Lot 741 DP 810111 1669A and 1669-1723 Elizabeth Drive, Badgerys Creek NSW 2555
Development:	Stage 4 of the Aspect Industrial Estate including: <ul style="list-style-type: none">• construction and operation of a warehouse and distribution facility (Warehouse 8) with loading docks, hardstand and ancillary office space

- minor on lot earthworks
- installation of services and utilities
- landscaping
- construction of light and heavy vehicle access driveways and parking
- inclusion of the Elizabeth Enterprise Precinct site for stormwater management purposes only.

Application Number	Determination Date	Decider	Modification Description
SSD-60513208- MOD-1	7 May 2025	TL	Modification to Concept and Stage 1 stormwater management strategy
SSD-60513208-MOD-2	27 June 2025	TL	Modification to Stage 4 including alterations and additions to Warehouse 8

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DEFINITIONS

AIE	Aspect Industrial Estate (SSD-10448 as modified) which includes a Concept Proposal for staged development, and Stage 1 development of an industrial estate including industrial, warehousing and distribution centres, approved on 24 May 2022
Applicant	Mirvac Projects Pty Ltd, or any person carrying out any development to which this consent applies
AR	Amendment Report titled <i>S37 Amendment to SSD-10448 MOD 6 & WH8 SSD-60513208</i> prepared by Urbis dated 12 April 2024
BCA	Building Code of Australia
BCS	Biodiversity and Conservation Science group of the Department of Climate Change, Energy, the Environment and Water
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	Minor on-lot earthworks, construction of buildings, hardstands, offices, roads, stormwater infrastructure and landscaping
Council	Penrith City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS, RTS and AR, including minor on-lot earthworks, construction, fit-out and operation of one warehouse building (warehouse 8), ancillary office space, hardstands, parking, landscaping, utilities and stormwater infrastructure, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPHI	Department of Planning, Housing and Infrastructure
EEP	Elizabeth Enterprise Precinct (Lot 100 DP 1283398 and Lot 741 DP 810111), 1669A and 1669-1723 Elizabeth Drive, Badgerys Creek NSW 2555, as described in the Response to Submissions Report prepared by Urbis dated 15 March 2024 and SSD-10448 MOD 4
EIS	The Environmental Impact Statement titled <i>AIE Concept Plan and Stage 1 Modification (SSD-10448 MOD 6) and Stage 4 Development Application (SSD-60513208) Environmental Impact Statement</i> , prepared by Urbis dated November 2023
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
Environmental Representative Protocol	The document of the same title published by the Department
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement

Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance
IWCM	Integrated Water Cycle Management
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Mamre Road / Access Road 1 intersection	The signalised intersection of Mamre Road and Access Road 1 approved as part of State Significant Development (SSD-10448) for the AIE (as modified)
Material harm	<p>Is harm that:</p> <ol style="list-style-type: none"> a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission, other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) <p><i>Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval.</i></p> <p><i>Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements.</i></p>
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	<p>The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act:</p> <ol style="list-style-type: none"> a) SSD-60513208-Mod-1: AIE Concept Plan, Stage 1, 2 ,3 and 4 Modification SSD-10448 MOD 8 SSD-46516461 MOD 3 SSD-58257960 MOD 1 SSD-60513208 MOD 1 Modification Report, prepared by Urbis, dated December 2024. b) SSD-60513208-Mod-2: Aspect Industrial Estate Concept Plan, Stage 1 (SSD-10448) & Stage 4 (SSD-60513208) Mod 2 Modification Report, prepared by Urbis, dated February 2025
MRP	Mamre Road Precinct
MRP DCP	Mamre Road Precinct Development Control Plan 2021
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of warehouse 8 for storage and distribution purposes as described in the EIS RTS and AR
PA	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
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
Planning Secretary	Secretary of the Department, or delegate

POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Regional Stormwater Scheme	Regional stormwater infrastructure as shown on the MRP Stormwater Scheme Plan, May 2024 prepared by Sydney Water
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled " <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> " (DECCW)
Relevant Roads Authority	The authority responsible for ownership and maintenance of the applicable road (either Council or TfNSW)
RTS	The Applicant's Response to Submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Aspect Industrial Estate Modification 6 (SSD-10448 MOD 6) & Stage 4 Development (SSD-60513208) – Response to Request for Additional Information Warehouse 8</i> , prepared by Urbis and dated 14 August 2024
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
SSD-10448	State Significant Development SSD-10448 approved by the Director, Industry Assessments as delegate of the Minister administering the EP&A Act on 24 May 2022 and all subsequent modifications
State Emergency Service	Has the same meaning as the definition of the term in section 3 of the <i>State Emergency Service Act 1989</i> (NSW)
Technical Guidance	<i>Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets</i> (NSW Government, 2022)
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
WSUD	Water Sensitive Urban Design
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS, RTS and AR;
 - (d) in accordance with the Modification Assessments;
 - (e) in accordance with the Development Layout in Appendix 1; and
 - (f) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

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

Development Area

- A6. The maximum GFA for the development must not exceed the limits described in Table 1.

Table 1 Maximum GFA for the Development

Land Use	Maximum GFA (m ²)
Warehouse and distribution centres	39,800
Offices	2,000
Dock Office	370
Storeroom	460
Total	42,630

Access and Traffic

- A7. The Applicant must not operate the development until the Mamre Road / Access Road 1 intersection is completed to the satisfaction of the relevant roads authority.
- A8. The largest vehicle permitted to access the site is a 30 metre Performance Based Standards (PBS) Level 2 Type B.
- A9. The Applicant must ensure all vehicles associated with construction and operation of the development do not use Bakers Lane, Aldington Road or Abbots Road.

Stormwater Management

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

A11. Under this consent, the Elizabeth Enterprise Precinct (EEP) site must only be used for stormwater management purposes, as shown on the cumulative stormwater offset plan, Drawing 18-596-SKC178 / P4 prepared by AT&L, dated 29/04/24 (See Appendix G of the Modification Report for SSD-60513208-Mod-1), to comply with condition A10 until the Regional Stormwater Scheme becomes available for the AIE to connect into.

Note: Any future use of the EEP site other than for stormwater management purposes may be considered by the Department as part of a separate future modification and/or application should alternative stormwater management strategies become available.

A12. This consent does not permit the use of the EEP site for any other development or use and must be preserved as undeveloped land for the purposes described in condition A10.

Lighting

A13. The LED strip lighting shown on the western façade of the warehouse adjacent to Mamre Road is not approved.

NOTIFICATION OF COMMENCEMENT

A14. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

- (a) construction; and
- (b) operation.

A15. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

A16. 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

A17. 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).

A18. 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.

A19. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A20. Prior to the commencement of construction of the development, the Applicant must:

- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
- (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
- (c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.

A21. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
- (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Sydney Water

- A22. Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to ensure sewer, water or stormwater mains or easements would not be affected by the development.
- A23. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A24. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A25. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

STRUCTURAL ADEQUACY

- A26. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

Note:

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

EXTERNAL WALLS AND CLADDING

- A27. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A28. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A29. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

- A30. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

DEVELOPMENT CONTRIBUTIONS

- A31. Prior to the issue of a Construction Certificate for the development (or at a time otherwise permitted by the contributions plan or otherwise agreed by Council), the Applicant must pay contributions to Council as required in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022.
- A32. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (as in force when this development consent takes effect).

A person may not apply for a Subdivision Certificate or Construction Certificate (as the case may require, having regard to the Determination) in relation to development the subject of this development consent unless the person provides, with the application, written evidence from the Department of Planning, Housing and Infrastructure that the

special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.

More information

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

OPERATION OF PLANT AND EQUIPMENT

- A33. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

- A34. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

ENVIRONMENTAL REPRESENTATIVE

- A35. The Applicant must engage an Environmental Representative (ER) to oversee construction of the development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:
- (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RTS, AR and any additional information for the development and is independent from the design and construction personnel for the development;
 - (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;
 - (c) consider and inform the Planning Secretary on matters specified in the terms of this consent;
 - (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
 - (e) review the CEMP required in condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:
 - (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
 - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);
 - (f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;
 - (g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
 - (h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;
 - (i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, sediment control, noise and dust;
 - (j) attend the Mamre Road Precinct Working Group (see condition A38) in a consultative role in relation to the environmental performance of the development; and
 - (k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Monthly Report** providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Monthly Reports'. The **Environmental Representative Monthly Report** must be submitted within seven calendar days following the end of each month for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.

Note: *Subject to the Planning Secretary's approval, the Applicant may elect to nominate the ER approved to oversee the Stage 1 Development (SSD-10448) for the purposes of satisfying Condition A35 of this consent.*

- A36. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A35 (including preparation of the ER Monthly Report), as well as:
- (a) the complaints register (to be provided on a daily basis); and
 - (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).
- A37. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A35. The Applicant must:
- (a) facilitate and assist the Planning Secretary in any such audit; and
 - (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.

MAMRE ROAD PRECINCT WORKING GROUP

- A38. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:
- (a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;
 - (b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;
 - (c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;
 - (d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;
 - (e) review community concerns or complaints with respect to environmental management;
 - (f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and
 - (g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.
- Note:** *Subject to the Planning Secretary's approval, the Applicant may satisfy Condition A38 through utilising the Working Group established under condition C34, Schedule 2 of SSD-10448.*
- A39. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A38. The Applicant must:
- (a) consult with the Planning Secretary;
 - (b) provide confirmation that all components of the development are operational; and
 - (c) advise on the date of the proposed exit.

APPLICABILITY OF GUIDELINES

- A40. 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.
- A41. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail proposed work zones, heavy vehicle routes, access and parking arrangements;
 - (e) detail the number of construction vehicle movements and demonstrate how the movements will be managed in the context of road changes in the vicinity of the site;
 - (f) include a Driver Code of Conduct to:
 - (i) minimise the impacts of construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) inform truck drivers of the site access arrangements, turning restrictions and use of specified routes;
 - (v) include a program to monitor the effectiveness of these measures; and
 - (vi) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions.
 - (g) include the location of any crane(s) and a crane movement plan;
 - (h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects;
 - (i) include a program to monitor the effectiveness of these measures; and
 - (j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction 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.

Construction Access

- B3. The Applicant must not commence any construction associated with the development until the Mamre Road / Access Road 1 intersection is completed to the satisfaction of the relevant roads authority.
- B4. All construction traffic associated with the development must use the completed Mamre Road / Access Road 1 intersection and must not use the temporary left-in/left-out access off Mamre Road.
- B5. The Applicant must maintain a 60 kilometre per hour (km/hr) road works speed limit on Mamre Road between Bakers Lane and Abbots Road for the duration of construction, to the satisfaction of TfNSW and subject to approval of the Transport Management Centre (TMC). The road works speed limit must remain in operation 24 hours a day, seven days a week, unless otherwise instructed by TfNSW. Should the 60 km/hr road works speed limit not be approved by the TMC, the 80 km/hr speed limit in Mamre Road must be retained.

Parking

- B6. The Applicant must provide sufficient parking facilities on site in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.
- B7. Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and warehouse buildings in accordance with relevant guidelines and standards and the MRP DCP.
- B8. A minimum of 5% of parking bays for each warehouse building must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.

Operational Traffic Monitoring Program

- B9. At the commencement of operation of the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program to verify light and heavy vehicle traffic numbers against the predictions in the AR. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:
- (a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (b) queue monitoring at the Mamre Road / Access Road 1 intersection and background traffic counts on Mamre Road;
 - (c) verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;
 - (d) consider the current capacity and efficiency of the existing road network including Mamre Road; and
 - (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.
- Note:** *The Applicant may update an existing Operational Traffic Monitoring Program for the site to include the development to satisfy the requirements of the condition.*
- B10. The results of the Operational Traffic Monitoring Program must be reported to the Planning Secretary and TfNSW on a quarterly basis for a minimum period of 12 months of operation.

Operating Conditions

- B11. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest versions of:
 - (i) AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004);
 - (ii) AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018);
 - (iii) AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009); and
 - (iv) Penrith City Council's *Engineering Construction Specifications for Civil Works*;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all loading and unloading of materials is carried out on site;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Sustainable Travel Plan

- B12. Prior to the commencement of operation of the development, the Applicant must update the Sustainable Travel Plan for the development. The Sustainable Travel Plan must be included in the OEMP required by condition C5 and must:
- (a) be prepared in consultation with Council;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on site.
- B13. The Applicant must implement the most recent version of the Sustainable Travel Plan for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- B14. 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

- B15. Prior to the commencement of construction of the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls of the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:
- (a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;
 - (b) comply with the detailed technical specifications in the Technical Guidance or its latest version and the 'Blue Book - Managing Urban Stormwater: Soils and Construction' (Landcom 2004);
 - (c) comply with section 4.4.2 of the MRP DCP;
 - (d) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met;
 - (e) outline the current construction and erosion and sediment control occurring on the AIE site and the additional measures which will be adopted for the development;
 - (f) be independently reviewed and verified by the ER prior to submission to the Planning Secretary; and
 - (g) be included in the CEMP required by Condition C2.
- B16. The Applicant must:
- (a) ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC;
 - (b) undertake monthly audits, completed by the CPESC, and kept on record for the duration of the construction and an additional 12 months following completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance; and
 - (c) ensure monthly audit reports are reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.

Discharge Limits

- B17. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.

Stormwater Management System

- B18. Prior to the commencement of operation of the development, the Applicant must:
- (a) ensure the detailed design of the stormwater management system is in accordance with Penrith City Council's *Stormwater Drainage Specification for Building Developments*;
 - (b) ensure the design and subsequent construction and establishment of the WSUD systems is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and
 - (c) install the Stormwater Management System as described in [the AR SSD-60513208-Mod-1](#) and ensure the system is operational.
- B19. All stormwater infrastructure shall remain under the ownership, control and care of the registered proprietor of the lots. Upstream drainage catchment pipes are to be located outside of the public road reserve and remain in private ownership, in accordance with Council requirements.
- B20. The Applicant must maintain the stormwater management system installed on the site under condition B18 for the duration of the development.

Water and Stormwater Management Plan

- B21. Prior to the commencement of operation, the Applicant must update the Water and Stormwater Management Plan described in [the AR SSD-60513208-Mod-1](#), for the development to the satisfaction of the Planning Secretary. The updated plan must form part of the OEMP required by condition C5 and must detail how the development will ultimately connect to the Regional Stormwater Scheme and how the interim measures will be decommissioned once the development is connected to the Regional Stormwater Scheme.

Flood Management

- B22. Prior to the commencement of construction of the development, the Applicant must prepare a Flood Emergency Response Plan (FERP). The Plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and the NSW State Emergency Service (SES);
 - (c) address the provisions of the *Flood Risk Management Manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and

- (d) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;
 - (iii) predicted flood levels;
 - (iv) flood warning time and flood notification;
 - (v) assembly points and evacuation routes;
 - (vi) evacuation and refuge protocols; and
 - (vii) awareness training for employees and contractors.

B23. The Applicant must update the FERP for operation and implement the FERP for the duration of construction and operation of the development.

B24. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.

B25. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

NOISE

Hours of Work

B26. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.

Table 2 Hours of Work

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

B27. Works outside of the hours identified in condition B26 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

B28. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan approved under condition B30..

Construction Noise and Vibration Management Plan

B29. The Applicant must prepare a Construction Noise and Vibration 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) be prepared by a suitably qualified and experienced noise expert(s);
- (b) 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);
- (c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers and detail the duration of works and respite periods;
- (d) include strategies that have been developed with the community for managing high noise generating works;
- (e) include strategies that have been developed in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods;
- (f) describe the community consultation undertaken to develop the strategies in condition B29(d); and
- (g) include a complaints management system that would be implemented for the duration of the development.

B30. The Applicant must:

- (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B29 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.

Operational Noise Limits

B31. The Applicant must ensure that noise generated by the operation of the development does not exceed the noise limits in Table 3.

Table 3 Noise Limits (dB(A))

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

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

B32. The Applicant must implement the operational noise mitigation measures described in the *Noise Impact Assessment SSD-10448 MOD 6 and Warehouse 8 SSD-60513208* prepared by SLR Consulting dated April 2024.

Operational Noise Verification Report

B33. Within three months of the commencement of operation of the development, the Applicant must prepare and submit an Operational Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Operational Noise Verification Report must:

- (a) be prepared by a suitably qualified and experienced noise consultant;
- (b) demonstrate that noise verification has been carried out in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018);
 - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022); and
 - (iii) the operational noise monitoring program established in accordance with the Aspect Industrial Estate Concept Proposal (SSD-10448);
- (c) include:
 - (i) an analysis of compliance with the noise limits specified in condition B31;
 - (ii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
 - (iii) a description of contingency measures (including the cessation of non-compliant noise generating activities during the night-time period) in the event implemented mitigation measures are not effective in reducing noise levels to comply with the limits specified in condition B31 at all times.

VIBRATION

Vibration Criteria

- B34. Vibration caused by construction at any residence or structure outside the site must be limited to:
 - (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- B35. Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B34.
- B36. The limits in conditions B34 and B35 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.

VISUAL AMENITY

Landscaping

- B37. Prior to the commencement of construction, the Applicant must prepare and submit an updated Landscape Plan for the development to the satisfaction of the Planning Secretary. The plan must:
- (a) be prepared in consultation with Council;
 - (b) ensure landscaping within the Mamre Road setback incorporates enough species that would grow to sufficient height to create a dense screen of retaining walls, operational and parking areas;
 - (c) ensure sufficient deep soil to allow large tree planting between retaining walls and the frontage to public roads;
 - (d) ensure all landscape sandstone walls are located a minimum of 2 metres from road reserves, in accordance with the MRP DCP;
 - (e) **be consistent with the landscape plans prepared by Site Image as listed in Table 4 of Appendix 1 of this consent; and**
 - (f) describe the monitoring and maintenance measures for on-going management of the landscaping works.
- B38. The Applicant must:
- (a) not commence construction until the Landscape Plan is approved by the Planning Secretary.
 - (b) implement the most recent version of the Landscape Plan approved by the Planning Secretary;
 - (c) not commence operation until the Landscape Plan is implemented; and
 - (d) maintain the landscaping on the site in accordance with the approved Landscape Plan required by condition B37 for the life of the development.

Lighting

- B39. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

- B40. Prior to the commencement of operation of the development, the Applicant must prepare a Final Signage Strategy to the satisfaction of the Planning Secretary. The strategy must be consistent with Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021* and section 4.2.8 of the MRP DCP, including limiting illumination of signage and measures to control lighting impacts from illuminated signage.
- B41. All signage and fencing must be erected in accordance with the approved Final Signage Strategy required by Condition B40.

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

B41A. The Applicant must ensure the illumination of the signage on the western and northern façade is switched off after 10 pm.

B41B. The signage on the eastern façade must not be illuminated.

BUSHFIRE PROTECTION

- B42. The Applicant must ensure the development complies with:
- (a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);
 - (b) the construction standards and asset protection zone requirements recommended in the *Bushfire Hazard Assessment for SSD 10448 MOD 6 and Warehouse 8 Aspect Industrial Estate* prepared by Blackash Bushfire Consulting and dated 8 April 2024 and *Bushfire Assessment for the Aspect Industrial Estate*, prepared by Australian Bushfire Protection Planners Pty Limited, dated 6 October 2020; and
 - (c) Australian Standard *AS2419.1-2005 Fire hydrant installations System design, installation, and commissioning*.

AIR QUALITY

Dust Minimisation

- B43. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B44. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;

- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (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.

Construction Air Quality Management Plan

B45. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the development, to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition C2. The CAQMP must:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) detail and rank all emissions, including particulate emissions, from all sources of the development;
- (c) describe a program that is capable of evaluating the performance of construction works and determining compliance with key performance indicators;
- (d) detail how the dust minimisation measures in condition B44 would be implemented throughout construction;
- (e) identify the control measures that will be implemented for each emission source; and
- (f) nominate the following for each of the proposed controls:
 - (i) key performance indicator;
 - (ii) monitoring method;
 - (iii) location, frequency and duration of monitoring;
 - (iv) record keeping;
- (g) include a complaints register, response procedures and compliance monitoring.

B46. The Applicant must:

- (a) not commence construction until the CAQMP required by condition B45 is approved by the Planning Secretary; and
- (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.

Note: *The Applicant may update an existing and approved CAQMP for the site to include the development to satisfy the requirements of Condition B45. Any updated CAQMP must be to the satisfaction of the Planning Secretary.*

HAZARDS AND RISK

Dangerous Goods

B47. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B48. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:

- (a) all relevant Australian Standards; and
- (b) for liquids, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B49. In the event of an inconsistency between the requirements of conditions B48(a) and B48(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

B50. The Applicant must store all chemicals, fuels and oils used on site in appropriately banded 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).

Fire Safety

B51. Prior to relocating the existing Fire Fighting Infrastructure as described in MOD 2, the Applicant must consult Fire and Rescue NSW (FRNSW) on the proposed new location and address any issues or further requirements of FRNSW. Subject to FRNSW's response, the Applicant must provide correspondence to the Secretary of the outcomes of the consultation undertaken by the Applicant with FRNSW and any adjustment made to satisfy its requirements.

WASTE MANAGEMENT

Statutory Requirements

B52. 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)

B53. All waste material removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.

Waste Storage and Management

B54. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

B55. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

B56. The Applicant must implement the Waste Management Plan detailed in the RTS for the duration of operation.

Pests, Vermin and Priority Weed Management

B57. The Applicant must:

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

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
 - (b) Erosion and Sediment Control Plans (see condition B15);
 - (c) Construction Noise and Vibration Management Plan (see condition B29);
 - (d) Construction Air Quality Management Plan (see condition B45); and
 - (e) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (b) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

- (ii) receive, handle, respond to, and record complaints;
- (iii) resolve any disputes that may arise;
- (iv) respond to any non-compliance;
- (v) respond to emergencies; and
- (c) include the following environmental management plans:
 - (i) Operational Traffic Monitoring Program (see condition B9);
 - (ii) a copy of the Sustainable Travel Plan (see condition B12);
 - (iii) Water and Stormwater Management Plan (see condition B21); and
 - (iv) a copy of the Landscape Plan (see condition B37).

C7. The Applicant must:

- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
- (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

- (a) the submission of a Compliance Report under condition C13;
- (b) the submission of an incident report under condition C10;
- (c) the approval of any modification of the conditions of this consent; or
- (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.

C9. If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

- (a) date, time and location;
- (b) a brief description of what occurred and why it has been classified as an incident;
- (c) a description of what immediate steps were taken in relation to the incident; and
- (d) identifying a contact person for further communication regarding the incident.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with **Appendix 4**.

Non-Compliance Notification

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

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

Compliance Reporting

C13. Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data over the life of the development;
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.

C14. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Monitoring and Environmental Audits

C15. 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

C16. At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs, including the Environmental Representatives Monthly Reports;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Compliance Report of the development;
 - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

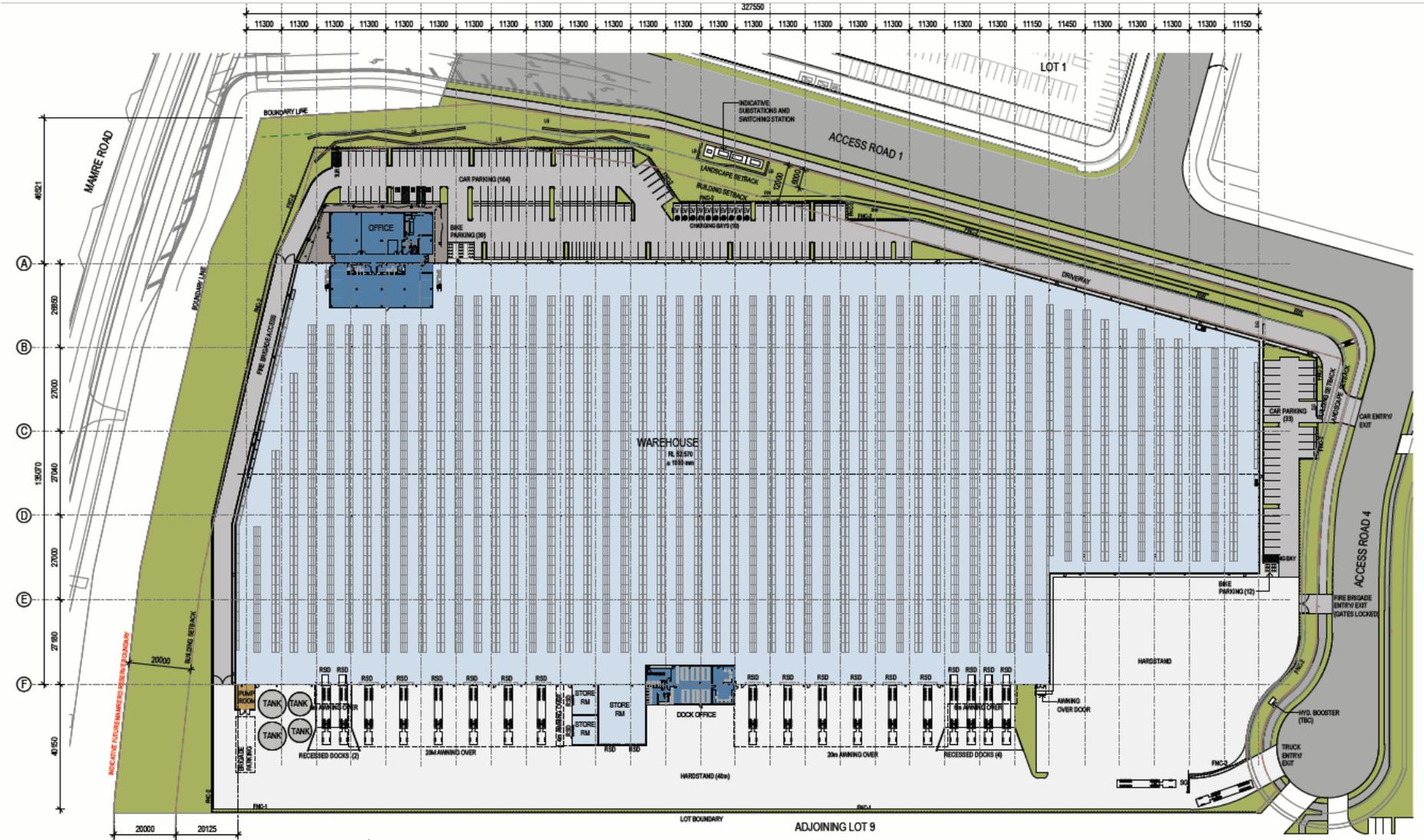


Figure 1: Site Plan

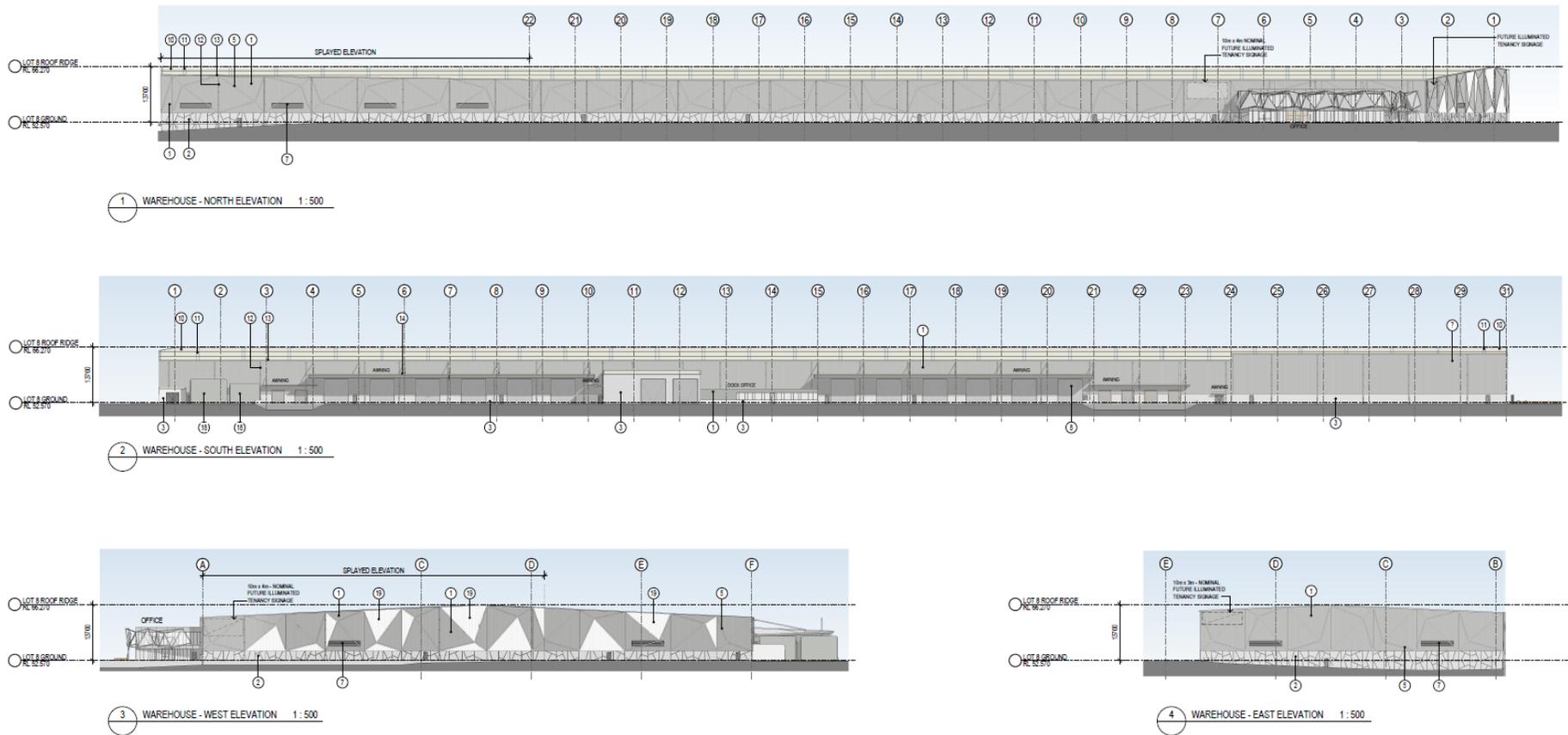


Figure 2: Elevations

Table 4 Schedule of Approved Plans

Drawing No.	Title	Issue	Date
Architectural Plans prepared by SBA Architects			
DA810	Lot 8 Site Plan	U	04.04.2025
DA811	Roof Plan	H	22.01.2025
DA815	Office Ground Floor	H	22.01.2025
DA816	Office Level 1 Floor Plan	B	22.01.2025
DA820	Lot 8 Elevations	H	13.05.2025
DA840	Office 1 Elevations	J	22.01.2025
DA840	Office 1 Elevations – No screen	G	09.12.2024
MP6-02	SSDA MOD 6 Estate Masterplan	E	03.04.2025
DA890	Lot 8 Signage Plan	G	13.05.2025
DA830	Lot 8 Sections	H	22.01.2025
Landscape Plans prepared by Site Image			
000	Landscape Coversheet	06	31.03.2025
101	Landscape Plan	06	31.03.2025
102	Landscape Plan	06	31.03.2025
103	Landscape Plan	06	31.03.2025
104	Landscape Plan	06	31.03.2025
105	Landscape Plan	06	31.03.2025
106	Landscape Plan	06	31.03.2025
107	Landscape Plan	06	31.03.2025
108	Landscape Plan	06	31.03.2025
2000	Tree Canopy Plan	03	08.03.2025
Civil Plans prepared by at&I			
CV-AIE.B08.DA.3003-AT&L(C)	General Arrangement Plan	C	28.03.2025
CV-AIE.B08.DA.3010-AT&L(B)	Typical Sections Sheet 1	B	13.12.2024
CV-AIE.B08.DA.3011-AT&L(B)	Typical Sections Sheet 2	B	13.12.2024
CV-AIE.B08.DA.3012-AT&L(C)	Typical Sections Sheet 3	C	11.04.2025
CV-AIE.B08.DA.3040-AT&L(B)	Siteworks and Stormwater Drainage Sheet 1	B	13.12.2024
CV-AIE.B08.DA.3041-AT&L(C)	Siteworks and Stormwater Drainage Sheet 2	C	28.03.2025
CV-AIE.B08.DA.3042-AT&L(B)	Siteworks and Stormwater Drainage Sheet 3	B	13.12.2024
CV-AIE.B08.DA.3043-AT&L(B)	Siteworks and Stormwater Drainage Sheet 4	B	13.12.2024
CV-AIE.B08.DA.3044-AT&L(B)	Siteworks and Stormwater Drainage Sheet 5	B	13.12.2024
CV-AIE.B08.DA.3045-AT&L(B)	Siteworks and Stormwater Drainage Sheet 6	B	13.12.2024

Drawing No.	Title	Issue	Date
CV-AIE.B08.DA.3050-AT&L(C)	Pavement Plan	C	28.03.2025
CV-AIE.B08.DA.3050-AT&L(C)	Bulk Earthworks Cut/Fill Plan	C	28.03.2025

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

The following **Appendix E** outlines the recommended mitigation measures in response to potential impacts identified in Section 7 of this EIS. The structure of mitigation measures is based on the DPHI's hierarchy of approaches for managing impacts identified in the *Draft Environmental Impact Assessment Guidance Series* released by DPHI in June 2017, as:

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

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

A consolidated set of mitigation measures required for each of the environmental and social impacts identified in Section 7 of the EIS are outlined in **Table 1** below. The mitigation measures directly respond to each impact and are based upon the range of technical and specialist consultant reports appended to the EAR. The type of mitigation measure as noted within the table below are as follows:

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

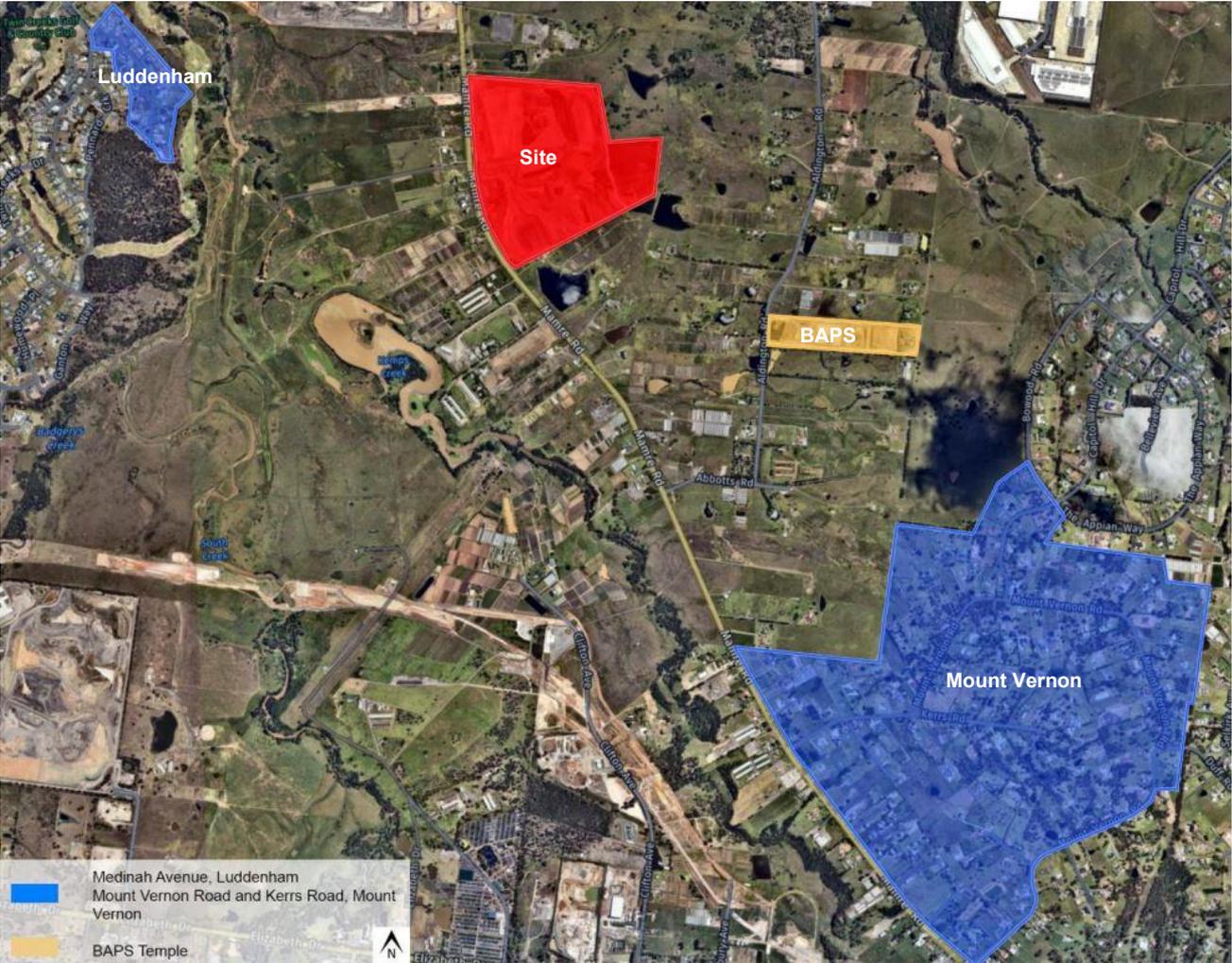
Table 1 MOD 6 Mitigation Measures

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
Traffic, Transport and Parking	<p>No cumulative traffic impacts to the performance to the transport infrastructure in the area.</p> <p>However, the estimated traffic generation of the MOD 6 layout generates some 1% fewer trips than forecast in the approved SSD Masterplan traffic generation calculations. As such, the proposal will not result in any additional traffic impacts beyond those anticipated in the original SSD-10448 masterplan approval.</p> <p>With regard to vehicular access the swept path assessment demonstrates that the modified lot and hardstand layout design remains consistent with the relevant Australian Standards and MRP DCP design requirements.</p>	<p>The road upgrades and management measures approved under SSD-10448 will support the access and traffic demands generated by the proposal. This includes:</p> <p>Provision of a signalised access at the intersection of Road 01 and Mamre Road.</p> <p>The management strategies established under the Draft Construction Traffic Management Plan will minimise construction traffic impacts on the surrounding road network and public road network users.</p> <p>Additionally, a Green Travel Plan has been prepared in support of the Warehouse 8 proposal. The Warehouse 8 proposal will also feature 42 bicycle parking spaces and EOT facilities to encourage active transport and reduce reliance on private vehicle usage.</p>	Pr
Acoustic	<p>Acoustic impacts to nearby sensitive receivers resulting from the updated Lot/Warehouse 8 layout and the anticipated noise sources for including:</p> <ul style="list-style-type: none"> On-Site Traffic Loading Dock Activities Mechanical Plants <p>These acoustic impacts across Lot/Warehouse 8 will contribute towards the cumulative impacts generated across the Aspect Industrial Estate (AIE) as well as the developments across the wider Mamre Road Precinct may result in adverse, acoustic impacts to the nearby sensitive receivers.</p>	<p>No additional mitigation measures as part of the Warehouse 8 development, beyond the measures established under SSD-10448.</p> <p>The following mitigation measures have been considered as part of the development design:</p> <ul style="list-style-type: none"> Optimising site layout to minimise noise emissions from the site. Appropriate design of site layout to minimise the need for trucks to stop or brake outside of loading docks with line of sight to residential receivers. <p>In addition to these design and layout considerations, the following mitigation measures could be applied to further reduce any acoustic impacts generated by the proposed development.</p> <ul style="list-style-type: none"> Encourage broadband and/or ambient sensing alarms on forklifts and trucks where they are required to reverse during the night-time. Verification monitoring would be completed within three months of commencement of operation. Preparation of a Construction Noise and Vibration Management Plan (CNVMP) and use of standard mitigation measures to mitigate construction noise and vibration impacts. 	Pe
Air Quality	<p>Dust, air quality and odour impacts generated by the proposed construction and operations works.</p> <p>The main air quality issue associated with construction works relate to emissions of fugitive dust.</p>	<p>The proposal's mitigation measures will be consistent with the measures established under the approved, estate wide concept approval (SSD-10448).</p> <p>No additional mitigation measures are required beyond those established under SSD-10448 approval.</p> <p>The proposal will be supported by:</p> <ul style="list-style-type: none"> standard air quality control measures standard dust minimisation measures standard odour mitigation measures for construction 	Ma
Water and Energy Usage	<p>The proposed Warehouse 8 development may result in impacts to the water and energy usage.</p>	<p>The development will establish the appropriate ecologically sustainable design elements to mitigate any adverse impacts to water and energy usage. Such</p>	Pe

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
	The Warehouse 8 development is to be delivered in accordance with the ESD relevant principles. No additional adverse impacts are anticipated.	elements include on-site renewable energy production, electric car and truck charging dedicated bays, rainwater harvesting, natural ventilation, and efficient HVAC performance.	
Visual Impact Assessment	Visual impacts onto the nearby residential receivers and viewpoints. The proposed Warehouse 8 development will not result in any change in visual impact ratings from the established, estate wide concept proposal. Potential impacts to additional viewpoints have been assessed as part of the updated Landscape Character and Visual Impact Assessment (viewpoints 5b, 5c and 5d). The assessment identifies the following impacts: The proposed development will deliver a warehouse building that is 0.57m higher than the previously assessed plans (MOD 3) with an RL of 52.57 (+-1000mm). The proposed office with a parapet height of 4.4m and architectural screen structure between 7-8m is more prominent in this view. This will increase the level of built form in the view and diminish views of open sky. Additionally, retaining walls are proposed along the northern boundary of Lot 8 adjacent to Access Road 1, toward the north-east of Lot 8. In accordance with the Mamre Road Precinct DCP, where the total height to be retained exceeds 2 metres, walls will be tiered such that the total height of a single tier does not exceed 2 metres.	The Warehouse 8 development mitigation measures will be consistent with the measures established under the approved, estate wide concept approval (SSD-10448). The proposal will be supported by the appropriate landscape screening in accordance with the updated landscape plans. This includes up to 3 layers of Landscape Feature Walls are provided at the estate entrance, along Mamre Road and Access Road 1. As the planting matures this will help filter views of the warehouse and retaining walls, particularly the trees. No additional mitigation measures are required for the AIE (as contemplated by MOD 6) beyond those established under SSD-10448 approval.	Pe
Bushfire	Warehouse 8 is not required to be subject to any Asset Protection Zone requirements as it is substantially separated from any bushfire hazard. The Bushfire Attack Level (BAL) is not relevant to Warehouse 8 and subsequently, the building is not required to be constructed in accordance with the Australian Standard requirements for BAL affected sites. The proposal has been assessed and deemed to comply with the requirements of Planning for Bushfire Protection 2019.	The original approval was supported with recommendations for an asset protection zone, conditions for fire hydrants be provided and buildings within identified zoned be built in accordance with the Australian Standard. No additional mitigation measures are required to support the proposal.	Pr
Stormwater Drainage	Potential impacts to water quantity and quality due to the proposal.	The proposal is to feature the appropriate stormwater quantity and quality management measures including in accordance with Water and Stormwater Management Plan: Rainwater tanks with a total capacity of 250 kL to capture roof runoff for non-potable reuse at Lot 8 (limited to toilet flushing and landscape irrigation).	Pr

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		Gross pollutant traps (GPTs) at the points of discharge from the internal stormwater drainage network to the stormwater reuse tank.	
Soil and Salinity	Potential soil erosion, salinity and infiltration/exfiltration of stormwater impacts generated by the proposal. With regard to stormwater infiltration/exfiltration impacts, the proposed warehouse development will result in the bulk of the site being sealed. In the instance infiltration/exfiltration of stormwater is proposed, the development will have close to no impacts on the site salinity and sodicity as prior to the development.	Soil Erosion: The appropriate erosion control, surface flow management will be established during the construction phase of development. An Erosion Sediment Control Plan that has been prepared by ErSed (Appendix W). Salinity: the Construction Salinity Management Plan prepared for AIE (Ref: PSM3739-031L) will be adopted. Any infiltration and exfiltration will be managed to meet the stormwater quality requirements.	Ma
Flood Impacts	The site is affected by 100-year overland flows. Potential impacts to flood flows and runoff into the existing water management infrastructure.	The approved flood management measures under the original SSD-10448Pr approval included the following: Capturing upstream runoff just inside the southern site boundary and conveying this via the proposed diversion line to convey upstream runoff to the head of the extended riparian corridor which conveys the combined upstream runoff from the southern and eastern drainage lines to the existing Mamre Road. Directing all runoff from within the Stage 1 development to a dual-purpose basin in order to mitigate the impacts on the rate of runoff in all events up to the 100 yr ARI event and to mitigate impacts on stormwater quality. These mitigation measures will appropriately manage any potential flood impacts generated under MOD 6 as well as the Warehouse 8 development.	

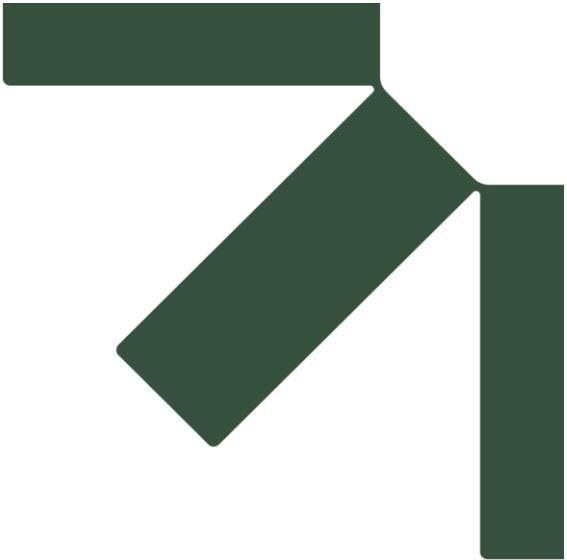
APPENDIX 3 LOCATION OF NOISE SENSITIVE RECEIVERS



APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

INCIDENT NOTIFICATION REQUIREMENTS

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



Appendix C SSD 80331959
Consent

Development Consent

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

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

These conditions are required to:

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



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

Sydney

25 September 2025

File: SSD 80331959

SCHEDULE 1

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

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DEFINITIONS

Applicant	Mirvac Projects Pty Ltd, or any person carrying out any development to which this consent applies
Aspect Industrial Estate (SSD-10448)	Aspect Industrial Estate (SSD-10448 as modified) which includes a Concept Proposal for staged development, and Stage 1 development of an industrial estate including industrial, warehousing and distribution centres, approved by a delegate of the Minister for Planning and Public Spaces on 24 May 2022
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	Internal fit-out works including installation of printing equipment, ductwork, cool rooms, office and waste room fit-out, security, access and communication systems
Council	Penrith City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
DCCEEW – CPHR Group	Conservation Programs, Heritage and Regulation Group of the Department of Climate Change, Energy, the Environment and Water
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS and RTS, including fit-out and operation of a printing and packaging facility, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPHI	Department of Planning, Housing and Infrastructure
EIS	The Environmental Impact Statement titled <i>Aspect Industrial Estate Concept Plan, Stage 1 (SSD-10448 Mod 10) & WH8 Fit-Out and Use Application (SSD-80331959)</i> prepared by Urbis dated June 2025
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance Note: “Material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act

Mamre Road / Darrabarra Avenue intersection	The signalised intersection of Mamre Road and Darrabarra Avenue approved as part of SSD-10448 for the Aspect Industrial Estate (as modified)
Material harm	<p>Is harm that:</p> <ul style="list-style-type: none"> a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) <p>Note: This definition excludes “harm” that is either authorised under this consent or any other statutory approval</p> <p>Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements</p>
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
MRP	Mamre Road Precinct
MRP DCP	Mamre Road Precinct Development Control Plan 2021
NCC	National Construction Code
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	Printing, packaging and storage as described in the EIS and RTS
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Regional Stormwater Scheme	Regional stormwater infrastructure as shown on the MRP Stormwater Scheme Plan, May 2024 prepared by Sydney Water
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
RTS	The Applicant’s Response to Submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Aspect Industrial Estate Concept Plan, Stage 1 (SSD-10448 Mod 10) & WH8 Fit-Out and Use Application (SSD-80331959) Response to Submissions</i> , prepared by Urbis and dated 18 September 2025
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
Warehouse 8 (SSD-60513208)	Construction and operation of a warehouse and distribution facility (warehouse 8) within the Aspect Industrial Estate, approved by a delegate of the Minister for Planning and Public Spaces on 11 October 2024, as modified
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and RTS;
 - (d) in accordance with the Development Layout in Appendix 1; and
 - (e) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

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

Development Area

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

Table 1 Maximum GFA for the Development

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

Production

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

Access and Traffic

- A8. The largest vehicle permitted to access the site is a 30 metre Performance Based Standards (PBS) Level 2 Type B.
- A9. The Applicant must ensure all vehicles associated with construction and operation of the development do not use Bakers Lane, Aldington Road or Abbots Road.

Stormwater Management

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

Lighting

- A11. Illuminated signage for the development must be turned off at 10 pm every night.
- A12. The development must not include any LED strip lighting on the building facades.

NOTIFICATION OF COMMENCEMENT

- A13. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
 - (a) construction; and
 - (b) operation.
- A14. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A15. Where conditions of this consent require consultation with an identified party, the Applicant must:
 - (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A16. With the approval of the Planning Secretary, the Applicant may:
 - (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A17. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A18. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

- A19. Prior to the commencement of construction of the development, the Applicant must:
 - (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.
- A20. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Sydney Water

- A21. Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to ensure sewer, water or stormwater mains or easements would not be affected by the development.
- A22. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A23. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A24. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

STRUCTURAL ADEQUACY

- A25. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

Note:

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

EXTERNAL WALLS AND CLADDING

- A26. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A27. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A28. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

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

OPERATION OF PLANT AND EQUIPMENT

- A30. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

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

MAMRE ROAD PRECINCT WORKING GROUP

- A32. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in the working group established by relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and

coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:

- (a) comprise at least one representative of the Applicant, and relevant consent holders in the MRP;
- (b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring and coordination of the approved industrial developments in the MRP;
- (c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;
- (d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, air quality, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;
- (e) review community concerns or complaints with respect to environmental management;
- (f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and
- (g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.

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

- (a) consult with the Planning Secretary;
- (b) provide confirmation that all components of the development are operational; and
- (c) advise on the date of the proposed exit.

APPLICABILITY OF GUIDELINES

A34. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

A35. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Hours of Work

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

Table 2 Hours of Work

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

- B2. Works outside of the hours identified in condition B1 may be undertaken in the following circumstances:
- works that are inaudible at the nearest sensitive receivers;
 - for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

- B3. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Environmental Management Plan approved under condition C2.

Operational Noise Limits

- B4. The Applicant must:
- ensure the cumulative noise emission of fixed external mechanical plant for the development do not exceed 98 dB(A) and do not exhibit tonal characteristics or strong low frequency content; and
 - ensure the noise generated by operation of the development does not exceed the noise limits in **Table 3**.

Table 3 Noise Limits (dB(A))

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

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

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

Design Noise Verification Report

- B6. Prior to the commencement of operation of the development, the Applicant must prepare and submit a Design Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Design Noise Verification Report must:
- be prepared by a suitably qualified and experienced noise consultant;
 - detail the noise mitigation measures to ensure compliance with the noise limits in conditions B4 and B5, including but not limited to selection of quieter units, operation in night/quiet modes, use of silencer tips, acoustic lining or acoustic screening;
 - detail the location and specifications of each adopted noise mitigation measure;
 - provide updated noise modelling to verify the predicted performance of the noise mitigation measures in achieving the noise limits in condition B4; and

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

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

VIBRATION

Vibration Criteria

- B8. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- B9. Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B8.
- B10. The limits in conditions B8 and B9 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B11. Prior to the commencement of construction of the development, the Applicant must update the Construction Traffic Management Plan for Warehouse 8 (SSD-60513208) to include the development, to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail proposed work zones, heavy vehicle routes, access and parking arrangements;
 - (e) detail the number of construction vehicle movements and demonstrate how the movements will be managed in the context of road changes in the vicinity of the site;
 - (f) include a Driver Code of Conduct to:
 - (i) minimise the impacts of construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) inform truck drivers of the site access arrangements, turning restrictions and use of specified routes;
 - (v) include a program to monitor the effectiveness of these measures; and
 - (vi) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions.
 - (g) include the location of any crane(s) and a crane movement plan;
 - (h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects;
 - (i) include a program to monitor the effectiveness of these measures; and
 - (j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B12. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B11 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Construction Access

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

Parking

- B14. The Applicant must provide sufficient parking facilities on site in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.
- B15. Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and warehouse buildings in accordance with relevant guidelines and standards and the MRP DCP.
- B16. A minimum of 5% of parking bays for the development must provide electric vehicle charging, with a further 5% constructed as readily adaptable.

Operational Traffic Monitoring Program

- B17. At the commencement of operation of the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program to verify light and heavy vehicle traffic numbers against the predictions in the EIS. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:
- (a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (b) queue monitoring at the Mamre Road / Darrabarra Road intersection and background traffic counts on Mamre Road;
 - (c) verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;
 - (d) consider the current capacity and efficiency of the existing road network including Mamre Road; and
 - (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.
- Note:** *The Applicant may update an existing Operational Traffic Monitoring Program for the site to include the development to satisfy the requirements of the condition.*
- B18. The results of the Operational Traffic Monitoring Program must be reported to the Planning Secretary and TfNSW on a quarterly basis for a minimum period of 12 months of operation.

Operating Conditions

- B19. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest versions of:
 - (i) AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004);
 - (ii) AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018);
 - (iii) AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009); and
 - (iv) Penrith City Council's *Engineering Construction Specifications for Civil Works*;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all loading and unloading of materials are carried out on site;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Sustainable Travel Plan

- B20. Prior to the commencement of operation of the development, the Applicant must prepare a Sustainable Travel Plan for the development. The Sustainable Travel Plan must be included in the OEMP required by condition C5 and must:
- (a) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (b) describe pedestrian and bicycle linkages and end of trip facilities available on site.

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

AIR QUALITY

Operational Air Quality

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

B23. The Applicant must:

- (a) install horizontal diversion hoods on the roof hot air exhaust flues, to ensure the flues do not exceed a vertical air velocity of 4.3 metres per second; and
- (b) provide written evidence to the satisfaction of the Planning Secretary that the horizontal diversion hoods have been installed and are effective at maintaining vertical air velocity below 4.3 metres per second, prior to the commencement of operation.

Dust Minimisation

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

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

- (a) all trucks entering or leaving the site with loads have their loads covered;
- (b) trucks associated with the development do not track dirt onto the public road network; and
- (c) public roads used by these trucks are kept clean.

HAZARDS AND RISK

Dangerous Goods

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

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

- (a) the requirements of all relevant Australian Standards; and
- (b) for liquids, the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

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

VISUAL AMENITY

Landscaping

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

- (a) detail the species to be planted on site that:
 - (i) are consistent with the plant list in Appendix C of the MRP DCP; and
 - (ii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport.
- (b) be consistent with:
 - (i) the Landscape Plans prepared by Site Image as listed in Table 4 of Appendix 1 of this consent; and
 - (ii) Appendix 4 of *Planning for Bush Fire Protection* (RFS, 2019);
- (c) ensure sufficient deep soil is provided in all areas where tree planting is required;
- (d) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP; and
- (e) describe the ongoing monitoring and maintenance measures to manage the landscaping works.

B30. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary and the landscaping is implemented;
- (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping on the site in accordance with the approved Landscape Management Plan required by condition B29 for the life of the development.

Lighting

- B31. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

- B32. All signage and fencing must be erected in accordance with the RTS.
- Note:** *This condition does not apply to temporary construction and safety related signage and fencing.*
- B33. The Applicant must ensure the illumination of the signage on the western and northern façades is switched off at 10 pm every day.

SOILS, WATER QUALITY AND HYDROLOGY

Discharge Limits

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

Stormwater Management System

- B35. Prior to the commencement of operation of the development, the Applicant must ensure the stormwater management system is installed in accordance with Penrith City Council's *Stormwater Drainage Specification for Building Developments*.
- B36. All stormwater infrastructure shall remain under the ownership, control and care of the registered proprietor of the lot.

Water and Stormwater Management Plan

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

Flood Management

- B38. Prior to the commencement of operation of the development, the Applicant must prepare a Flood Emergency Response Plan (FERP). The Plan must form part of the OEMP required by condition C5:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and the NSW State Emergency Service (SES);
 - (c) address the provisions of the *Flood Risk Management Manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (d) include details of:
 - (i) the flood emergency responses for the operational phase of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.
- B39. The Applicant must:
- (a) submit a copy of the FERP required by condition B38 to the Planning Secretary, prior to the commencement of operation; and
 - (b) implement the most recent version of the FERP for the duration of operation of the development.
- B40. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.
- B41. Any structures below the 1% Annual Exceedance Probability plus 500 mm of freeboard must be constructed from flood compatible building components.

WASTE MANAGEMENT

Statutory Requirements

- B42. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014)
- B43. All waste material removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.

Waste Storage and Management

- B44. The Applicant must ensure no more than 5 tonnes of prescribed wastes as defined in the *Protection of the Environment Operations (Waste) Regulation 2014* are stored on the site at any one time.
- B45. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.
- B46. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- B47. The Applicant must implement the Waste Management Plan detailed in the EIS for the duration of operation.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B11); and
 - (b) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (b) describe the procedures that would be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;

- (v) respond to emergencies; and
- (c) include the following environmental management plans:
 - (i) Operational Traffic Monitoring Program (see condition B17);
 - (ii) a copy of the Sustainable Travel Plan (see condition B20);
 - (iii) Landscape Management Plan (see condition B29);
 - (iv) Water and Stormwater Management Plan (see condition B37); and
 - (v) Flood Emergency Response Plan (see condition B38).

C7. The Applicant must:

- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
- (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

- (a) the submission of a Compliance Report under condition C14;
- (b) the submission of an incident report under condition C10;
- (c) the approval of any modification of the conditions of this consent; or
- (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.

C9. If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:

- (a) date, time and location;
- (b) a brief description of what occurred and why it has been classified as an incident;
- (c) a description of what immediate steps were taken in relation to the incident; and
- (d) identifying a contact person for further communication regarding the incident.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with **Appendix 4**.

Non-Compliance Notification

C12. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).

C13. A non-compliance notification submitted under condition C12 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

Compliance Reporting

C14. Within six months of the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data over the life of the development;
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and

- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.

C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Monitoring and Environmental Audits

C16. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

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

ACCESS TO INFORMATION

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

- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs, including the Environmental Representatives Monthly Reports;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Compliance Report of the development;
 - (x) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

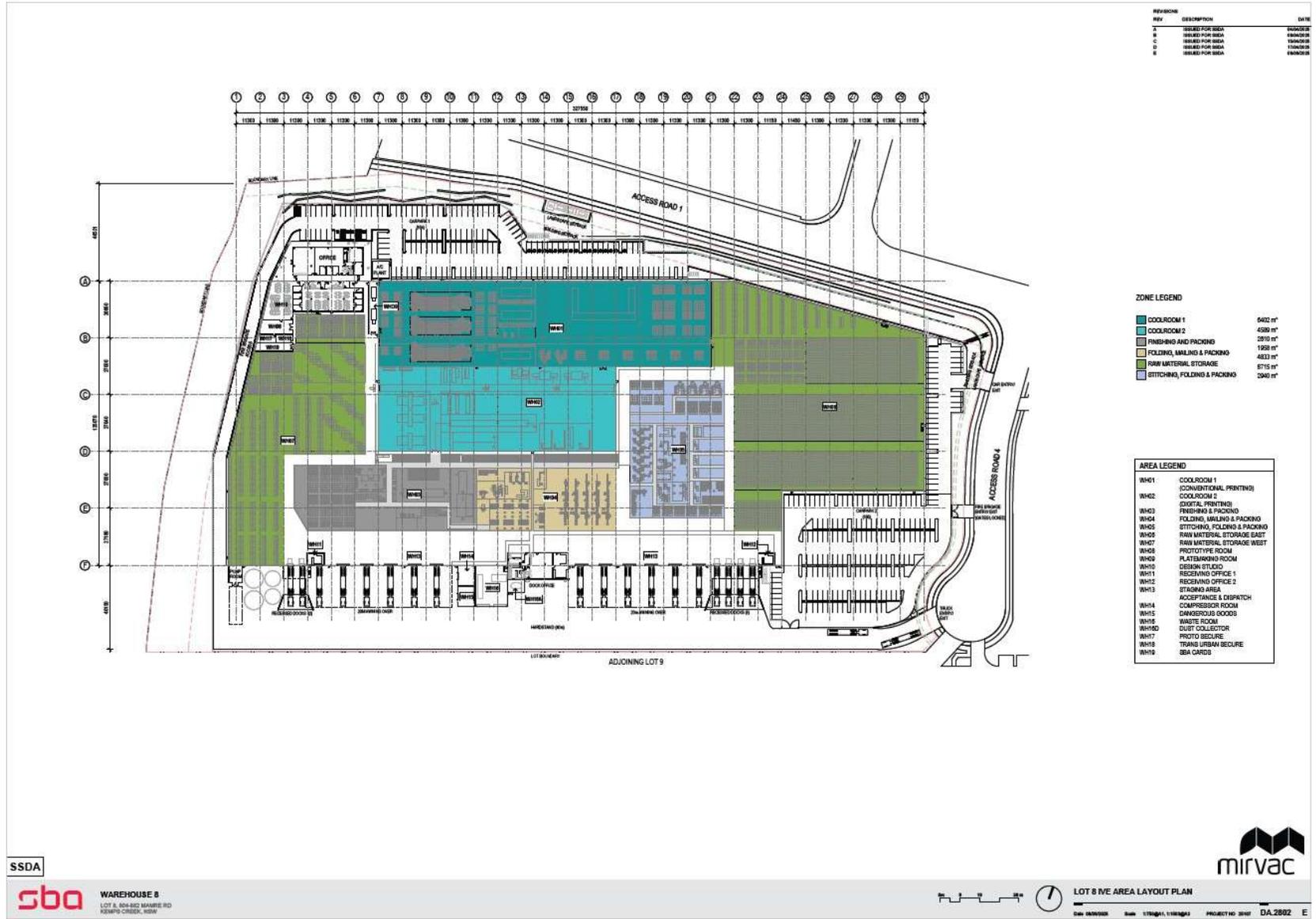


Figure 2: IVE Printing Layout Plan

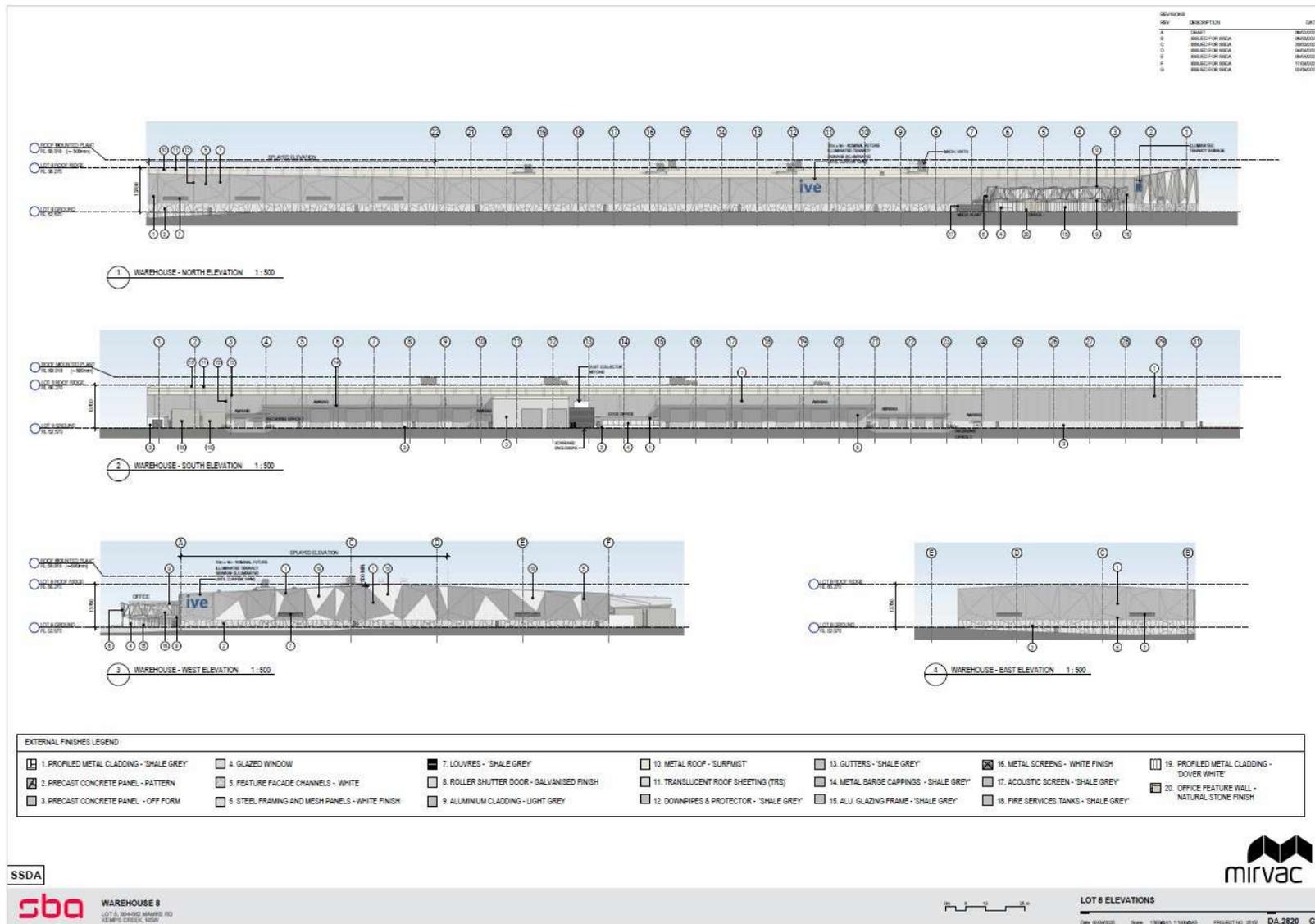


Figure 3: Elevations

Table 4 Schedule of Approved Plans

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

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

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

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

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

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

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

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

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
Traffic, Transport and Parking	<p>No cumulative traffic impacts to the to the performance to the transport infrastructure in the area.</p> <p>The proposal will not result in any additional traffic impacts beyond those anticipated in the original SSD-10448 masterplan approval.</p> <p>With regard to vehicular access the swept path assessment demonstrates that the modified lot and hardstand layout design remains consistent with the relevant Australian Standards and MRP DCP design requirements.</p>	<p>The road upgrades and management measures approved under SSD-10448 will support the access and traffic demands generated by the proposal. This includes:</p> <ul style="list-style-type: none"> • Provision of a signalised access at the intersection of Road 01 and Mamre Road. • The management strategies established under the Draft Construction Traffic Management Plan will minimise construction traffic impacts on the surrounding road network and public road network users. <p>Additionally, a Green Travel Plan has been prepared in support of the approved Warehouse 8 SSDA. With consideration to the MRP DCP rates, a minimum of 44 bicycle spaces and one shower cubicle with ancillary change rooms will be provided to encourage active transport and reduce reliance on private vehicle usage.</p>	Pr
Acoustic	<p>Acoustic impacts to nearby sensitive receivers resulting from the updated Lot/Warehouse 8 layout and the anticipated noise sources for including:</p> <ul style="list-style-type: none"> • On-Site Traffic • Loading Dock Activities • Mechanical Plants <p>These acoustic impacts across Lot/Warehouse 8 will contribute towards the cumulative impacts generated across the Aspect Industrial Estate (AIE) as well as the developments across the wider Mamre Road Precinct</p>	<p>Potential feasible and reasonable mitigation measures have been considered during the various design phases of the proposal, including several that were considered through the original Concept Approval and others that have been (or can be) conditioned as part of an approval. These measures include:</p> <ul style="list-style-type: none"> • Optimising site layout to minimise noise emissions from the site. • Use broadband and/or ambient sensing alarms on trucks and forklifts where they are required to reverse during the night-time. • Appropriate design of site layout to minimise the need for trucks to stop or brake outside of loading docks with line of sight to residential receivers. • PA systems designed to reduce noise nuisance to receiver areas. 	Pe, Pr, Ma

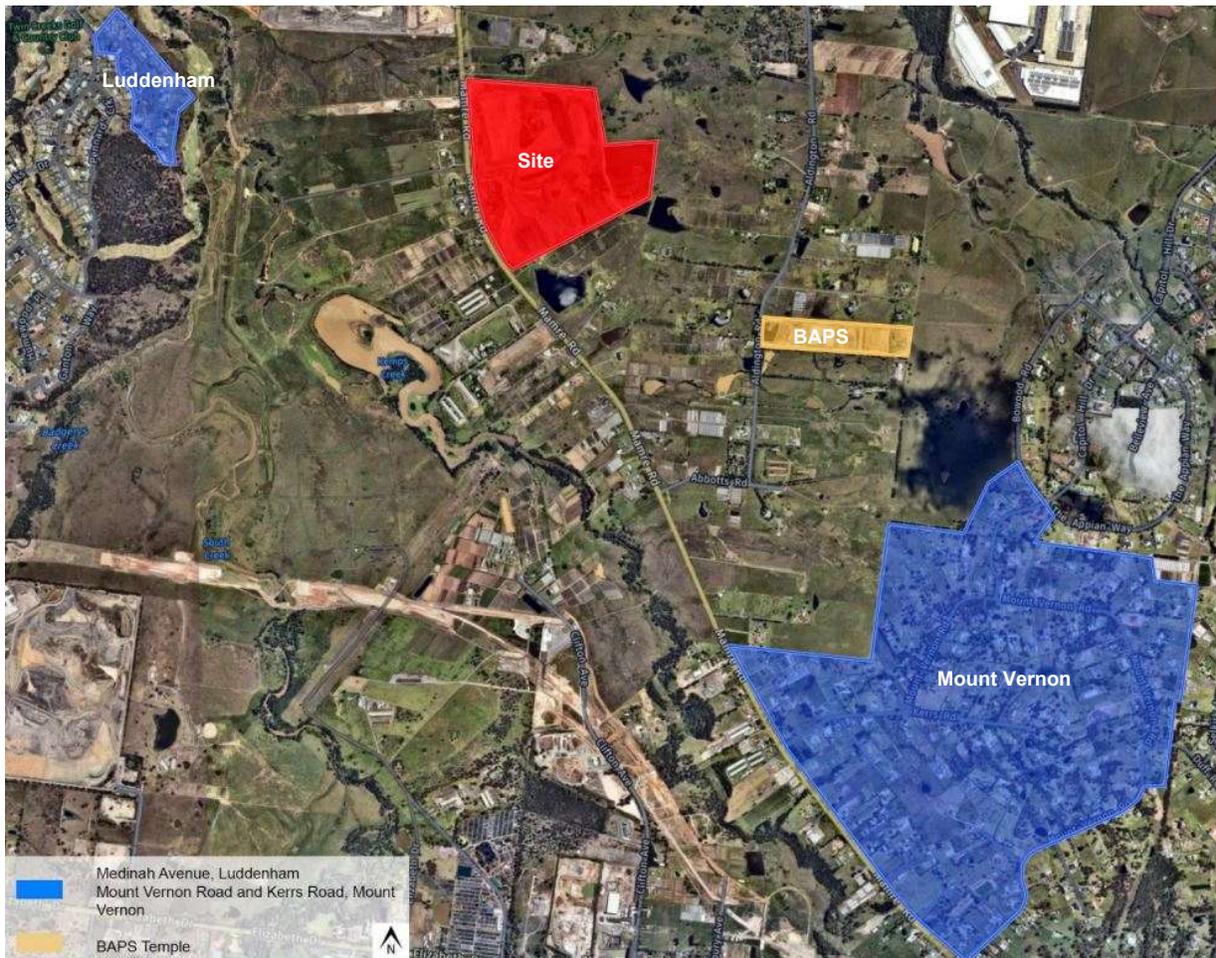
Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)												
	<p>may result in adverse, acoustic impacts to the nearby sensitive receivers.</p>	<ul style="list-style-type: none"> • No speed humps or uneven pavements. • Building services and mechanical plant selection as not to exceed the sound power level limits. • Building material selection so that any noise breakout from internal activities would result in negligible increase in overall noise emissions. • Review of noise emissions from new tenants. • Production of an operational noise management plan. • Noise monitoring of the post construction operational period. <p>Further to these mitigation measures, the following table provides an overview of the additional mitigation measures that will be able to reduce the acoustic impacts generated by the proposed external mechanical plant.</p> <table border="1" data-bbox="968 829 1736 1357"> <thead> <tr> <th data-bbox="968 829 1213 889">Plant Item</th> <th data-bbox="1213 829 1736 889">Mitigation Implemented</th> </tr> </thead> <tbody> <tr> <td data-bbox="968 889 1213 992">Base build office and dock office fans and condensers</td> <td data-bbox="1213 889 1736 992">Quieter units will be investigated during detailed design.</td> </tr> <tr> <td data-bbox="968 992 1213 1062">Warehouse smoke extraction fans</td> <td data-bbox="1213 992 1736 1062">SEF units will run at 50% speed for general daily ventilation / night purge.</td> </tr> <tr> <td data-bbox="968 1062 1213 1187">Chillers</td> <td data-bbox="1213 1062 1736 1187">Quieter units have been sourced from the supplier of the internal equipment that the chillers service. Acoustic screening will be considered during detailed design.</td> </tr> <tr> <td data-bbox="968 1187 1213 1289">Temperature control PAC units</td> <td data-bbox="1213 1187 1736 1289">Quieter units have been sourced from the supplier. Night/quiet mode will be used on all units.</td> </tr> <tr> <td data-bbox="968 1289 1213 1357">Exhaust flues</td> <td data-bbox="1213 1289 1736 1357">Exhaust flue mitigation such as low-noise extraction fans, silencer tips and/or in-duct</td> </tr> </tbody> </table>	Plant Item	Mitigation Implemented	Base build office and dock office fans and condensers	Quieter units will be investigated during detailed design.	Warehouse smoke extraction fans	SEF units will run at 50% speed for general daily ventilation / night purge.	Chillers	Quieter units have been sourced from the supplier of the internal equipment that the chillers service. Acoustic screening will be considered during detailed design.	Temperature control PAC units	Quieter units have been sourced from the supplier. Night/quiet mode will be used on all units.	Exhaust flues	Exhaust flue mitigation such as low-noise extraction fans, silencer tips and/or in-duct	
Plant Item	Mitigation Implemented														
Base build office and dock office fans and condensers	Quieter units will be investigated during detailed design.														
Warehouse smoke extraction fans	SEF units will run at 50% speed for general daily ventilation / night purge.														
Chillers	Quieter units have been sourced from the supplier of the internal equipment that the chillers service. Acoustic screening will be considered during detailed design.														
Temperature control PAC units	Quieter units have been sourced from the supplier. Night/quiet mode will be used on all units.														
Exhaust flues	Exhaust flue mitigation such as low-noise extraction fans, silencer tips and/or in-duct														

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		<p>acoustic lining will be investigated during detailed design.</p> <hr/> <p>Waste room exhaust fans Quieter units will be investigated during detailed design.</p> <hr/> <p>Dust extractor Quieter unit from the supplier will be investigated during detailed design. Acoustic screening will be considered during detailed design.</p>	
Air Quality	<p>Dust, air quality and odour impacts generated by the proposed construction and operations works.</p> <p>The main air quality issue associated with proposal are the potential Volatile Organic Compound (VOC) emissions from the proposed operations. VOC emissions from the printing processes are expected to be minimal compared to the total emissions in the LGA and since RA106X will not involve combustion processes and will be powered from the grid, emissions from combustion sources are not anticipated.</p>	<p>Notwithstanding the negligible impacts during the worst-case operational scenario, the following mitigation measures are proposed.</p> <p>VOC Mitigation Measures</p> <ul style="list-style-type: none"> - Use low-VOC or water-based inks and cleaning solutions where feasible. - Implement best-practice solvent management, including proper storage, handling, and disposal of VOC-containing substances. - Ensure all VOC-emitting equipment is properly maintained and enclosed where possible to minimize fugitive emissions. - If appropriate, install activated carbon filters or other appropriate emission control technologies to capture VOCs from printing and cleaning processes. - Maintain adequate ventilation within the facility to disperse emissions efficiently and minimize worker exposure. <p>General Air Quality Control Measures</p> <ul style="list-style-type: none"> - Regularly inspect and maintain air filtration and ventilation systems to ensure optimal performance. - Provide staff training on best practices for minimizing emissions, including proper solvent usage and storage procedures. 	Ma

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		<ul style="list-style-type: none"> - Consider monitoring air quality in and around the site to assess the effectiveness of mitigation measures and identify any additional control needs. <p>The proposed flues</p> <ul style="list-style-type: none"> - The warehouse flues penetrating the roof will be fitted with hoods to change the air velocity to horizontal discharge. 	
Water and Energy Usage	<p>The proposed development may result in impacts to the water and energy usage.</p> <p>The development is to be delivered in accordance with the ESD relevant principles. No additional adverse impacts are anticipated.</p>	<p>The development will establish the appropriate ecologically sustainable design elements to mitigate any adverse impacts to water and energy usage. Such elements include on-site renewable energy production, electric car and truck charging dedicated bays, rainwater harvesting, natural ventilation, and efficient HVAC performance.</p>	Pe
Visual Impact Assessment	<p>Visual impacts onto the nearby residential receivers and viewpoints. The proposed Warehouse 8 development will not result in any change in visual impact ratings from the established, estate wide concept proposal.</p>	<p>No additional mitigation measures as part of the approved Warehouse 8 development or beyond the measures established under SSD-10448.</p>	Pe
Bushfire	<p>Warehouse 8 is not required to be subject to any Asset Protection Zone requirements as it is substantially separated from any bushfire hazard.</p> <p>The Bushfire Attack Level (BAL) is not relevant to Warehouse 8 and subsequently, the building is not required to be constructed in accordance with the Australian Standard requirements for BAL affected sites.</p>	<p>The original approval was supported with recommendations for an asset protection zone, conditions for fire hydrants be provided and buildings within identified zoned be built in accordance with the Australian Standard. No additional mitigation measures are required to support the proposal.</p>	Pr

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

APPENDIX 3 LOCATION OF NOISE SENSITIVE RECEIVERS



APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

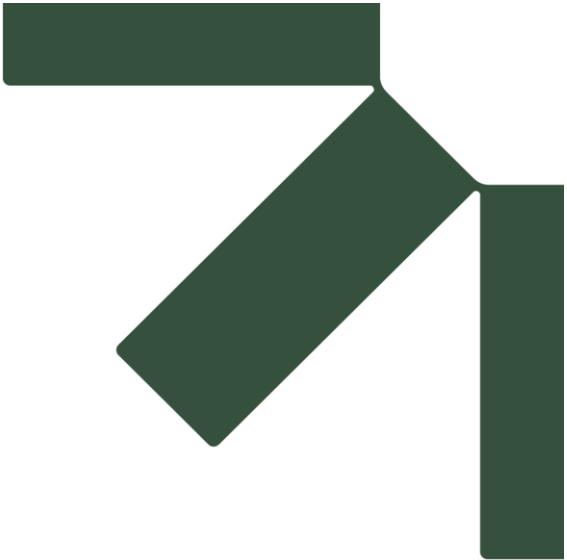
WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C12 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C12), the Applicant is required to submit a subsequent incident report that:
 - (a) identifies how the incident was detected;
 - (b) identifies when the Applicant became aware of the incident;
 - (c) identifies any actual or potential non-compliance with conditions of consent;
 - (d) identifies further action(s) that will be taken in relation to the incident;
 - (e) a summary of the incident;
 - (f) outcomes of an incident investigation, including identification of the cause of the incident;
 - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
 - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

INCIDENT REPORT REQUIREMENTS

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

details of any communication with other stakeholders regarding the incident.



Appendix D Relevant Conditions of Consents



Relevant Consent Conditions

Mirvac Projects Pty Ltd

Prepared by:

SLR Consulting Australia

SLR Project No: 630.031243.00001

23 January 2026

Revision: 3

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
1	17 October 2025	Harry Peter	Sean Wilson	Sean Wilson
2	17 November 2025	Louis Fleming	Sean Wilson	Sean Wilson
3	23 January 2026	Louis Fleming	Sean Wilson	Sean Wilson

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mirvac Projects Pty Limited (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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1.0 Introduction

This Relevant Consent Conditions has been prepared by SLR Consulting Australia Pty Ltd (SLR) on behalf of Mirvac Projects Pty Ltd (Mircvac), the Principal Contractor, for the construction of a warehouse and distribution centre at 788-882 Mamre Road, Kemps Creek NSW.

2.0 Relevant Consent Conditions

The Relevant Consent Conditions are specific conditions within the Development Consent imposed by the NSW Department of Planning, Housing and Infrastructure that are relevant to construction aspect of the project. These conditions are set out in the tables below and are included and addressed in the Construction Environmental Management Plan (CEMP) prepared by SLR.

2.1 SSD 10448

Table 1 includes all the relevant conditions that are associated with SSD 10448.

Table 1: SSD 10448 Relevant Consent Conditions

Conditions	Where addressed in CEMP
Terms of Consent	
<p>A1. The development may only be carried out:</p> <p>(a) in compliance with the conditions of this consent;</p> <p>(b) in accordance with all written directions of the Planning Secretary;</p> <p>(c) in accordance with the EIS, Response to Submissions (RtS), and Amended Development Report (ADR);</p> <p>(d) in accordance with the Modification Assessments;</p> <p>(e) in accordance with the Development Layout in Appendix 2; and</p> <p>(f) in accordance with the management and mitigation measures in Appendix 5.</p>	<p>Conditions from SSD 10448 have been addressed in earlier CEMP revisions (Revisions 1–7) for the works completed under that consent. They are retained in this table for document continuity and site context; however, due to updates to the CEMP structure and scope for the current works, the section cross-references may not fully align to this CEMP revision.</p>
<p>A2. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <p>(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</p> <p>(b) the implementation of any actions or measures contained in any such document referred to in condition A2(a).</p>	
<p>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(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	
Staging Plan	
<p>A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</p> <p>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</p> <p>(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;</p>	<p>Noted refer above</p>



Conditions	Where addressed in CEMP
<p>(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;</p> <p>(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and</p> <p>(e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.</p>	
<p>A11. The Applicant must:</p> <p>(a) not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</p>	
<p>A12. The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.</p> <p>Notes:</p> <ul style="list-style-type: none"> • The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary. • The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages. 	
Evidence of Consultation	
<p>A18. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <p>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</p> <p>(b) provide details of the consultation undertaken including:</p> <ul style="list-style-type: none"> (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. 	Noted refer above
Staging, Combining and Updating Strategies, Plans Or Programs	
<p>A19. With the approval of the Planning Secretary, the Applicant may:</p> <p>(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);</p> <p>(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</p> <p>(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).</p>	Noted refer above
<p>A20. 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.</p>	
<p>A21. 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.</p>	
Advisory Notes	



Conditions	Where addressed in CEMP
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 consent.	Noted refer above
Structural Adequacy	
Under Part 6 of the EP&A Act, the Applicant is required to obtain construction certificates for the proposed building works.	Noted refer above
Endeavour Energy	
B17. The Applicant must obtain relevant approvals from Endeavour Energy, or relevant service provider, prior to the construction of any electricity utility works to service each stage of the development.	Noted refer above
Obligation To Minimise Harm to the Environment	
C1. 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.	Noted refer above
Protection of Public Infrastructure	
C12. Prior to the commencement of construction of the development, the Applicant must: (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	Noted refer above
External Walls and Cladding	
C23. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Noted refer above
C24. Prior to the issue of: (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels) the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.	
C25. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	
Utilities and Services	
C28. Before the issue of a Subdivision 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 a real estate development project 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 a real estate development project demonstrated through an agreement with a carrier.	Noted refer above



Conditions	Where addressed in CEMP
Mamre Road/Access Road 1 intersection works	
D15. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction.	Noted refer above
Management Plan Requirements	
<p>E1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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. 	Noted refer above
Construction Environmental Management Plan	
E2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition E1 and to the satisfaction of the Planning Secretary.	Noted refer above
<p>C4. The Applicant must:</p> <ul style="list-style-type: none"> (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. 	
APPENDIX 6 - 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 Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given	Noted refer above



Conditions	Where addressed in CEMP
<p>under this condition even if the Applicant fails to give the notification required under condition E10 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	
<p>2. Written notification of an incident must:</p> <ul style="list-style-type: none"> 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	
<p>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.</p>	Noted refer above
<p>4. The Incident Report must include:</p> <ul style="list-style-type: none"> 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. 	



2.2 SSD 60513208

Table 2 includes all the relevant conditions that are associated with SSD 60513208.

Table 2: SSD 60513208 Relevant Consent Conditions

Conditions	Where addressed in CEMP
Obligation to Minimise Harm to The Environment	
<p>A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.</p>	<p>Conditions from SSD 60513208 relate to the WH8 base build works and have been addressed through delivery of those works (with finalisation/practical completion underway). They are retained in this table for document continuity and site context; however, due to updates to the CEMP structure and the current fit-out scope under SSD 80331959, the section cross-references may not fully align to this CEMP revision.</p>
Terms of Consent	
<p>A2. The development may only be carried out:</p> <ul style="list-style-type: none"> (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, RTS and Additional Information; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 2. 	<p>Noted refer above</p>
<p>A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> (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). 	
<p>A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	
<p>A8. The largest vehicle permitted to access the site is a 30 metre Performance Based Standards (PBS) Level 2 Type B.</p>	



Conditions	Where addressed in CEMP
A9. The Applicant must ensure all vehicles associated with construction and operation of the development do not use Bakers Lane, Aldington Road and Abbotts Road.	Noted refer above
Notification of Commencement	
A14. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction;	Noted refer above
Evidence of Consultation	
A16. 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.	Noted refer above
Staging, Combining and Updating Strategies, Plans or Programs	
A17. 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).	Noted refer above
A18. 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.	
A19. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	
Utilities, Services and Public Infrastructure	
A20. Prior to the commencement of construction of the development, the Applicant must: (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	Noted refer above
Sydney Water	
A22. Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by the development.	Noted refer above



Conditions	Where addressed in CEMP
Fibre-Ready Facilities	
<p>A24. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <p>(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</p> <p>(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.</p>	Noted refer above
External Walls and Cladding	
<p>A28. Prior to the issue of:</p> <p>(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels)</p> <p>the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use</p> <p>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.</p>	Noted refer above
<p>A29. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	
Compliance	
<p>A30. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	Noted refer above
Operation of Plant and Equipment	
<p>A33. All plant and equipment used on site, or to monitor the performance of the development, must be:</p> <p>(a) maintained in a proper and efficient condition;</p> <p>(b) (b) operated in a proper and efficient manner.</p>	Noted refer above
Environmental Representative	
<p>A35. The Applicant must engage an Environmental Representative (ER) to oversee construction of the development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.</p>	Noted refer above
<p>A36. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A35 (including preparation of the ER Monthly Report), as well as:</p> <p>(a) the complaints register (to be provided on a daily basis); and</p> <p>(b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	
<p>A37. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A35. The Applicant must:</p> <p>(a) facilitate and assist the Planning Secretary in any such audit; and</p> <p>(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</p>	
Mamre Road Precinct Working Group	



Conditions	Where addressed in CEMP
A38. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts.	Noted refer above
A39. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A38.	
Applicability Of Guidelines	
A40. 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.	Noted refer above
A41. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	
Advisory Notes	
AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Noted refer above
Construction Traffic Management Plan	
B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2.	Noted refer above
B2. The Applicant must: (a) not commence construction 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.	
Construction Access	
B3. The Applicant must not commence any construction associated with the development until the Mamre Road / Access Road 1 intersection is completed to the satisfaction of the relevant roads authority.	Noted refer above
B4. All construction traffic associated with the development must use the completed Mamre Road / Access Road 1 intersection and must not use the temporary left-in/left-out access off Mamre Road.	
B5. The Applicant must maintain a 60 kilometre per hour (km/hr) road works speed limit on Mamre Road between Bakers Lane and Abbots Road for the duration of construction and to the satisfaction of TfNSW. The road works speed limit must remain in operation 24 hours a day, seven days a week, unless otherwise instructed by TfNSW.	
Soils, Water Quality and Hydrology	
B14. 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; (c) make these records available to the Planning Secretary upon request.	Noted refer above



Conditions	Where addressed in CEMP								
Erosion and Sediment Control									
<p>B15. Prior to the commencement of construction of the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls of the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:</p> <p>(a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;</p> <p>(b) comply with the detailed technical specifications in the Technical Guidance or its latest version and the 'Blue Book - Managing Urban Stormwater: Soils and Construction' (Landcom 2004);</p> <p>(c) comply with section 4.4.2 of the MRP DCP;</p> <p>(d) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met;</p> <p>(e) outline the current construction and erosion and sediment control occurring on the AIE site and the additional measures which will be adopted for the development;</p> <p>(f) be independently reviewed and verified by the ER prior to submission to the Planning Secretary; and</p> <p>(g) be included in the CEMP required by Condition C2.</p>	Noted refer above								
<p>B16. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by the CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance. Monthly audit reports must be reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.</p>									
Discharge Limits									
<p>B17. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.</p>	Noted refer above								
Hours of Work									
<p>B26. The Applicant must comply with the hours detailed below, unless otherwise agreed in writing by the Planning Secretary.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="background-color: #d9d9d9;">Activity</th> <th style="background-color: #d9d9d9;">Day</th> <th style="background-color: #d9d9d9;">Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Noted refer above
Activity	Day	Time							
Construction	Monday – Friday	7 am to 6 pm							
	Saturday	8 am to 1 pm							
<p>B27. Works outside of the hours identified in condition B26 may be undertaken in the following circumstances:</p> <p>(a) works that are inaudible at the nearest sensitive receivers;</p> <p>(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</p> <p>(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</p>									
Construction Noise Limits									
<p>B28. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan approved under condition B29.</p>	Noted refer above								



Conditions	Where addressed in CEMP												
Construction Noise and Vibration Management Plan													
<p>B29. The Applicant must prepare a Construction Noise and Vibration 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:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert(s);</p> <p>(b) 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);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers and detail the duration of works and respite periods;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B29(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the development.</p>	Noted refer above												
<p>B30. The Applicant must:</p> <p>(a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B29 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.</p>													
Operational Noise Limits													
<p>B31. The Applicant must ensure that noise generated by the operation of the development does not exceed the noise limits in Table below:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="background-color: #d9ead3;">Location</th> <th style="background-color: #d9ead3;">Day <small>L_{Aeq}(15 minute)</small></th> <th style="background-color: #d9ead3;">Evening <small>L_{Aeq}(15 minute)</small></th> <th style="background-color: #d9ead3;">Night <small>L_{Aeq}(15 minute)</small></th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)</td> <td>39</td> <td>34</td> <td>29</td> </tr> <tr> <td style="text-align: left;">BAPS Temple – Outdoor Use Area (Except Car Parking Area)</td> <td colspan="3">36 (When in use)</td> </tr> </tbody> </table>	Location	Day <small>L_{Aeq}(15 minute)</small>	Evening <small>L_{Aeq}(15 minute)</small>	Night <small>L_{Aeq}(15 minute)</small>	Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	39	34	29	BAPS Temple – Outdoor Use Area (Except Car Parking Area)	36 (When in use)			Noted refer above
Location	Day <small>L_{Aeq}(15 minute)</small>	Evening <small>L_{Aeq}(15 minute)</small>	Night <small>L_{Aeq}(15 minute)</small>										
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	39	34	29										
BAPS Temple – Outdoor Use Area (Except Car Parking Area)	36 (When in use)												
<p>B32. The Applicant must implement the operational noise mitigation measures described in the Noise Impact Assessment SSD-10448 MOD 6 and Warehouse 8 SSD-60513208 prepared by SLR Consulting dated April 2024.</p>													
Noise Verification Report													
<p>B33. Within three months of the commencement of construction of the development, the Applicant must prepare and submit a Noise Verification Report for the development to the satisfaction of the Planning Secretary.</p>	Noted refer above												
Vibration Criteria													
<p>B34. Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016); and</p> <p>(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).</p>	Noted refer above												
<p>B35. Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B34.</p>													



Conditions	Where addressed in CEMP
B36. The limits in conditions B34 and B35 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.	
Landscaping	
B37. Prior to the commencement of construction, the Applicant must prepare and submit an updated Landscape Plan for the development to the satisfaction of the Planning Secretary. The plan must: <ul style="list-style-type: none"> (a) be prepared in consultation with Council; (b) ensure landscaping within the Mamre Road setback incorporates enough species that would grow to sufficient height to create a dense screen of retaining walls, operational and parking areas; (c) ensure sufficient deep soil to allow large tree planting between retaining walls and the frontage to public roads; (d) ensure all landscape sandstone walls are located a minimum of 2 metres from road reserves, in accordance with the MRP DCP; (e) ensure the substation is located outside of the landscape setback; (f) ensure parking areas are not located within the landscape setback; and (g) describe the monitoring and maintenance measures for on-going management of the landscaping works. 	Noted refer above
B38. The Applicant must: <ul style="list-style-type: none"> (a) not commence construction until the Landscape Plan is approved by the Planning Secretary. (b) implement the most recent version of the Landscape Plan approved by the Planning Secretary; and (c) maintain the landscaping on the site in accordance with the approved Landscape Plan required by condition B37 for the life of the development. 	
Dust Minimisation	
B43. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Noted refer above
B44. During construction of the development, the Applicant must ensure that: <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (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. 	
Construction Air Quality Management Plan	
B45. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the development, to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition C2. The CAQMP must: <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) detail and rank all emissions from all sources of the development, including particulate emissions; (c) describe a program that is capable of evaluating the performance of construction works and determining compliance with key performance indicators; (d) identify the control measures that will be implemented for each emission source; and (e) nominate the following for each of the proposed controls: 	Noted refer above



Conditions	Where addressed in CEMP
(i) key performance indicator; (ii) monitoring method; (iii) location, frequency and duration of monitoring; (iv) record keeping; (f) include a complaints register, response procedures and compliance monitoring.	
B46. The Applicant must: (a) not commence construction until the CAQMP required by condition B45 is approved by the Planning Secretary; and (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.	
Odour Management	
B47. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Noted refer above
Pests, Vermin and Priority Weed Management	
B55. 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.	Noted refer above
Management Plan Requirements	
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) a condition compliance table for that plan; (b) detailed baseline data, where required; (c) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (e) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (g) a program to investigate and implement ways to improve the environmental performance of the development over time; (h) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (i) a protocol for periodic review of the plan.	Noted refer above



Conditions	Where addressed in CEMP
Construction Environmental Management Plan	
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Noted refer above
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 Plans (see condition B15); (c) Construction Noise and Vibration Management Plan (see condition B29); (d) Construction Air Quality Management Plan (see condition B45); and (e) 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	
C8. Within three months of: (a) the submission of a Compliance Report under condition C13; (b) the submission of an incident report under condition C10; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.	Noted refer above
C9. 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 required under condition C8, or such other timing as agreed by the Planning Secretary.	
Incident Notification, Reporting and Response	
C10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident.	Noted refer above
C11. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 4.	
Non-Compliance Notification	
C12. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.	Noted refer above



Conditions	Where addressed in CEMP
Compliance Reporting	
<p>C13. Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:</p> <ul style="list-style-type: none"> (a) identify any trends in the monitoring data over the life of the development; (b) (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (c) describe what measures will be implemented over the next year to improve the environmental performance of the development. 	Noted refer above
<p>C14. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.</p>	
Monitoring and Environmental Audits	
<p>C15. 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.</p>	Noted refer above
Access to Information	
<p>C16. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), including rehabilitation and remediation, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent (excluding the Emergency Services Information Package as described under condition B46); (iv) a summary of the current stage and progress of the development; (v) contact details to enquire about the development or to make a complaint; (vi) a complaints register, updated quarterly; (vii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. 	Noted refer above
APPENDIX 4 - INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	
Incident Notification Requirements	
<p>1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).</p>	Noted refer above
<p>2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	
<p>3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:</p> <ul style="list-style-type: none"> (a) identifies how the incident was detected; 	



Conditions	Where addressed in CEMP
(b) identifies when the Applicant became aware of the incident; (c) identifies any actual or potential non-compliance with conditions of consent; (d) identifies further action(s) that will be taken in relation to the incident; and (e) a summary of the incident; (f) outcomes of an incident investigation, including identification of the cause of the incident; (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and (h) details of any communication with other stakeholders regarding the incident.	
4. The Applicant must submit any further reports as directed by the Planning Secretary.	

2.3 SSD 80331959

Table 3 includes all the relevant conditions that are associated with SSD 80331959.

Table 3: SSD 80331959 Relevant Consent Conditions

Conditions	Where addressed in CEMP
Obligation to Minimise Harm to The Environment	
A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	Section 1.3.1 and Section 4
Terms of Consent	
A2. The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (c) in accordance with the EIS, RTS and Additional Information; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 2.	This CEMP has been prepared in accordance with these documents
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).	Section 3.3
A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	Section 3.3
A8. The largest vehicle permitted to access the site is a 30 metre Performance Based Standards (PBS) Level 2 Type B.	Appendix D



Conditions	Where addressed in CEMP
A9. The Applicant must ensure all vehicles associated with construction and operation of the development do not use Bakers Lane, Aldington Road and Abbotts Road.	Appendix D
Notification of Commencement	
A14. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction;	Section 1.3.4
Evidence of Consultation	
A16. 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.	Section 1.7
Staging, Combining and Updating Strategies, Plans or Programs	
A17. 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).	Section 1.3.4
A18. 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.	Section 6
A19. 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.	Section 6
Utilities, Services and Public Infrastructure	
A20. Prior to the commencement of construction of the development, the Applicant must: (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	Section 3.2.3
Sydney Water	
A22. Prior to the commencement of construction of the development, the Applicant must obtain a Building Plan Approval from Sydney Water to determine if sewer, water or stormwater mains or easements will be affected by the development.	Section 3.2.3



Conditions	Where addressed in CEMP
Fibre-Ready Facilities	
<p>A24. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <p>(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</p> <p>(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.</p>	Section 3.2.3
External Walls and Cladding	
<p>A28. Prior to the issue of:</p> <p>(b) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels)</p> <p>the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use</p> <p>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.</p>	Section 3.2.3
<p>A29. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	Section 3.2.3
Compliance	
<p>A30. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.</p>	Section 3.2
Operation of Plant and Equipment	
<p>A33. All plant and equipment used on site, or to monitor the performance of the development, must be:</p> <p>(c) maintained in a proper and efficient condition;</p> <p>(d) (b) operated in a proper and efficient manner.</p>	Section 4.3
Environmental Representative	
<p>A35. The Applicant must engage an Environmental Representative (ER) to oversee construction of the development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.</p>	Section 1.3.4
<p>A36. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A35 (including preparation of the ER Monthly Report), as well as:</p> <p>(c) the complaints register (to be provided on a daily basis); and</p> <p>(d) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	
<p>A37. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A35. The Applicant must:</p> <p>(a) facilitate and assist the Planning Secretary in any such audit; and</p> <p>(b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</p>	
Mamre Road Precinct Working Group	



Conditions	Where addressed in CEMP
A38. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts.	Section 1.3.4
A39. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A38.	
Applicability Of Guidelines	
A40. 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.	Noted
A41. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	
Advisory Notes	
AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Table 8
Construction Traffic Management Plan	
B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2.	Section 4.5 and Appendix D
B2. The Applicant must: (a) not commence construction 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.	
Construction Access	
B3. The Applicant must not commence any construction associated with the development until the Mamre Road / Access Road 1 intersection is completed to the satisfaction of the relevant roads authority.	Section 4.5 and Appendix D
B4. All construction traffic associated with the development must use the completed Mamre Road / Access Road 1 intersection and must not use the temporary left-in/left-out access off Mamre Road.	
B5. The Applicant must maintain a 60 kilometre per hour (km/hr) road works speed limit on Mamre Road between Bakers Lane and Abbots Road for the duration of construction and to the satisfaction of TfNSW. The road works speed limit must remain in operation 24 hours a day, seven days a week, unless otherwise instructed by TfNSW.	
Soils, Water Quality and Hydrology	
B14. 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; (c) make these records available to the Planning Secretary upon request.	Section 3.2.3



Conditions	Where addressed in CEMP								
Erosion and Sediment Control									
<p>B15. Prior to the commencement of construction of the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls of the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:</p> <p>(a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;</p> <p>(b) comply with the detailed technical specifications in the Technical Guidance or its latest version and the 'Blue Book - Managing Urban Stormwater: Soils and Construction' (Landcom 2004);</p> <p>(c) comply with section 4.4.2 of the MRP DCP;</p> <p>(d) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met;</p> <p>(e) outline the current construction and erosion and sediment control occurring on the AIE site and the additional measures which will be adopted for the development;</p> <p>(f) be independently reviewed and verified by the ER prior to submission to the Planning Secretary; and</p> <p>(g) be included in the CEMP required by Condition C2.</p>	Section 4.3 and Appendix E								
<p>B16. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by the CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance. Monthly audit reports must be reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.</p>	Section 4.3 and Appendix E								
Discharge Limits									
<p>B17. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.</p>	Section 4.1								
Hours of Work									
<p>B26. The Applicant must comply with the hours detailed below, unless otherwise agreed in writing by the Planning Secretary.</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="background-color: #d9d9d9;">Activity</th> <th style="background-color: #d9d9d9;">Day</th> <th style="background-color: #d9d9d9;">Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Section 2.3
Activity	Day	Time							
Construction	Monday – Friday	7 am to 6 pm							
	Saturday	8 am to 1 pm							
<p>B27. Works outside of the hours identified in condition B26 may be undertaken in the following circumstances:</p> <p>(a) works that are inaudible at the nearest sensitive receivers;</p> <p>(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</p> <p>(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</p>	Section 2.3								
Construction Noise Limits									
<p>B28. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan approved under condition B29.</p>	Section 2.3 and Appendix F								



Conditions	Where addressed in CEMP												
Construction Noise and Vibration Management Plan													
<p>B29. The Applicant must prepare a Construction Noise and Vibration 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:</p> <p>(a) be prepared by a suitably qualified and experienced noise expert(s);</p> <p>(b) 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);</p> <p>(c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers and detail the duration of works and respite periods;</p> <p>(d) include strategies that have been developed with the community for managing high noise generating works;</p> <p>(e) describe the community consultation undertaken to develop the strategies in condition B29(d); and</p> <p>(f) include a complaints management system that would be implemented for the duration of the development.</p>	Section 4.4 and Appendix F												
<p>B30. The Applicant must:</p> <p>(a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B29 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.</p>	Section 4.4 and Appendix F												
Operational Noise Limits													
<p>B31. The Applicant must ensure that noise generated by the operation of the development does not exceed the noise limits in Table below:</p> <table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th style="background-color: #d9d9d9;">Location</th> <th style="background-color: #d9d9d9;">Day L_{Aeq}(15 minute)</th> <th style="background-color: #d9d9d9;">Evening L_{Aeq}(15 minute)</th> <th style="background-color: #d9d9d9;">Night L_{Aeq}(15 minute)</th> </tr> </thead> <tbody> <tr> <td style="text-align: left;">Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)</td> <td>39</td> <td>34</td> <td>29</td> </tr> <tr> <td style="text-align: left;">BAPS Temple – Outdoor Use Area (Except Car Parking Area)</td> <td colspan="3">36 (When in use)</td> </tr> </tbody> </table>	Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	39	34	29	BAPS Temple – Outdoor Use Area (Except Car Parking Area)	36 (When in use)			Section 4.4 and Appendix F
Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)										
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	39	34	29										
BAPS Temple – Outdoor Use Area (Except Car Parking Area)	36 (When in use)												
<p>B32. The Applicant must implement the operational noise mitigation measures described in the Noise Impact Assessment SSD-10448 MOD 6 and Warehouse 8 SSD-60513208 prepared by SLR Consulting dated April 2024.</p>	Noted												
Noise Verification Report													
<p>B33. Within three months of the commencement of construction of the development, the Applicant must prepare and submit a Noise Verification Report for the development to the satisfaction of the Planning Secretary.</p>	Section 3.2.3												
Vibration Criteria													
<p>B34. Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <p>(a) for structural damage, the latest version of DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures (German Institute for Standardisation, 2016); and</p> <p>(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).</p>	Section 4.4 and Appendix F												
<p>B35. Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B34.</p>	Section 4.4 and Appendix F												



Conditions	Where addressed in CEMP
B36. The limits in conditions B34 and B35 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.	Section 4.4 and Appendix F
Landscaping	
<p>B37. Prior to the commencement of construction, the Applicant must prepare and submit an updated Landscape Plan for the development to the satisfaction of the Planning Secretary. The plan must:</p> <ul style="list-style-type: none"> (a) be prepared in consultation with Council; (b) ensure landscaping within the Mamre Road setback incorporates enough species that would grow to sufficient height to create a dense screen of retaining walls, operational and parking areas; (c) ensure sufficient deep soil to allow large tree planting between retaining walls and the frontage to public roads; (d) ensure all landscape sandstone walls are located a minimum of 2 metres from road reserves, in accordance with the MRP DCP; (e) ensure the substation is located outside of the landscape setback; (f) ensure parking areas are not located within the landscape setback; and (g) describe the monitoring and maintenance measures for on-going management of the landscaping works. 	Noted
<p>B38. The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence construction until the Landscape Plan is approved by the Planning Secretary. (b) implement the most recent version of the Landscape Plan approved by the Planning Secretary; and (c) maintain the landscaping on the site in accordance with the approved Landscape Plan required by condition B37 for the life of the development. 	
Dust Minimisation	
B43. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	Section 4.5 and Appendix G
<p>B44. During construction of the development, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method; (b) all trucks entering or leaving the site with loads have their loads covered; (c) trucks associated with the development do not track dirt onto the public road network; (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. 	Section 4.5 and Appendix G
Construction Air Quality Management Plan	
<p>B45. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the development, to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition C2. The CAQMP must:</p> <ul style="list-style-type: none"> (a) be prepared by a suitably qualified and experienced person(s); (b) detail and rank all emissions from all sources of the development, including particulate emissions; (c) describe a program that is capable of evaluating the performance of construction works and determining compliance with key performance indicators; (d) identify the control measures that will be implemented for each emission source; and (e) nominate the following for each of the proposed controls: 	Section 4.5 and Appendix G



Conditions	Where addressed in CEMP
(i) key performance indicator; (ii) monitoring method; (iii) location, frequency and duration of monitoring; (iv) record keeping; (f) include a complaints register, response procedures and compliance monitoring.	
B46. The Applicant must: (a) not commence construction until the CAQMP required by condition B45 is approved by the Planning Secretary; and (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.	
Odour Management	
B47. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).	Section 4.5 and Appendix G
Pests, Vermin and Priority Weed Management	
B55. 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.	Table 1
Management Plan Requirements	
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include: (a) a condition compliance table for that plan; (b) detailed baseline data, where required; (c) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions); (ii) any relevant limits or performance measures and criteria; and (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures; (d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria; (e) a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; (f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible; (g) a program to investigate and implement ways to improve the environmental performance of the development over time; (h) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); (ii) complaint; (iii) failure to comply with statutory requirements; and (i) a protocol for periodic review of the plan.	Refer to the CEMP



Conditions	Where addressed in CEMP
Construction Environmental Management Plan	
C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	Refer CEMP
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 Plans (see condition B15); (c) Construction Noise and Vibration Management Plan (see condition B29); (d) Construction Air Quality Management Plan (see condition B45); and (e) Community Consultation and Complaints Handling.	Table 1
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.	Table 1
Revision of Strategies, Plans and Programs	
C8. Within three months of: (a) the submission of a Compliance Report under condition C13; (b) the submission of an incident report under condition C10; (c) the approval of any modification of the conditions of this consent; or (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.	Section 7
C9. 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 required under condition C8, or such other timing as agreed by the Planning Secretary.	Section 7
Incident Notification, Reporting and Response	
C10. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident.	Section 3.4
C11. The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 4.	Section 3.2.3
Non-Compliance Notification	
C12. Within seven days of becoming aware of a non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.	Section 3.4.2

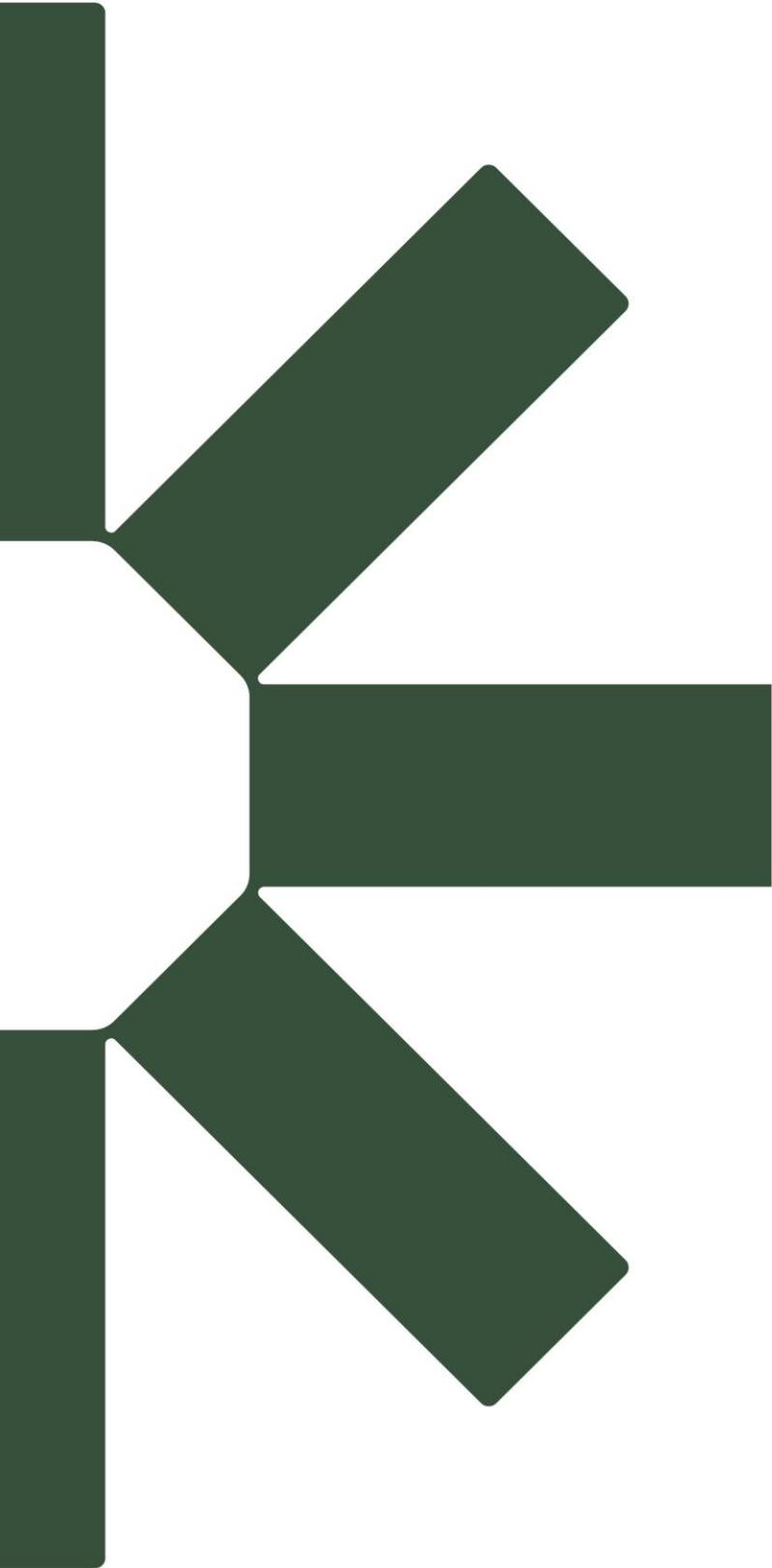


Conditions	Where addressed in CEMP
Compliance Reporting	
<p>C13. Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:</p> <ul style="list-style-type: none"> (d) identify any trends in the monitoring data over the life of the development; (e) (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and (f) describe what measures will be implemented over the next year to improve the environmental performance of the development. 	Section 3.2.3
<p>C14. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.</p>	Section 3.2.3
Monitoring and Environmental Audits	
<p>C15. 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.</p>	Section 3.2.3
Access to Information	
<p>C16. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), including rehabilitation and remediation, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent (excluding the Emergency Services Information Package as described under condition B46); (iv) a summary of the current stage and progress of the development; (v) contact details to enquire about the development or to make a complaint; (vi) a complaints register, updated quarterly; (vii) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary. 	Section 7
APPENDIX 4 - INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	
Incident Notification Requirements	
<p>1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).</p>	Section 3.4
<p>2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.</p>	Section 3.2.3
<p>3. Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C10), the Applicant is required to submit a subsequent incident report that:</p> <ul style="list-style-type: none"> (a) identifies how the incident was detected; 	Section 3.2.3

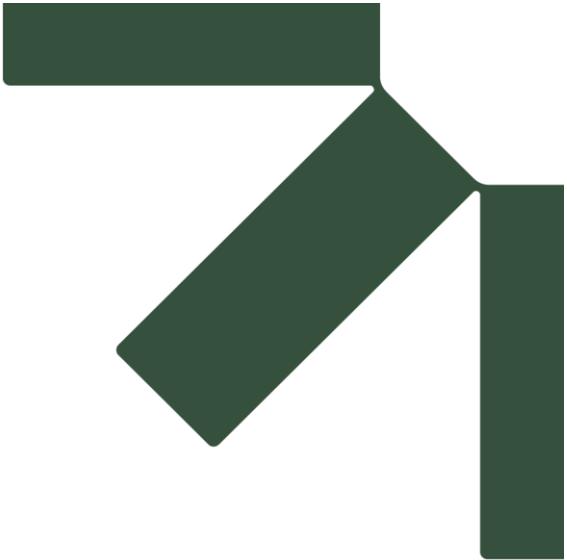


Conditions	Where addressed in CEMP
(b) identifies when the Applicant became aware of the incident; (c) identifies any actual or potential non-compliance with conditions of consent; (d) identifies further action(s) that will be taken in relation to the incident; and (e) a summary of the incident; (f) outcomes of an incident investigation, including identification of the cause of the incident; (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and (h) details of any communication with other stakeholders regarding the incident.	
4. The Applicant must submit any further reports as directed by the Planning Secretary.	Section 3.2.3





Making Sustainability Happen



**Appendix E Construction Traffic
Management Plan**



**Aspect Industrial Estate –
Warehouse 8
Construction Traffic
Management Plan**

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P2169R08





Document control

Project number	P2169r08
Issue number	02
Project title	Construction Traffic Management Plan
Client	Mirvac
File reference	P2169r08v01 CTMP_WH8 IVE Group, Mamre Rd, Kemps Creek

Revision history

Issue no	Date	Details	Author	Reviewer	Approver
01	15 October 2025	Final	Angela Ji	Rhys Hazell	Rhys Hazell
02	29 October 2025	Final – updated to include stakeholder comments	Angela Ji	Rhys Hazell	Rhys Hazell

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1 Introduction

1.1 Introduction

Mirvac Property Services (Aust) Pty Ltd (Mirvac) engaged Ason Group to prepare a Construction Traffic Management Plan (CTMP) as part of construction of an industrial development at 804-882 Mamre Road, Kemps Creek (the site). The site is identified as Stage 4 Warehouse 8 and forms part of the broader Aspect Industrial Estate (AIE) on the eastern side of Mamre Road. AIE is planned to deliver large lot industrial warehouses across nine separate lots.

Mirvac obtained State Significant Development (SSD) Consent SSD 10448 on 24 May 2021 from the Department of Planning, Housing and Infrastructure (DPHI), formerly Department of Planning and Environment (DPE) for the AIE Concept Proposal and Stage 1 development of AIE (AIE Stage 1). Mirvac submitted SSD 60513208 for the Stage 4 Warehouse 8 development, with conditions received on 11 October 2024.

Subsequently, an SSD application to support the tenant-specific requirement of IVE Group, for the fit out and use of the Warehouse 8 for packaging and print operation was submitted under SSD 80331959¹ with development consent granted by DPHI on 25 September 2025. This CTMP has therefore been prepared in response to relevant conditions of consent and should be read in the context of other approved CTMPs within the boarder AIE, including Warehouse 6 & 7 (DA23/0067).

This CTMP details the measures and strategies to be undertaken during all construction works to minimise the effects of the works on the surrounding road network and to ensure the safety and efficiency of the community, construction workers and all road users.

1.2 Development Consent

This CTMP responds the draft conditions of consent issued on 25 September 2025 as it relates to SSD 80331959. The relevant conditions and associated section within the report are outlined in Table 1.

Table 1: Development Consent

Development Consent	Reference
Access and Traffic	
A8. The largest vehicle permitted to access the site is a 30 metre Performance Based Standards (PBS) Level 2 Type B.	Section 2.3
A9. The Applicant must ensure all vehicles associated with construction and operation of the development do not use Bakers Lane, Aldington Road or Abbots Road.	Section 2.4
Evidence of Consultation	
A15. Where conditions of this consent require consultation with an identified party, the Applicant must:	
(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and	Section 1.8.1 Appendix A
(b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and	Section 1.8.1 Appendix A

¹ <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-ive-printing-and-packaging-facility-wh8>



Development Consent	Reference
(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	
Utilities, Services and Public Infrastructure	
General Requirements	
A19. Prior to the commencement of construction of the development, the Applicant must:	
(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure	Section 1.8 Appendix A
(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths)	Section 4.1
(c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	Section 4.1
Mamre Road Precinct Working Group	
A32. Prior to the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:	
(d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;	Section 3.3
(f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and	Section 3.3
Construction Traffic Management Plan	
B11. Prior to the commencement of construction of the development, the Applicant must update the Construction Traffic Management Plan for Warehouse 8 (SSD-60513208) to include the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:	
(a) be prepared by a suitably qualified and experienced person(s);	Noted
(b) be prepared in consultation with Council and TfNSW;	Section 1.8.1 Appendix A
(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction	Section 3.3
(d) detail proposed work zones, heavy vehicle routes, access and parking arrangements	Section 2.4 Section 2.8



Development Consent	Reference
	Section 3.5
(e) detail the number of construction vehicle movements and demonstrate how the movements will be managed in the context of road changes in the vicinity of the site	Section 3.1 Section 3.2 Section 3.3
(f) include a Driver Code of Conduct to <ul style="list-style-type: none"> (i) minimise the impacts of construction on the local and regional road network (ii) minimise conflicts with other road users (iii) minimise road traffic noise (iv) inform truck drivers of the site access arrangements, turning restrictions and use of specified routes (v) include a program to monitor the effectiveness of these measures (vi) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions. 	Appendix D
(g) include the location of any crane(s) and a crane movement plan	Section 3.12 Appendix E
(h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects	Section 3.3 Section 4.2
(i) include a program to monitor the effectiveness of these measures	Section 4.2
(j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes	Section 1.8.2
B12. The Applicant must:	
(a) not commence construction until the Construction Traffic Management Plan required by condition B11 is approved by the Planning Secretary; and	Noted
(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.	Noted
Construction Access	
B13. All construction traffic associated with the development must use the completed Mamre Road / Darrabarra Avenue. No construction vehicles are permitted to use Bakers Lane.	Section 2.3 Section 2.4 Section 3.1 Section 3.2.5
Management Plan Requirements	



Development Consent	Reference
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	
(a) a condition compliance table for that plan.	Table 1
(b) detailed baseline data where required.	Section 1.5 Section 1.6.2 Section 1.7
(c) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions) (ii) any relevant limits or performance measures and criteria (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.	Table 1
(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria.	Section 3
(e) a program to monitor and report on the: (i) impacts and environmental performance of the development (ii) effectiveness of the management measures set out pursuant to paragraph (c) above.	Section 4.2
(f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible.	Section 4.4
(g) a program to investigate and implement ways to improve the environmental performance of the development over time.	Section 4
(h) a protocol for managing and reporting any: (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria) (ii) complaint (iii) failure to comply with statutory requirements.	Section 3.13
(i) a protocol for periodic review of the plan	Section 3.13 Section 4
Revision of Strategy, Plans and Programs	
C8. Within three months of: (a) the submission of a Compliance Report under condition C13 (b) the submission of an incident report under condition C10	Section 3.13 Section 4.4



Table 2: Project representatives and stakeholders

Name	Organisation	Role
Operational Change	TfNSW	Customer Journey Planning, Greater Sydney
Gavin Cherry	Penrith City Council	Development Assessment Coordinator
Dean Quarisa	Richard Crookes Constructions	Project Manager
Susan Paul	Mirvac	Development Manager
Malcolm (Rhys) Hazell	Ason Group	Principal Lead
Angela Ji	Ason Group	Transport Engineer

Further information with regards to consultation with TfNSW and Penrith City Council as per Condition B11(b) are detailed in Section 1.8.1.

1.4 Project Details

1.4.1 Site Location

The site is within AIE which is legally known as Lots 301 & 305, DP1305254 at Mamre Road, Kemps Creek. The site covers an area of 56.3 hectares and is about 4km north of the future Western Sydney International (Nancy-Bird Walton) Airport (WSA), 13km south-east of the Penrith CBD and 40km west of the Sydney CBD.

AIE has a frontage of about 950 metres to Mamre Road along the western boundary with a signalised intersection to provide for vehicle access via Mamre Road. Mamre Road in-turn provides direct access to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south. Access to the site is provided via internal access roads, with both heavy and light vehicle access available from Access Road 4.

The location of the site within AIE and in the context of the surrounding local area is shown in Figure 1.



Figure 1: Site Location within the Mamre Road precinct

This project covers construction of Warehouse 8 as part of the broader AIE estate. It does not cover any other works, including delivery of the internal access roads. Warehouse 8 and the broader AIE is shown in Figure 2.

the signalised intersection of Mamre Road and Darrabarra Avenue since opened to traffic in October 2024. This intersection will continue to accommodate all future construction and operational traffic.

The site context and access arrangements are shown in Figure 3, with site photos included in Figure 4 and Figure 5. All access roads internal to the site have been constructed.



Figure 3: Current AIE Access Arrangements

Source: Nearmap (dated 3 September 2025)



Figure 4: Pemul Place (looking north to Darrabarra Avenue)



Figure 5: Pemul Place (looking south)



1.6 Authority Requirements

1.6.1 Secretary’s Environmental Assessment Requirements

The Secretary’s Environmental Assessment Requirements (SEARs) were issued by DPE on 30 April 2020. The SEARs include general DPE requirements together with specific SEARs as provided by Transport for NSW (TfNSW), several of which speak directly to those covered by this CTMP.

Legislative and other requirements applicable to all aspects of the project are included in the CEMP.

1.6.2 Crash History

A review of the latest available data from TfNSW crash database has been completed to establish the crash history in the vicinity of the site. The latest publicly available crash data provided by TfNSW includes the 5-year period ending 2024 with any such newer crash data not yet available for reference. An assessment of the latest publicly available crash statistics is presented in Table 3 and Figure 6.

Table 3: Crash history

Year	Location	RUM Code	Injury/Death
2020	Mamre Road, South of Site	20 – Head On	1 killed, 1 injured
2020	Mamre Road, South of Site	20 – Head On	2 injured
2022	Mamre Road, South of Site	40 – U-turn	2 injured
2022	Mamre Road, North of Site	40 – U-turn	nil
2022	Mamre Road, South of Site	73 – Off road left into object	1 injured
2022	Mamre Road, North of Site	71 – Off road left into object	nil
2023	Mamre Road, North of Site	71 – Off road left into object	nil
2023	Mamre Road, South of Site	32 – Right rear	1 injured
2023	Mamre Road, South of Site	55 – Pulling out rear end	1 injured
2023	Mamre Road, North of Site	30 – Rear end	1 injured
2023	Mamre Road, North of Site	30 – Rear end	2 injured
2023	Mamre Road, South of Site	30 – Rear end	nil
2023	Mamre Road, North of Site	30 – Rear end	1 injured
2023	Mamre Road, North of Site	35 – Lane change left	nil
2023	Mamre Road, North of Site	73 – Off road right into object	nil
2024	Mamre Road, North of Site	50 – Head on (overtake)	1 killed, 2 injured
2024	Mamre Road/Bakers Lane Intersection	34 – Lane change right	nil
2024	Mamre Road, South of Site	30 – Rear end	5 injured

Source: TfNSW Crash Statistics Website

The crash statistics indicate that between 2020 and 2024, there were 18 crashes on Mamre Road within approximately 1.5km of the site. Of the recorded crashes, two were fatal and located on Mamre Road approximately 500m north and 950m south of Darrabarra Avenue. The closest recorded crash was approximately 500m from the site which indicates no discernible historical road safety issue along this section of Mamre Road.

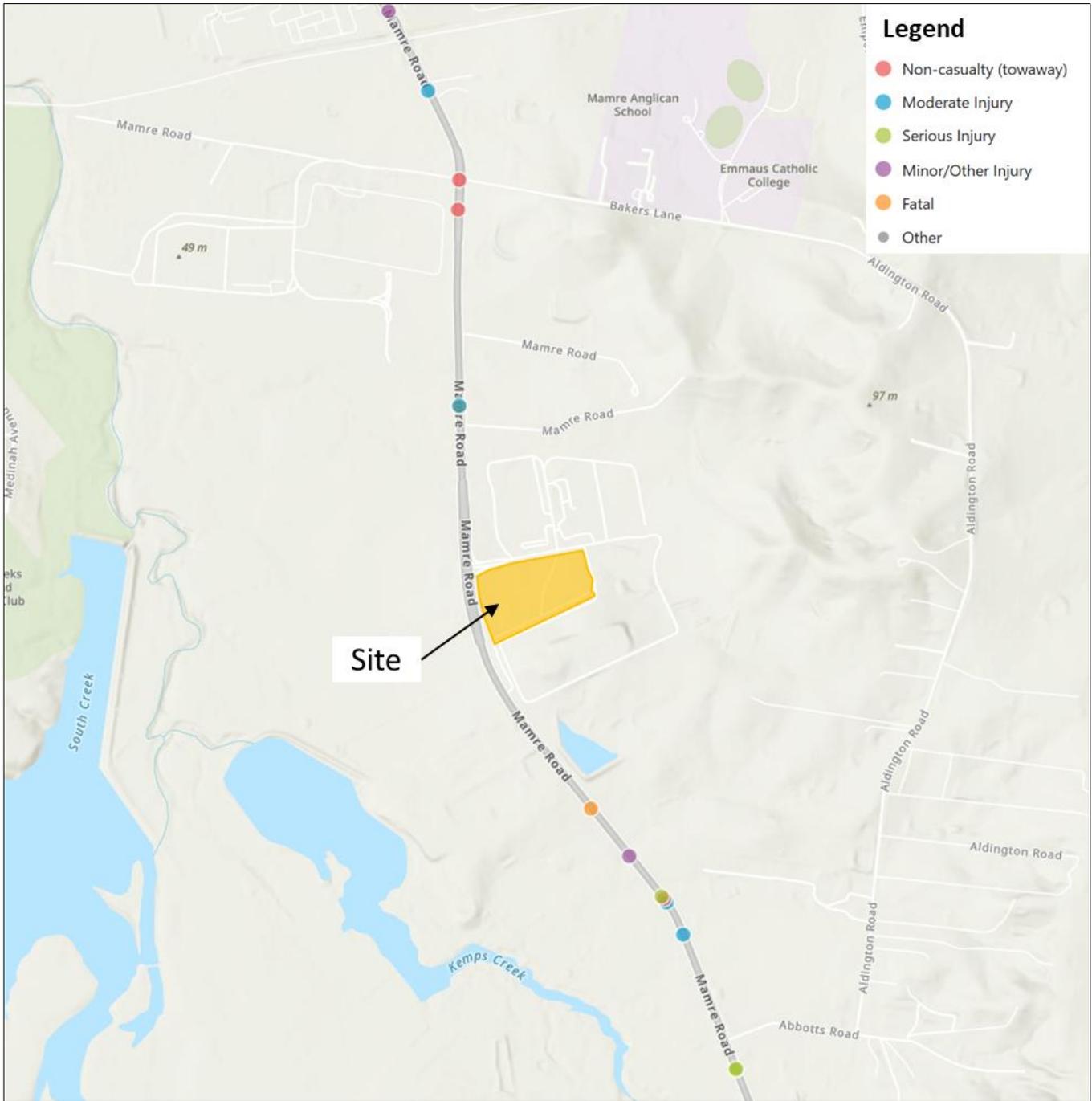


Figure 6: 2020 – 2024 5-year period crash map

Source: Interactive Crash Statistics website

As discussed, only crashes along Mamre Road within 1.5km of the site have been included as part of this assessment. These crashes are generally north of Abbots Road and south of the Warragamba Pipeline easement. Crashes outside this area are not considered to influence the site and site access arrangements and therefore omitted from Table 3.

It is also recognised that while traffic volumes and road conditions along Mamre Road have continued to change in the period since 2022, anecdotal evidence indicates that isolated crashes continue to remain the predominant pattern in the study area. This indicates that while additional construction related activities have resulted in an increase in traffic



volumes on Mamre Road, the restrictions and monitoring in place have evidently prevented a corresponding pattern of increasing crashes.

1.7 Site Related Data

1.7.1 Road Details

The key roads surrounding the site are identified in Figure 2 and summarised in Table 4.

Table 4: Local Road Network

Road Name	Section	Speed Limit	Parking	Traffic Volumes
Mamre Road	Great Western Highway and M4 & Elizabeth Dr	80 km/hr	No	AM Peak: 1,431 ¹ veh/hr PM Peak: 1,523 ¹ veh/hr Weekday average: 20,508 ¹ veh/day 7-day average: 17,873 ¹ veh/day
Erskine Park Road	Mamre Rd & M4	70 km/hr	No	-
Bakers Lane	Mamre Rd & Aldington Rd	60 km/hr (40 km/hr during school peaks)	No	-
Elizabeth Drive	M7 & The Northern Rd, Hume Highway & Mamre Rd	80 km/hr	No	2021 ADT: 26,516 ² veh/day

Notes: 1 According to Ason Group surveys conducted in August 2025 on Mamre Road south of Abbots Road
2 Transport for NSW Traffic Volume Viewer

1.8 Stakeholder Engagement

1.8.1 Authority Consultation

Mirvac has submitted the draft version of this CTMP as part of ongoing consultation with key stakeholders, including TfNSW and Penrith City Council. TfNSW comments were received on 22 October 2025, with correspondence included in Appendix A.

Overall, this CTMP has received in-principle support from TfNSW, subject to minor amendments to address specific conditions. It is noted that CTMP approvals are valid for 12 months and must be resubmitted for review and endorsement on the expiry of this period.

Prior to implementation, Mirvac is to ensure that local residents, businesses, schools and other stakeholders in the affected area as well as emergency service organisations are notified of the changes associated with the CTMP.

Penrith City Council Asset Management Team have also reviewed the CTMP and are similarly generally supportive. Comments were received on 29 October 2025 with corresponding responses included in Table 5.

Table 5: Penrith City Council Comments

Penrith City Council Comments	Ason Group Response
The applicant must obtain any relevant section 138 Road Act approvals before commencement of works within the road reserve.	Noted
Damage to Council's assets must be reported to Penrith City Council on 4732 7777 or assetmanagementadmin@penrith.city and repairs to be carried out to Council's specification and satisfaction, at the applicants cost.	Noted
Council requests that the nominated contact person provide a response within a maximum of 24 hours to any significant issues or concerns raised in relation to traffic or infrastructure matters.	Noted, key contacts are provided in Section 2.7.
Staging of construction vehicles must not happen on a local road.	Noted, refer to Section 3.4
All heavy vehicles may only enter and exit properties from council roads in forward direction. However, the operator may reverse into a property once all reasonable steps are taken to ensure safety risks to the general public and other road users are mitigate. This can be achieved by an accredited traffic control method and a corresponding approved transport management plan.	Noted, refer to Section 3.4

1.8.2 Stakeholder Notification

In the event that any disruptions (unexpected or in advance) to roadways/ footpaths occur as a result of construction works, the procedures outlined below are to be followed:

- Mirvac will submit this CTMP to key stakeholders including TfNSW, Penrith City Council and Transport Management Centre (TMC) for review and will liaise accordingly with all stakeholders to address any comments and re-submit the CTMP.
- If any future disruptions to roadways/ footpaths are required, Council/ TfNSW is to be notified first and depending on the extent of the disruption Mirvac is to notify affected property occupiers (including local schools) via use of letter drops and Variable Message Signs (VMS).
- If any unforeseen disruptions to roadways/ footpaths occur, Council/ TfNSW is to be notified first and depending on the extent of the disruption, Mirvac is to notify affected property occupiers (including local schools) via use of traffic controllers and Variable Message Signs (VMS).
- In the event of heavy vehicle damage to Council/ TfNSW assets/ infrastructure, Mirvac will notify Penrith City Council's Traffic and Transport team and/ or Assets Branch.
- If any future disruptions to the surrounding community, they will be notified by the appointed Communications and Community Liaison Representative (CCLR) in accordance with the procedures detailed in Section 4.5.

2 Proposed Works and Staging

2.1 Construction Activity

Construction associated with SSD 60513208 commenced in October 2024 and remains ongoing. Construction specific to SSD 80331959 would slightly shift the details of that delivered and is planned to commence in October 2025. Practical completion is planned to occur by June 2026 (duration of approximately nine months) and covers internal fit out and services, in conjunction with external concrete pours and inground services works.

This CTMP outlines the works involved and the applicable traffic management measures.

2.2 Construction Hours

The hours of work for construction of Warehouse 8 will be as follows:

- Monday to Friday – 7am to 6pm
- Saturday – 8am to 1pm
- Sunday and Public Holidays – No work.

The above work hours are consistent with Condition B1 of the development consent. These restrictions to work hours will also limit traffic/ deliveries to site except as permitted by emergency/ out-of-hours work approval etc.

Mirvac will lodge an application for an Out of Work Hours Permit with DPHI to seek approval for any such construction works that are not permissible under Condition B2 of the development consent, which stipulates the following:

B2. Works outside of the hours identified in condition B1 may be undertaken in the following circumstances:

(a) works that are inaudible at the nearest sensitive receivers

(b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons, or

(c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

2.3 Site Access Arrangements

Access to the site will be via the signalised intersection of Mamre Road and Darrabarra Avenue. This intersection is currently operational has been designed to accommodate all vehicles up to 30m articulated vehicles, as required by Condition A9 of SSD-10448, which stipulates that:

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

In this regard, no vehicles larger than this will be used throughout all construction works. The site access strategy is shown in Figure 7, with the Warehouse 8 site access located at the southern end of Pemul Place and minimises any such risk associated with conflicting vehicle manoeuvres.



Figure 7: Site access strategy

2.4 Truck Routes

All heavy vehicles will be strictly limited to the arrival and departure routes as detailed in Figure 8.

At no time will construction vehicles be permitted to use Bakers Lane, Aldington Road or Abbots Road when travelling to or from the construction site. This includes site personnel/ contractors travelling in light vehicles. Construction vehicles shall be restricted to the Mamre Road/ Darrabarra Avenue signalised intersection.

A copy of the approved routes will be distributed by Richard Crookes Constructions to all drivers before their arrival to site. No trucks will queue on any roads on approach to the construction site. Mobile phones, two-way radios or application-based solutions will be used to coordinate truck arrivals.

As shown in Figure 9, the proposed construction vehicle routes are also consistent with the TfNSW Restricted Access Vehicles (RAV) map for vehicles up to 26m B-doubles.

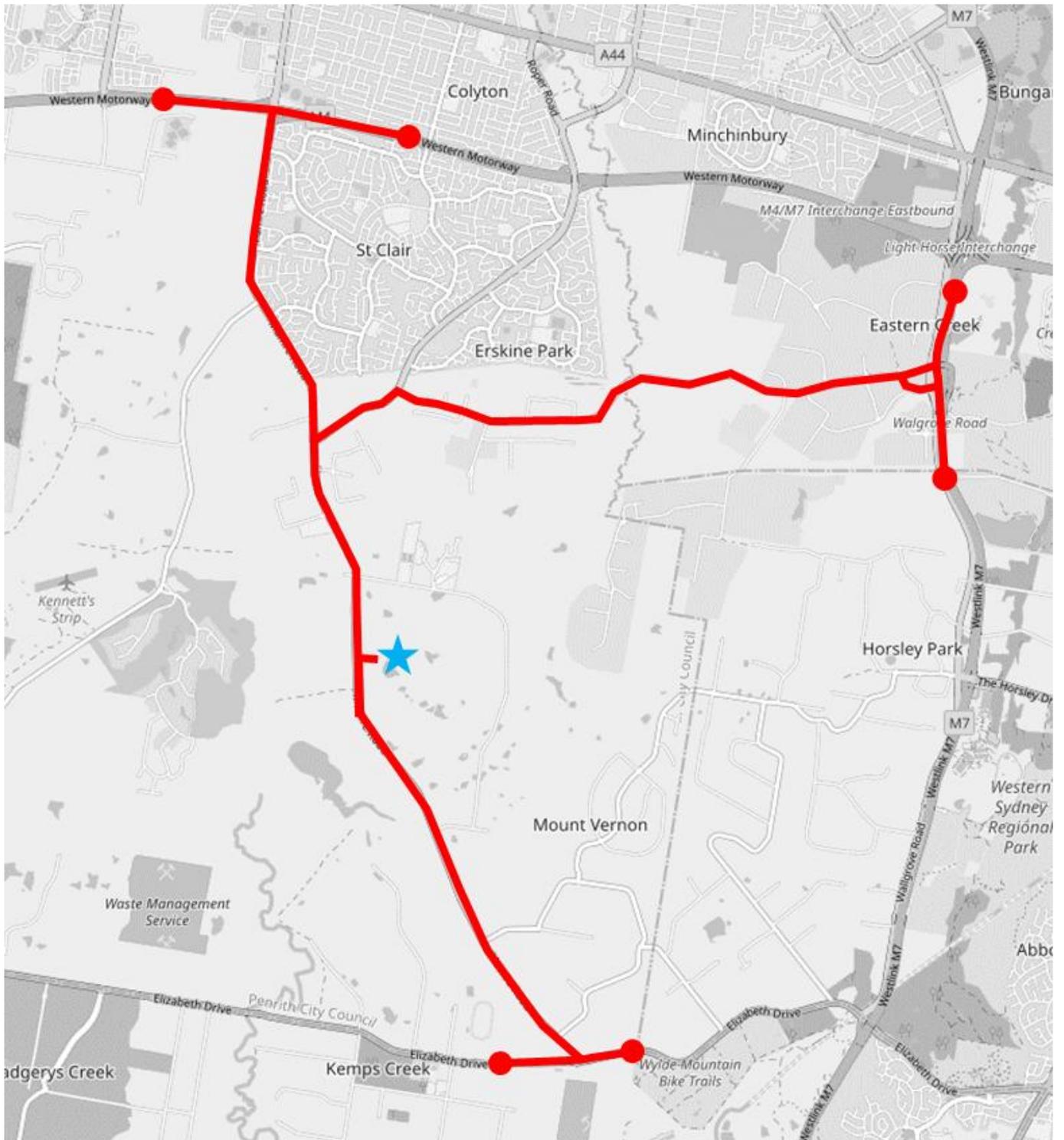


Figure 8: Construction Vehicle Route Map

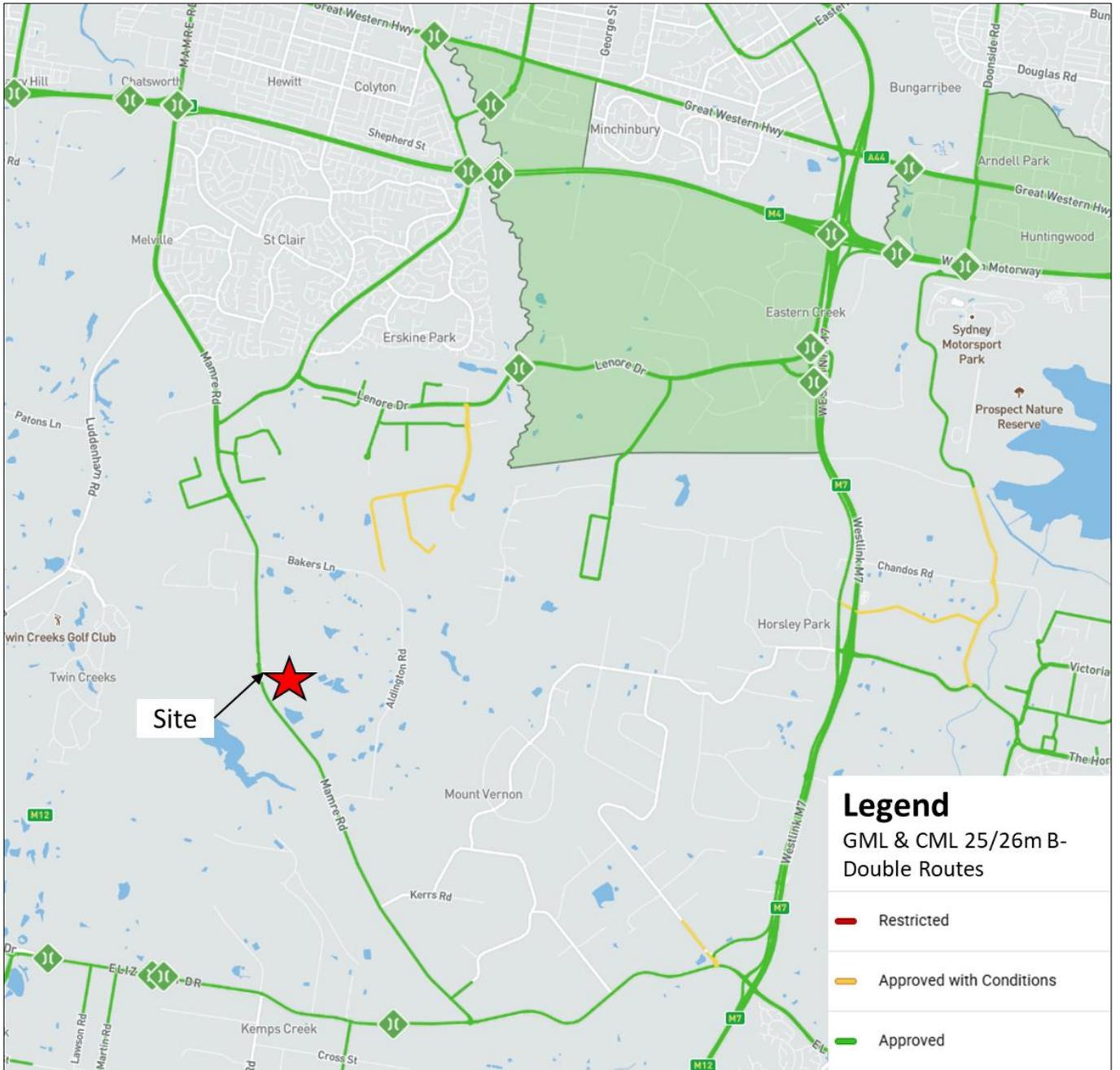


Figure 9: Restricted Access Vehicle (RAV) Map

2.5 Temporary Traffic Management Method

Traffic management shall be undertaken in accordance with the methodology outlined within the TGS included in Appendix B and defined in Table 6. All road users are expected to be directed around the worksite in order to physically separate the road user from any hazards within the worksite.

Table 6: Access protocols & methodology

Procedure	Responsibility	Notes
<pre> graph TD A[Access to the Site] --> B{Is the Vehicle Entering} B -- YES --> C[Discuss & Understand Call-up Protocol] B -- NO --> D{Is the Vehicle Exiting} D -- YES --> E[Discuss & Understand Call-up Protocol] D -- NO --> F[END] </pre>	<p>Site Manager / Foreman / Traffic Controller</p>	<p>ENTRY PROTOCOL:</p> <p>Via UHF radio, channel agreed at pre-start.</p> <ol style="list-style-type: none"> 1. Vehicle to advise gate controller when 200m from gate via UHF — vehicle to ensure flashing lights are on 2. Vehicle advises of metres from gate in 50m lots (i.e., 150m from gate 100m from gate). 3. Gate Controller advises safe to enter, vehicle enters site and decelerates behind barriers 4. If not safe to enter, vehicle is to continue driving and not stop / queue on the public roadway 5. Vehicle uses road network to return and make another attempt at entering site
	<p>Site Manager / Foreman / Traffic Controller</p>	<p>EXIT PROTOCOL:</p> <p>Via UHF radio, channel agreed at pre-start.</p> <ol style="list-style-type: none"> 1. Vehicle driver to radio Gate Controller to ensure exit is possible – vehicle to ensure flashing lights are on 2. If no issues driver to accelerate to exit gate and merge with traffic. 3. If driver cannot exit, Gate Controller to order vehicle to hold until gate is clear. <p>Gate Controller is not to stop traffic on the public road network</p>

2.6 Risk Assessment

A risk assessment is aimed to identify the hazards and risks associated with the works. The purpose of this risk assessment is to determine the controls required for the protection of road workers and road users. A risk assessment has been completed and included in Appendix C.

2.7 Site Contact

The key contacts for the site during construction are included in Table 7.



Table 7: Construction contact

Role	Name	Company	Contact Details
Project Manager	Dean Quarisa	Richard Crookes Constructions	quarisad@richardcrookes.com.au Ph. 0437 774 563
Site Manager	Michael Redmond		redmondm@richardcrookes.com.au Ph. 0408 869 609
Project Engineer	Omid Abbasi		abbasio@richardcrookes.com.au Ph. 0477 677 184

The list of key contacts shall be provided to all staff and contractors as part of site induction, as well as be posted on the site shed. Consideration should also be given to presenting this list of contacts on the project website

2.8 Work Zone

No Work Zone is required as it relates to construction of Warehouse 8, with all construction works to occur within the site boundaries. Nonetheless, it is recognised that any approved Works Zone should only be used for the purposes of specific work activities. No infrastructure, including bins, tanks or traffic control equipment should be left on the road when the works zone is not in use by a vehicle. All non-vehicular items must be contained with the work area and not on the carriageway. When a work zone is not in use, the area/lane must be opened to allow for normal trafficable conditions.

In the event that the implementation of further temporary traffic control measures on public roads/ road related area, Mirvac will obtain a Road Occupancy Licence (ROL) from Penrith City Council. The same applies as it relates to any such excavation and/ or road opening works on a public road.

Finally, as required by TfNSW, Mirvac will apply and obtain approval from the Transport Management Centre for a ROL for any required lane closures and/or Speed Zone Authorisations as part of the ROL that may impact the state road network or is within 100m of traffic signals.

3 Traffic Management

3.1 Approved Operational Traffic Volumes

The Ason Group traffic report supporting the Concept Plan (ref: 1029r04) outlined the following operational traffic volumes associated with AIE once all sites are fully operational:

- AM peak: 577 vehicle movements per hour
- PM peak: 602 vehicle movements per hour
- Daily total: 7,310 vehicle movements per day.

For the purposes of this report, one truck is equal to one inbound movement plus one outbound movement for a total of two movements.

In this context, the following sections detail the various construction and operational traffic volumes to better understand the cumulative impacts both internally and external to AIE.

3.2 Construction Vehicle Activity

3.2.1 Warehouse 8 Construction Traffic

The anticipated vehicle movements associated with Warehouse 8 construction have been estimated having consideration to construction worker numbers together with plant, equipment and a variety of construction haulage requirements.

Overall, the construction schedule estimates that Warehouse 8 will generate up to 320 vehicles (in + out) per day. There will be approximately 105 vehicle movements in any peak hour (47 light vehicles and 58 heavy vehicles).

These volumes have been benchmarked against the traffic generation of Warehouse 8 as per the Transport Assessment prepared by Ason Group dated 17/06/2025 (report reference: P2169r07v2), with all traffic expected to use the Mamre Road/ Darrabarra Avenue signalised intersection on arrival and departure. In this regard, the daily construction traffic volumes are significantly lower than the daily traffic generated by the site when operational. However, the peak hour construction traffic volumes are slightly higher than the peak hour operational traffic volumes generated by Warehouse 8 (increase of 7 vehicle trips). An increase of seven trips in the peak hour will not materially impact the surrounding road network.

3.2.2 Warehouse 6 and 7 Construction Traffic

As discussed, Ason Group has similarly prepared a CTMP as it relates to the construction of Warehouse 6 & 7. With construction traffic volumes estimated to be up to 300 movements per day, the appointed contractor has identified a more defined peak activity period, with up to about 90 vehicle movements estimated to arrive and depart in the peak hour (40 light vehicles and 50 heavy vehicles).

3.2.3 Internal Road Construction

Delivery of the roads internal to AIE are also important to understand. In this regard, reference to the Ason Group traffic report (ref: 1029r05v9) delivered as part of AIE construction traffic management has been referenced to understand the associated and previously approved construction traffic volumes. The AIE CTMP estimated that there would be a maximum 564 construction vehicle movements per day throughout all stages, with an estimated maximum 160 movements in any peak hour.



As discussed in Section 1.5, all AIE internal roads have been delivered, with peak construction activity having already likely occurred. The above volumes can therefore be considered a theoretical peak and unlikely to coincide with construction timelines associated with delivery of Warehouse 8 (and Warehouse 6 & 7).

3.2.4 Operational Traffic

As discussed in Section 1.5, Warehouses 1, 2, 3 and 9 are currently operational and construction activities associated with Warehouse 8 (and Warehouse 6 & 7) continues. In this regard, these warehouses were estimated to generate the following traffic volumes:

- Warehouse 1 – 986 vehicle movements per day and 81 movements in any peak hour
- Warehouse 2 – 707 vehicle movements per day and 58 movements in any peak hour
- Warehouse 3 – 627 vehicle movements per day and 52 movements in any peak hour
- Warehouse 9 – 1,931 vehicle movements per day and 160 movements in any peak hour.

In combination, these four warehouses would generate about 351 vehicle movements in any peak hour.

All operational traffic will be restricted to using Mamre Road only when travelling to and from AIE. At no time will any operational vehicles be permitted to use Bakers Lane, Aldington Road or Abbots Road.

3.2.5 Summary of Cumulative Traffic Volumes

The expected cumulative vehicle trips at the time when Warehouse 8 construction commences have been estimated and detailed in Table 8. This includes a combination of the operational sites (Warehouse 1, 2, 3 and 9) and under construction sites (Warehouse 6, 7 and 8).

Cumulative traffic has been benchmarked against the traffic generation of the AIE precinct, approved as part of the masterplan SSDA, with all traffic expected to use the Mamre Road/ Darrabarra Avenue signalised intersection on arrival and departure. The intersection has been approved to accommodate 7,217 daily vehicles. In this regard, the cumulative vehicle trips associated with Warehouse 8 construction remain significantly less than those approved for the precinct and would not be expected to materially impact the internal road network or externally along Mamre Road and other intersecting roads in the vicinity. Mirvac will liaise regularly with appointed contractors to avoid any such large vehicle delivery conflicts and to ensure that the cumulative construction impacts are managed and not exceed approved operational limits.

Signage internal to AIE will continue to ensure appropriate use by construction and operational traffic, with use of traffic controllers where necessary and consistent with current arrangements. Peak activity associated with the operational sites would also unlikely coincide with peak construction vehicle activity, further limiting the peak hour effects. Overall, the access arrangements will be able to cater for the anticipated traffic as part of the delivery of AIE.

Table 8: Daily forecast traffic volumes

Development	Approved Volumes	Forecast Volumes	Net change
Warehouse 1 (operational)	7,217	986	-2,346
Warehouse 2 (operational)		707	
Warehouse 3 (operational)		627	
Warehouse 6 & 7 (construction)		300	
Warehouse 8 (construction)		320	
Warehouse 9 (operational)		1,931	
Total	7,217	4,871	-2,346

3.3 Impact Mitigation on Surrounding Network

The impacts of construction traffic and associated mitigation measures to be implemented are outlined below.

- **Management of deliveries:** Mirvac will manage deliveries to shall ensure that construction vehicles, particularly heavy vehicles, will not exceed approved limits.
- **Safety During Construction:** Safety to motorists and pedestrians throughout the area will be maintained during construction through the preparation and execution of Traffic Guidance Schemes (TGS's). A range of TGS's will be incorporated to Mirvac CTMPs, for each access throughout construction, to identify all reasonably foreseeable hazards, assess the hazards, and manage the hazards as best possible by either eliminating or minimising the risks. TGS's shall be monitored and updated accordingly throughout the project.
- **Reporting:** Reporting and monitoring of movements during peak periods are to be undertaken to ensure that drivers are adhering to restricted times, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved.

The key to managing the cumulative impact of the various construction worksites in the vicinity of the site is to firstly identify the relevant stakeholders and future coordination/ liaison requirements as part of the following major projects:

- Mamre Road Upgrade.
- Sydney Metro – Western Sydney Airport.
- Aldington and Abbots Road Upgrade.
- ESR Silk Logistics - Westlink Kemps Creek.

Mirvac will liaise and coordinate on a regular basis in the form of construction interface meetings/ transport coordination/ liaison/ working group for coordinating activities between projects and to minimise overlapping of high-volume days, such as major concrete pours.

It is also noted that Mirvac has a representative on the Mamre Road Precinct Working Group. The working group comprises other relevant consent holders in the MRP, and will meet regularly to review cumulative traffic, safety measures to manage cumulative construction traffic (including coordination and communication), funding and monitoring.

With the above measures, it is not expected that this level of traffic movement would create any adverse impact on the surrounding road network.

3.4 Vehicle Management

In accordance with TfNSW requirements and the Conditions of Consent, all drivers are to be familiar with the Driver Code of Conduct before attending the Site. A copy of the Code is included in Appendix D.

All vehicles transporting loose materials will have the entire load covered and/or secured to prevent any large items, excess dust or dirt particles depositing onto the roadway during travel to and from the site. Public roads used by construction vehicles are to be kept clean at all times. All vehicles enter and exit the site in a forward direction.

All subcontractors must be inducted by Mirvac's on lot contractor Richard Crookes Constructions, to ensure that the procedures are met for all vehicles entering and exiting the construction site. This includes the Driver's Code of Conduct which will form part of the induction. Mirvac will monitor the roads leading to and from the site and take all necessary steps to rectify any road deposits caused by site vehicles, such as sediment tracking. Vehicle movements to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. No tracked vehicles will be permitted or required on any paved roads. Public roads, access points and internal parking areas will not be obstructed by any materials, unapproved vehicles, refuse skips or the like, under any circumstances. At no time shall heavy vehicles and bins associated with the development park on local roads or footpaths in the vicinity of the site.

All vehicles are wholly contained on site before being required to stop. At no stage shall queuing or idling occur on the public road network. A schedule for deliveries of goods and materials will be established prior to that day, with Traffic

Controllers to always maintain radio contact with construction vehicles. The anticipated deliveries will be made known to site personnel at daily prestart meetings.

All loading and unloading of materials will occur within the site boundary.

Mirvac has previously engaged with TfNSW as it relates to installation of a posted 60 kilometre per hour road works speed limit on Mamre Road between Bakers Lane and Abbots Road. With the signalised intersection of Mamre Road/ Darrabarra Avenue now completed and operational, all temporary speed signage will not be required prior to the commencement of Warehouse 8 construction works.

3.5 Contractor and Heavy Vehicle Parking

There will be adequate parking supply to accommodate the expected maximum 120 and average 50 workers on site at any one time.

Contractors will typically drive given a general absence of practical bus services along Mamre Road in the vicinity of the site. On-site parking will be made available, with suitable pedestrian connections always maintained between the work areas and contractor parking. A dedicated contractor parking area and heavy vehicle strategy will be developed and modified as necessary throughout all works stages to ensure practical use.

It is expected that the location of dedicated heavy vehicle parking areas will change as the construction of the internal road network progresses, therefore the location of parking spaces shall be outlined within the driver code of conduct and communicated at the regular toolbox meetings. Parking will be regularly monitored to ensure no queuing onto any roadway at any time.

3.6 Pedestrian and Cyclist Management

As detailed in Table 9, there is a general absence of vulnerable road users along Mamre Road on account of no formal footpaths, bicycle paths or shared paths along the site frontage.

In the unlikely event that there are pedestrians or cyclists needing to cross an access driveway they will be temporarily held by an accredited traffic controller at such times that construction vehicles are entering or exiting the site. Once the construction vehicles are clear, the traffic controller will allow pedestrians/ cyclists to continue on their journey.

3.7 Fencing Requirements

Construction fencing will be provided around the perimeter of the site to ensure unauthorised persons are unable to gain access to the site.

3.8 Traffic Guidance Scheme

A site-specific TGS has been developed and included in Appendix B to reflect specific work activities and/ or changes to road conditions. The TGS has been prepared in compliance with AS1742.3 and the Transport for NSW "Traffic Control at Worksites" manual and signed by a person with TfNSW certification to prepare a TGS. It is noted that any new signage will take into consideration any existing signage implemented as part of other warehouses in AIE.

All temporary road signs, including both portable and fixed signs used to advise road users of nearby work sites and changes in traffic conditions due to the implementation of the CTMP, must be removed upon completion of the works.

3.9 Authorised Traffic Controller

There is a requirement for an authorised traffic controller to be present at the temporary construction access. The responsibilities include:

- Implementation of the TGS.
- Pedestrian and cyclist management, to ensure that adverse conflicts between vehicle movements and pedestrians/cyclists do not occur.
- Supervision of all vehicle movements across pedestrian footpaths at all times, and (if required).
- Supervision of all loading and unloading of construction materials from on-street works zone during the deliveries in the construction phase of the project (if required).

3.10 Driver Awareness & Code of Conduct

All drivers shall be made aware of and adhere to the Driver Code of Conduct, as outlined in Appendix D.

It is understood that DPPI are working with key proponents of the Mamre Road Precinct Mamre Road Precinct Working Group to ensure availability of an updated Driver Code of Conduct. Whilst the Driver Code of Conduct included in this CTMP does not yet reflect any such updates, Mirvac is committed to updating and implementing as necessary within one month of receiving direction from the Planning Secretary.

3.11 Worker Induction

All workers and subcontractors engaged on-site would be required to complete a site induction. The induction will include permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health and safety (WHS), driver protocols and emergency procedures.

Any workers required to undertake works or traffic control within the public domain must be suitably trained and covered by adequate and appropriate insurances.

3.12 Cranage

The location of cranes and a crane movement plan has been prepared by Richard Crookes Constructions and attached to Appendix E.

3.13 Traffic Incident Protocol

In the event a traffic incident occurs (such as a crash), Richard Crookes Constructions will be required to complete the following steps:

- Notify the Mirvac Project Manager and the appointed CCLR.
- Contact the relevant emergency services and provide the following details:
 - name and contact number
 - location of incident
 - description of events transpired
 - any other relevant information.
- Notify all other traffic controllers in the area to manage traffic flow and minimise disruptions.
- If the traffic incident has occurred on-site, ensure all personnel and visitors proceed to the nominated emergency access point until it is clear to return.



Furthermore, Mirvac will be required to notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident, including:

- date, time and location.
- a brief description of what occurred and why it has been classified as an incident.
- a description of what immediate steps were taken in relation to the incident.
- identifying a contact person for further communication regarding the incident.
- Mirvac will subsequently provide the Department with an incident report in accordance with Appendix 4 of the Development Consent. Within 3 months of submission of the incident report, the strategies, plans and programs required under this consent (SSD 80331959) must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.

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

4 Monitoring and Review

4.1 Monitoring Program

This CTMP shall be subject to ongoing review and will be updated accordingly. Regular reviews will be undertaken by the on-site coordinator. A review of the CTMP shall occur monthly. All and any reviews undertaken should be documented, however key considerations regarding the review of the CTMP shall be:

- Tracking deliveries against the volumes outlined within the report. Deliveries will be tracked against approved volumes and will keep a vehicle log - including registration & time of entry - for the purpose of assessing the effectiveness of these monitoring programs.
- To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (parking and access issues).
- Ensure TGS's are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" cardholders to ensure they remain consistent with the set-up on-site.
- Regular checks to ensure all loads are entering and leaving the site covered as outlined within this CTMP.
- An initial dilapidation report shall be undertaken prior to construction commencing and shall be submitted to the Planning Secretary and TfNSW, in accordance with Condition A19(b) and A19(c).
- Additional periodic dilapidation reports (as required under Condition A19(b) and (c) of the development consent) shall be undertaken periodically to assess the condition of the road and note whether there has been any reduction in the quality of the road as a result of construction vehicles.

The development of a program to monitor the effectiveness of this CTMP shall be established by Mirvac. This process is expected to form part of the monitoring plan required to be included as part of the overarching Construction Environmental Management Plan (CEMP), of which this CTMP forms a part.

The roadway (including the footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.

4.2 Traffic Monitoring Program

Richard Crookes Constructions will be required to complete regular traffic monitoring through hourly construction vehicle traffic counts. This data is submitted to Mirvac at the end of every week to ensure that construction traffic volumes are within the approved thresholds. All Mirvac sub-contractors are also required to monitor traffic on their respective worksites. These traffic volumes will be reported to TfNSW and the Planning Secretary monthly and as required.

Any non-compliances will be immediately communicated with the relevant contractors for action and Mirvac will notify DPHI accordingly.

4.3 Work Site Inspections, Recording and Reporting

Recording and reporting of the monitoring programs shall be done in accordance with Section E.3, E.4 and E.5 of the TCAWs Manual. As such, the structure, schedule, and frequency of these activities have been considered and identified.

To inspect, review and audit the temporary traffic management (TTM) arrangements implemented on site, the following actions are to be undertaken by suitably qualified personnel in accordance with TCAWS 6.1 requirements during all phases of construction, being:



Table 9: Example review of activities

Activity		Frequency or Details	
Shift Inspections	<input type="radio"/> Yes	<input type="radio"/> No	
Regular Inspections	<input type="radio"/> Yes	<input type="radio"/> No	
TMP Review	<input type="radio"/> Yes	<input type="radio"/> No	
Road Safety Audit	<input type="radio"/> Yes	<input type="radio"/> No	
Other	<input type="radio"/> Yes	<input type="radio"/> No	
Comments			

Given that the length of construction and that no regular works have been proposed outside the site, monthly TTM inspections is considered sufficient.

4.4 Contingency Plan

A contingency plan shall be established by Mirvac and is to be included in the overarching CEMP. Notwithstanding, Table 10 outlines an indicative plan to be undertaken by Mirvac in the event that the monitoring program identifies the management plan is not effective in managing the construction impacts.

This contingency plan can also be used for works on the Mamre Road/ Darrabarra Avenue intersection; however, it is expected that WEM Civil who prepared the site specific CTMP’s for the intersection works shall also provide an updated Contingency Plan. A Compliance Report must be submitted to the Department reviewing the environmental performance of the development to:

- identify any trends in the monitoring data over the life of the development
- identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies
- describe what measures will be implemented over the next year to improve the environmental performance of the development.



Table 10: Contingency plan

Risk		Condition Green	Condition Amber	Condition Red
Construction Movements	Trigger	Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within permissible daily volume constraints (144 LV & 176 HV Movements per day) and Section 3.2	Construction traffic volumes exceed programmed Peak volumes but is within permissible daily volume constraints (144 LV & 176 HV Movements per day)	Construction traffic volumes exceed permissible volume and time constraints (144 LV & 176 HV Movements per day)
	Response	No response required	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> Review CTMP and update where necessary Provide additional training. 	As with Condition Amber, plus: <ul style="list-style-type: none"> If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. Stop all transportation into and out of the site.
Queuing	Trigger	No queuing identified	Queuing identified within site, but not on to public road	Queuing identified on the public road
	Response	No response required. Continue monitoring program	Review the delivery schedule prepared by Mirvac. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct	As with Condition Amber, plus <ul style="list-style-type: none"> Review and investigate construction activities. If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies. Temporary halting of activities and resuming when conditions have improved. Stop all transportation into and out of the site. Review CTMP and update where necessary, provide additional training.



Risk		Condition Green	Condition Amber	Condition Red
Noise	Trigger	Noise levels do not exceed imposed noise constraints, as outlined within the Noise Assessment Report (<45dBA), nor has there been a traffic noise related complaint	Noise levels in minor excess (<10dBA) of imposed noise constraints, or receipt of a single noise complaint	Noise levels greatly in excess (>10dBA) of imposed noise constraints or consistent noise complaints.
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber. If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.
Traffic Guidance Scheme	Trigger	No observable issues (TGS implements according to plan)	Minor inconsistencies with TGS to onsite operations (such as covered signs, missing signs, fallen cones, etc.)	Failure to implement plan effectively (even if there has been no near miss or incident)
	Response	No response required	Traffic Controller to amend TGS on site and to keep a log of all changes	Stop work until an investigation has been undertaken into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Dust and Sediment Tracking	Trigger	No observable dust	Minor quantities of dust in the air and tracking on to the road	Large quantities of dust in the air and tracking on to the road
	Response	No response required	Review and investigate construction vehicle movements and activities and respective control measures, where appropriate. Implement additional remedial measures, such as: <ul style="list-style-type: none"> All drivers of vehicles transporting loose materials will be required to ensure the entire load is covered using a tarpaulin or similar impervious material. 	As with Condition Amber. <ul style="list-style-type: none"> If it is concluded that construction vehicle activities and movements were directly responsible for the exceedance, submit an incident report to government agencies. Implement relevant responses and undertake immediate review to avoid such occurrence in future.



Risk		Condition Green	Condition Amber	Condition Red
			<ul style="list-style-type: none"> • Deployment of additional water sprays • Wheel wash station shall be positioned at the exit point of all gates. • Temporary halting of vehicle movements and activities and resuming when conditions have improved. • The roads will also be cleaned on a regular basis to minimise dust/dirt particles depositing externally from the site. 	

Within three months of submission of the Compliance Report, the strategies, plans and programs required under this consent (SSD 80331959) must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.

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

4.5 Communications Strategy

Community consultation and complaints for Warehouse 8 will be managed in accordance with the Community Consultation and Complaints Handling Strategy (CCCHS) (SLR 2023).

The appointed CCLR shall be responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental complaint. The roles of the CCLR would comprise:

- Lead and manage the community involvement activities, including liaison with property owners and key stakeholders.
- Be the primary daily contact to the public handling of enquiries / complaints management / interface issues.
- Maintain the complaints register and make available the complaints register to the ER on a daily basis.
- Be available for contact by local residents and the community at all reasonable times to answer any questions.
- Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works.
- Lead the delivery of communication and community engagement strategies and plans.
- Facilitate meetings, forums and arranging interviews to address concerns from community.
- Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community.



- Build, maintain collaborative and consultative working relationships with internal and external stakeholders.
- Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.

All employees who are made aware of a complaint, either verbal or written, are to immediately notify the Mirvac Project Manager, who will then contact the CCLR. Upon becoming aware of a complaint, the protocol outlined below will be followed.

Table 11: Response strategy

Ref	Protocol	Action
1	Record and acknowledge	<p>Any employee who takes receipt of a complaint, either verbal or written, are to immediately notify Mirvac’s Project Manager who will then contact the Communications and Community Liaison Representative.</p> <p>Mirvac’s Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. In the normal course of events, the first contact for complaints will usually be made in person or by telephone.</p> <p>The complainant’s name, address, and contact details, along with the nature of the complaint, will be requested. If the complainant refuses to supply the requested information, a note will be made on the form and complainant advised of this.</p>
2	Assess and prioritise	<p>The CCLR will prioritise all complaints by severity for the risk to health and safety and will attempt to provide an immediate response via phone or email.</p>
3	Investigate	<p>An on-site investigation will be initiated in an attempt to confirm details relevant to the complaint and the cause of the problem. Any monitoring information and/or records at and around the time of the complaint will be reviewed for any abnormality or incident that may have resulted in the complaint.</p>
4	Action or rectify	<p>Once the cause of the complaint has been established, every possible effort will be made to undertake appropriate action to rectify the cause of the complaint and mitigate any further impact.</p> <p>The CCLR will assess whether the complaint is founded or unfounded and delegate the remediation of the issue to Mirvac’s Project Manager for action, as required.</p>
5	Respond to Complainant	<p>The CCLR will oversee the rectification of the issue and respond to the complainant once the issue has been resolved.</p> <p>The complainant will be provided with a follow up verbal response on what action is proposed within two hours during night-time works (between the hours of 6:00 pm and 10:00 pm) and 24 hours at other times.</p> <p>Where a complaint cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant within ten days.</p>
6	Record	<p>It is imperative that an assessment of the situation is carried out and documented to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Community Correspondence Register.</p> <p>A copy of the completed form will be maintained for at least five years</p>
7	Preventative Action	<p>Once the complaint has been suitably handled, appropriate measures will be identified and implemented to negate the possibility of re-occurrence.</p> <p>The Community Correspondence Register is not finalised until the preventative actions are completed and recorded on the form.</p>



In addition to the above, the CCLR is to notify the community liaison representative when traffic is expected to exceed the parameters set within “Condition Green” of Table 10. Notwithstanding, Table 12 outlines an indicative communication strategy to ensure that adequate communication with key stakeholders have been met.

Table 12: Communications strategy

Risk	Impact	Comms Channel
Wider Traffic Disruption	Wider community and stakeholders informed through local and wider advertising and notification	<ul style="list-style-type: none"> • stakeholder meetings • stakeholder email blast • communications and community liaison representative



Appendix A Stakeholder Consultation

Angela Ji

Subject: CTMP Update | AIE WH8 IVE SSD

From: Isabella Croker <isabella.croker@mirvac.com>

Sent: Wednesday, 22 October 2025 1:25 PM

To: Angela Ji <angela.ji@asongroup.com.au>; Susan Paul <susan.paul@mirvac.com>

Cc: Rhys Hazell <rhys.hazell@asongroup.com.au>

Subject: RE: CTMP Update | AIE WH8 IVE SSD

Hi Angela,

We have received the following from TfNSW, can you please update as required.

Transport for NSW (TfNSW), Coordinator-General Division has reviewed the CTMP and endorse the proposed temporary construction arrangements, subject to the following conditions:

- Any Traffic Guidance Schemes (TGS) prepared are to comply with AS1742.3 and Transport for NSW's "Traffic Control at Worksites" manual and be signed by a person with TfNSW certification to prepare a TGS.
- Proponent must apply and obtain approval from the Transport Management Centre for a Road Occupancy Licence (ROL) for any required lane closures and/or Speed Zone Authorisations as part of the ROL that may impact the state road network or is within 100m of traffic signals.
- Access to be maintained for residents, businesses and emergency vehicles at all times.
- No marshalling or queuing of construction vehicles is to occur on public roads. Arriving vehicles that are not able to use parking bay/work zone must continue to a holding point until space becomes available.
- When heavy vehicles are entering or leaving the site a traffic controller is to be provided to manage any conflicts between pedestrians and heavy vehicles.
- Access to the site should be at the farthest point from the intersection as practicable to reduce additional conflicting vehicle manoeuvres.
- Transport for New South Wales reserve the right to alter the CTMP Conditions at any time to maintain safe and efficient traffic and pedestrian movements in this area.
- Any approved Works Zone should only be used for work activities. No infrastructure, including bins, tanks or traffic control equipment should be left on the road when the works zone is not in use by a vehicle. All non-vehicular items must be contained within the work area and not on the carriageway. When a work zone is not in use, the area/lane must be opened up to allow for normal trafficable conditions
- Should TfNSW Network and Asset Management, Network Operations, CJP Operations, Network and Safety or other TfNSW business area determine that more information is to be provided for review and acceptance, including other TCS locations, this information must be submitted prior to the CTMP being implemented, or otherwise agreed upon.
- Any traffic control devices, including signage and line marking, should be installed by the proponent and must conform with Australian Standards 1742
- All temporary road signs, including both portable and fixed signs used to advise road users of nearby work sites and changes in traffic conditions due to the implementation of the CTMP, must be removed upon completion of the works

Endorsement of the CTMP is not an approval to the type of traffic management or delineation devices used, nor is it an approval to any traffic guidance schemes depicted within the CTMP. It is assumed that the proponent has used type approved devices and has developed its traffic guidance schemes in accordance with the relevant Australian Standards and Guidelines. Please note CTMPs are only valid for 12 months and must be resubmitted after this period.

The proponent is to ensure local residents, businesses, schools and other stakeholders in the affected area as well as emergency service organisations are notified of the changes associated with the CTMP, prior to its implementation.

Please ensure this CTMP is shared and adhered to by all contractors. If the CTMP changes, please forward a copy to development.CTMP.CJP@transport.nsw.gov.au, Developments.CJP@transport.nsw.gov.au for further review and endorsement.

Kindest,

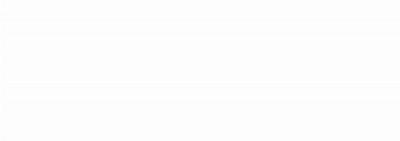
Isabella Croker

**Assistant Development Manager - Industrial
Commercial & Mixed Use Development**

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Level 28, 200 George Street Sydney NSW 2000 Australia

Electronic data transmission disclaimer



RANKED #5 IN AUSTRALIA AND #15 GLOBALLY
For Gender Equality in Equileap's 2025 Global Report

Acknowledgement of Country | Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners and Custodians of the lands and waters of Australia. We recognise that we all live, work and play on Traditional lands of the oldest continuing culture and pay our respect to Elders past and present.



'Collaborating on Country'
created by Riki Salam (Mualgal, Kaurareg, Kuku Yalanji), We Are 27 Creative.

Our reference: P-936329-NIT9
Contact: Gavin Cherry
Telephone: (02) 4732 8125

29 October 2025

Mirvac
Level 28, 200 George Street,
Sydney, NSW, 2000, Australia

ATTN: Isabella Croker
Email: isabella.croker@mirvac.com

**Council Response to Planning Enquiry – Condition B11 and B12 –
Construction Traffic Management Plan for SSD-80331959 – Aspect
Industrial Estate Warehouse 8 at 804-882 Mamre Road, Kemps Creek,
NSW, 2178**

I refer to the above referenced SSD Notice of Determination, specifically condition B11 and B12 of that consent as listed below:

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B11. Prior to the commencement of construction of the development, the Applicant must update the Construction Traffic Management Plan for Warehouse 8 (SSD-60513208) to include the development, to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail proposed work zones, heavy vehicle routes, access and parking arrangements;
 - (e) detail the number of construction vehicle movements and demonstrate how the movements will be managed in the context of road changes in the vicinity of the site;
 - (f) include a Driver Code of Conduct to:
 - (i) minimise the impacts of construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) inform truck drivers of the site access arrangements, turning restrictions and use of specified routes;
 - (v) include a program to monitor the effectiveness of these measures; and
 - (vi) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions.
 - (g) include the location of any crane(s) and a crane movement plan;
 - (h) include a consultation strategy for liaising with and managing the cumulative impacts of other developments in the MRP including the Mamre Road and Elizabeth Drive Upgrade Projects;
 - (i) include a program to monitor the effectiveness of these measures; and
 - (j) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B12. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B11 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Penrith City Council
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penrith.city

Council's Asset Management Team have reviewed the revised Construction Traffic Management Plan (CTMP) received 16 October 2025. While they are generally supportive of the amended CTMP, the following revisions are requested to be made to complete required consultation requirements: -

"1.8 Stakeholder Engagement"

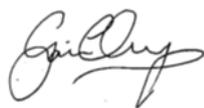
- The applicant must obtain any relevant section 138 Road Act approvals before commencement of works within the road reserve.
- Damage to Council's assets must be reported to Penrith City Council on 4732 7777 or assetmanagementadmin@penrith.city and repairs to be carried out to Council's specification and satisfaction, at the applicants cost.
- Council requests that the nominated contact person provide a response within a maximum of 24 hours to any significant issues or concerns raised in relation to traffic or infrastructure matters.
- Staging of construction vehicles must not happen on a local road.
- All heavy vehicles may only enter and exit properties from council roads in forward direction. However, the operator may reverse into a property once all reasonable steps are taken to ensure safety risks to the general public and other road users are mitigate. This can be achieved by an accredited traffic control method and a corresponding approved transport management plan.

Ultimately, the Department as the assessing and consent authority must be suitably satisfied that the condition requirements have been met however if the above amendments are included, Council can be taken to be supportive of the Plan.

Should you wish to discuss this matter further, please contact Payton Bradcock – Infrastructure Officer (Strategic Asset Management) on (02) 4732 7465. Alternatively, I can be contacted directly on (02) 4732 8125.

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Yours sincerely,



Gavin Cherry
Development Assessment Coordinator

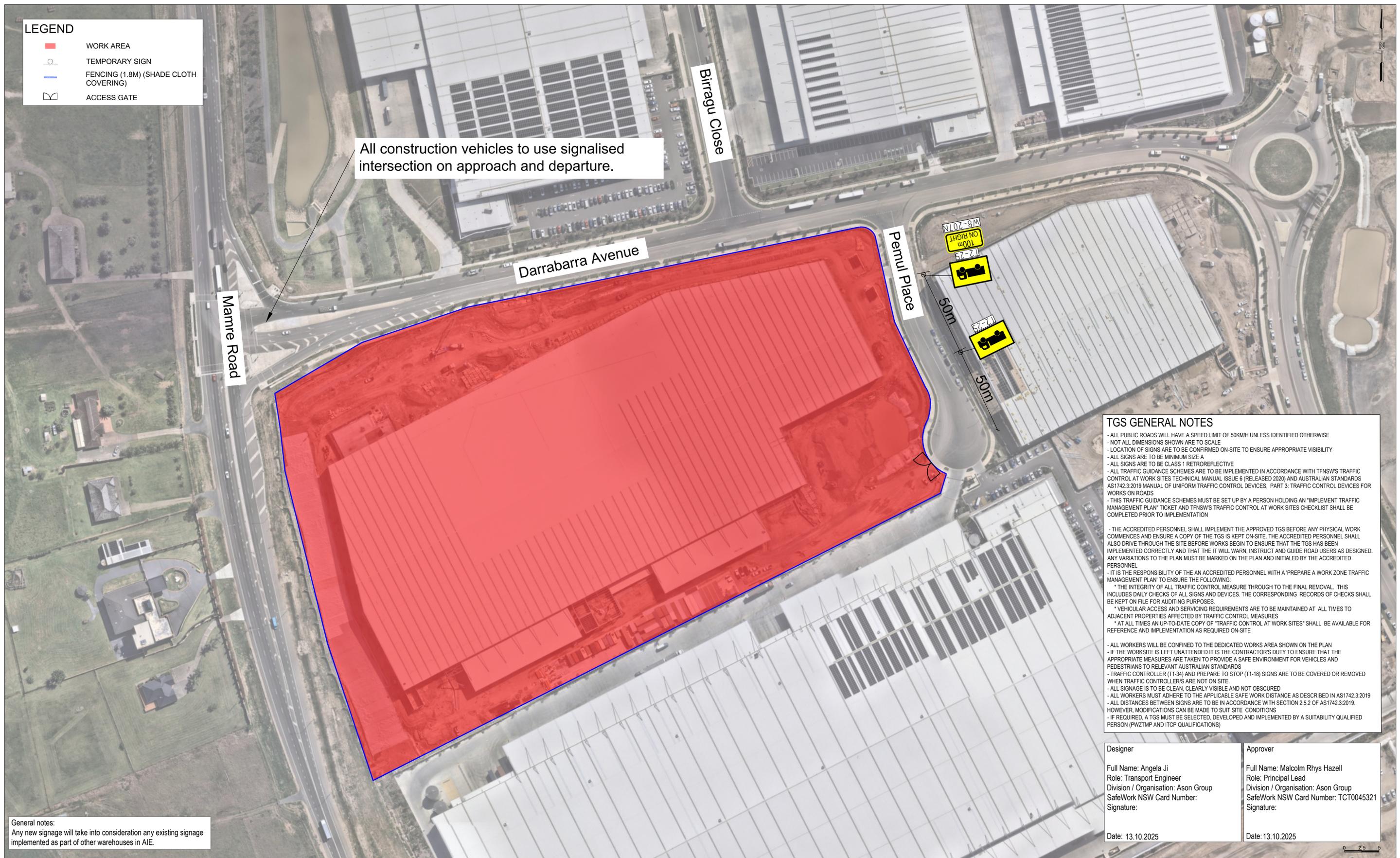


Appendix B Traffic Guidance Scheme

LEGEND

	WORK AREA
	TEMPORARY SIGN
	FENCING (1.8M) (SHADE CLOTH COVERING)
	ACCESS GATE

All construction vehicles to use signalled intersection on approach and departure.



TGS GENERAL NOTES

- ALL PUBLIC ROADS WILL HAVE A SPEED LIMIT OF 50KMH UNLESS IDENTIFIED OTHERWISE
- NOT ALL DIMENSIONS SHOWN ARE TO SCALE
- LOCATION OF SIGNS ARE TO BE CONFIRMED ON-SITE TO ENSURE APPROPRIATE VISIBILITY
- ALL SIGNS ARE TO BE MINIMUM SIZE A
- ALL SIGNS ARE TO BE CLASS 1 RETROREFLECTIVE
- ALL TRAFFIC GUIDANCE SCHEMES ARE TO BE IMPLEMENTED IN ACCORDANCE WITH TfNSW'S TRAFFIC CONTROL AT WORK SITES TECHNICAL MANUAL ISSUE 6 (RELEASED 2020) AND AUSTRALIAN STANDARDS AS1742.3:2019 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 3: TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS
- THIS TRAFFIC GUIDANCE SCHEMES MUST BE SET UP BY A PERSON HOLDING AN 'IMPLEMENT TRAFFIC MANAGEMENT PLAN' TICKET AND TfNSW'S TRAFFIC CONTROL AT WORK SITES CHECKLIST SHALL BE COMPLETED PRIOR TO IMPLEMENTATION
- THE ACCREDITED PERSONNEL SHALL IMPLEMENT THE APPROVED TGS BEFORE ANY PHYSICAL WORK COMMENCES AND ENSURE A COPY OF THE TGS IS KEPT ON-SITE. THE ACCREDITED PERSONNEL SHALL ALSO DRIVE THROUGH THE SITE BEFORE WORKS BEGIN TO ENSURE THAT THE TGS HAS BEEN IMPLEMENTED CORRECTLY AND THAT THE IT WILL WARN, INSTRUCT AND GUIDE ROAD USERS AS DESIGNED. ANY VARIATIONS TO THE PLAN MUST BE MARKED ON THE PLAN AND INITIALED BY THE ACCREDITED PERSONNEL
- IT IS THE RESPONSIBILITY OF THE AN ACCREDITED PERSONNEL WITH A 'PREPARE A WORK ZONE TRAFFIC MANAGEMENT PLAN' TO ENSURE THE FOLLOWING:
 - * THE INTEGRITY OF ALL TRAFFIC CONTROL MEASURE THROUGH TO THE FINAL REMOVAL. THIS INCLUDES DAILY CHECKS OF ALL SIGNS AND DEVICES. THE CORRESPONDING RECORDS OF CHECKS SHALL BE KEPT ON FILE FOR AUDITING PURPOSES.
 - * VEHICULAR ACCESS AND SERVICING REQUIREMENTS ARE TO BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES AFFECTED BY TRAFFIC CONTROL MEASURES
 - * AT ALL TIMES AN UP-TO-DATE COPY OF "TRAFFIC CONTROL AT WORK SITES" SHALL BE AVAILABLE FOR REFERENCE AND IMPLEMENTATION AS REQUIRED ON-SITE
- ALL WORKERS WILL BE CONFINED TO THE DEDICATED WORKS AREA SHOWN ON THE PLAN
- IF THE WORKSITE IS LEFT UNATTENDED IT IS THE CONTRACTOR'S DUTY TO ENSURE THAT THE APPROPRIATE MEASURES ARE TAKEN TO PROVIDE A SAFE ENVIRONMENT FOR VEHICLES AND PEDESTRIANS TO RELEVANT AUSTRALIAN STANDARDS
- TRAFFIC CONTROLLER (T1-34) AND PREPARE TO STOP (T1-18) SIGNS ARE TO BE COVERED OR REMOVED WHEN TRAFFIC CONTROLLER/S ARE NOT ON SITE.
- ALL SIGNAGE IS TO BE CLEAN, CLEARLY VISIBLE AND NOT OBSCURED
- ALL WORKERS MUST ADHERE TO THE APPLICABLE SAFE WORK DISTANCE AS DESCRIBED IN AS1742.3:2019
- ALL DISTANCES BETWEEN SIGNS ARE TO BE IN ACCORDANCE WITH SECTION 2.5.2 OF AS1742.3:2019. HOWEVER, MODIFICATIONS CAN BE MADE TO SUIT SITE CONDITIONS
- IF REQUIRED, A TGS MUST BE SELECTED, DEVELOPED AND IMPLEMENTED BY A SUITABILITY QUALIFIED PERSON (PWZTMP AND ITCP QUALIFICATIONS)

General notes:
Any new signage will take into consideration any existing signage implemented as part of other warehouses in AIE.

Designer	Approver
Full Name: Angela Ji Role: Transport Engineer Division / Organisation: Ason Group SafeWork NSW Card Number: Signature:	Full Name: Malcolm Rhys Hazell Role: Principal Lead Division / Organisation: Ason Group SafeWork NSW Card Number: TCT0045321 Signature:
Date: 13.10.2025	Date: 13.10.2025

AMENDMENTS			
REV	DATE	DESCRIPTION	
01	13.10.25	DRAFT	AJ AJ RH
			DRW CHK APP

GENERAL NOTES

This drawing is provided for information purposes only and should not be used for construction.

Aerial image acquired from Nearmap, dated 03.09.25.

DESIGNED	PAPER SIZE
Angela Ji	A3
CHECKED BY	DATE
A. Ji	13.10.2025
APPROVED BY	SCALE
R. Hazell	1:1000

CLIENT	MIRVAC
PROJECT	2169
WAREHOUSE 08, LOTS 1-5 MAMRE RD, KEMPS CREEK	

DOCUMENT INFORMATION
TRAFFIC GUIDANCE SCHEME
ALL CONSTRUCTION TRAFFIC
DRAWING STATUS
DRAFT

asongroup

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FILE NAME	SHEET
AG2169-03-v02.dwg	AG01



Appendix C Risk Assessment



Proposed Warehouse Development – Warehouse 8, Aspect Industrial Estate

Risk Assessment and Communication Tool

Project Number	P2169		
Project Name	Construction of warehouse and ancillary office		
Site Location	Warehouse 8, Mamre Rd, Kempas Creek		
Date of Assessment	29/10/2025		
Revision	Draft		
Name	Company	Title	
A. Ji	Ason Group	Transport Engineer	
R. Hazell	Ason Group	Principal Lead	
Document Control			
Date Issued	Revision	Issued By	Checked By
29/10/2025	Draft	A. Ji	

Risk Matrix		Consequence				
		Minor	Major	Severe	Critical	Catastrophic
		A	B	C	D	E
Very Unlikely	1	Low	Low	Medium	Medium	Medium
Unlikely	2	Low	Low	Medium	Medium	High
Possible	3	Low	Medium	High	High	High
Likely	4	Medium	Medium	High	High	Extreme
Almost Certain	5	Medium	High	High	Extreme	Extreme

Likelihood descriptor	Design Likelihood
1 - Very unlikely	Industry experience suggests design failure is very unlikely. It can be assumed failure.
2 - Unlikely	Industry experience suggests design failure is unlikely to occur in the life of design.
3 - Possible	Industry experience suggests design failure is possible sometime during the life of the product.
4 - Likely	Industry experience suggests design failure is likely to occur during the life of the product.
5 - Almost certain	Industry experience suggests design failure is almost certain to occur during the life of the product.

Appendix D Driver Code of Conduct

Drivers Code of Conduct

Safe Driving Policy for Aspect Industrial Estate Warehouse 8 Construction.

Objectives of the Drivers Code of conduct

- To minimise the impact of earthworks on the local and regional road network.
- To minimise conflict with other road users.
- To minimise road traffic noise.
- To ensure truck drivers use specified heavy vehicles routes between the Site and the sub-regional road network.

Code of Conduct

The code of conduct requires that while driving any vehicle for work-related purposes. Drivers are to be issued with a copy of the Drivers Code of Conduct, and must comply with all of the following:

- Demonstrate safe driving and road safety activities.
- Abide by traffic, road, and environmental legislations.
- Follow site signage and instructions.
- Drivers must only enter and exit the site via the approved entry and exit points and travel routes.

The below activities in any vehicles will be considered as a breach of conduct and will result in removal from site:

- Reckless or dangerous driving causing injury or death.
- Driving whilst disqualified or not correctly licensed.
- Drinking or being under the influence of drugs while driving.
- Failing to stop after an incident.
- Loss of demerit points leading to suspension of licence.
- Any actions that warrant the suspension of a licence.
- Exceeding the speed limit in place on any permanent or temporary roads.

Drivers Responsibilities

All Drivers on site must:

- Be responsible and accountable for their actions when operating a company vehicle or driving for the purposes of work.
- Display the highest level of professional conduct when driving a vehicle at all times.
- Ensure they have a current driver licence for the class of vehicle they are driving, and this licence is to be carried at all times.
- has had limitations applied.



- Comply with all traffic and road legislation when driving.
- Assess hazards while driving.
- Undertake daily pre-start checks of mufflers, oil, tyre pressures, radiator, and battery levels of company vehicles they regularly used.
- Drive within the legal speed limits, including driving to the conditions.
- Not drive outside of the approved heavy vehicle routes. All drivers must obey weight, length and height restrictions imposed by the National Vehicle Regulator, and other Government agencies. Heavy Vehicles shall adhere to the selected routes.
- Do not queue on public roads unless a prior approval has been sought.
- Be aware that at no time may a tracked plant be permitted or required on a paved road.
- Never drive under the influence of alcohol or drugs, including prescription and over the counter medication if they cause drowsiness – to do so will merit disciplinary measures.
- All drivers to report to their supervisor if they have been prescribed medication prior to the start of work.
- Wear a safety seat belt at all times when in the vehicle.
- Avoid distraction when driving – the driver will adjust car stereos/mirrors etc. before setting off or pull over safely to do so.
- Report ALL near-misses, crashes, and scrapes to their manager,
- Report infringements to a manager at the earliest opportunity.
- Report vehicle defects to a manager prior to the next use of the vehicle.
- Follow speed limits as imposed within the estate.
- Keep loads covered at all times.
- Park in dedicated light vehicle or heavy vehicle parking spaces.
- Follow the approved site ingress/ egress routes only, as defined below.

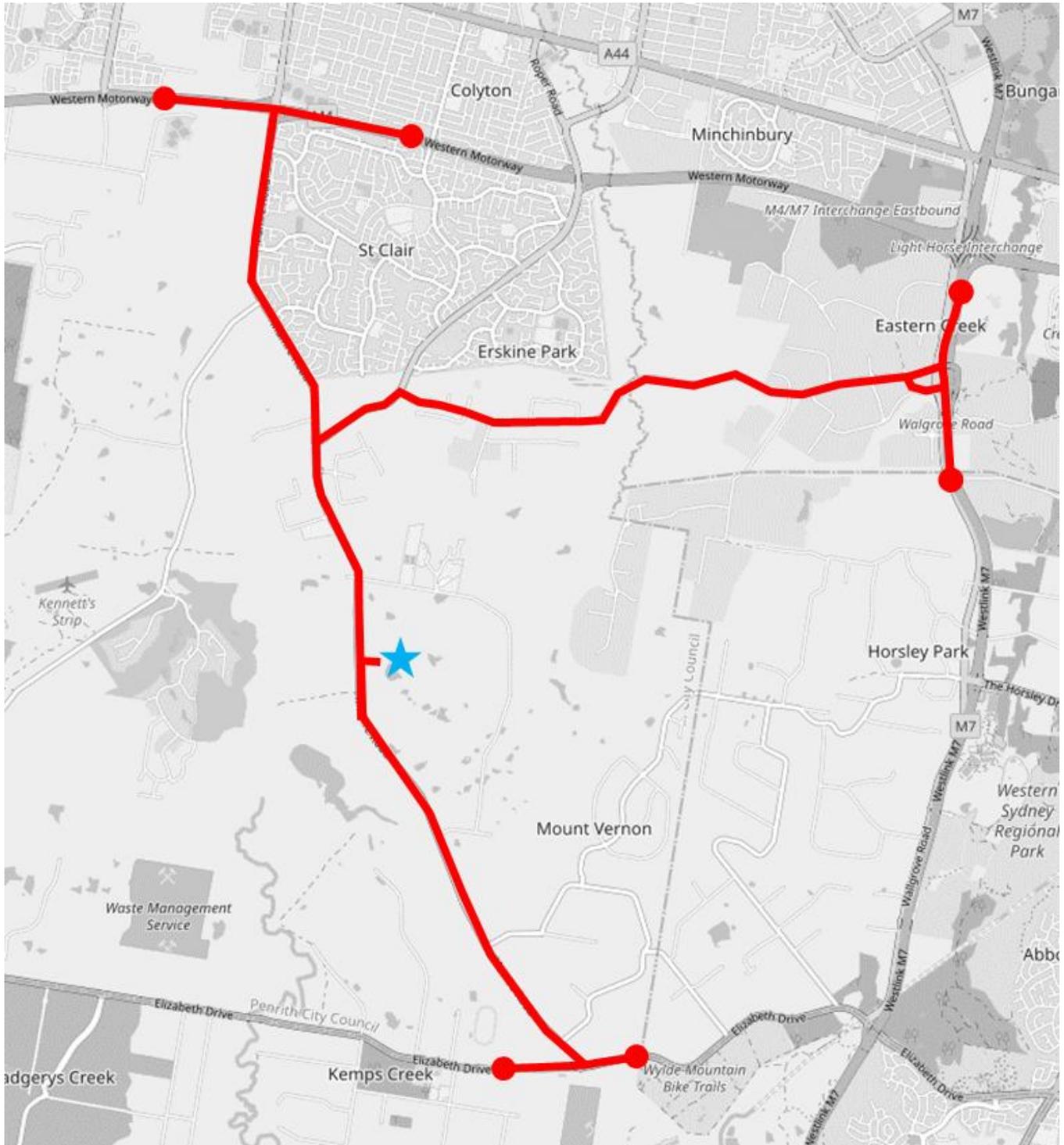


Figure: Construction Vehicle Route Map

Road Traffic Noise

Generating excessive noise is governed by legislation and is an offence. Heavy trucks generate a higher level of noise than light vehicles.

The amenity of surrounding road users/residents is to be maintained as far as practical during the construction process. Vehicles traveling to, from and within the site shall not create unreasonable or unnecessary noise or vibration to minimise interference to adjoining building operations.

No tracked vehicles will be permitted or required on any paved roads. All heavy vehicle operators are required to adhere to the following during the course of their duty:



- If possible, minimise road traffic noise by not using engine brakes near residences and built-up areas.
- All vehicles must be fitted with audible reversing alarms. These are essential for the safety of all personnel. Reversing alarms are, however, the source of potential noise complaints from neighbouring residents, so all drivers should be aware of this and try to minimise reversing when possible.
- Avoid loading and unloading of materials/deliveries outside of daytime hours.
- Trucks should not idle near residential receivers.
- Stationary sources of noise, such as generators, should be located away from sensitive receivers.
- Project personnel, including relevant sub-contractors, to acquaint themselves with noise and vibration requirements and the location of sensitive receivers during inductions and toolbox talks.
- Delivery vehicles should be fitted with straps rather than chains for unloading, wherever possible.
- Truck drivers should avoid compression-braking and overrevving as far as practicable when accessing the site during the approved hours and avoid them entirely outside of the approved work hours.
- Where night-time works are required, trucks should use broadband reversing alarms.

Site Team Responsibilities

Mirvac is responsible to take all steps necessary to ensure company vehicles are as safe as possible and will not require staff to drive under conditions that are unsafe.

This will be achieved by undertaking the following:

- Ensuring all vehicles are well maintained and that the equipment enhances driver, operator, and passenger safety by way of:
 - Pre-commencement checks for all new plant arriving on-site and prior to undertaking any work.
 - Daily prestart inspections for all plant, vehicles, and equipment currently on-site.
 - All construction plant must be fitted with a flashing light, fire extinguisher and reverse alarms (or squawkers).
 - Ensure all operators onsite have a current verification of competency (VOC) for their current driver's licence of the appropriate class.
 - Ensure maintenance requirements are met and recorded.
- Identify driver training needs and arranging appropriate training or re-training. This may include providing the below:
 - Operator VOC assessment as part of all inductions.
 - Regular Toolbox discussions on safety features, managing fatigue, approved heavy routes, driver responsibility and drink-driving.
- Encouraging Safe Driving behaviour by:
 - Ensuring the subcontractor is informed if their staff become unlicensed.
 - Not covering or reimbursing staff speeding or other infringement notices.
 - Ensuring Legal use of mobile phones in vehicles while driving only and that illegal use is not undertaken.
- Encouraging better fuel efficiency by:
 - Use of other transport modes or remote conferencing, whenever practical.
 - Providing training on, and circulating information about, travel planning and efficient driving habits.

Crash or Incident Procedure

- Stop your vehicle as close to it as possible to the scene, making sure you are not hindering traffic. Ensure your own safety first, then help any injured people and seek assistance immediately if required.
- Ensure the following information is noted:
 - Details of the other vehicles and registration numbers
 - Names and addresses of the other vehicle drivers
 - Names and addresses of witnesses
 - Insurers details.
- Give the following information to the involved parties:
 - Name; address; and company details.
- If the damaged vehicle is not occupied, provide a note with your contact details for the owner to contact the company.
- Ensure that the police are contacted should the following circumstances occur:
 - If there is a disagreement over the cause of the crash
 - If there are injuries, and / or
 - If you damage property other than your own.
- As soon as reasonably practical, report all incident details to your manager.

Environmental Procedures

A range of measures shall be implemented to ensure the following:

- No dirt or debris from the construction vehicles is tracked on to the public road network.
- Reduce the impacts to sensitive receivers, including, where practicable, starting noisy equipment away from sensitive receivers and implementing respite periods.
- Watering of dusty activities will be undertaken, or activities temporarily halted and then resumed once weather conditions have improved.
- Containment measures for spillages will be provided at appropriate locations and in close proximity to staff car park areas, dangerous goods stores areas and main Project work areas.
- All vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria, and
- Keep an accurate record which includes the range of measures undertaken to reduce environmental impacts.



Appendix E Crane Movement Plan

AIE LOT 8 - CRANE SETUP FOR LOADING MATERIALS ONTO ROOF

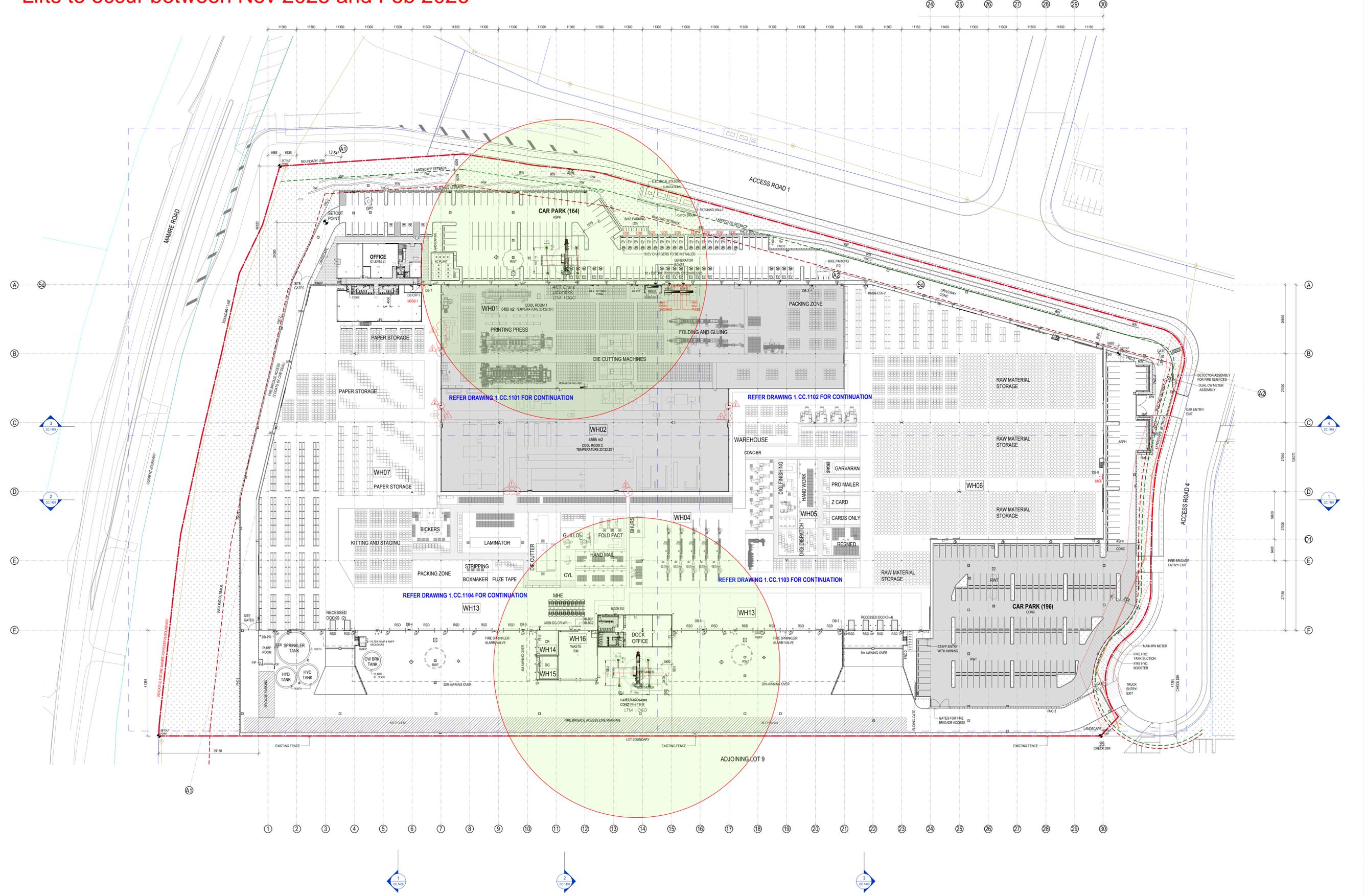
Materials include: flue ducts, cowls, ducting, safety platform materials
Lifts to occur between Nov 2025 and Feb 2026

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALE. ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION UNLESS SHOWN & SIGNED FOR CONSTRUCTION.

REV	DESCRIPTION	DATE
PP	ISSUED FOR CONSTRUCTION	14/10/2025
1	ISSUED FOR CONSTRUCTION	14/10/2025
2	ISSUED FOR CONSTRUCTION	14/10/2025
3	ISSUED FOR CONSTRUCTION	14/10/2025
4	ISSUED FOR CONSTRUCTION	14/10/2025
5	ISSUED FOR CONSTRUCTION	14/10/2025
6	ISSUED FOR CONSTRUCTION	14/10/2025
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27	ISSUED FOR CONSTRUCTION	14/10/2025
28	ISSUED FOR CONSTRUCTION	14/10/2025
29	ISSUED FOR CONSTRUCTION	14/10/2025
30	ISSUED FOR CONSTRUCTION	14/10/2025



ROOM LEGEND

WH01	COOL ROOM 1 (CONVENTIONAL PRINTING)
WH02	COOL ROOM 2 (DIGITAL PRINTING)
WH03	FINISHING & PACKING
WH04	FOLDING, MAILING & PACKING
WH05	STICKING, FOLDING & PACKING
WH06	RAW MATERIAL STORAGE EAST
WH07	RAW MATERIAL STORAGE WEST
WH08	PROTOTYPE ROOM
WH09	PLATE MAKING ROOM
WH10	DESIGN STUDIO
WH11	RECEIVING OFFICE 1
WH12	RECEIVING OFFICE 2
WH13	STAGING AREA & DESPATCH
WH14	COMPRESSOR ROOM
WH15	HAZARDOUS GOODS
WH16	WASTE ROOM
WH17	PROTO SECURE
WH18	TRANS URBAN SECURE
WH19	SBA CARDS

ELECTRICAL LEGEND

DB AS PER ELECTRICAL DRAWINGS	INDICATIVE DB
-------------------------------	---------------

SITE LEGEND

FNC-1 CHAINMESH FENCE	FNC-2 PALISADE FENCE
RETAINING WALL	SLIDING GATE
PEDESTRIAN GATE	TELESCOPIC GATE
SITE BOUNDARY	LOT BOUNDARY
BUILDING SETBACK	LANDSCAPE SETBACK
ROAD LINES RESERVE	

LEGEND

INDICATIVE ONLY SUBJECT TO CLIENT AND/OR PLANNING APPROVAL	ZONE OF INFLUENCE	SEWER LINE
--	-------------------	------------

NOTE: ZONE OF INFLUENCE AS PER SWO FILE 800 BY AT&T 1/1/2024

ARCHITECT **sba**
p: 02 9929 9988 e: info@sba.au www.sba.au

CLIENT **mirvac**

BUILDER **RICHARD CROOKES CONSTRUCTIONS**

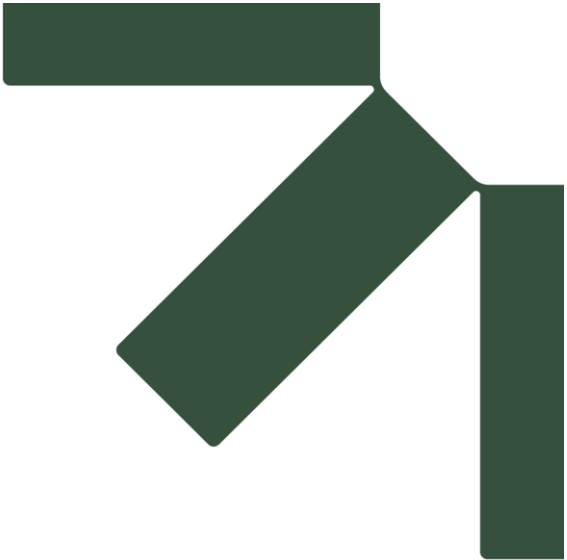
PROJECT **WAREHOUSE 8**

ADDRESS
LOT 8, 804-882 MAMRE RD
KEMPS CREEK, NSW

TITLE
SITE PLAN

DATE 14/10/2025
SCALE As indicated @ A0
DRAWN Author
CHECKED Checker
APPROVED Approver
SBA PROJECT NO. 23308
DWG NO. AR-AIE.B08.CC.1100 PP

CONSTRUCTION ISSUE



**Appendix F Construction Noise
and Vibration
Management Plan**

ASPECT INDUSTRIAL ESTATE

SSD-60513208 Warehouse 8 Construction Noise and Vibration Management Plan

Prepared for:

Mirvac Industrial Developments Pty Ltd
Level 28
200 George Street
Sydney NSW 2000

SLR Ref: 630.031243.00002-CNVMP-R01
Version No: -v1.0
October 2024



EXECUTIVE SUMMARY

PREPARED BY

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BASIS OF REPORT

This report has been prepared by SLR Consulting Australia Pty Ltd (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mirvac Industrial Developments Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.

DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.031243.00002-CNVMP-R01-v1.0	24 October 2024	Jason Rasquinha Joshua Ridgway	Mark Irish	Mark Irish

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APPENDICES

Appendix A: Acoustic terminology

1 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Mirvac to prepare a Construction Noise and Vibration Management Plan (CNVMP) for construction works associated with the development of Warehouse 8 (the Site) within Aspect Industrial Estate (AIE) located at 788-882 Mamre Road, Kemps Creek, NSW.

This CNVMP addresses the potential noise and vibration impacts associated with the construction of Warehouse 8 and details the mitigation and management procedures for dealing with potential impacts. Construction noise and vibration impacts were previously assessed for the AIE as part of the *Aspect Industrial Estate SSDA Noise and Vibration Impact Assessment* prepared by SLR in February 2021 (SLR report 610.19127-R02-v1.4, hereafter referred to as the Estate NVIA), a CNVMP for AIE prepared by SLR in January 2024 (SLR report 610.19127-CNVMP-R05-v4.1-20240125, hereafter referred to as the Estate CNVMP), and the *Aspect Industrial Estate SSD-10448 MOD 6 and Warehouse 8 SSD-60513208 Noise Impact Assessment* prepared by SLR in March 2024 (SLR report 610.19127-R11-v2.1, hereafter referred to as the WH8 NIA).

Specific acoustic terminology is used in this report. An explanation of common acoustic terms is provided in **Appendix A**.

SLR is suitably qualified to produce this CNVMP and is a member of the Australian Acoustical Society (AAS). SLR is also a member firm of the Association of Australasian Acoustical Consultants (AAAC). Author qualifications are listed in **Table 1** below:

Table 1 Author Qualifications

Name, Role & Division	Qualifications	Experience
Mark Irish Principal Consultant Acoustics and Vibration	MDes Sc BE(Elec) MAAS MIOA	Mark is a team leader at SLR and a Principal Consultant with over 20 years of industry experience. Mark's areas of expertise include building acoustics, planning assessments and the assessment and mitigation of industrial noise impacts. Mark has extensive experience of DA and SSDA assessments and brings detailed knowledge of the NSW planning guidelines relevant to noise and vibration, and a long track record of delivering multi-disciplinary projects on-time and to the required quality expectations.
Joshua Ridgway Associate Consultant Acoustics and Vibration	MDesSc (Audio & Acoustics) DipPM	Joshua is an Associate Consultant with over 12 years industry experience. Joshua has worked on a broad range of assessments involving field measurements, analysis, modelling, reporting and management of construction and operational impacts from a variety of projects. Joshua has extensive experience in delivering key State Significant Development projects in NSW and brings detailed knowledge of the complexities of assessing and managing construction and industrial noise impacts and a thorough understanding of the regulatory, stakeholder and community expectations for SSDA assessments and noise management plans.

Name, Role & Division	Qualifications	Experience
Jason Rasquinha Senior Consultant Acoustics and Vibration	MArchSc (Audio & Acoustics, High Performance Buildings)	Jason is a Senior Consultant with over 5 years industry experience. Jason has worked on a range of projects that cover road, construction and industrial noise monitoring, building acoustics design assessments, preparation of construction and operational management plans, and Council and SSDA noise assessments. Jason has broad experience in acoustics, including extensive experience in attended and unattended noise monitoring, partition, floor and reverberation testing, and noise modelling. Jason currently manages SLR's Sydney equipment inventory.

1.1 Procedure for Implementing this CNVMP

This general procedure will be followed in order to implement this CNVMP:

1. Review the requirements of the Development Consent Conditions relevant to construction noise and vibration (refer to **Section 3**), the location of the nearest sensitive receivers (refer to **Section 2.1**) and the applicable Noise Management Levels (NMLs) (refer to **Section 5.2.2**).
2. Prior to commencement of construction phases/activities, confirm the assumptions regarding construction activities/locations/equipment/methodology detailed in **Section 6.1** are accurate and remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken in accordance with **Section 6.1.1**.
3. Review the predicted noise levels for the proposed construction activities (refer to **Section 6.3** and any updated assessment undertaken in step 2) to confirm the predicted impacts for each activity.
4. Where the noise impacts are predicted to be:
 - Below the relevant NMLs – undertake best practice noise management measures to minimise noise impacts.
 - Above the NMLs – implement all feasible and reasonable noise mitigation and management measures relevant to that activity (refer to **Section 7.2**) to reduce the impacts (to below the NMLs where possible). Measures considered/implemented must be documented for inclusion in the Construction Contractor's Monthly Report to Mirvac.
 - Above 75 dBA – implement mitigation and management measures for highly noise affected receivers as per **Section 7.2** including consideration of respite periods, duration respite, and alternative accommodation. Consultation with the individual highly noise affected residences must be undertaken to discuss the appropriate mitigation/respite solution for high noise works and must be documented for inclusion in the Construction Contractor's Monthly Report to Mirvac.
5. Review the minimum working distances for vibration intensive plant (refer to **Section 5.4.2**) and the vibration assessment results (refer to **Section 6.4**). Where vibration intensive plant is proposed to be used within the minimum working distances of vibration sensitive structures/receivers implement feasible and reasonable mitigation and management measures as per **Section 7.2**, including consultation with the affected residences and consideration of alternative construction plant or methods that are less vibration intensive.
6. Undertake noise and/or vibration monitoring in accordance with **Section 7.3**, where required.

7. Where works are required out of the standard construction hours, additional assessment and documentation must be prepared for approval by the Planning Secretary (refer to **Section 6.2**).
8. Resolve any noise/vibration issues during construction works as per the contingency plan (refer to **Section 7.5**), and document and report incidents and complaints as per the requirements in **Section 7.5** and **Section 7.4**, respectively.

2 Development Overview

Aspect Industrial Estate (AIE) is legally described as Lots 301 and 305 in DP1305254, and Lots 104 and 105 in DP1305965, with an area of around 56.3 hectares (ha). The AIE is located east of Mamre Road, Kemps Creek, within the Penrith Local Government Area. Warehouse 8 is located on the northern portion of the AIE.

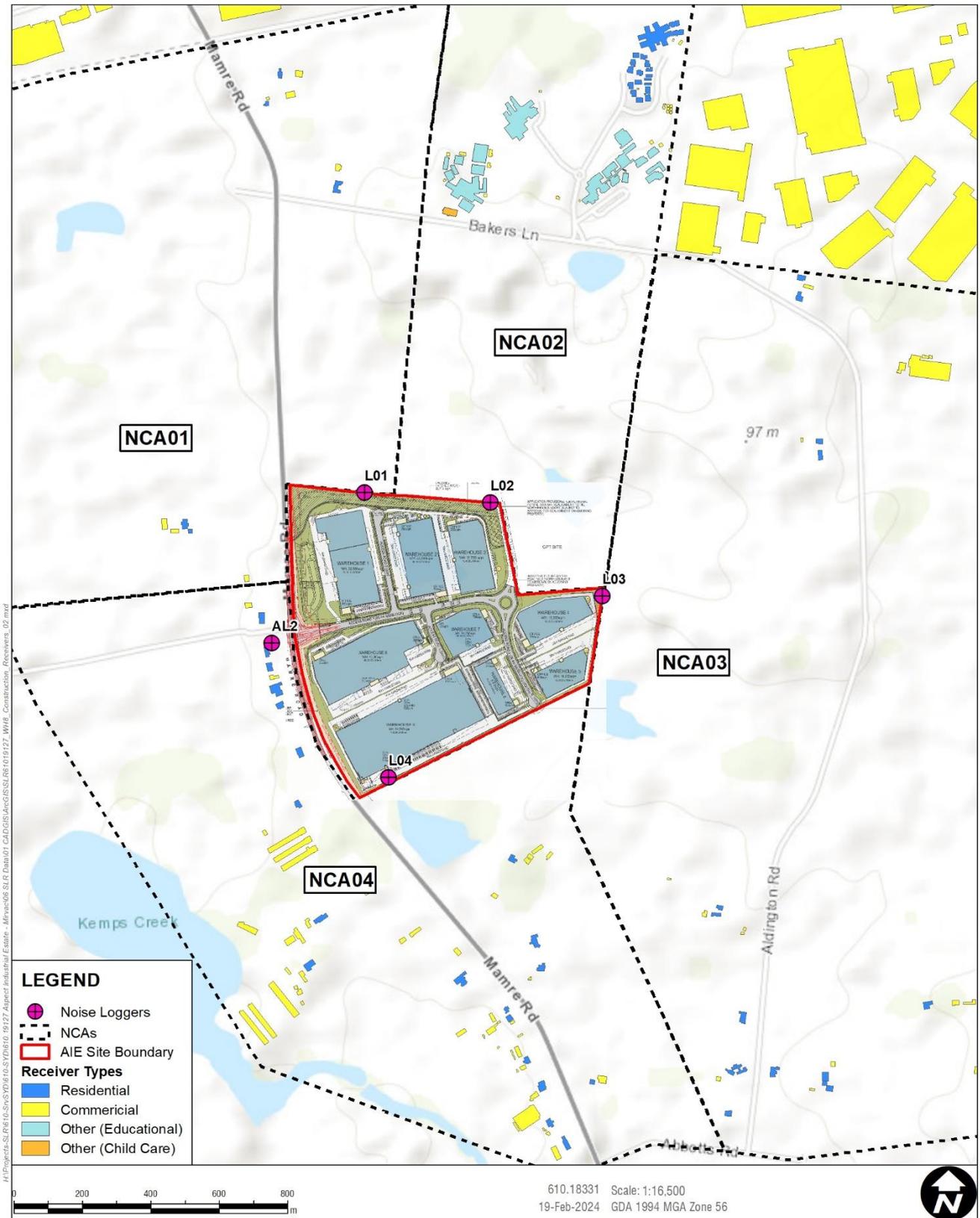
AIE has around 950 m of direct frontage to Mamre Road with a proposed intersection providing vehicular access via Mamre Road to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south.

The AIE is located around 4 km northeast of the future Western Sydney Nancy-Bird Walton Airport, 13 km southeast of the Penrith CBD and 40 km west of the Sydney CBD.

The locations of the AIE and surrounding receivers are shown in **Figure 1**. The approved AIE Masterplan design is shown in **Figure 2** and the approved Warehouse 8 development is shown in **Figure 3**. This CNVMP only concerns the construction of Warehouse 8 shown in **Figure 3**.

It is noted that numerous residences surrounding the development have been demolished or permanently vacated since the preparation of the Estate NVIA. **Figure 1** shows the existing receivers at the time of preparation of this CNVMP, which are included in the assessment of noise and vibration. Demolished/vacated receivers are not included in the assessment.

Figure 1 AIE Location, Sensitive Receivers Areas and Modelled Buildings



2.1 Nearest Sensitive Receivers

The area surrounding the AIE has been divided into four Noise Catchment Areas (NCAs). The NCAs group together sensitive receivers with similar existing noise environments.

The NCAs and sensitive receivers in the area around the AIE are detailed in **Table 2** and shown in **Figure 1**.

Table 2 Sensitive Receivers

NCA	Direction from AIE	Description
NCA01	Northwest North	<p>This NCA includes one residence to the northwest and several residences to the north of the AIE where the noise environment is influenced by road traffic noise from Mamre Road.</p> <p>The receivers in this NCA are primarily scattered rural residential dwellings with associated commercial/shed structures.</p> <p>The closest residential receiver in this NCA to the Warehouse 8 boundary are around 500 m to the northwest and 1,250 m to the north.</p> <p>The nearest residences to the north and northeast of the AIE have been demolished and are not included in this assessment.</p>
NCA02	North	<p>This NCA includes receivers to the north of the AIE where the noise environment is less influenced by road traffic noise from Mamre Road. Distant road traffic, natural noises (such as wind and insects), and local traffic on Bakers Lane primarily influence the noise environment in this NCA.</p> <p>The receivers in this NCA include several schools (eg Mamre Anglican School), a childcare centre, and the Emmaus Village residential area, all located to the north of Bakers Lane.</p> <p>The closest residential receivers to the Warehouse 8 boundary (Emmaus Village) are around 1,600 m to the north, with the closest childcare and educational receivers around 1,150 m to the north.</p> <p>The cluster of receivers close to the northern AIE boundary have been demolished and are not included in this assessment.</p>
NCA03	East	<p>This NCA includes receivers to the northeast and southeast of the AIE where the noise environment is influenced by distant road traffic noise, natural noises (such as wind and insects), and local road traffic on Aldington Road.</p> <p>The receivers in this NCA are primarily scattered rural residential dwellings with associated commercial/shed structures.</p> <p>The closest residential receivers to the Warehouse 8 boundary are around 1,250 m to the northeast and 1,100 m to the southeast. The receivers to the east of the AIE have been demolished and are not included in this assessment.</p>
NCA04	South Southwest West	<p>This NCA includes receivers to the south, southwest and west of the AIE where the noise environment is influenced primarily by road traffic noise from Mamre Road.</p> <p>The receivers in this NCA are primarily scattered rural residential dwellings with associated commercial/shed structures.</p> <p>The closest residential receivers to the Warehouse 8 boundary are around 80 m to the west and around 600 m to the south. The clusters of receivers on the lots adjacent to the southern AIE boundary have been confirmed by the developer of those lots to be vacant with no intention of occupation prior to being demolished and are not included in this assessment.</p>

3 Development Consent

This CNVMP has been prepared to accompany the Construction Environmental Management Plan (CEMP) for the construction and fitout of the Site (Warehouse 8).

Development Consent for the project was approved by the Minister for Planning and Public Spaces in SSD-60513208 dated October 2024. The conditions relevant to this CNVMP are reproduced in **Table 3**.

Table 3 Development Consent Conditions

Development Consent	Where Addressed								
Operation of Plant and Equipment									
A33. All plant and equipment used on site, or to monitor the performance of the development, must be: <ul style="list-style-type: none"> a) maintained in a proper and efficient condition; and b) operated in a proper and efficient manner. 	Section 7.2								
Hours of Work									
B26. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary. Table 2 Hours of Work <table border="1" style="margin-left: 20px;"> <thead> <tr> <th>Activity</th> <th>Day</th> <th>Time</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Construction</td> <td>Monday – Friday</td> <td>7 am to 6 pm</td> </tr> <tr> <td>Saturday</td> <td>8 am to 1 pm</td> </tr> </tbody> </table>	Activity	Day	Time	Construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Section 6.2
Activity	Day	Time							
Construction	Monday – Friday	7 am to 6 pm							
	Saturday	8 am to 1 pm							
B27. Work outside of the hours identified in condition B26 may be undertaken in the following circumstances: <ul style="list-style-type: none"> a) works that are inaudible at the nearest sensitive receivers; b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or c) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm. 	Section 6.2								
Construction Noise Limits									
B28. The development must be constructed to achieve the construction noise management levels detailed in the <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan approved under condition B30.	Sections 1.1, 5.2, 6 & 7								

Development Consent	Where Addressed
Construction Noise management Plan	
<p>B29. The Applicant must prepare a Construction Noise and Vibration 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:</p> <ul style="list-style-type: none"> a) be prepared by a suitably qualified and experienced noise expert(s); b) describe procedures for achieving the noise management levels in EPA’s <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time); c) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers and detail duration of the works and respite periods; d) include strategies that have been developed with the community for managing high noise generating works; e) include strategies that have been developed in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods; f) describe the community consultation undertaken to develop the strategies in condition B29(d); and g) include a complaints management system that would be implemented for the duration of the development. 	<p>This CNVMP</p> <p>Section 1 Section 1.1</p> <p>Section 7</p> <p>Section 7.4</p>
<p>B30. The Applicant must:</p> <ul style="list-style-type: none"> a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B29 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. 	<p>Section 6.2</p> <p>Section 8</p>
Vibration Criteria	
<p>B34. Vibration caused by construction at any residence or structure outside the site must be limited to:</p> <ul style="list-style-type: none"> a) for structural damage, the latest version of <i>DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures</i> (German Institute for Standardisation, 2016); and b) for human exposure, the acceptable vibration values set out in the <i>Environmental Noise Management Assessing Vibration: a technical guideline</i> (DEC, 2006) (as may be updated or replaced from time to time). 	<p>Sections 5.4, 6.4, 7.2 & 7.3.2</p>
<p>B35. Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B34.</p>	<p>Sections 6.4 & 7.2</p>
<p>B36. The limits in conditions B34 and B35 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.</p>	<p>Conditions B35 and B36 apply.</p>
Environmental Management	
Management Plan Requirements	
<p>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> a) a condition compliance table for that plan; 	<p>This CNVMP</p> <p>Section 3</p>

Development Consent	Where Addressed
b) detailed baseline data;	Section 4
c) details of:	
(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);	Section 3
(ii) any relevant limits or performance measures and criteria; and	Section 5
(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;	Sections 6.1.1 & 7
d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 7.2
e) a program to monitor and report on the:	Section 7.3
(i) impacts and environmental performance of the development; and	
(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	
f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 7.5
g) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 8
h) a protocol for managing and reporting any:	
(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);	Section 7.5
(ii) complaint;	Section 7.4 &
(iii) failure to comply with statutory requirements; and	Section 7.5
i) a protocol for periodic review of the plan.	Section 8
<i>Note: the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</i>	

4 Existing Environment

Unattended noise monitoring was completed as part of the Estate NVIA in November 2019 and subsequently by the estate construction contractor in July and August 2022 prior to commencement of construction. A summary of the relevant monitoring locations and measured noise levels is detailed in **Table 4**. The locations are shown on **Figure 1**. Further information regarding the noise monitoring is provided in the Estate CNVMP.

Table 4 Summary of Ambient Noise Levels

ID	Address	Measured Noise Levels (dBA)					
		Background Noise (RBL)			Average Noise (LAeq)		
		Day	Evening	Night	Day	Evening	Night
L01	Lot 58 DP259135	39	39	32	50	49	50
L02	Lot 58 DP259135	35	33	32	43	42	43
L03	Lot 56 DP259135	34	33	29	44	41	41
L04	Lot 54 DP259135	39	40	32	52	53	54
AL2	833A Mamre Road	49	43	34	61	57	57

Note 1: The assessment periods are the daytime which is 7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sundays and public holidays, the evening which is 6 pm to 10 pm, and the night-time which is 10 pm to 7 am on Monday to Saturday and 10 pm to 8 am on Sunday and public holidays. See the NSW EPA *Noise Policy for Industry*.

Note 2: RBL increased to the minimum RBL specified in the NSW EPA *Noise Policy for Industry* (NPfi).

The results at L01 to L04 are used for receivers in NCA01 to NCA04 respectively.

The AL2 results have been adopted for receivers 819, 833A, 833B, 845, 845A, and 859 Mamre Road, where the residences are located a similar distance from Mamre Road. The AL2 results have been adopted for these receivers as it is considered to be more representative of these specific receivers than the previous noise monitoring undertaken at L04, which was around twice the distance from Mamre Road as these receivers. L04 is considered representative of all other receivers in NCA04.

5 Assessment Criteria

5.1 Construction Noise and Vibration Guidelines

The standards and guidelines relevant to the Site are listed in **Table 5**. These guidelines aim to protect the community and environment from excessive noise and vibration impacts during construction of projects.

Table 5 Construction Noise and Vibration Standards and Guidelines

Guideline/Policy Name	Where Guideline Used
<i>Interim Construction Noise Guideline</i> (ICNG) (DECC, 2009)	Assessment of airborne noise impacts on sensitive receivers
<i>Construction Noise and Vibration Guideline</i> (CNVG) (Roads and Maritime Services, 2016)	Assessment and management protocols for noise and vibration impacts
<i>Road Noise Policy</i> (RNP) (DECCW, 2011)	Assessment of construction traffic impacts
<i>BS 7385 Part 2-1993 Evaluation and measurement for vibration in buildings Part 2</i> , BSI, 1993	Assessment of vibration impacts (structural damage) to non-heritage sensitive structures
<i>DIN 4150:Part 3-2016 Structural vibration – Effects of vibration on structures</i> , Deutsches Institute fur Normung, 1999	Screening assessment of vibration impacts (structural damage) to heritage sensitive structures, where the structure is found to be unsound
<i>Assessing Vibration: a technical guideline</i> (DEC, 2006)	Assessment of vibration impacts on sensitive receivers

5.2 Interim Construction Noise Guideline

The NSW *Interim Construction Noise Guideline* (ICNG) is used to assess and manage impacts from construction noise on residences and other sensitive land uses in NSW.

The ICNG contains procedures for determining project specific Noise Management Levels (NMLs) for sensitive receivers based on the existing background noise in the area. The ‘worst-case’ noise levels from construction of a project are predicted and then compared to the NMLs in a 15-minute assessment period to determine the likely impact of the project.

The NMLs are not mandatory limits, however, where construction noise levels are predicted or measured to be above the NMLs, feasible and reasonable work practices to minimise noise emissions are to be investigated.

Residential Receivers

The ICNG approach for determining NMLs at residential receivers is shown in **Table 6**.

Table 6 ICNG NMLs for Residential Receivers

Time of Day	NML LAeq(15minute)	How to Apply
Standard Construction Hours Monday to Friday 7:00 am to 6:00 pm Saturday 8:00 am to 1:00 pm No work on Sundays or public holidays	Noise affected RBL ¹ + 10 dB	<ul style="list-style-type: none"> The noise affected level represents the point above which there may be some community reaction to noise Where the predicted or measured LAeq(15minute) is greater than the noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.
	Highly Noise Affected 75 dBA	<ul style="list-style-type: none"> The Highly Noise Affected (HNA) level represents the point above which there may be strong community reaction to noise Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restructuring the hours that the very noisy activities can occur, taking into account: <ul style="list-style-type: none"> Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools or mid-morning or mid-afternoon for works near residences) If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.
Outside Standard Construction Hours	Noise affected RBL + 5 dB	<ul style="list-style-type: none"> A strong justification would typically be required for works outside the recommended standard hours The proponent should apply all feasible and reasonable work practices to meet the noise affected level Where all feasible and reasonable practises have been applied and noise is more than 5 dB above the noise affected level, the proponent should negotiate with the community.

Note 1: The RBL is the Rating Background Level and the ICNG refers to the calculation procedures in the NSW *Industrial Noise Policy* (INP). The INP has been superseded by the NSW EPA *Noise Policy for Industry* (NPfi).

‘Other Sensitive’ Land Uses and Commercial Receivers

The ICNG NMLs for ‘other sensitive’ non-residential land uses are shown in **Table 7**.

Table 7 NMLs for ‘Other Sensitive’ Receivers

Land Use	Noise Management Level LAeq(15minute) (dBA) (Applied when the property is in use)	
	Internal	External
Classrooms at schools and other educational institutions	45	55 ¹
Commercial	-	70

Note 1: It is assumed that these receivers have windows partially open for ventilation which results in internal noise levels being around 10 dB lower than the external noise level.

Sleep Disturbance

A method for assessing sleep disturbance is contained in the NPfl. Although the NPfl sleep disturbance criteria relates to industrial noise, it is also considered relevant for reviewing potential impacts from construction noise as a screening criterion to identify the need for further assessment. The NPfl notes that a detailed maximum noise level assessment should be undertaken where a project results in night-time noise levels which exceed 52 dBA $L_{A_{max}}$ or the prevailing background level plus 15 dB, whichever is the greater.

Works will be undertaken during standard daytime construction hours, in accordance with Condition B26. For works required during out of hours periods, and approved under Conditions B26 and B27, the sleep disturbance screening level of night-time RBL plus 15 dB will be applied.

5.2.2 NML Summary

The NMLs for the Site have been determined in accordance with the requirements of the ICNG and are shown in **Table 8**. Further information regarding the NMLs is provided in the Estate CNVMP.

Table 8 Site Specific Noise Management Levels (dBA)

Receiver Type	NCA	Representative Noise Monitoring Location	NML ($L_{Aeq(15minute)} - dBA$)				Sleep Disturbance Screening Level ($L_{A_{max}}$ dBA)
			Standard Construction Hours ($RBL+10dB$)	Out of Hours ⁴ ($RBL+5dB$)			
			Daytime	Daytime ³	Evening	Night-time	Night-time
Residential	NCA01	L01	49	44	44	37	52
Residential	NCA02	L02	45	40	38	37	52
Residential	NCA03	L03	45 ¹	40	38	35	52
819, 833, 845, 859 Mamre Rd	NCA04	AL2	59	54	47	39	52
All other NCA04 Residential		L04	49	44	44 ²	37	52
Educational	NCA02	n/a	55	55 (when in use)			-
Commercial	Various	n/a	70	70 (when in use)			-

Note 1: RBL increased to the minimum RBL specified in the NPfl.

Note 2: Where the evening RBL is higher than the daytime RBL, the daytime RBL has been used.

Note 3: Daytime out of hours is 7 am to 8 am and 1 pm to 6 pm on Saturday, and 8 am to 6 pm on Sunday and public holidays.

Note 4: In accordance with Condition B26, works will be undertaken during standard daytime construction hours. Where out of hours works are required and are approved under Condition B27, the out of hours NMLs apply.

In addition to the above NMLs, residential receivers are considered to be 'highly noise affected' if the predicted level exceeds 75 dBA $L_{Aeq(15minute)}$.

5.3 Construction Road Traffic Noise Guidelines

The potential impacts from construction traffic on public roads are assessed in accordance with the NSW EPA *Road Noise Policy (RNP)*.

An initial screening test is first applied to evaluate if existing road traffic noise levels are expected to increase by more than 2.0 dB as a result of construction traffic. Where this is considered likely, further assessment is required using the RNP base criteria shown in **Table 9**.

Table 9 RNP Criteria for Assessing Construction Vehicles on Public Roads

Road Category	Type of Project/Land Use	Assessment Criteria (dBA)	
		Daytime (7 am – 10 pm)	Night-time (10 pm – 7 am)
Freeway/ arterial/ sub-arterial roads	Existing residences affected by additional traffic on existing freeways/arterial/sub-arterial roads generated by land use developments	LAeq(15hour) 60 (external)	LAeq(9hour) 55 (external)
Local roads	Existing residences affected by additional traffic on existing local roads generated by land use developments	LAeq(1hour) 55 (external)	LAeq(1hour) 50 (external)

The Estate NVIA predicted construction traffic to result in a minimal increase (i.e. less than 2 dB) in the overall traffic noise levels along Mamre Road, which is the sole construction haulage route. As such, construction traffic noise impacts have not been assessed further.

5.4 Vibration Guidelines

The effects of vibration from construction work can be divided into three categories:

- Those in which the occupants of buildings are disturbed (**human comfort**). People can sometimes perceive vibration impacts when vibration generating construction work is located close to occupied buildings. Vibration from construction work tends to be intermittent in nature and the EPA's *Assessing Vibration: a technical guideline* (2006) provides criteria for intermittent vibration based on the Vibration Dose Value (VDV), as shown in **Table 10**.
- Those where building contents may be affected (**building contents**). People perceive vibration at levels well below those likely to cause damage to building contents. For most receivers, the human comfort vibration criteria are the most stringent and it is generally not necessary to set separate criteria for vibration effects on typical building contents. Exceptions to this can occur when vibration sensitive equipment, such as electron microscopes or medical imaging equipment, are in buildings near to construction work. No such equipment has been identified in the study area.
- Those where the integrity of the building may be compromised (**structural/cosmetic damage**). If vibration from construction work is sufficiently high, it can cause cosmetic damage to elements of affected buildings. Industry standard cosmetic damage vibration limits are specified in British Standard BS 7385 and German Standard DIN 4150. The limits are shown in **Table 11** and **Table 12**.

Table 10 Human Comfort Vibration – Vibration Dose Values for Intermittent Vibration

Building Type	Assessment Period	Vibration Dose Value ¹ (m/s ^{1.75})	
		Preferred	Maximum
Critical Working Areas (eg operating theatres or laboratories)	Day or night-time	0.10	0.20
Residential	Daytime	0.20	0.40
	Night-time	0.13	0.26
Offices, schools, educational institutions and places of worship	Day or night-time	0.40	0.80
Workshops	Day or night-time	0.80	1.60

Note 1: The VDV accumulates vibration energy over the daytime and night-time assessment periods, and is dependent on the level of vibration as well as the duration.

Table 11 Cosmetic Damage – BS 7385 Transient Vibration Values for Minimal Risk of Damage

Group	Type of Building	Peak Component Particle Velocity in Frequency Range of Predominant Pulse	
		4 Hz to 15 Hz	15 Hz and Above
1	Reinforced or framed structures. Industrial and heavy commercial buildings	50 mm/s at 4 Hz and above	
2	Unreinforced or light framed structures. Residential or light commercial type buildings	15 mm/s at 4 Hz increasing to 20 mm/s at 15 Hz	20 mm/s at 15 Hz increasing to 50 mm/s at 40 Hz and above

Note 1: Where the dynamic loading caused by continuous vibration may give rise to dynamic magnification due to resonance, especially at the lower frequencies where lower guide values apply, then the guide values may need to be reduced by up to 50%.

Table 12 Cosmetic Damage – DIN 4150 Guideline Values for Short-term Vibration on Structures

Group	Type of Structure	Guideline Values Vibration Velocity (mm/s)				
		Foundation, All Directions at a Frequency of			Topmost Floor, Horizontal	Floor Slabs, Vertical
		1 to 10 Hz	10 to 50 Hz	50 to 100 Hz	All frequencies	All frequencies
1	Buildings used for commercial purposes, industrial buildings and buildings of similar design	20	20 to 40	40 to 50	40	20
2	Residential buildings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15	20
3	Structures that, because of their particular sensitivity to vibration, cannot be classified as Group 1 or 2 and are of great intrinsic value (eg heritage listed buildings)	3	3 to 8	8 to 10	8	20 ¹

Note 1: It may be necessary to lower the relevant guideline value markedly to prevent minor damage.

5.4.1 Heritage Buildings or Structures

Heritage listed buildings and structures should be considered on a case-by-case basis but as noted in BS 7385 should not be assumed to be more sensitive to vibration, unless structurally unsound. Where a heritage building is deemed to be sensitive, the more stringent DIN 4150 Group 3 guideline values in **Table 12** can be applied.

No heritage buildings have been identified in the vicinity of the Site.

5.4.2 Minimum Working Distances for Vibration Intensive Works

Minimum working distances for typical vibration intensive construction equipment are provided in the CNVG and are shown in **Table 13**. The minimum working distances are for both cosmetic damage (from BS 7385 and DIN 4150) and human comfort (from the NSW EPA *Assessing Vibration: a technical guideline*). They are calculated from empirical data which suggests that where work is further from receivers than the quoted minimum distances then impacts are not considered likely.

Table 13 Recommended Minimum Working Distances from Vibration Intensive Equipment

Plant Item	Rating/Description	Minimum Distance		
		Cosmetic Damage		Human Response (NSW EPA Guideline)
		Residential and Light Commercial (BS 7385)	Heritage Items (DIN 4150, Group 3)	
Vibratory Roller	<50 kN (1–2 tonne)	5 m	11 m	15 m to 20 m
	<100 kN (2–4 tonne)	6 m	13 m	20 m
	<200 kN (4–6 tonne)	12 m	25 m	40 m
	<300 kN (7–13 tonne)	15 m	31 m	100 m
	>300 kN (13–18 tonne)	20 m	40 m	100 m
	>300 kN (>18 tonne)	25 m	50 m	100 m
Small Hydraulic Hammer	300 kg (5 to 12 t excavator)	2 m	5 m	7 m
Medium Hydraulic Hammer	900 kg (12 to 18 t excavator)	7 m	15 m	23 m
Large Hydraulic Hammer	1,600 kg (18 to 34 t excavator)	22 m	44 m	73 m
Vibratory Pile Driver	Sheet piles	2 m to 20 m	5 m to 40 m	20 m
Piling Rig – Bored	≤ 800 mm	2 m (nominal)	5 m	4 m
Jackhammer	Hand held	1 m (nominal)	3 m	2 m

The minimum working distances are indicative and will vary depending on the particular item of equipment and local geotechnical conditions. The distances apply to cosmetic damage of typical buildings under typical geotechnical conditions.

6 Construction Noise and Vibration Assessment

6.1 Construction Activities

Representative construction scenarios to assess the likely impacts from the various construction phases of the project are detailed the WH8 NIA. These scenarios are detailed in **Table 14**.

Table 14 WH8 NIA Construction Scenario Descriptions

Equipment	Total SWL	Concrete Pump	Concrete Truck	Concrete Vibrator	Crane - Mobile (100t)	Dozer	Elevated Working Platform	Excavator (20t)	Front End Loader	Hand Tools	Roller - Vibratory ¹	Truck - Dump	Truck - Flatbed	Water Truck
Sound Power Level		109	109	113	113	116	97	105	112	104	114	110	103	107
Estimated on-time in any 15-minutes		10	15	5	15	10	15	10	10	15	15	10	10	10
Scenario														
Earthworks	119					X		X	X		X	X		X
Construction of pads and hardstands	113	X	X	X										
Construction of structures	114				X		X			X			X	

Note 1: Equipment classed as ‘annoying’ in the ICNG and requires a 5 dB correction.

Note 2: Sound power level data is taken from the DEFRA Noise Database, RMS *Construction and Vibration Guideline* and TfNSW *Construction Noise and Vibration Strategy*.

6.1.1 Confirmation of Construction Activities Prior to Commencement

Prior to commencement of the construction stages included in **Table 14**, the methodology and equipment will be reviewed and confirmation provided that the assumptions in the CNVMP remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken to ensure that the proposed mitigation measures are anticipated to be sufficient.

Where feasible, validation of noise levels during high noise works must be measured in advance of commencement of the works, ie test measurements of the equipment undertaking the works for a short period prior full commencement of the works. For example, measurement for a short period during the daytime of equipment/activities proposed to be undertaken during night works.

6.2 Hours of Construction

Construction of the development must not commence until this CNVMP is approved by the Planning Secretary.

Condition B26 requires construction activities to only be undertaken during the following hours, unless agreed otherwise in writing by the Planning Secretary:

- 7:00 am to 6:00 pm, Mondays to Fridays
- 8:00 am to 1:00 pm on Saturdays
- At no time on Sundays or Public Holidays.

Notwithstanding, Condition B27 allows out of hours work to be undertaken in the following circumstances:

- Works that are inaudible at the nearest sensitive receivers
- For the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons
- Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Works that are inaudible at the nearest receivers would typically be limited to fitout works inside fully enclosed buildings. Where noisier internal works or any external works are required out of hours a construction noise impact statement (CNIS) must be prepared detailing the proposed out of hours works activities, predicted noise and vibration impacts, and proposed mitigation and management measures. CNIS for out of hours works will be provided to the Planning Secretary for approval.

6.3 Construction Noise Predictions

The predicted noise levels at the most-affected sensitive receivers surrounding the site are shown in **Table 15** and exceedances of the NMLs are shown in **Table 16**.

The predictions represent a typical worst-case scenario where the equipment in each scenario is working concurrently and the nearest location to each receiver. It is expected that noise levels would frequently be lower than the worst-case levels presented.

Table 15 Predicted Construction Noise Levels – Standard Daytime Construction Hours

Receiver	NCA	NML (dBA)	Predicted Noise Level – LAeq(15minute) (dBA)		
			Earthworks	Hardstands	Structures
Residential	NCA01	49	52	46	47
	NCA02	45	41	35	36
	NCA03	45	45	39	40
819, 833, 845, 859 Mamre Rd	NCA04	59	69	63	64
All other NCA04 Residential		49	57	51	52
Other Sensitive	Various	55	45	39	40

Table 16 Predicted Exceedance at Nearest Receivers – Standard Daytime Construction Hours

Receiver	NCA	NML (dBA)	Predicted Exceedance – LAeq(15minute) (dBA)		
			Earthworks	Hardstands	Structures
Residential	NCA01	49	3	-	-
	NCA02	45	-	-	-
	NCA03	45	-	-	-
819, 833, 845, 859 Mamre Rd	NCA04	59	10	4	5
All other NCA04 Residential		49	8	2	3
Other Sensitive	Various	55	-	-	-
Legend (NML exceedances)		= Minor to marginal (1 to 10 dB exceedance)	= Moderate (11 to 20 dB exceedance)		= High (>20 dB exceedance)

The above worst-case predictions show the following:

- Minor exceedances of up to 3 dB during ‘earthworks’ are predicted at one residence in NCA01 (799-803 Mamre Road).
- Minor to marginal exceedances of up to 10 dB during ‘earthworks’ are predicted at ten residences in NCA04.
- No exceedances of the NMLs are predicted at any other receivers during ‘earthworks’.
- Minor exceedances of up to 4 dB during ‘construction of pads and hardstands’ and up to 5 dB during ‘construction of structures’ are predicted at five residences in NCA04.
- No exceedances are predicted at any other receivers during ‘construction of pads and hardstands’ or ‘construction of structures’.
- No residential receivers are predicted to be highly noise affected (>75 dBA).
- Works would only occur during Standard Daytime Construction Hours. There is no expectation that evening or night-time work would be required.

The presented impacts would only be expected to occur when noisy work is being completed close to the site boundaries, relative to each receiver. When work is further from the receiver, or when less noise-intensive equipment is being used, the noise levels would be lower.

Feasible and reasonable construction noise mitigation measures should be applied where exceedances of the NMLs are predicted to minimise the noise emissions from construction. Construction noise mitigation and management measures are discussed in **Section 7**.

6.4 Construction Vibration

Vibration intensive items of plant proposed for use during the construction of the Site would include the use of vibratory rollers during 'earthworks'. Offset distances for the vibration intensive equipment have been determined from the CNVG minimum working distances for cosmetic damage and human response (see **Table 13**).

The nearest vibration sensitive receivers are located around 80 m from the site boundary. Buildings within the minimum working distances are shown in **Figure 4**. This figure assumes that vibration intensive works are occurring at the Site boundaries.

Cosmetic Damage Assessment

Figure 4 shows that there are no vibration sensitive receivers/structures within the minimum working distances for cosmetic damage.

Commercial/industrial buildings on other lots of the AIE would not be within the minimum working distances for cosmetic damage.

Human Comfort Vibration Assessment

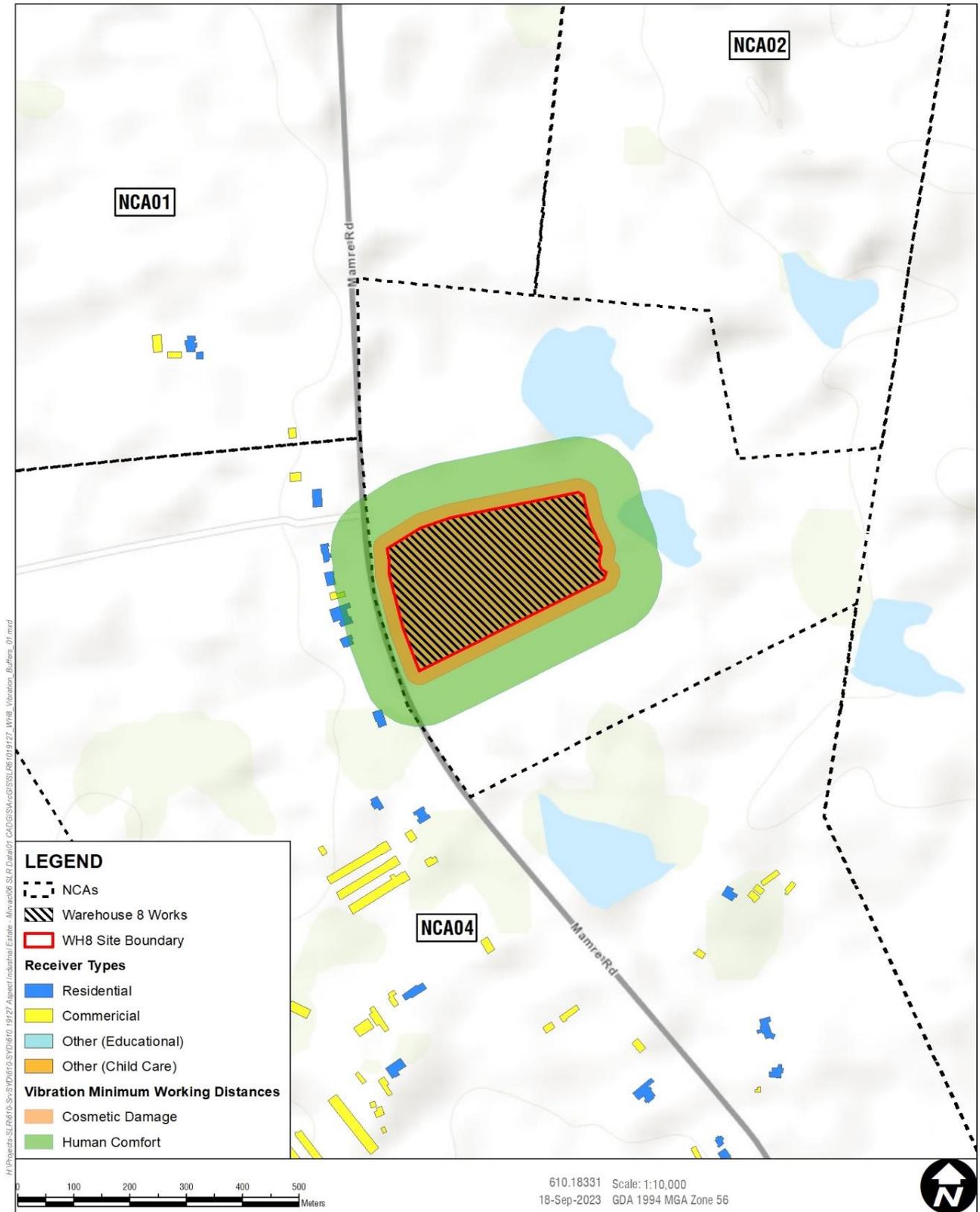
Figure 4 shows that there are five vibration sensitive receivers within the minimum working distances for Human Comfort. These include the residences at 833A, 833B, 845A, 845B and 859 Mamre Road in NCA04.

Where commercial/industrial buildings are constructed on other lots of the AIE prior to construction of Warehouse 8, these may be within the minimum working distances for human comfort vibration. This may be applicable to Warehouse 1, Warehouse 2, Warehouse 7 and Warehouse 9.

Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B34.

Feasible and reasonable construction mitigation measures should be applied where vibration intensive works are proposed to be undertaken within the minimum working distances. Construction noise mitigation and management measures are discussed in **Section 7**.

Figure 4 Receivers within Construction Vibration Minimum Working Distances



7 Mitigation and Management Measures

The ICNG acknowledges that due to the nature of construction works it is inevitable that there will be impacts where construction is near to sensitive receivers. The worst-case noise impacts during construction of the Site are predicted to be 'low', however, this would likely only occur on an infrequent basis when noise-intensive works are being completed near to receivers. Works are also generally limited to daytime hours only.

All appropriate feasible and reasonable mitigation measures will be applied to the work to minimise the potential impacts, as far as practicable.

As detailed in **Section 6.3**, no high exceedances of the NMLs during daytime standard hours are predicted at any of the surrounding receivers during any of the works and no receivers are predicted to be Highly Noise Affected (>75 dBA). As such, it is considered that there are no high noise generating works near sensitive receivers and consent conditions B29 (c) and (d) do not require specific measures to be implemented. Regardless, community notification has been undertaken in accordance with the Community Communication and Complaints Handling Strategy (refer to the CEMP).

7.1 Consultation Undertaken to Date

The consultation activities undertaken to date are summarised below:

- A fact sheet and letterbox drop outlining the key features of the proposal and contact details for feedback was distributed in May 2020 to households on Mamre Road, Bakers Lane and Aldington Road, Kemps Creek.
- A near neighbour information letter was distributed accompanying the fact sheet and letterbox drop.
- Stakeholder notification was provided to members of Council and Government, along with the retirement village, schools and childcare centres in the area.
- An engagement email and phone line was established for feedback arising from the above fact sheets.
- Social media monitoring was undertaken to gather community thoughts, feedback and sentiment regarding the proposal.
- Agency consultation was undertaken with multiple government agencies.
- Responses were provided to agency and stakeholder feedback.

Consultation activities are detailed in full in the *Urbis Mamre Road Rezoning – Engagement Outcomes Report*.

7.2 Standard Mitigation and Management Measures

The mitigation and management measures that would be applied to the Site are detailed in **Table 17**.

Table 17 Environmental Management Controls for Construction Noise and Vibration

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Project Planning			
Use quieter and less vibration emitting construction methods where feasible and reasonable.	Project Manager	Ongoing	Best practice
Works will be completed during standard daytime construction hours outlined in Section 6.2 . Out of hours works will be requested as required with sufficient notification provided to Department of Planning, Housing and Infrastructure (DPHI) for approval.			
Truck routes to Site will be limited to major roads (refer to Construction Traffic Management Plan (CTMP) for details of traffic route control measures).			
Scheduling for High Noise or Vibration Generating Works			
Respite offers will be considered where high-noise works are predicted to exceed 75 dBA for residential receivers. For schools and other sensitive receivers a lower level of 65 dBA will be used to account for the sensitive daytime uses of these receivers. Respite offers will be considered for high-vibration works where the works are undertaken within the human comfort minimum working distances for all receiver types. Consultation with these receivers will be undertaken to determine appropriate respite periods, such as exam periods for schools.	Project Manager/ Communications and Community Liaison Representative	Ongoing	Best practice
High-noise or vibration generating works will be carried out in continuous blocks no longer than three hours in length, with a minimum respite period of one hour between each block. 'Continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing these works.			
Duration Respite will be considered where it may be beneficial to sensitive receivers to increase the duration of blocks of work or number of consecutive periods in order to complete the works more quickly. The project team will engage with the community where Duration Respite is considered in accordance with the Community Communication Strategy (CCS).			
In addition to respite periods and/or duration respite, temporary relocation measures can be offered to sensitive receivers where high-noise works are predicted to exceed 75 dBA, such as offer of alternative accommodation for high-noise works during out of hours periods.			

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Notification detailing work activities, dates and hours, impacts and mitigation measures, indication of work schedule over the night-time period, any operational noise benefits from the works (where applicable) and contact telephone numbers will be undertaken in accordance with the CCS.			
Site Layout			
Compounds and worksites will be designed to promote one-way traffic and minimise the need for vehicle reversing.	Project Manager	Ongoing	Best practice
Where practicable, work compounds, parking areas, and equipment and material stockpiles will be positioned away from noise-sensitive locations and take advantage of existing screening from local topography.			
Documentation of how Site layout has been considered to reduce noise impacts must be provided to the Contractor's Project Manager for inclusion in the Monthly Report to Mirvac. This must occur any time there are significant changes to the Site layout.			
Equipment that is noisy will be started away from sensitive receivers			
Training			
Training will be provided to all personnel on noise and vibration requirements for the Site. Inductions and toolbox talks to be used to inform personnel of the location and sensitivity of surrounding receivers. The Driver's Code of Conduct will be supplied to all personnel (included as an appendix to the CTMP).	Project Manager	Ongoing	Best practice
Plant and Equipment Source Mitigation			
All plant and equipment must be maintained in a proper and efficient condition, and operated in a proper and efficient manner.	Project Manager	Ongoing	Condition A33
Where practicable, tonal reversing alarms (beepers) will be replaced with non-tonal alarms (squawkers) on all equipment in use (subject to occupational health and safety requirements).			Best practice
Noisy equipment will be sited behind structures that act as barriers, or at the greatest distance from the noise-sensitive area. Equipment will be oriented so that noise emissions are directed away from any sensitive areas, where possible.			
Noise generating equipment will be regularly checked and effectively maintained, including checking of hatches/enclosures regularly to ensure that seals are in good condition and doors close properly against seals.			
Noise monitoring spot checks of equipment will be completed where a noise related issue is suspected to ensure individual items are operating as expected			
Dropping materials from a height will be avoided.			

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<p>Loading and unloading will be carried out away from noise sensitive areas, where practicable.</p>			
<p>Trucks will not queue outside residential properties. Truck drivers will avoid compression braking as far as practicable.</p>			
<p>Truck movements will be kept to a minimum, ie trucks are fully loaded on each trip.</p>			
Screening			
<p>Where possible, install purpose-built screening or enclosures will be used around long-term fixed plant that has the potential to impact nearby receivers</p>	Project Manager	Ongoing	Best practice
<p>The layout of the Site will take advantage of existing screening from local topography, where possible. Site huts, maintenance sheds and/or containers will be positioned between noisy equipment and the affected receivers.</p>			
Community Consultation			
<p>Notifications will be provided to the affected community where high impacts are anticipated or where out of hours works are required. Notification will be a minimum of 24 hours.</p>	Communications and Community Liaison Representative	Ongoing	Best practice
<p>Where complaints are received, work practices will be reviewed and feasible and reasonable practices implemented to minimise any further impacts. Refer to Section 7.4.</p>			
Monitoring			
<p>Noise and/or vibration monitoring will be conducted (as appropriate) when noise/vibration intensive works are being undertaken in close proximity to sensitive receivers.</p>			Best practice
<p>Noise and/or vibration monitoring will be conducted (as appropriate) in response to any complaints received to verify that levels are not substantially above the predicted levels.</p>			
<p>Refer to Section 7.3 for full details of monitoring requirements.</p>			
Vibration			
<p>If vibration generating works are required within the minimum cosmetic damage working distances and considered likely to exceed the criteria:</p> <ul style="list-style-type: none"> Different construction plant or methods with lower source vibration levels will be investigated and implemented, where feasible Consultation with the affected residences will be undertaken to confirm details of predicted vibration impacts, details of proposed mitigation measures including the above, and any applicable respite periods. Attended vibration measurements will be undertaken at the start of the works to determine actual vibration levels at the item. Works will cease if the monitoring indicates vibration levels are likely to, or do, exceed the relevant criteria. 	Environmental Coordinator	Ongoing	Condition B29(e) / Best practice

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Where works are required within the cosmetic damage minimum working distances, building condition surveys will be completed before and after the works to ensure no cosmetic damage has occurred.			Best practice
Vibratory compactors must not be used closer than 30 metres from residential or commercial buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B34.			Condition B35

7.3 Monitoring

7.3.1 Construction Noise Monitoring

Attended noise measurements will be undertaken at the start of noise-intensive works to verify the levels do not exceed the NMLs and to check the effectiveness of mitigation and management measures. The contractor will undertake attended noise monitoring for any works where hammering and ripping of hard surfaces such as rock or concrete will be occurring, and also for any out of hours works.

Where feasible, validation of noise levels during high noise works must be measured in advance of commencement of the works, ie test measurements of the equipment undertaking the works for a short period prior full commencement of the works. For example, measurement for a short period during the daytime of equipment/activities proposed to be undertaken during night works.

Attended noise monitoring will also be undertaken in response to any formal complaints. All monitoring will be completed by suitably qualified acoustic specialists. The location and extent of attended monitoring will be determined in consultation with project staff and would be dependent on the activities taking place.

The monitoring will take place during the expected noisiest construction periods and be representative / indicative of the impacts at the potentially affected sensitive receivers.

A noise monitoring report will be prepared after each attended monitoring survey.

All items of acoustic instrumentation utilised will be designed to comply with AS/NZS IEC 61672.1-2019 *Electroacoustics – Sound level meters* (AS IEC 61672) and carry current calibration certificates.

7.3.2 Construction Vibration Monitoring

Where vibration intensive works (such as rockbreaking, vibratory rolling or plate compacting) are required within the minimum working distances of sensitive receivers or structures (refer to **Section 5.4.2**), vibration will be monitored continuously for the duration of works within the minimum working distances.

Attended vibration measurements will be undertaken at the start of vibration intensive works within the minimum working distances to confirm the levels of vibration are below the applicable vibration limits (refer to **Section 5.4**).

Vibration monitors will be installed by an acoustic consultant at the closest points of the sensitive structure to the vibration intensive works to continuously monitor vibration for the duration of the works. Should the works location change, the geophones will be relocated to remain at the closest point of the structure to the works.

The vibration monitoring equipment will have visible and audible alarms installed where operators of equipment can see/hear them:

- A warning vibration level of 2/3 of the applicable vibration limit will trigger a 'warning' alarm if exceeded.
- A 'halt work' alarm will trigger if vibration is measured equal to the applicable vibration limit. Actions to be carried out if the exceedance alarms are triggered are detailed in **Section 7.5**.

Vibration monitoring data will be downloaded and reported at the following timeframes:

- Monthly during works (at a minimum)
- Within one week of an exceedance of the vibration limit alarm level
- Upon completion of vibration monitoring.

All items of vibration instrumentation will be designed to comply with applicable guidelines and carry current calibration certificates.

7.3.3 Monitoring Reports

Noise and/or vibration monitoring reports will be provided to the relevant regulatory authorities after review, unless otherwise agreed by the relevant regulatory authorities. Monitoring reports would include the following details, at a minimum:

- Noise/vibration monitoring/measurement locations
- Date, time and length of noise monitoring/measurements
- Weather conditions during the measurements
- Name and position of personnel undertaking measurements
- Construction activities being undertaken during measurements
- Locations of construction equipment and distance from monitoring location
- Measured L_{Aeq} and L_{Amax} noise levels during construction works (for each activity) along with a comparison to the predicted noise levels (noise monitoring only)
- Measured L_{A90} background noise level in absence of the construction works (noise monitoring only)
- Measured vibration levels during construction works (for each activity) along with a comparison to the relevant vibration criteria (vibration monitoring only)
- Measured vibration levels and relevant details of any of exceedance of the warning vibration level or vibration limits (vibration monitoring only)
- Measured background vibration level in absence of the construction works (vibration monitoring only)
- Operator observations noting any extraneous noise/vibration sources or other points of relevance.

Note: A summary of monitoring and reporting is included in Section 5 of the CEMP for quick reference.

7.4 Complaints Management

Any complaint received in relation to the environmental performance or management of the Site shall be managed and reported in accordance with Section 3.6 of the CEMP

7.5 Contingency Plan

The following contingency management plan, shown in **Table 18**, would be used to manage noise and vibration impacts that are higher than expected.

Any incident or non-compliance shall be handled and reported in accordance with Section 3.5 of the CEMP. As detailed in Section 5.1 of the CEMP, all Condition Amber and Condition Red occurrences will be recorded in the Construction Contractor's Monthly Report to Mirvac and discussed during the toolbox talks.

The following events constitute an incident in terms of noise and vibration:

- Trigger of Condition Red for noise impacts during the standard construction hours detailed in Condition B26.
- Any works occurring outside the standard construction hours detailed in Condition B26, where those works do not meet the allowable circumstances defined in Condition B27.
- Trigger of Condition Red for vibration impacts at sensitive receivers.

Table 18 Contingency Management Plan

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise impacts at sensitive receiver locations	Trigger	LAeq(15minute) noise levels do not exceed applicable NMLs	LAeq(15minute) noise levels measured or predicted to exceed applicable NMLs or noise related complaints received	LAeq(15minute) noise levels measured or predicted to exceed Highly Noise Affected criteria (75 dBA) or noise related complaints received
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies for high-noise generating works determined through community consultation, as detailed in Section 7.1 and 7.2 .
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits then a different construction method or equipment must be utilised.

Note: This contingency management plan is replicated in Section 5.2 of the CEMP for quick reference.

7.6 Roles and Responsibilities

Overall roles and responsibilities relating to the Site are outlined in Section 3.2 of the CEMP. The key responsibilities specifically for noise and vibration management are as follows:

7.6.1 Contractor's Project Manager

- Ensuring appropriate resources are available for the implementation of this CNVMP
- Assessing data from inspections and providing project-wide advice to ensure consistent approach and outcomes are achieved
- Providing necessary training for project personnel to cover noise and vibration management
- Reviewing and update of this CNVMP, where necessary
- Commissioning suitably qualified consultants to complete noise and vibration monitoring. Ensuring environmental coordinators appropriately undertake attended noise and vibration measurements required by this CNVMP
- Assessing and (as required) mitigating risks of high noise and vibration levels before commencing works and ensuring that the appropriate controls are implemented
- Ceasing works in the event of excessive noise and vibration generation
- In the event that a noise or vibration complaint is received, implementing the procedure outlined in **Section 7.4**.

7.6.2 Environmental Coordinator

- Coordinating noise and/or vibration monitoring program, where required
- Review control measures in accordance with the CNVMP
- Identifying and reporting any high or non-compliant noise and vibration emissions.

7.6.3 All Workers on Site

- Observing any noise and vibration emission control instructions and procedures that apply to their work
- Taking action to prevent or minimise noise and vibration emission incidents
- Identifying and reporting noise and vibration emission incidents.

8 Review and Improvement of Noise Management Plan

Reviews, investigations, and improvements to this plan and the environmental performance shall be undertaken in accordance with Section 6 of the CEMP.

This CNVMP will be reviewed, and if necessary, updated in the following circumstances:

- Significant changes to the equipment, machinery and plant operated within the Site
- Where it is identified via monitoring that the performance of the Site is not meeting the objectives of the CNVMP
- At the request of the relevant regulatory authority or other relevant government agency
- As required to address noise and vibration related issues identified by the Mamre Road Precinct Working Group (MRPWG).
- Within three months of:
 - the submission of a Compliance Report under Condition C13;
 - the submission of an incident report under Condition C10;
 - the approval or modification of the conditions of the SSD-60513208 Development Consent; or
 - the issue of a direction of the Planning Secretary under Condition A2(b) which requires a review.

All employees and contractors will be informed of any revisions to the CNVMP by Site Management during toolbox talks.

The most recent version of the CNVMP approved by the Planning Secretary will be implemented for the duration of construction works.

Appendix A:

Acoustic terminology

1. Sound Level or Noise Level

The terms ‘sound’ and ‘noise’ are almost interchangeable, except that ‘noise’ often refers to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure. The human ear responds to changes in sound pressure over a very wide range with the loudest sound pressure to which the human ear can respond being ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable size by the use of logarithms.

The symbols SPL, L or LP are commonly used to represent Sound Pressure Level. The symbol LA represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is 2×10^{-5} Pa.

2. ‘A’ Weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an ‘A-weighting’ filter. This is an electronic filter having a frequency response corresponding approximately to that of human hearing.

People’s hearing is most sensitive to sounds at mid frequencies (500 Hz to 4,000 Hz), and less sensitive at lower and higher frequencies. Different sources having the same dBA level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels.

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely noisy
110	Grinding on steel	
100	Loud car horn at 3 m	Very noisy
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (eg B, C and D) are less commonly used than A-weighting. Sound Levels measured without any weighting are referred to as ‘linear’, and the units are expressed as dB(lin) or dB.

3. Sound Power Level

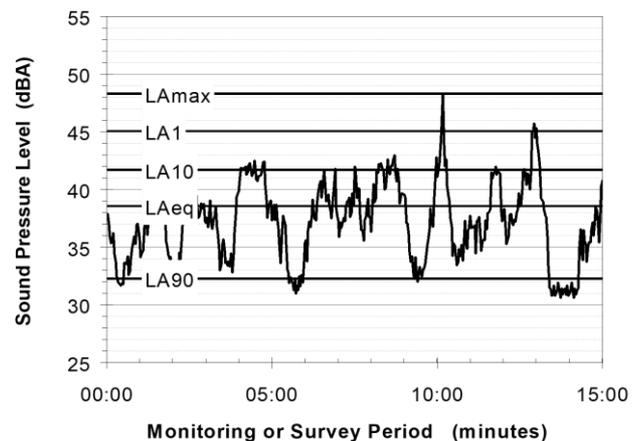
The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units (dB or dBA), but may be identified by the symbols SWL or LW, or by the reference unit 10^{-12} W.

The relationship between Sound Power and Sound Pressure is similar to the effect of an electric radiator, which is characterised by a power rating but has an effect on the surrounding environment that can be measured in terms of a different parameter, temperature.

4. Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels LAN, where LAN is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the LA1 is the noise level exceeded for 1% of the time, LA10 the noise exceeded for 10% of the time, and so on.

The following figure presents a hypothetical 15 minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

- LA1 The noise level exceeded for 1% of the 15 minute interval.
- LA10 The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.
- LA90 The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.
- LAeq The A-weighted equivalent noise level (basically, the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

5. Frequency Analysis

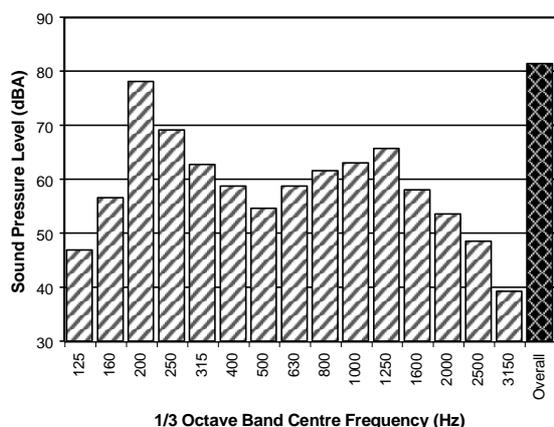
Frequency analysis is the process used to examine the tones (or frequency components) which make up the overall noise or vibration signal.

The units for frequency are Hertz (Hz), which represent the number of cycles per second.

Frequency analysis can be in:

- Octave bands (where the centre frequency and width of each band is double the previous band)
- 1/3 octave bands (three bands in each octave band)
- Narrow band (where the spectrum is divided into 400 or more bands of equal width)

The following figure shows a 1/3 octave band frequency analysis where the noise is dominated by the 200 Hz band. Note that the indicated level of each individual band is less than the overall level, which is the logarithmic sum of the bands.



6. Annoying Noise (Special Audible Characteristics)

A louder noise will generally be more annoying to nearby receivers than a quieter one. However, noise is often also found to be more annoying and result in larger impacts where the following characteristics are apparent:

- **Tonality** - tonal noise contains one or more prominent tones (ie differences in distinct frequency components between adjoining octave or 1/3 octave bands), and is normally regarded as more annoying than 'broad band' noise.
- **Impulsiveness** - an impulsive noise is characterised by one or more short sharp peaks in the time domain, such as occurs during hammering.
- **Intermittency** - intermittent noise varies in level with the change in level being clearly audible. An example would include mechanical plant cycling on and off.
- **Low Frequency Noise** - low frequency noise contains significant energy in the lower frequency bands, which are typically taken to be in the 10 to 160 Hz region.

7. Vibration

Vibration may be defined as cyclic or transient motion. This motion can be measured in terms of its displacement, velocity or acceleration. Most assessments of human response to vibration or the risk of damage to buildings use measurements of vibration velocity. These may be expressed in terms of 'peak' velocity or 'rms' velocity.

The former is the maximum instantaneous velocity, without any averaging, and is sometimes referred to as 'peak particle velocity', or PPV. The latter incorporates 'root mean squared' averaging over some defined time period.

Vibration measurements may be carried out in a single axis or alternatively as triaxial measurements (ie vertical, longitudinal and transverse).

The common units for velocity are millimetres per second (mm/s). As with noise, decibel units can also be used, in which case the reference level should always be stated. A vibration level V , expressed in mm/s can be converted to decibels by the formula $20 \log (V/V_0)$, where V_0 is the reference level (10^{-9} m/s). Care is required in this regard, as other reference levels may be used.

8. Human Perception of Vibration

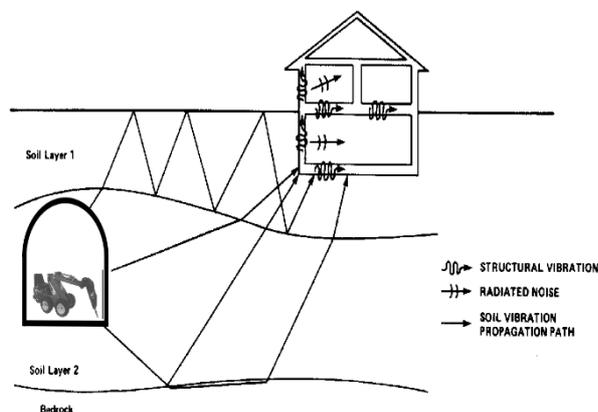
People are able to 'feel' vibration at levels lower than those required to cause even superficial damage to the most susceptible classes of building (even though they may not be disturbed by the motion). An individual's perception of motion or response to vibration depends very strongly on previous experience and expectations, and on other connotations associated with the perceived source of the vibration. For example, the vibration that a person responds to as 'normal' in a car, bus or train is considerably higher than what is perceived as 'normal' in a shop, office or dwelling.

9. Ground-borne Noise, Structure-borne Noise and Regenerated Noise

Noise that propagates through a structure as vibration and is radiated by vibrating wall and floor surfaces is termed 'structure-borne noise', 'ground-borne noise' or 'regenerated noise'. This noise originates as vibration and propagates between the source and receiver through the ground and/or building structural elements, rather than through the air.

Typical sources of ground-borne or structure-borne noise include tunnelling works, underground railways, excavation plant (eg rockbreakers), and building services plant (eg fans, compressors and generators).

The following figure presents an example of the various paths by which vibration and ground-borne noise may be transmitted between a source and receiver for construction activities occurring within a tunnel.



The term 'regenerated noise' is also used in other instances where energy is converted to noise away from the primary source. One example would be a fan blowing air through a discharge grill. The fan is the energy source and primary noise source. Additional noise may be created by the aerodynamic effect of the discharge grill in the airstream. This secondary noise is referred to as regenerated noise.

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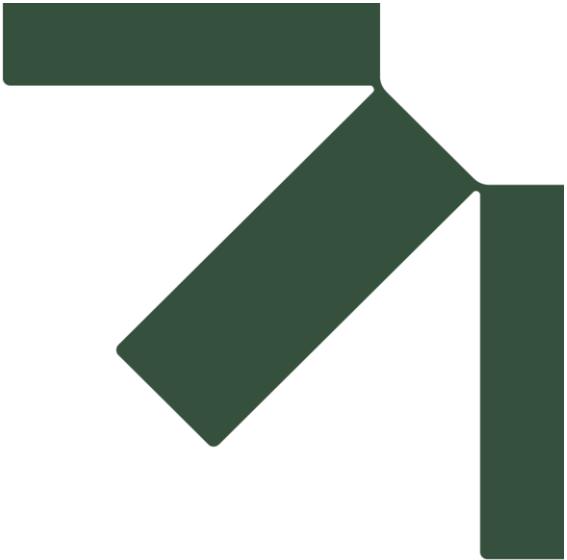
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**Appendix G Community
Consultation and
Complaints Handling**



Aspect Industrial Estate

Community Consultation and Complaints Handling Strategy

Mirvac Projects Pty Ltd

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Prepared by:

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SLR Project No: 630.031243.00001

8 November 2024

Revision: 02

Revision Record

Revision	Date	Prepared By	Checked By	Authorised By
01	31 October 2024	Harry Peter	Sean Wilson	Sean Wilson
02	08 November 2024	Harry Peter	Sean Wilson	Sean Wilson

Basis of Report

This report has been prepared by SLR Consulting Australia (SLR) with all reasonable skill, care and diligence, and taking account of the timescale and resources allocated to it by agreement with Mirvac Projects Pty Ltd (the Client). Information reported herein is based on the interpretation of data collected, which has been accepted in good faith as being accurate and valid.

This report is for the exclusive use of the Client. No warranties or guarantees are expressed or should be inferred by any third parties. This report may not be relied upon by other parties without written consent from SLR.

SLR disclaims any responsibility to the Client and others in respect of any matters outside the agreed scope of the work.



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1.0 Introduction

1.1 Background

Aspect Industrial Estate (AIE) is a regional warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see Figure 1).

Mirvac Property Services (Aust) Pty Ltd (Mirvac) lodged State Significant Development application SSD-10448 with the Department of Planning and Environment (DPE) for the AIE Concept Masterplan and Stage 1 Development estate-wide earthworks, infrastructure and services, and construction and use of warehouse and distribution centre buildings proposed in Lots 1 and 3. Development consent for SSD 10448 was granted on 24 May 2022. There have been 7 modifications:

- MOD 1 was determined on 25 August 2022, an administrative modification to clarify the consent by imposing requirement of a Works Authorisation Deed (WAD) for temporary construction access on Mamre Road.
- MOD 2 was determined on 30 November 2022 and made modifications to the approved Stage 1 development including amendments to layouts of Warehouses 1 and 3 and Access Road 2.
- MOD 3 was determined on 2 March 2023 for reconfiguration of the estate layout south of Access Road 1 and west of Access Road 3, resulting in a reduction of lots and new warehouse footprints with an amendment to Access Road 4.
- MOD 4 was determined on 21 December 2023 for incorporation of the Elizabeth Enterprise Precinct (EEP) site into the AIE concept proposal, and the undeveloped EEP site in the interim stormwater management approach at the AIE to meet the Wianamatta-South Creek stormwater management targets.
- MOD 5 was determined on 12 December 2023, administrative modification for the use of the temporary left-in/left-out construction access on Mamre Road by Warehouse 1 operational vehicles.
- MOD 6 was submitted in November 2023 to DPHI for approval. MOD 6 incorporates the development at Lot 8 for Warehouse 8A and 8B including concept modifications and modification to conditions of consent relating to plan references.
- MOD 7 was submitted in May 2024 to DPHI for approval. MOD 7 incorporates operational vehicle access for Warehouses 1 and 9 for use of the left in and left out intersection at Mamre Road with Access Road 1.

As part of MOD 6, the Department of Planning, Housing and Infrastructure (DPHI) issued SSD 60513208 on 11 October 2024 for the construction and operation of Warehouse 8 (WH8). Condition C3 of SSD 60513208 requires a Community Consultation and Complaints Handling Strategy (CCCHS) to be included within the Construction Environmental Management Plan (CEMP) prior to construction.

It should also be noted that this CCCHS refers to both SSD 10448 Consolidated Consent MOD 7 and SSD 60513208 as these two Development Consents are related to the development of WH8.

This CCCHS, prepared on behalf of the Proponent, outlines how the Proponent and its contractors will engage with stakeholders and the community. The CCCHS integrates with



both the CEMP and Operational Environmental Management Plan (OEMP) to ensure a cohesive approach to construction activities, aligning with the Development Consent conditions.

1.2 Purpose

The CCCHS includes the following key aspects:

- Identification of consultation triggers and methods with adjacent landowners and residents, key stakeholders, relevant agencies, and the wider community
- The tools and actions to be undertaken throughout the construction program to disseminate information through notification of relevant stakeholders
- Enquiry and Complaint management protocols; and
- Monitoring and feedback mechanisms.

The CCCHS will be updated as the Project progresses to account for variations in the construction program and methodology and modifications to SSD-10448 and SSD-60513208, along with changes in stakeholder situation that impacts on stakeholder interests, with these articulated through the feedback mechanisms.

The relevant consent conditions are identified within Table 1 below, along with a cross reference to the relevant section of this CCCHS.

Table 1: Relevant Conditions of Consent

Condition Number	Condition Details	Report Reference
SSD-10448		
E1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> (a) detailed baseline data; (b) details of: <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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: 	This Report



	<ul style="list-style-type: none"> (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. (h) a protocol for periodic review of the plan. 	
E3	<p>As part of the CEMP required under condition E2 of this consent, the Applicant must include the following:</p> <p>...</p> <ul style="list-style-type: none"> (i) Community Consultation and Complaints Handling. 	This Report
C32	<p>The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> (a) the complaints register (to be provided on a daily basis); and ... 	Section 5.2 and Appendix A
E17	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <ul style="list-style-type: none"> (a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> (i) the documents referred to in condition C2 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. 	Section 4.3.1
SSD-60513208		
A36	<p>The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A35 (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> (a) the complaints register (to be provided on a daily basis); and ... 	Section 5.2
C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p>	This Report



	<p>(a) a condition compliance table for that plan;</p> <p>(b) detailed baseline data where required;</p> <p>(c) details of:</p> <ul style="list-style-type: none"> (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; <p>(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(e) a program to monitor and report on the:</p> <ul style="list-style-type: none"> (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above; <p>(f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(g) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(h) a protocol for managing and reporting any:</p> <ul style="list-style-type: none"> (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 <p>(i) a protocol for periodic review of the plan.</p>	
C3	<p>As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:</p> <p>...</p> <p>(e) Community Consultation and Complaints Handling.</p>	This Report
C16	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> (i) the documents referred to in condition A2 of this consent; (ii) all current statutory approvals for the development; (iii) all approved strategies, plans and programs required under the conditions of this consent; (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent; (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs, including the Environmental Representatives Monthly Reports; (vi) a summary of the current stage and progress of the development; (vii) contact details to enquire about the development or to make a complaint; 	Section 4.3.1



	(viii) a complaints register, updated monthly; (ix) the Compliance Report of the development; (x) any other matter required by the Planning Secretary; and (b) keep such information up to date, to the satisfaction of the Planning Secretary.	
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1.3 Scope

The CCCHS applies to works undertaken by the Proponent and their engaged contractors. This CCCHS outlines the method, triggers and timing of consultation, notification and complaints and queries handling required in the course of the construction of the development and arising from the requirements of the relevant consent conditions outlined in Table 1.

1.4 Project Description

The development, as approved under SSD-10448 and SSD 60513208 are outlined in Table 2 below.

Table 2: Approved Development

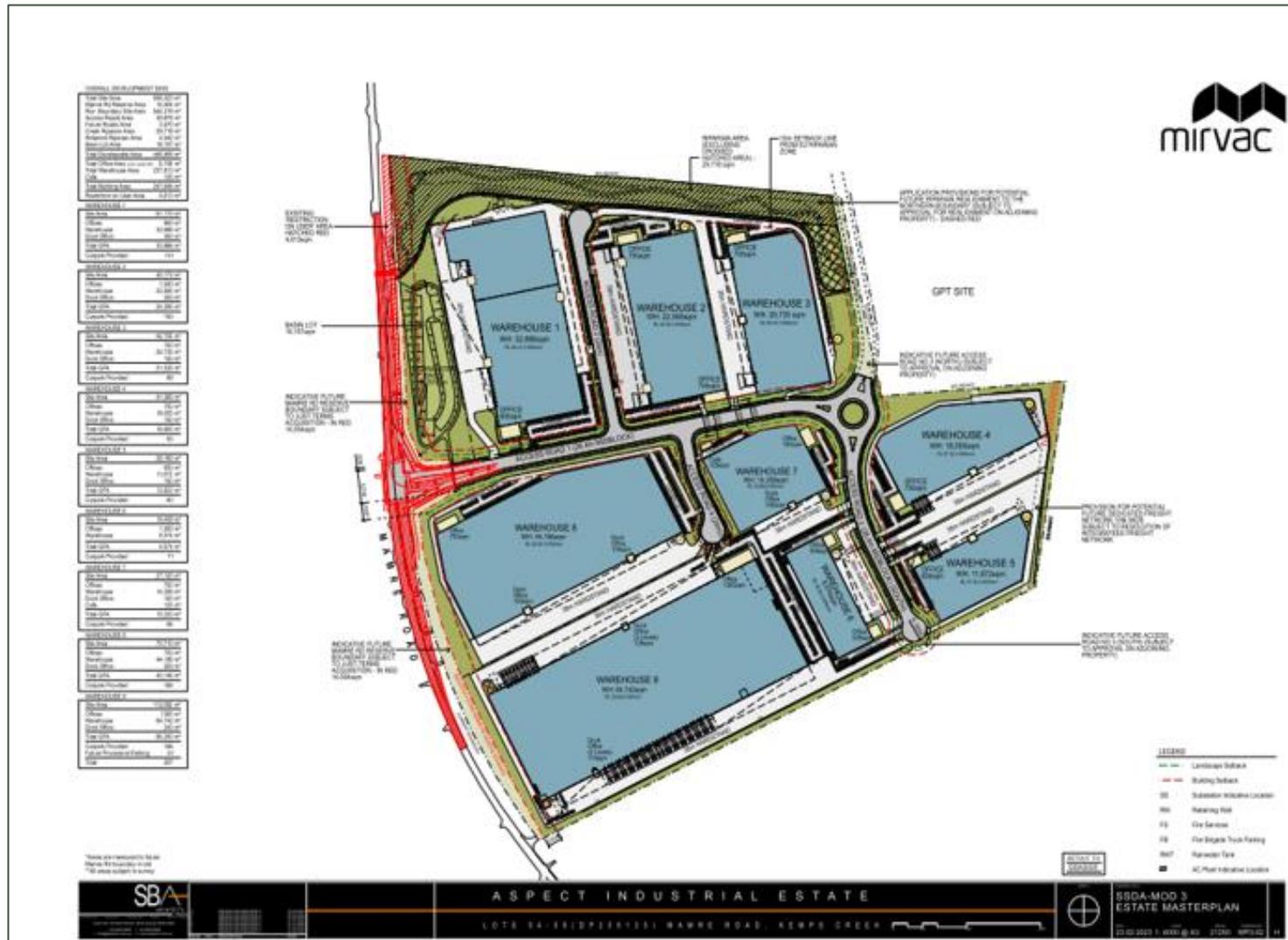
Application Number	Development Description
SSD-10448	The Staged Development Application for the Aspect Industrial Estate comprised of: <ul style="list-style-type: none"> • a Concept Proposal for the staged development of an industrial estate comprising of 9 buildings with a total GFA of up to 247,646 square metres (m2) for industrial, warehousing and distribution centres, and café uses • Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/ Access Road 1 intersection works, construction, fit out, and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage, construction and operation of services and utilities, and subdivision of the site into three lots; and • inclusion of the Elizabeth Enterprise Precinct site for stormwater management purposes only.
SSD 60513208	Stage 4 of the Aspect Industrial Estate including: <ul style="list-style-type: none"> • construction and operation of a warehouse and distribution facility (Warehouse 8) with loading docks, hardstand and ancillary office space • minor on lot earthworks • installation of services and utilities • landscaping • construction of light and heavy vehicle access driveways and parking • inclusion of the Elizabeth Enterprise Precinct site for stormwater management purposes only.

This CCCHS has been prepared to address all works approved under SSD-10448 and SSD-60513208 including earthworks, infrastructure and built form. All contractors and sub-contractors involved in delivering the project will be required to comply with the approved CCCHS.

Figure 1 below identifies the site masterplan.



Figure 1: Site Masterplan



2.0 Key Stakeholders and Potential Issues

2.1 Key Stakeholders

The key stakeholders likely to require consultation, notification and or likely to raise comment or complaint in the course of the construction of the project include (but are not limited to):

- Adjacent or nearby property owners or occupiers
- Local Council (Penrith City Council)
- State Government Departments, Offices or Agencies, including:
 - Environmental Protection Authority (EPA)
 - Fire and Rescue NSW
 - NSW Rural Fire Service
 - Transport for New South Wales, including the former Roads and Maritime Services
 - Western Parkland City Authority
 - Western Sydney Airport
 - Western Sydney Planning Partnership
 - Department of Planning and Environment, specifically the:
 - Greater Sydney, Place and Infrastructure, Central Western Team
 - Industry Assessment
 - Environment, Energy and Science Group
 - Natural Resource Access Regulators and Water Group
- Utility and Services Providers, including:
 - TransGrid
 - WaterNSW
 - Endeavour Energy
 - Sydney Water; and
- Other Interested Parties.

2.2 Previous Consultation

The Proponent and their representatives have previously undertaken consultation with agencies, the community and stakeholders during the development of the Project.

In response to public notification of the proposal, a total of 18 submissions were received, including one submission from the general public, five submissions from businesses or organisations, and 12 submissions from government or public authorities. In response to the issues raised, the Proponent revised several plans and consultant reports, which informed a Response to Submissions Report (Urbis, 2021) and Amended Development Report (Urbis, 2022).



For more information, refer to the Department of Planning and Environment’s Major Project Assessments webpage at: <https://www.planningportal.nsw.gov.au/major-projects/project/10448>.

Consultation has also been undertaken to date with relevant stakeholders to satisfy the relevant conditions of SSD-10448 and SSD 60513208 and to inform the preparation of management plans required under the Consent. Record of this consultation, where relevant is included within the management plans located within the Project CEMP.

2.3 Potential Issues and Strategies

The Proponent is committed to ongoing proactive consultation with the community and stakeholders while understanding the importance of addressing potential issues and minimising construction related impacts. Table 3 outlines potential project issues that are likely or known to be of interest or concern to the community and stakeholders. The table also details communications related measures and strategies that the Proponent will undertake to manage and mitigate impacts.

Where an incident or non-compliance arises relating to environmental management and beyond the scope of matters relating to consultation, the CEMP or OEMP identifies management and mitigation measures to address those matters.

Table 3: Issue Identification and Mitigation

Potential Issue	Potential Key Impacts	Mitigation Strategy
Noise, Vibration, and Air Quality	Truck, machinery, and light vehicle movements within, to and from the site, along with civil works have potential to result in negative impacts associated with noise, vibration, and dust.	Sensitive receivers and affected stakeholders will be consulted prior to actions likely to generate high levels of noise or vibration in accordance with Section 4 of this Strategy. Up to date information on current works will be accessible to stakeholders and the wider public on the project web page. Additionally, should any works be likely to generate impacts beyond those identified within the approval’s documentation consultation would be undertaken with the applicable managing agency. The CEMP and OEMP, along with the supporting Construction Noise and Vibration Management Plan and Construction Air Quality Management Plan contain specific measures to manage these impacts. These management plans have been informed by commitments contained within the SSD approvals package, EPA standards and guidelines.
Construction Traffic	A temporary increase in traffic movements may be experienced associated with the import of fill material, the movement of construction machinery to and from the site and the movement of workers light vehicles.	The CEMP and supporting Construction Traffic Management Plan identify specific mechanisms to manage and mitigate these impacts including the development and implementation of a Driver Code of Conduct to be adhered to by all vehicle operators undertaking works in relation to the Site.
Stormwater, Sediment Control, Erosion, Water Quality	High rainfall events could result in localised flooding. Construction could result in impacts to local water quality,	Surrounding sensitive receivers will be consulted with in relation to adjacent works regarding flooding and water quality issues, with these items discussed as they arise via the



	associated with sediment laden runoff.	<p>construction phonenumber, in accordance with Section 4 of this Strategy.</p> <p>The CEMP, along with the supporting Erosion and Sediment Control Plan identify specific mechanisms to manage and mitigate these impacts in accordance with the relevant Penrith City Council standards and commitments within the SSD approvals package.</p>
Out of Hours Work	The identified impacts could be magnified due to the works being carried out while surrounding receivers are more likely to be home in the early morning/evening, or asleep, with correspondingly lower background noise levels.	Out of hours works to only be undertaken in accordance with Condition D42 (In SSD 10448) and Condition B27 (in SSD 60513208), where necessary and subject to endorsement from the applicable managing agency (where relevant). Should out of hours work with the potential for impact be proposed the potentially affected receivers would be advised via letter box drop in accordance with Section 4.4 of this Strategy.
Misinformation and Misunderstanding	<p>Lack of project awareness within the wider community may result in complaints being raised by those unaware of the extent of the approval, with these complaints not directed through the appropriate project hotline.</p> <p>Unauthorised release of project information by the project team to the media, stakeholders or the community has potential to impact on project perception in the community.</p>	<p>The CCCHS includes measures at Section 4.3 to provide regular updates in plain language, supported by imagery to stakeholders and the wider community through public and private media.</p> <p>Contact details will be provided on site, the project web page and in all information issued. Information on project works, reporting and compliance is to be maintained and updated on the project website.</p>
Emergency Event	Unforeseen emergency with the potential to impact on the community either directly, or indirectly through out of hours activities that may generate additional traffic or noise.	The CCCHS includes measures at Section 4.4 to provide updates in emergency events, with the CEMP or OEMP identifying specific mechanisms to manage and mitigate these impacts from an environmental management perspective.



3.0 Communications and Community Liaison Representative

The Proponent will nominate a Communications and Community Liaison Representative (CCLR) who will provide the community and stakeholders with a single point of contact for all aspects of the project, responsible for receiving and disseminating information requests and complaints, along with addressing any interface issues. The CCLR will also facilitate property access should it be required.

The CCLR will be available for contact by local residents and the community at all reasonable times to answer any questions and address any concerns relating to the project. The CCLR will have up-to-date information on:

- Emerging stakeholders
- Planned construction activities
- Planned traffic arrangements
- Current landowner discussions with members of staff
- Planned community and stakeholder consultation
- Complaints or enquiries received
- Duties and accountabilities of staff; and
- Commitments to stakeholders made by the Proponent.

The CCLR will be responsible for recording, actioning and provided response to comments, queries or complaints received with relation to the construction of the project and will maintain the Complaints Register, including provision of periodic summary reports to the Environmental Representative in accordance with Section 5.2 of this strategy.

At the time of writing, the contact details for the CCLR are as follows:

Role	Name	Company	Contact Details
Communications and Community Liaison Representative (CCLR)	Sean Wilson	SLR Consulting	0411 141 881 spwilson@slrconsulting.com



4.0 Community and Stakeholder Engagement

4.1 Objectives

The key objectives of CCCHS are to:

- Keep the local community and key stakeholders informed of the progress of works relating to the Project.
- Ensure that enquires and complaints received from the community or key stakeholders are addressed and responded to in a timely and effective manner.
- Inform relevant parties in advance of potential disturbances and events likely to cause impact.
- Be good neighbours and members of the local community throughout the duration of the project's lifespan.
- Providing an open two communications channel to allow ongoing, iterative engagement.
- Seek opportunities for improvement throughout the project.

4.2 Conduct

In their communications and consultation with the community and key stakeholders, the Proponent and their representatives will comply at all times with the requirements of the *Privacy and Personal Information Protection Act 1998 (NSW)* and the *Privacy Act 1988 (Cth)*.

4.3 Communication

A range of tools and techniques will be used to inform and engage with the community and stakeholders regarding the project. Table 4 below provides an overview of the mechanisms to be utilised to notify and consult with local community and key stakeholders and measures to mitigate potential issues throughout the development.



Table 4: Communication Management and Mitigation Tools

Tool/Technique	Description	Person Responsible	Audience	Frequency/Timing	Specification
Consultation Meetings	Meetings held to notify, discuss or consult on matters arising of relevance to community and or key stakeholders. Meetings to be held either face to face or on virtual platform(s)	CCLR	The wider community and key stakeholders.	Meetings to be held on an as needs basis dependant on matters to be discussed and appropriate timing of discussions	Details and matters to be discussed to be tailored to the purpose and aims of the meeting. Record of conversation (informal) or minutes of meeting (formal) to be recorded, retained by the CCLR and provided to all attendees following the meetings. A record of the discussion shall be included in the Complaints Register and actioned as required.
Complaints Register	Recording community and stakeholder interactions (including notification, consultation, queries, comments and complaints), along with associated remedial actions as required.	CCLR	The wider community and key stakeholders.	Project duration	The maintenance of the Complaints Register is required to satisfy the requirements of Conditions B45(g), C16(viii) and A36(a) of SSD- 60513208. The register will be continually updated to record community engagement, including information provided by the Proponent, feedback received, and remedial action undertaken where required.
Agency Meetings	Meetings with agencies to discuss matters relevant to their agency	CCLR and/or the Proponent	Relevant Agency	As required.	Meetings will be held as required to address matters relevant to specific agencies including the satisfaction of conditions of consent. These shall be undertaken either directly by the proponent or facilitated by the CCLR at the Proponent's discretion.
Notification Letterbox Drop	Letters would be provided to specific receivers identified as being potentially affected by construction. This may be undertaken in tandem with door knocking.	CCLR	Landowners and occupiers of the immediate area.	As required for the project duration.	Letter boxes drop details to be recorded in the Complaints Register. Timing of construction activity to be identified along with relevant contact details.
Email and phone	Where agreed to by the stakeholder and contact details provided, contact is made via email, phone and/or text message to	CCLR	The wider community and key stakeholders.	As required for the project duration.	With the stakeholder's consent, contact details shall be utilised to provide notification or further contact to respond to query or complaint.



	notify or respond to query or complaint				Recorded contact details are to kept private and used exclusively for the purpose of consultation on the project.
On Site Signage	Project information details.	CCLR	Visitors to the site and residents of the immediate area.	Project duration.	Contain key project contact details including the hotline and web page, along with relevant project and safety information.
Project Information and Complaints Number	Phone number to be contacted should information on the project be required or complaint lodged.	CCLR	The wider community and key stakeholders.	Project duration.	Phone number to be included on site signage, the web page and all project information material. Feedback provided to be incorporated into the Complaints Register and actioned as required.
Staff and Visitor Induction and Training	Project information details.	Site Forman and Management Staff	Staff and visitors to the site.	Project duration.	Key project safety information, contact details, emergency procedures and site information.
Toolbox and Prestart Meetings	Project information details.	Site Forman and Management Staff	Staff and visitors to the site.	Project duration.	Task specific safety information, emergency procedures and relevant project updates. All staff and subcontractors to be made aware of external and internal communications procedures
Website	A web page shall be established for the project	The Proponent	The wider community and key stakeholders.	Project duration.	Website address and phone number located on site signage and all project information material. Web page to provide all details outlined in Section 4.3.1 below.



4.3.1 Project Website

The Proponent will establish a website to be accessible from at least 48 hours prior to commencement of construction until the completion of all approved works.

The following information will be made available on the website and updated monthly or more frequently when necessary and as required:

- The documents referred to in Condition E3 of the SSD-10448 and Condition C3 of SSD-60513208.
- All current statutory approvals for the Development.
- All approved strategies, plans and programs required under the conditions of the SSD-10448 and SSD-60513208 consent.
- The proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged.
- 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 the SSD-10448 and SSD-60513208 consent.
- A comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of the SSD-10448 and SSD-60513208 consent, or any approved plans and programs.
- A summary of the current stage and progress of the Development.
- Contact details to enquire about the Development or to make a complaint.
- Complaints register, updated monthly.
- The compliance report of the development.
- Audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report.
- Any other matter required by the Planning Secretary.

4.4 Notification Procedure

Where notification is required pursuant to Condition(s) of SSD-10448 and SSD-60513208 consent, notification shall be undertaken within the timeframes outlined within the Consents. Where notification is required due to a potential impact or issue, notification shall be undertaken in accordance with Table 5 below.

Table 5: Notification of Potential Impact or Issue

Potential Impact or Issue	Method of Contact/Consultation	Timeframe
High noise generating work	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours	No less than 24 hours prior to the activity
Vibration intensive activity	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours	No less than 24 hours prior to the activity



Traffic management disruption	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours Variable Message Signs	No less than 24 hours prior to the activity
Respite offerings	Email or phone calls will be undertaken to determine whether respite is required and appropriate scheduling and duration for respite periods	No less than 24 hours prior to the activity
Emergency Event	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours	As soon as possible

4.5 Complaints Procedure

The Proponent is committed to the timely and effective management of enquiries and complaints relating to construction activities for the project. To this end, the following complaints procedure will be adhered to, enabling the receipt and recording of enquiries and complaints, along with the methods of response and resolution of issues raised.

The complaints handling procedure outlined below and illustrated in Figure 2.

4.5.1 Receiving and Recording Enquiries and Complaints

The Proponent will establish a Project email address and nominate a phone number for the receipt of enquiries and complaints relating to the development. The email account will be regularly monitored to receive and respond to customer feedback and enquiries. The phone number will be available for contact from the commencement of works. The CCLR will manage the phonenumber from the commencement of the project until the completion of works. Where calls are received during hours of construction work (including out of hours works) all calls will be answered by the CCLR. Where calls are received outside of hours of construction works the caller will be invited to leave a message. All approaches from the community and stakeholders will be registered in the project’s Complaints Register. The facilities established for receiving enquiries and complaints about the project during construction are shown in Table 6.

The contractor’s induction will include in this CCCHS. If a community member approaches a contractor, the contractor is to take the contact details of the complainant and provide this immediately to their supervisor for escalation. The contractor is not to discuss the complaint or propose a response to the complaint. The supervisor will escalate the complaint immediately to Mirvac and the CCLR.

Table 6: Enquiries and Complaints Facilities

Facility	Purpose	Detail
Phone number	A contact phone number and associated contact name (the CCLR) for questions/enquiries and the lodgement of complaints relating to the development.	Sean Wilson - 0411 141 881
Email Address	An email address for questions/enquiries and the lodgement of complaints relating to the development.	spwilson@slrconsulting.com
Postal Address	A postal address for the receipt of questions/enquiries and the lodgement of complaints relating to the development.	Lvl 11, 176 Wellington Parade, East Melbourne, VIC, Australia 3002



In person verbal	Verbal enquiries and complaints can be made formally during meetings or may be made informally where staff interact with members of the public in informal settings.	Where enquiry or complaint is made face to face to persons other than the CCLR, staff will immediately notify the Contractor's Project Manager who will then contact the CCLR. Record of the conversation (including the recording of contact details with consent) will be made by the staff member and provided to the CCLR immediately
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The Proponent has established a Complaints Register to record all complaints and enquiries received by the above means. The Complaints Register will be maintained on a regular basis. The Complaints Register shall include the following details for all complaints or enquiries received:

- Date and time of complaint or enquiry.
- Method by which the complaint or enquiry was made.
- Name, address, contact telephone number of complainant (if no such details were provided, a note to that effect).
- Nature of complaint or enquiry.
- Action taken in response including follow up contact with the complainant.
- Any monitoring to confirm that the complaint or enquiry has been satisfactorily resolved.
- If no action was taken, the reasons why no action was taken by you.

An excerpt of the Complaints Register is included at Appendix A.

4.5.2 Responding to and Resolving Enquiries and Complaints

Where a complaint or enquiry is received the CCLR will attempt to provide an immediate response, if possible, via phone or email. Where a complaint or enquiry cannot be responded to immediately the CCLR will assess and prioritise the submission and provide the complainant or enquirer with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times. Where a complaint or enquiry cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant or enquirer within ten days.

In the event of a complaint, the CCLR will assess whether the complaint is founded or unfounded and if necessary, delegate the resolution of the issue to the project manager for action or to the relevant project engineer. The CCLR will oversee the rectification of the issue and respond to the complainant once the issue has been resolved.

In the event of an enquiry, the CCLR will endeavour to provide an immediate response where they are in possession of the relevant information. Where more specific or detailed information is required, the CCLR will liaise with the project manager or relevant project engineer to obtain the information required to respond to the enquiry and provide this information to the enquiring party once in hand.

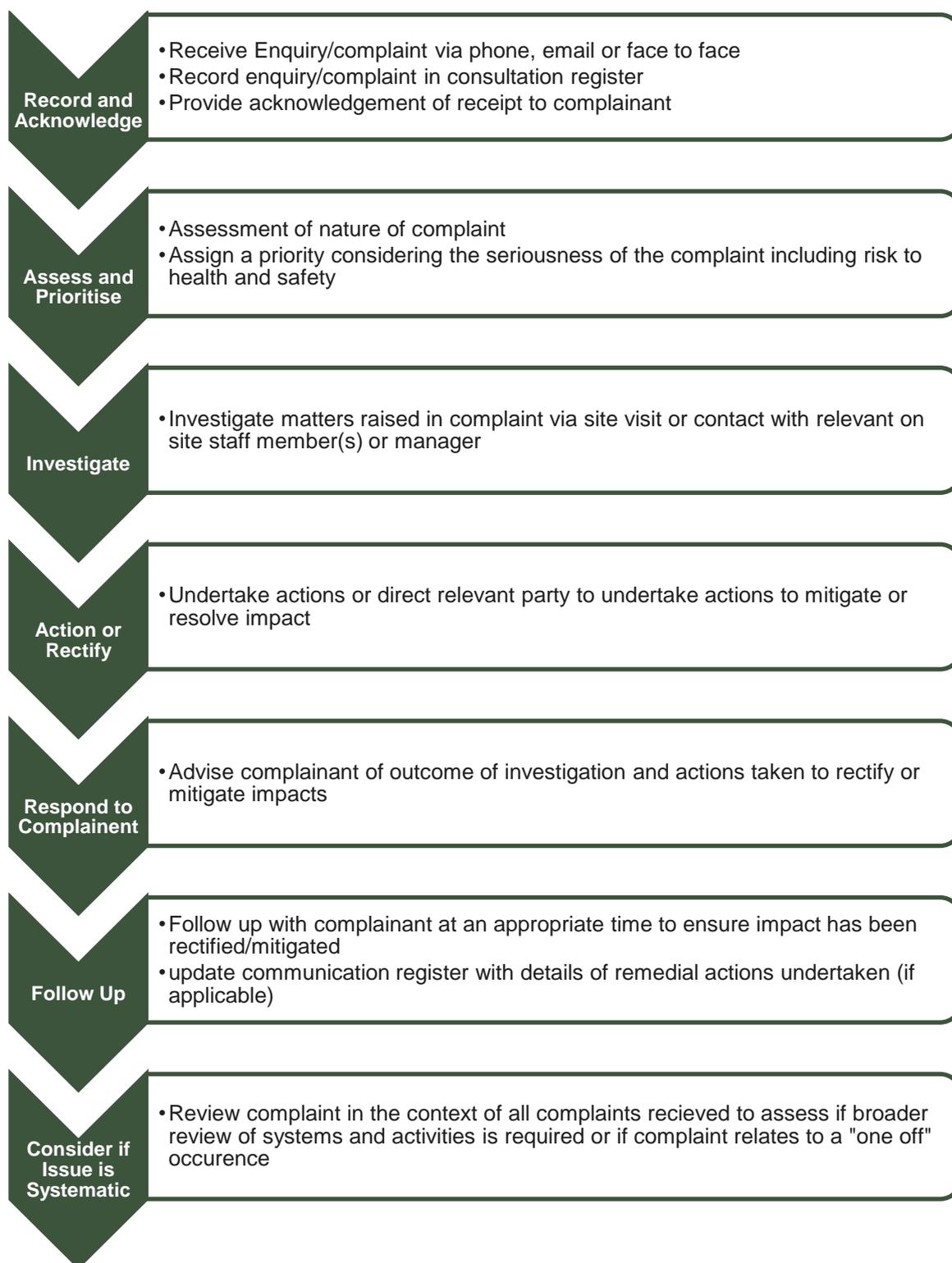
Where the above protocol is unsuccessful in resolving complaints, mediation may be undertaken at the discretion of the Proponent to facilitate negotiation between affected parties. This shall be performed with the assistance of the ER and potentially via an independent person (mediator) appointed by the Proponent as required.



A summary of complaints and enquiries will be provided on a monthly basis to the ER for inclusion in their monthly report, with records made publicly available.



Figure 2: Complaints Handling Procedure



4.5.3 Unreasonable Complainant Conduct

The NSW Ombudsman provides guidelines which define unreasonable complaint conduct as:

"...any behaviour by a current or former complainant which, because of its nature or frequency, raises substantial health, safety, resource or equity issues for the parties to a complaint."

Whilst it is not envisioned that the project will attract complainants that exhibit this behaviour, where a complainant is seen to potentially have a negative impact on the CCLR or project team's health, safety, resourcing or equity of service, The Proponent shall adhere to the procedures and practices outlined within the NSW Ombudsman's *"Managing Unreasonable Complainant Conduct Practice Manual 2nd Edition"*.

4.6 Contingency Management Plan

In accordance with Condition E1(e) of the SSD-10448 and Condition C1(f) of and SSD-60513208, a contingency management plan has been developed to outline the management of unpredicted impacts and their consequences. Details of these events, their severity and response are detailed in Table 7 below.



Table 7: Contingency Management Plan

Key Element	Trigger/Response	Condition Green	Condition Amber	Condition Red
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in Complaints Register. Respond to complaint immediately, if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.
	Response	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent Project Team for further action and response. Contact relevant person for actioning and response within 48 hours
Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response within 48 hours. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response immediately. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.
Political Interest	Trigger	General or non-specific enquiry by Local, State or Federal political representative.	Enquiry or complaint relating to minor issue by Local, State or Federal political representative.	Enquiry or complaint relating to major issue by Local, State or Federal political representative.
	Response	Community consultation team in conjunction with The Proponent Project Team to prepare and provide response or	Community consultation team in conjunction with the proponent Project	Community consultation team in conjunction with the proponent Project



Key Element	Trigger/Response	Condition Green	Condition Amber	Condition Red
		assign response task to relevant staff member for comment. Record in Complaints Register.	Team to prepare and provide response within 48 hours. Record in Complaints Register.	Team to prepare and provide response within 24 hours. Record in Complaints Register.



5.0 Monitoring, Reporting and Evaluation

Monitoring, Reporting and Evaluation will be undertaken to measure the effectiveness of community consultation, stakeholder engagement and responses to complaints and enquiries. Opportunities for improvement will be sought on a continuous basis, with an annual review of the CCCHS undertaken to formalise these incremental improvements.

5.1 Monitoring

The performance of this strategy will be monitored monthly based upon an assessment of the following data:

- Total number of monthly complaints.
- Review of number of monthly complaints relating to lack of consultation/misinformation/confusion.
- Review of number of monthly enquiries relating to information previously disseminated to the community through other channels.
- Monthly review of enquiries or complaints of a similar nature or theme indicative of underlying systematic issues with the project or communication strategy.
- Response timeframes, including initial acknowledgement and the response to enquiries or remediation of issue(s).

The parameters of monitoring and performance criteria are outlined in **Table 8** below.

Table 8: Monitoring Data

Monitoring Parameter	Rationale	Performance Criteria	Monitoring Frequency
Total number of complaints	The number of complaints received in total is indicative of the community's satisfaction with the project.	A reduction in number of complaints, baseline determined by number of complaints received in preceding months.	Monthly
Number of complaints relating to lack of consultation/misinformation/confusion	Number of complaints relating to lack of consultation/ misinformation/ confusion is indicative of the effectiveness and clarity of communication tools utilized.	A reduction in number of complaints, baseline determined by number of complaints received in preceding month.	Monthly
Number of enquiries relating to information previously disseminated	Number of enquiries relating to information previously disseminated is indicative to the effectiveness of the delivery of information.	A reduction in number of enquiries, baseline determined by number of enquiries received in preceding month.	Monthly
Number of complaints/enquiries within defined categories based on theme or subject	A large number of complaints or enquiries relating to a single issue may be indicative of a systematic issue to be addressed as a priority.	A reduction in number of complaints, baseline determined by number of complaints received in preceding month.	Monthly



Monitoring Parameter	Rationale	Performance Criteria	Monitoring Frequency
Response timeframes	Response to enquiries and complaints should be timely to ensure effective responsiveness and rectification of issues and to encourage trust within the community.	Enquiries and complaints acknowledged within 48 hours. Urgent enquiries and complaints responded to within 48 hours of receipt, non-urgent enquiries and complaints responded to within 5 days.	Monthly

5.2 Reporting

Reporting shall be undertaken directly to the ER, with the Complaints Register to be provided to the approved ER in accordance with Conditions C32(a) of SSD-10448 and Condition A36(a) of SSD-60513208.

A monthly community consultation summary will be made publicly available on the project web page and shall include:

- A summary of community consultation activities undertaken within the preceding month.
- A summary of all enquiries and complaints received within the preceding month, including details of response and/or remediation activities.

5.3 Evaluation and Review

Review of this strategy shall be undertaken in accordance with the provisions of the project CEMPs or OEMPs.

Where performance criteria are not being satisfied, review of this strategy and its implementation will be undertaken by the CCLR and changes to the strategy may be made to rectify the short fall. Where systematic issues are identified associated with construction activities, the project manager will be advised, and immediate rectification of the issue will be requested.

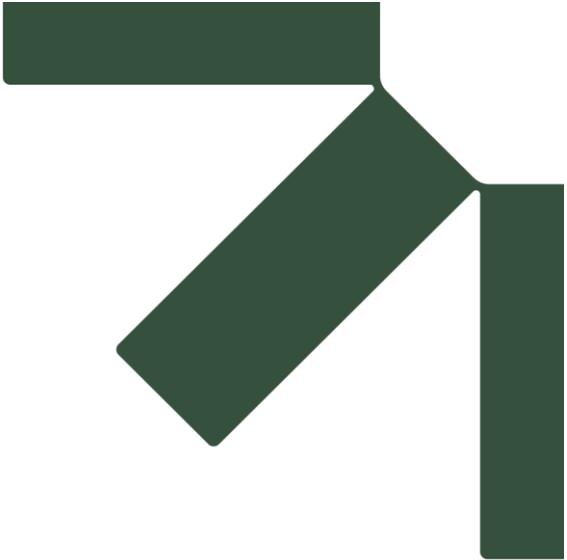
This strategy will be reviewed in accordance with Condition E8 of SSD-10448 and Condition C8 of SSD- 60513208. And where necessary updated or revised in accordance with Condition E9 of SSD-10448 Consolidated Consent MOD 4 and Condition C9 of SSD-60513208.



6.0 Reference

- NSW Ombudsman (2012) *Managing Unreasonable Complainant Conduct Practice Manual 2nd Edition*
- Urbis (2020) *Aspect Industrial Estate Environmental Impact Statement*
- Urbis (2021) *Response to Submissions*
- Urbis (2022) *Amended Development Report*





Appendix A Complaints Register

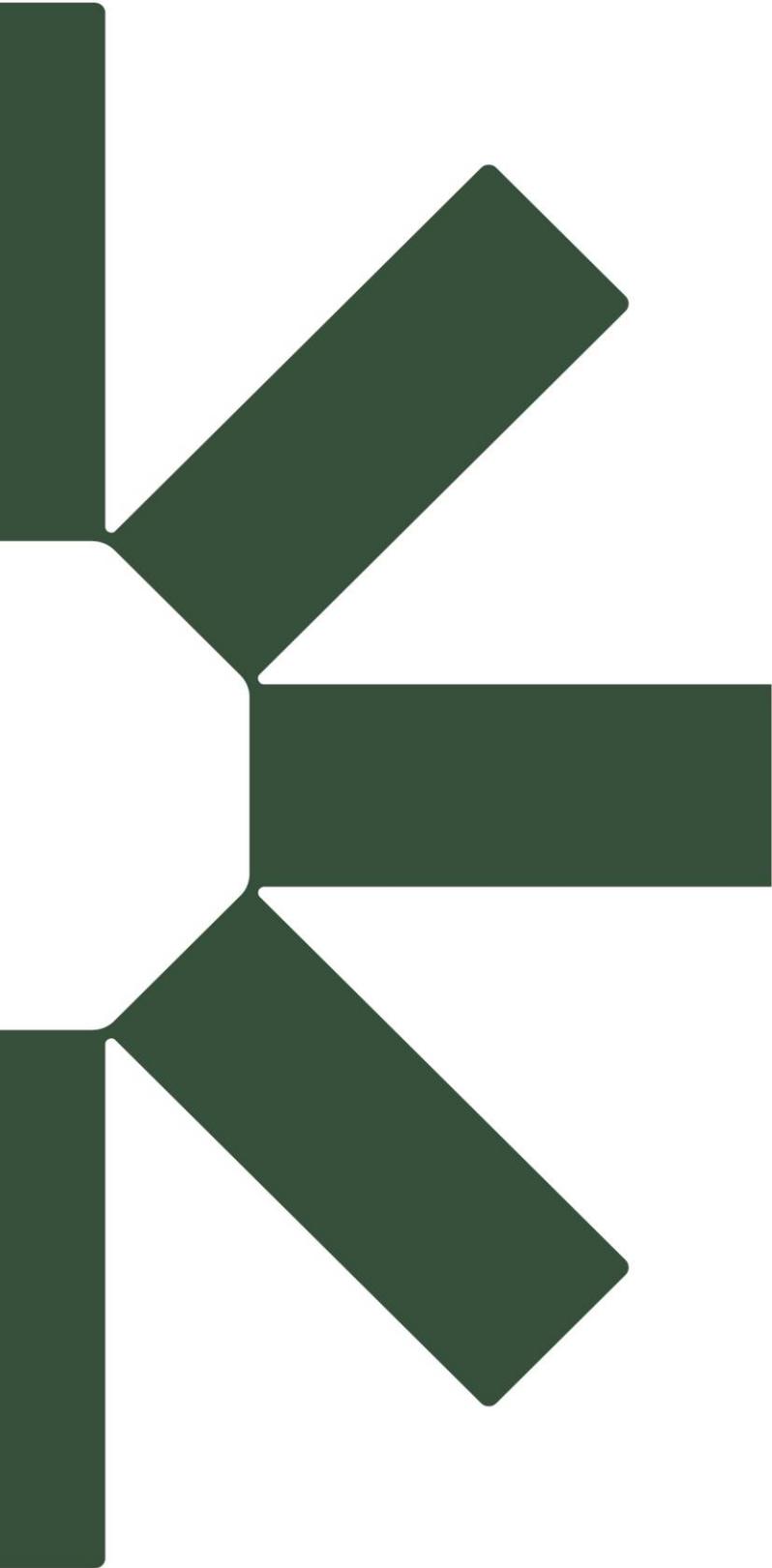
Aspect Industrial Estate

Community Consultation and Complaints Handling Strategy

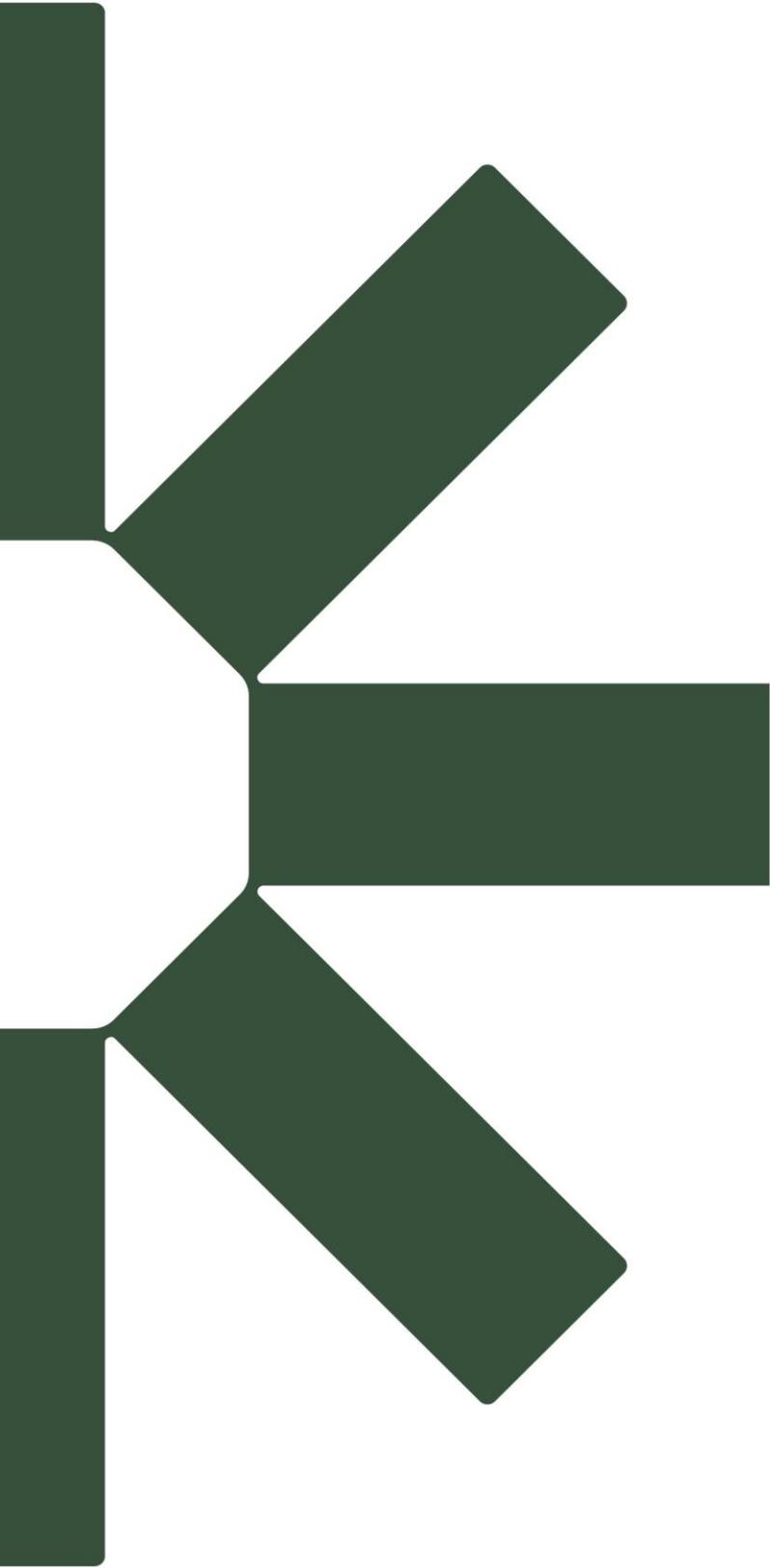
Mirvac Projects Pty Ltd

SLR Project No: 630.031243.00001

8 November 2024



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