

**Icon Oceania**

# **Construction Environmental Management Plan**

Westgate: SSD-23480429

253-267 Aldington Road, Kemps Creek



November 2025

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## Revisions

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## Glossary

Acronym	Definition
Aspect	Aspect Environmental Pty Ltd
ACHMP	Aboriginal Cultural Heritage Management Plan
ADR	Amended Development Report
CAQMP	Construction Air Quality Management Plan
CCS	Community Consultation Strategy
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
CoC	Condition(s) of consent
CPESC	Certified Professional in Erosion and Sediment Control
CTMP	Construction Traffic Management Plan
DCP	Development Control Plan
DDS	Dam Decommissioning Strategy
DPE	Department of Planning and Environment (now DPHI)
DPHI	Department of Planning, Housing and Infrastructure (formerly DPE)
EIS	Environmental Impact Statement
Environmental 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 the SSD consent
EPA	Environment Protection Authority
ER	Environmental Representative
ESCP	Erosion and Sediment Control Plan
FMP	Fauna Management Plan
GFA	Gross floor area
HSSE	Health, Safety, Security and Environmental
Icon Oceania	Icon Oceania Kemps Creek Pty Ltd
Material Harm	Is harm that: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes "harm" that is either authorised under the SSD consent or any other statutory approval Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements
MRP	Mamre Road Precinct

Acronym	Definition
Non-compliance	An occurrence, set of circumstances, or development that is a breach of the SSD-23480429 Development Consent
POEO Act	Protection of the Environment Operations Act 1997
Project, the	Westgate industrial estate for warehouse and distribution purposes
RAP	Remediation Action Plan
SEPP	State Environmental Planning Policy
Site, the	Westgate industrial estate site located at 253-267 Aldington Road, Kemps Creek
SMP	Salinity Management Plan
SSD	State significant development
TfNSW	Transport for New South Wales
TGS	Traffic guidance scheme
UFP	Unexpected Finds Protocol (Heritage and Contamination)

# 1 Introduction

## 1.1 Background

This Construction Environmental Management Plan (CEMP) has been prepared by Aspect Environmental Pty Ltd (Aspect), on behalf of Icon Oceania Kemps Creek Pty Ltd (Icon Oceania), for the purposes of the development of the 'Westgate' industrial estate for warehouse and distribution purposes at 253-267 Aldington Road, Kemps Creek (the Project).

The Project is approved under the Significant state development (SSD) 23480429 Development Consent.

This CEMP has been prepared with reference to:

- SSD-23480429 Development Consent and the included Conditions of Consent (CoC) dated 1 August 2025
- Environmental Impact Statement (EIS) (Urbis, 19 January 2024)
- Submissions Report (Urbis, 5 November 2024)
- Development Control Plan (DCP) Penrith, Penrith City Council, 2014
- Development Control Plan: Mamre Road Precinct (MRP)– Western Sydney Employment Area, NSW Department of Planning, Industry and Environment, November 2021
- State Environmental Planning Policy (SEPP) Western Sydney Aerotropolis 2020.

The CEMP defines the environmental management framework for construction of the Project.

## 1.2 Project Description

The Project comprises a state-of-the-art industrial warehouse and logistics estate. The key features of the project are summarised below:

- Site establishment:
  - Removal of farm dams
  - Remediation as required, see Remediation Action Plan (RAP) (Douglas Partners, February 2025)
  - Bulk earthworks (175,000m<sup>3</sup> of fill) and retaining walls
- Staged construction and operation of an industrial estate:
  - Stage 1
    - i) Warehouse 1A: 7,189m<sup>2</sup> with 318m<sup>2</sup> office space
    - ii) Warehouse 1B: 7,060m<sup>2</sup> with 307m<sup>2</sup> office space
    - iii) Warehouse 1C: 6,480m<sup>2</sup> office space
  - Stage 2
    - i) Warehouse 2: 11,959m<sup>2</sup> with total 625m<sup>2</sup> office space
- Ancillary development including:



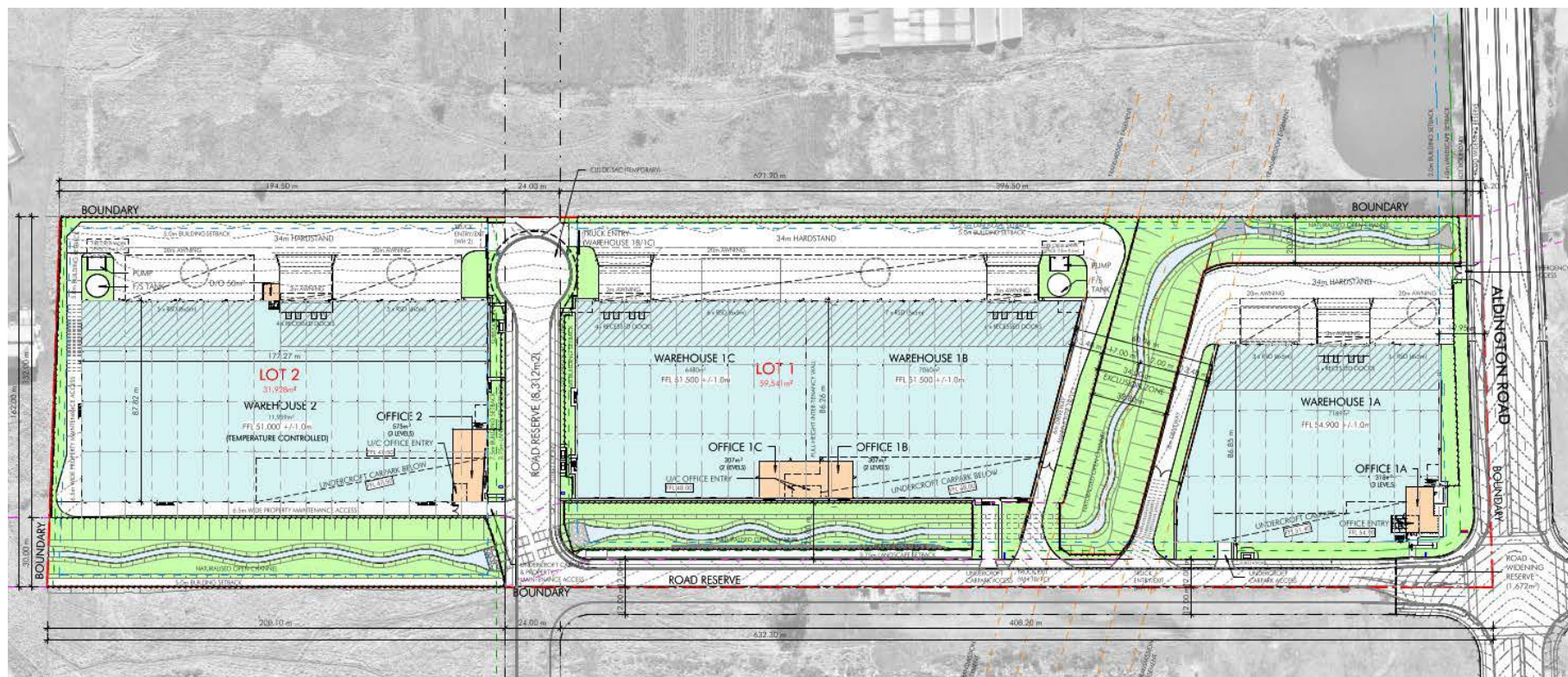
- Signage
- Undercroft car parking
  - i) Warehouse 1A: 32 spaces
  - ii) Warehouse 1B/1C: 61 spaces
  - iii) Warehouse 2: 56 spaces
- Landscaping, utility infrastructure and services connection
- Stormwater management including naturalised open channel drainage as well as below ground on-site detention of stormwater
- Construction of two new industrial roads. This includes an east-west road (Road 1) and north-south road (Road 2). These roads are proposed to be delivered with an interim and ultimate access design:
  - Interim road design: half-road design for Road 1 and interim cul-de-sac at the northern end of Road 2
  - Ultimate road design: full road design for Road 1 and connection to the lot to the north (removal of cul-de-sac) for Road 2. The ultimate road design will be delivered in co-ordination with the neighbouring landowners and will be dedicated to Council once the Aldington Road Intersections have been completed
- Subdivision of the site into two Torrens title allotments in addition to a road reserve lot for Road 1, Road 2 and area for the Aldington Road widening and intersection upgrade located on the site
- Dedication of land required for the widening of Aldington Road and the part of the Aldington Road Intersection upgrade which is located on the site.

An aerial showing the location of the Project is shown on Figure 1-1, the Westgate master plan on Figure 1-2 and the Site plan is included as Figure 1-3.

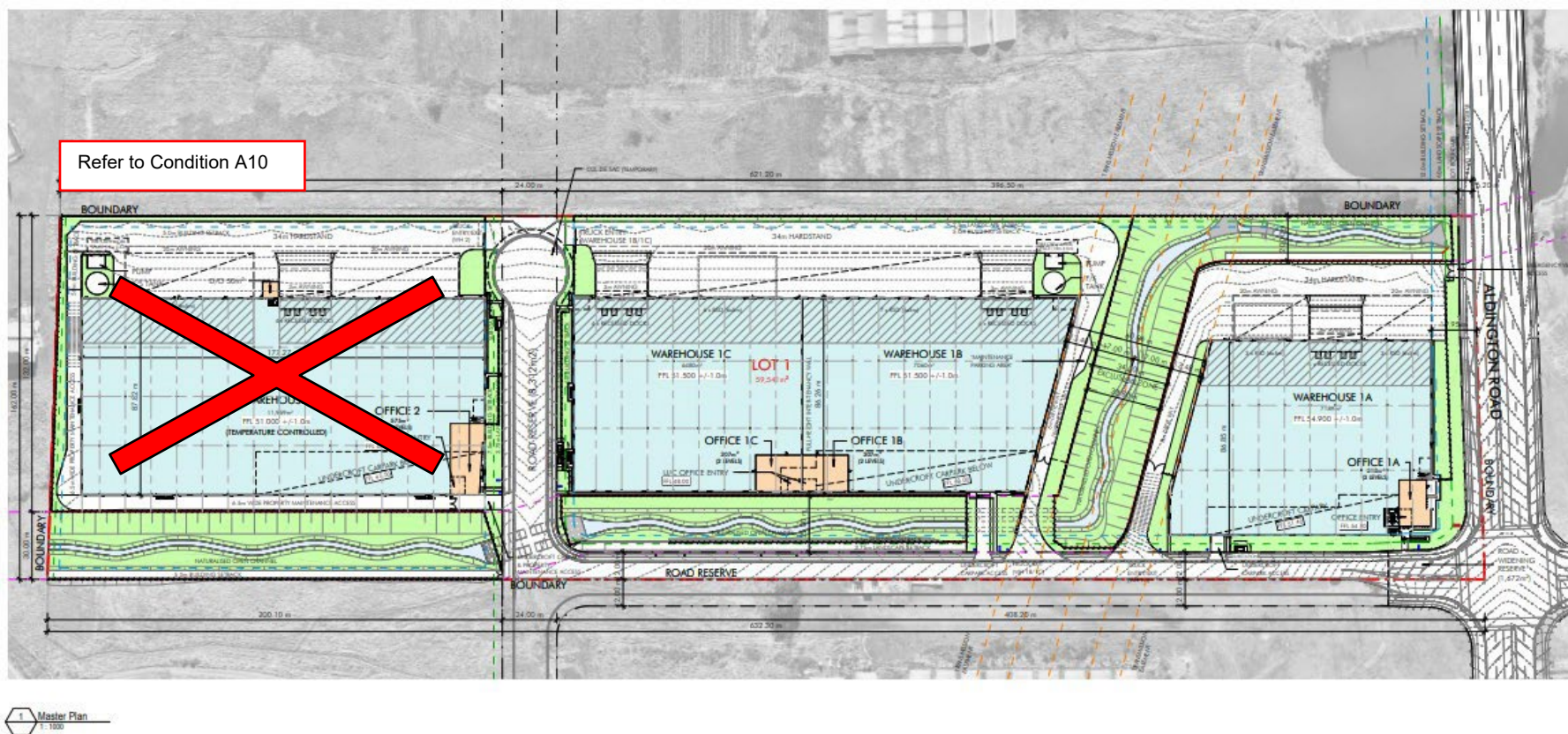


**Figure 1-1** Project location (EIS, Urbis, January 2024)





**Figure 1-2** Westgate master plan (Submissions Report, Urbis, November 2024)



**Figure 1-3** Site plan (\*SSD-23480429)



## 1.3 CEMP Context, Scope and Objectives

### 1.3.1 CEMP Context

This CEMP has been prepared to address the specific requirements of the Project Development Consent. As required by CoC C3 and other CoC, the following sub-plans have been prepared to support this CEMP:

- Appendix B Construction Traffic Management Plan (CTMP) (Appendix B)
- Appendix C Erosion and Sediment Control Plan (ESCP) (Appendix C)
- Appendix D Dam Decommissioning Strategy (DDS) (Appendix D)
- Appendix E Construction Air Quality Management Plan (CAQMP) (Appendix E)
- Appendix F Construction Noise and Vibration Management Plan (CNVMP) (Appendix F)
- Appendix G Unexpected Finds Protocol (Heritage and Contamination) (UFP) (Appendix G)
- Appendix H Community Consultation Strategy (CCS) (Appendix H)
- Appendix I Contingency Plan (Appendix I).

Under CoC A44, works must not commence until an Environmental Representative (ER) has been approved by the Planning Secretary and engaged by Icon Oceania.

CoC A48(d) requires the ER to review the CEMP required by CoC 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);

Relevant CEMP and sub-plans are then submitted for the approval of the Planning Secretary in accordance with CoC C4(a).

Construction is to be undertaken in accordance with the most recent, approved version of this CEMP and sub-plans (CoC C4(b)).

### 1.3.2 CEMP Scope

The CEMP has been prepared to satisfy CoC C1 through C4 of the SSD-23480429 Development Consent. These specific requirements, together with where these requirements have been addressed in the CEMP are listed in Table 1-1.

**Table 1-1** Relevant CoCs and where the CEMP addresses them

CoC	Management Plan Requirements	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; (b) detailed baseline data;	This CEMP Table 1-1 and sub-plans: a) Appendix A and Sub-plans b) Sub-plans

CoC	Management Plan Requirements	CEMP Section
	<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 (d) 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><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p>c) Section 3.3, Table 4-1</p> <p>d) Section 4.1</p> <p>e) Section 5.2</p> <p>f) Section 5.4</p> <p>g) Section 5</p> <p>h) Section 5.6</p> <p>i) Section 5.8</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.	This CEMP
C3	<p>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>(b) Erosion and Sediment Control Plan (see condition B20);</p> <p>(c) Dam Dewatering Plan (see condition (B30);</p> <p>(d) Construction Air Quality Management Plan (see condition B43)</p> <p>(e) Construction Noise Management Plan (see condition B34);</p> <p>(f) Unexpected Finds Procedure (see condition B57); and</p> <p>(g) Community Consultation and Complaints Handling.</p>	CEMP Appendices: sub-plans
C4	<p>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>	Section 1.3.2

### 1.3.3 CEMP Objectives

The objectives of this CEMP are to:

- Identify the roles and responsibilities of key personnel.
- Provide guidelines for undertaking the construction works in compliance with the CoC and other applicable regulatory requirements.

- Demonstrate to the Department of Planning, Housing and Infrastructure (DPHI) how Icon Oceania proposes to meet the relevant regulatory obligations including those outlined in the CoC.
- Outline the controls to be implemented by the contractor to meet those obligations.
- Prescribe project-specific performance standards and mitigation measures that aim to protect human and ecological values and manage the potential impacts of the works on the environment.
- Detail environmental management practices for the management, implementation and monitoring of the Project.

All personnel, contractors and visitors are required to comply with the requirements of this CEMP at all times.

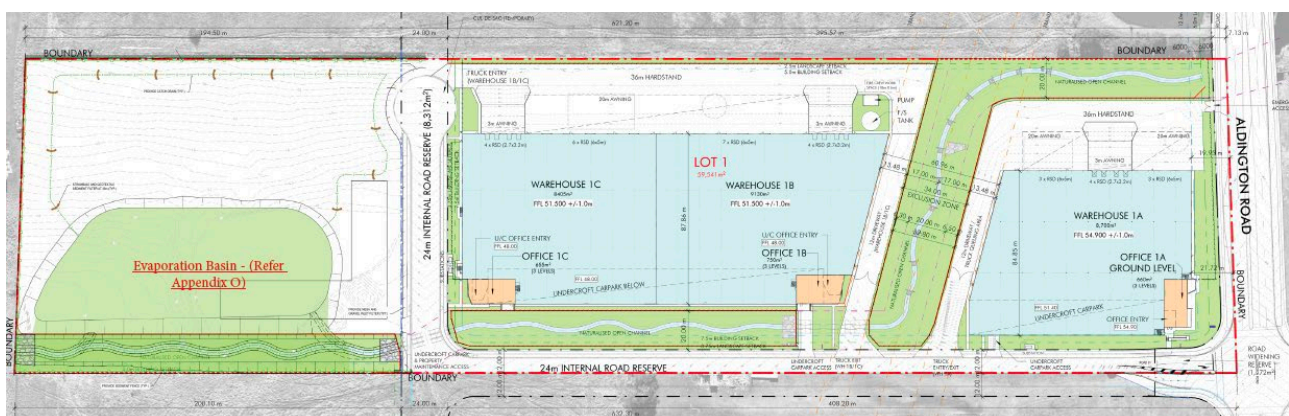
## 1.4 Timing of Construction Activities

### 1.4.1 Project Staging

The Project has been designed to be delivered in two stages due to stormwater management requirements of the Mamre Road Precinct DCP.

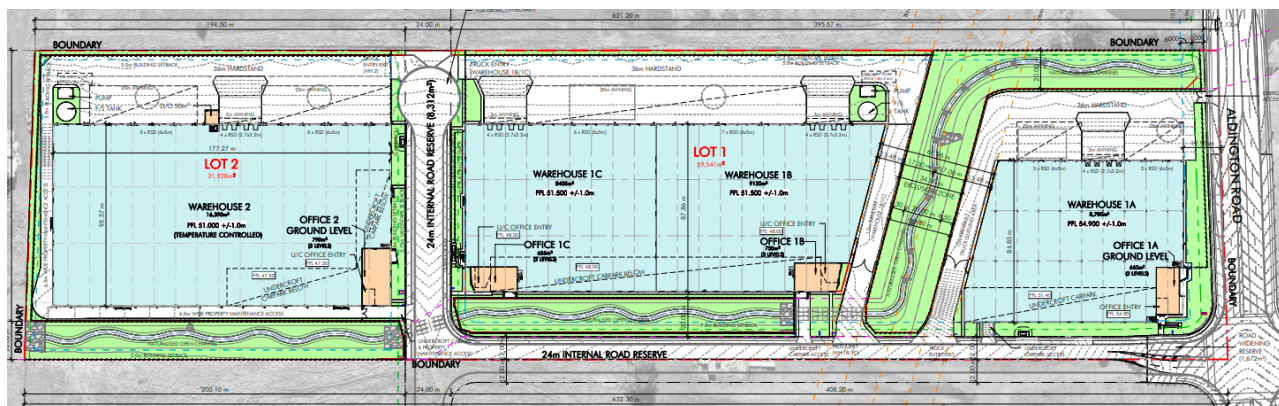
Stage 1 as shown in Figure 1-4 consists of the construction of warehouses 1A, 1B and 1C and all roadworks, infrastructure, stormwater, electrical, sewer, water, gas, telecommunications to service Lot 1, including the downstream 6,500m<sup>2</sup> evaporation pond in Lot 2. Upon completion of Stage 1, the evaporation basin will act as a stormwater basin for discharge into the existing channel to the western rear of the Site.

CoC A11 requires that Lot 2 must only be used for stormwater management purposes (with the exception of earthworks and utility infrastructure works, until the site is connected to the Regional Stormwater Scheme, or Icon Oceania provides written evidence (including written evidence from Sydney Water) to the satisfaction of the Planning Secretary that the Project is able to be connected to an alternative stormwater management system that has been installed and is operational.



**Figure 1-4** Stage 1 works plan

Stage 2 works are able to commence once CoC A11 has been satisfied Stage 2 consists of the removal of the evaporation pond and construction of Warehouse 2 on Lot 2 and associated works (Figure 1-5).



**Figure 1-5** Stage 2 works plan

## 1.4.2 Project Phases

The construction of the Project involves a range of activities incorporating various heavy machinery, plant and equipment that will operate in a number of locations across the project. An indicative construction program is identified in Table 1-2.

**Table 1-2** Project construction phasing

Project Stage	Project Phase	Construction Activities	Commencement and Completion Dates
Stage 1	Phase 1 – Civil Work	Site preparation and bulk earthworks including: <ul style="list-style-type: none"> <li>early works (farm infrastructure removal)</li> <li>sediment and erosion control set-up and installation</li> <li>contamination remediation</li> <li>dam dewatering</li> <li>bulk earthworks (cut/fill)</li> <li>roadworks</li> <li>stormwater and trunk drainage installation</li> <li>services installation and landscaping</li> <li>machinery floats in / out of site</li> <li>import of materials.</li> </ul>	<ul style="list-style-type: none"> <li>Works commence - October 2025</li> <li>Works complete - September 2026</li> </ul>
Stage 1	Phase 2 – Warehouses 1A, 1B and 1C	<ul style="list-style-type: none"> <li>Stage 1 warehouse construction of Warehouses 1A, 1B and 1C</li> <li>Generic fit-out of warehouses including racking.</li> </ul>	<ul style="list-style-type: none"> <li>Works commence - June 2026</li> <li>Works complete - August 2027</li> </ul>
*Stage 2	Warehouse 2 (Lot 2)	<ul style="list-style-type: none"> <li>Removal of evaporation pond</li> <li>Stage 2 warehouse construction and associated works</li> <li>Generic fit-out of warehouses including racking.</li> </ul>	<ul style="list-style-type: none"> <li>TBA – refer to CoC A10 and A11</li> </ul>

\* Any future use on Lot 2, other than for stormwater management purposes, may be subject to a separate future development or modification application once the site is connected to the Regional Stormwater Scheme, or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the



*development is able to be connected to an alternative stormwater management system that has been installed and is operational.*

The duration of each construction phase is subject to change and it is likely that construction phases will overlap.

This CEMP applies to Stage 1 construction works only. The CEMP will be updated prior to Stage 2 works commencing.

In accordance with CoC A13, the date of commencement of each of the following phases of the Project is to be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

- a) *earthworks*
- b) *construction*
- c) *operation.*

CoC A14 requires that if the earthworks, construction or operation of the Project 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).

### 1.4.3 Construction Hours

Construction hours are to be in accordance with CoC B31 which are reproduced in Table 1-3.

**Table 1-3** Construction hours of work

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

No works are to be undertaken on Sundays or public holidays.

Under CoC B32, works outside of hours identified in Table 1-3 may be undertaken in the following circumstances:

- a) works that are inaudible at 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
- d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

For works to be undertaken out-of-hours, refer to the Construction Noise and Vibration Management Plan (CNVMP) attached as Appendix F for specific noise and vibration-related requirements.

The construction hours are to be provided to all personnel and contractors as part of the site induction.

### 1.4.4 Construction Contact Details

The contact details for key project personnel are included in Table 1-4.

**Table 1-4** Construction contact list

Role	Contact Details
RP Infrastructure Representative	Ben Prior M: 0411 969 530 E: ben.prior@rpinfrastructure.com.au
Construction Contractor Project Manager Simmons Civil Contracting	Corey Brandon M: 0435 462 597 E: corey.brandon@simmonscivil.com.au
ER	Richard Peterson M: 0429 227 775 E: richard.peterson-trigalana@outlook.com
Alternate ER	Shannon Chisholm M: 0400 459 769 E: shannon@equilibriagroup.au
Certified Professional in Erosion and Sediment Control (CPESC)	Tim Michael M: 0402 253 865 E: tim.m@atl.net.au
Communications and Community Liaison Representatives	Matthew Stewart (Development Manager) E: mstewart@procomgroup.com.au

## 2 Community and Stakeholder Engagement

### 2.1 Community Communication during Construction

In accordance with CoC C3(g), a CCS has been prepared for the Project and is included as Appendix H. This strategy outlines measures to enable effective communication with the community and stakeholders throughout the construction works including:

- community updates when there are changes to construction works to those previously communicated
- interactions between workers and the community
- stakeholder and community feedback protocol
- issues management and dispute resolution
- complaints management.

A range of communications channels may be used to communicate with the community including:

- stakeholder (including the MRP Working Group) and resident meetings and briefings via video conference or in person
- the Project website – <https://www.iconoceania.com.au/westgate.php>
- letterbox notifications
- media announcements
- consultation register.

At least 48 hours before the commencement of construction and for the life of the Project, the information required under CoC C17 is to be made publicly available (as they are obtained or approved) on the Project website and that information is to be kept up to date, to the satisfaction of the Planning Secretary.

In accordance with CoC A51 prior to the commencement of construction of the development and until all components of the development are constructed and operational, Icon Oceania must participate in the existing MRP Working Group, 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 MRP Working Group must:

- a) comprise at least one representative of Icon Oceania, the ER, and other relevant consent holders in the MRP
- e) 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
- f) 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

- g) 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
- h) review community concerns or complaints with respect to environmental management
- i) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP
- j) provide the Planning Secretary with an update and strategies, if a review under subclauses (d) or (e) identifies additional measures and processes are required to be implemented by the working group.

Under CoC A52, three months prior to completion of construction Icon Oceania is eligible to exit the MRP Working Group required under condition CoC A51. Icon Oceania must:

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

## 2.2 Complaints Management

Complaints and enquiries are to be managed in accordance with Section 4.8 (Issues management and Dispute Resolution) of the CCS.

The ongoing and consistent management of Project related feedback is crucial to develop appropriate mitigation strategies in response to issues identified and experienced. As such, the Project team will document all stakeholder and community related feedback received directly, in a professional and timely manner.

Feedback is defined as any communication received from a stakeholder or community member which expresses support and/or dissatisfaction with any aspect of the Project and its delivery. As such, the proposed contact response timings for general enquiries are as follows:

Acknowledgement of all stakeholder and community contact within 24 hours of receipt.

- Development of proposed response and issue within 48 hours by the Project team. This timeframe can be extended where complex information is required, provided an acknowledgment of the enquiry is sent, outlining the need to gather more information before a response can be sent.
- A five-business day response target for complex enquiries e.g. requires further consultation and planning with the Project team, request for meeting.
- All details will be captured and logged in the Consultation Register, and all responses will be shared with the Project team.

In accordance with CoC A49, the Consultation Register is to be made available to the ER on a daily basis. The ER is to assist DPHI in the resolution of community complaints, as may be requested by the Planning Secretary.

Adherence to these response protocols fulfils requirements specified in CoC B34(h), related to the CNVMP which requires a complaints management system to be implemented for the duration of the Project.

# 3 Environmental Management Framework

## 3.1 Project Organisational Structure

Icon Oceania is the developer of the Project and has overall responsibility for compliance with the Development Consent. Icon Oceania have engaged various contractors for the construction of the Project.

Icon Oceania have engaged Simmons Civil Contracting as the Principal Contractor for Phase 1 (Civil Works) of the Project. All personnel including consultants, contractors, sub-contractors and all other personnel associated with undertaking construction works on the Project, ultimately report to the Principal Contractor.

The Principal Contractor is responsible for monitoring the environmental performance of the Project and verifying compliance with the CoC, this CEMP and Sub-Plans as they relate to the construction of the Project.

## 3.2 Roles and Responsibilities

All Project personnel are responsible for the implementation of this CEMP and have the responsibility to stop works if there is the potential for an environmental incident to occur.

Roles, and responsibilities for environmental management of the Project are outlined in Table 3-1.

**Table 3-1** Project roles and responsibilities

Role	Responsibility
<b>Icon Oceania Representative</b>	Environmental reporting responsibility associated with the Project.
	Overall responsibility for environmental management and compliance with the CoC and relevant legislation.
	Liaise with Icon Oceania management to keep them informed of environmental performance and progress.
	Attend monthly contractor coordination meetings.
	Consult and engage with any contractors or interfacing contractors regarding the environmental management, including attending monthly contractor coordination meetings.
<b>Contractor's Project Manager</b>	Oversee the implementation and maintenance of the CEMP and sub-plans.
	Verify that any licence, permit and/or approval required for the Project has been obtained in the required timeframe.
	Implement the UCFP in the event of contamination being encountered onsite during construction. Submit the disposal location and results of testing to the Planning Secretary, prior to its removal.
	Monitor and report on overall environmental management performance.
	Review and acknowledge periodic environmental inspection reports.

Role	Responsibility
	<p>Initiate Project meetings as required or directed, in which environmental items are discussed as appropriate.</p> <p>Identify and allocate Project resources to implement the requirements of the CEMP and sub-plans.</p> <p>Confirm relevant environmental expectations expressed by the client and/or regulatory authorities to the Project team.</p> <p>Record, notify, investigate and respond to any environmental incidents and, where necessary, guide the Project and implementation of corrective actions.</p> <p>Provide adequate environmental inductions and training to all employees and contractors regarding their requirements of this CEMP.</p> <p>Provide the ER with all documentation requested in order for the ER to perform their functions specified below, including any assessment carried out to determine whether proposed work is consistent with the Development Consent (which must be provided to the ER before the commencement of the subject work).</p>
<b>Contractor's Safety and Environmental Coordinator</b>	<p>Provide advice where required in relation to environmental issues.</p> <p>Inform all personnel including sub-contractors of the requirement to conform with the CEMP and sub-plans.</p> <p>Complete fortnightly site inspections to monitor and verify mitigation measures are implemented and effective.</p> <p>Assist with the implementation of the UFP in the event of contamination being encountered onsite during construction.</p> <p>Monitor weather conditions to prepare for high winds or other extreme weather events.</p> <p>Provide regular environmental inspection and progress reports to the Contractor's Project Manager.</p> <p>Monitor environmental compliance with the CEMP and sub-plans.</p> <p>Facilitate the environmental induction and training (toolbox talks) of employees and sub-contractors (as required).</p> <p>Complete and maintain all necessary environmental documentation for the contract.</p> <p>Conduct environmental incident investigations and implement corrective action responses in consultation with the Contractor's Project Manager.</p>
<b>Communications and Community Liaison Representative</b>	<p>Lead and manage the community involvement activities, including liaison with property owners and key stakeholders.</p> <p>Be the primary Project contact for the public, handling enquiries and complaints and managing interface issues.</p> <p>Maintain the Consultation Register and make available the Consultation Register to the ER on a daily basis.</p> <p>Be available for contact by local residents and the community at all reasonable times to answer any questions.</p> <p>Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the Project.</p> <p>Lead the delivery of communication and community engagement strategies and plans.</p> <p>Facilitate meetings and forums and arrange interviews to address concerns raised by the community.</p> <p>Provide advice and participate with the Project team to improve and enhance the delivery of communication services to the community.</p>

Role	Responsibility
ER	Build and 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.
	Be a suitably qualified and experienced person who was not involved in the preparation of the EIS, the Submissions Report and is independent from the design and construction personnel for the Project.
	Receive and respond to communication from the Planning Secretary in relation to the environmental performance of the Project.
	Consider and inform the Planning Secretary on matters specified in the terms of the Development Consent.
	Consider and recommend to Icon Oceania any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community.
	Review the CEMP and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under the Development Consent and if so: <ul style="list-style-type: none"> <li>• 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</li> <li>• 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/DPHI for information or are not required to be submitted to the Planning Secretary/DPHI).</li> </ul>
	Regularly monitor the implementation of the CEMP to be carried out in accordance with the document and the terms of the Development Consent.
	As may be requested by the Planning Secretary, help plan, attend, or undertake audits of the Project commissioned by DPHI including scoping audits, programming audits, briefings, and site visits.
	As may be requested by the Planning Secretary, assist DPHI in the resolution of community complaints.
	Provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the MRP in relation to construction traffic management, earthworks and sediment control and noise.
	Attend the MRP Working Group (CoC A49) in a consultative role in relation to the environmental performance of the Project.
	Review the monthly audits of the erosion and sediment controls undertaken by the CPESC in accordance with Condition B20(c).
	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 Project, or as otherwise agreed with the Planning Secretary.
CPESC	Review and approve ESCPs.
	Supervise and certify delivery and operation of all construction phase erosion and sediment controls.
	Conduct monthly audits of all construction phase erosion and sediment controls.

Role	Responsibility
<b>MRP Working Group</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.
	Inform Council, Transport for New South Wales (TfNSW), Sydney Water and the Planning Secretary regularly of the outcomes of these meetings and actions to be undertaken by the working group.
	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.
	Review community concerns or complaints with respect to environmental management.
	Identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP.
	Provide the Planning Secretary with an update and strategies, if a review under subclauses (d) and (e) identify that additional measures and processes are required to be implemented by the working group.
	Three months prior to completion of construction of all components of the Project the Applicant is eligible to exit the working group. The Applicant must: <ul style="list-style-type: none"> <li>a) consult with the Planning Secretary</li> <li>b) provide confirmation that all components of the Project are operational</li> <li>c) advise on the date of the proposed exit.</li> </ul>
<b>All personnel</b>	Report all environmental incidents, hazards, non-compliances and near misses to their supervisor or the Contractor's Project Manager immediately.
	Implement and comply with the requirements of this CEMP.
	Attend all required environmental awareness, induction and training sessions.
	Stop work or otherwise mitigate the effects of an activity that is causing significant, uncontrolled or unexpected environmental harm.
	Plant and equipment operators to complete daily pre-start inspection of plant and equipment and any leaks or excessive emissions reported to the Contractor's Safety and Environmental Coordinator.

## 3.3 Statutory Requirements

### 3.3.1 SSD-23480429 Development Consent

The Project is being delivered under the SSD-23480429 Development Consent and in accordance with the documents referenced under CoC A2:

- a) in compliance with the CoC
- b) in accordance with all written directions of the Planning Secretary
- c) in accordance with the EIS, Submissions Report and Additional Information
- d) in accordance with the Development Layout in Appendix 1
- e) in accordance with the management and mitigation measures in Appendix 2 (of the approved Development Consent).

The CoC and where this CEMP and sub-plans meet those requirements is included in Appendix A.



Under CoC A4, if there is any inconsistency, ambiguity or conflict between the plans and a document listed in condition A2(c), or A2(e) the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. Icon Oceania is to notify the ER and DPHI if any inconsistencies are identified.

CoC A1 states:

*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.*

This CEMP and its Sub-Plans describe the environmental mitigation measures that are to be implemented for the Project to prevent and minimise environmental impacts.

CoC A35 requires that all Icon Oceania employees, the Construction Contractor and their subcontractors be made aware of and are instructed to comply with the CoC relevant to activities carried out for the Project.

Icon Oceania is to undertake consistency assessments to determine whether planned design changes and construction methodologies would be consistent with the requirements of the SSD-23480429 Development Consent. To meet the requirements of CoC A49(b) Icon Oceania is to provide any consistency assessments undertaken to the ER prior to any relevant work being commenced.

### 3.3.2 Regulatory Framework

The regulatory framework for the Project is outlined in Table 3-2, which identifies relevant legislative instruments, including legislative and voluntary obligations, permits and licences, and their key objectives and relevance to the Project.

**Table 3-2** Legislative and related instruments relevant to the Project

Legislation	Key Project Requirements	Activity/Aspect
<i>Environment Planning and Assessment Act 1979</i>	Established a system of environmental planning and assessment of proposed developments in NSW.  The Project must comply with the SSD-23480429 Development Consent.	<ul style="list-style-type: none"> <li>All construction activities</li> </ul>
<i>Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)</i>	The EPBC Act establishes a regime for assessing and regulating the environmental impact of activities where a Matters of National Environmental Significance may be affected.  The Biodiversity Assessment Report (Eco Logical, 2023) assessed impacts to Matters of National Environmental Significance and concluded that the Project is unlikely to have a significant impact on any Matters of National Environmental Significance.	<ul style="list-style-type: none"> <li>Clearing and earthworks</li> </ul>

Legislation	Key Project Requirements	Activity/Aspect
<i>Biodiversity Conservation Act 2016</i>	The Project is located within biodiversity certified land under the Cumberland Plain Conservation Plan. No assessment under the Biodiversity Conservation Act 2016 was required. Comply with conservation requirements for any identified threatened species.	<ul style="list-style-type: none"> <li>• All construction activities</li> </ul>
<i>Protection of the Environment Operations (POEO) Act 1997</i>	The handling, storage and disposal of all waste streams on site is to be implemented in accordance with the POEO Act. Aims to aid the protection, restoration and enhancement of the quality of the NSW environment, including emissions to air. Identifies activities for which an Environment Protection Licence is required.	<ul style="list-style-type: none"> <li>• Construction waste management</li> <li>• Discharges or emissions to air, land and water</li> </ul>
<i>Protection of the Environment Operations (Noise Control) Regulation 2017</i>	Comply with the requirements of the POEO (Noise Control) Regulation to mitigate the impacts of noise and vibration on sensitive receivers and the environment.	<ul style="list-style-type: none"> <li>• Management and mitigation of noise and vibration produced during construction works</li> </ul>
<i>Protection of the Environment Operations (Clean Air) Regulation 2021</i>	Identifies criteria for air quality objectives and emissions.	<ul style="list-style-type: none"> <li>• Management of any dust and air pollution emissions produced by works to promote air quality</li> </ul>
<i>Protection of the Environment Operations (Waste) Regulation 2014</i>	Handling, storage, transport and disposal of all waste streams to be undertaken with consideration for the requirements within the POEO (Waste) Regulation. Aims to protect human health and the environment. Identifies the thresholds for Environment Protection Licences.	<ul style="list-style-type: none"> <li>• Management of construction waste</li> <li>• Discharge or emissions to air, land, water in accordance with thresholds set by the regulation</li> </ul>
<i>Waste Avoidance and Resource Recovery Act 2001</i>	Aims to promote waste avoidance and resource recovery by: <ul style="list-style-type: none"> <li>• Encouraging efficient use of resources</li> <li>• Encouraging the avoidance of waste and the reuse and recycling of waste</li> <li>• Ensuring industry and the community share responsibility in reducing/dealing with waste</li> <li>• Efficiently funding waste/resource management planning, programs and service delivery.</li> </ul>	<ul style="list-style-type: none"> <li>• Management of construction waste</li> </ul>
<i>Contaminated Land Management Act 1997</i>	Remediation requirements for management of contaminated lands.	<ul style="list-style-type: none"> <li>• May be applicable in the event of any unexpected find of contaminants/ contamination</li> </ul>
State Environmental Planning Policy (Resilience and Hazards) 2021	Remediation of contamination lands and consent requirements.	<ul style="list-style-type: none"> <li>• May be applicable in the event of any unexpected find of contaminants/ contamination</li> </ul>
<i>Heritage Act 1977</i> <i>National Parks and Wildlife Act 1974</i>	Protection and recording of Indigenous and non-Indigenous heritage values, relics, artefacts, places and other finds/remains.	<ul style="list-style-type: none"> <li>• Earthmoving/ excavation works – identifying unexpected finds</li> </ul>

Legislation	Key Project Requirements	Activity/Aspect
Managing Urban Stormwater: Soils and Construction – Volume 1 (the “Blue Book”) (Landcom, March 2004)	Soil and erosion controls for managing surface water flows onsite and reducing potential for erosion and sedimentation leaving site.	<ul style="list-style-type: none"> <li>• Management surface water flows onsite</li> </ul>
Technical guidance for achieving Wianamatta-South Creek stormwater management targets (Department of Planning and Environment (DPE), September 2022)	In accordance with Water Sensitive Urban Design principles set out in the Technical Guidance.	<ul style="list-style-type: none"> <li>• Specific direction on what modelling to undertake, assumptions to make and which data to use to demonstrate that the stormwater management targets are being achieved</li> </ul>
Mamre Road Stormwater Scheme Plan (Sydney Water, December 2022)	Performance of stormwater management system in accordance with Integrated Water Cycle Management Controls.	<ul style="list-style-type: none"> <li>• Water cycle management</li> <li>• Irrigated street trees</li> </ul>
Stormwater Scheme Infrastructure Design Guideline (Sydney Water, December 2022)	Irrigated street trees.	<ul style="list-style-type: none"> <li>• Design of irrigation systems</li> </ul>

Where updated or revised versions of guidelines, protocols, standards or policies, or a replacement of them are available, the most recent versions are applicable to this CEMP.

### 3.3.3 Other Licences, Permits or Approvals

The additional licences, permits or approval requirements for the Project are outlined in Table 3-3. A current list of licences, permits, approvals and consents, and their status, including any new additions as the Project progresses, will be included in monthly reports.

**Table 3-3** Other licences, permits or approval requirements relevant to the Project

Requirement	Responsible	Timing	CoC
All relevant approvals from utility service providers.	Icon Oceania	Before the construction of any utility works associated with the Project.	A19
A Compliance Certificate for water and sewerage infrastructure servicing at the site will be obtained.	Icon Oceania	Before the commencement of operation of the Project.	A21

## 3.4 Training and Awareness

### 3.4.1 Induction Training

CoC A35 requires that all Icon Oceania employees, the Construction Contractor and their subcontractors be made aware of and are instructed to comply with the CoC relevant to activities carried out for the Project. All personnel including sub-contractors are required to attend a compulsory site induction that includes an environmental component, prior to commencement of works onsite. The environmental induction includes an overview of:

- relevant details of the CEMP including purpose and objectives
- key environmental aspects of the Project e.g. erosion and sediment control and dust management
- the approved construction hours defined by CoC B31 and B32

- Project specific environmental management requirements and responsibilities as specified in CEMP and other sub-plans
- incident response and reporting requirements.

All Project personnel will be suitably qualified, but individual team members may benefit from specific environmental training (e.g. erosion and sediment control and environmental auditor training) to help them better manage the environmental impacts of the Project.

Short-term visitors to site will be required to undertake a visitor's induction and be accompanied by inducted personnel.

A record of all inductions is to be maintained onsite.

### 3.4.2 Toolbox Talks

Toolbox talks or similar are also to be used to review management procedures and identify/discuss daily site conditions and raise environmental awareness. Toolbox talks are to highlight specific environmental requirements and activities being undertaken at the worksite each day.

A record of issues covered in daily toolbox meetings is to be maintained onsite.

The CEMP is to be explained to all contractors and a controlled copy is to be maintained onsite during construction works.

# 4 Implementation

## 4.1 Environmental Risk Assessment

Section 6 and Appendix D of the EIS (Urbis, 19 January 2024) assessed the potential impacts of the Development. The assessment provided a comprehensive description of the specialist technical studies undertaken to assess the potential impacts of the Development and outlined the recommended mitigation, minimisation and management measures to avoid unacceptable impacts.

The risk assessment from the EIS was used to develop the Project Environmental Risk Register for construction. The register identifies the actual or potential environmental impact and provides a reference to relevant management documentation within the CEMP and sub-plans where control measures can be found.

Prior to construction commencing, a risk workshop is to be completed with the Project Management Team to review and update the environmental aspects and impacts, the relevant risk ranking, control measures and residual risk ranking. The Project Environmental Risk Register is included in Appendix J.

Environmental impacts are to be controlled to a degree which is commensurate with the level of risk, with greater emphasis on managing impacts with 'moderate' and 'high' risks.

The Project Environmental Risk Register is to be updated on an annual basis with the review of the CEMP and sub-plans or where additional aspects, impacts or opportunities are identified during construction of the Project and specific site conditions are encountered and documented or where there is a material change to the Project.

Ongoing risk identification is to be managed and communicated to all relevant personnel through site inductions, [SWMS](#), [toolbox talks](#) and other general and targeted environmental awareness training.

## 1.4 Key Performance Indicators

Environmental key performance indicators have been established as a means of assessing environmental performance during construction. The key performance indicators in Table 4-1 have been developed with consideration of the Project Environmental Risk Register (Appendix J) and key issues as represented in Appendix 2 of the Development Consent.

The specialist sub-plans include other aspect-specific key performance indicators.

**Table 4-1** Key performance indicators

Objective	Indicator	Target	Monitoring Method
<b>General</b>			
Construct the Project in accordance with environmental approvals	<ul style="list-style-type: none"> <li># non-compliances</li> </ul>	<ul style="list-style-type: none"> <li>Zero non-compliances</li> </ul>	<ul style="list-style-type: none"> <li>Audits</li> <li>Construction Compliance Reporting</li> <li>ER monitoring and inspections</li> <li>Certified Professional in Erosion and Sediment Control (CPESC) supervision and inspections</li> </ul>
Compliance with all relevant legislative requirements	<ul style="list-style-type: none"> <li># of infringements</li> <li># Formal regulatory warnings</li> </ul>	<ul style="list-style-type: none"> <li>Zero regulatory infringements (penalty notices or prosecutions)</li> <li>Zero formal regulatory warnings</li> </ul>	<ul style="list-style-type: none"> <li>Audits</li> <li>Construction Compliance Reporting</li> <li>ER monitoring and inspections</li> <li>Certified Professional in Erosion and Sediment Control (CPESC) supervision and inspections</li> </ul>
<b>Traffic</b>			
Refer to CTAMP (Appendix B)			
<b>Urban Design and Visual Impact</b>			
Minimise visual impact	<ul style="list-style-type: none"> <li># of community complaints received related to visual impact/ built form</li> </ul>	<ul style="list-style-type: none"> <li>Zero community complaints</li> </ul>	<ul style="list-style-type: none"> <li>Complaints register</li> </ul>
<b>Stormwater and Drainage</b>			
Refer to ESCP (Appendix C)			
<b>Biodiversity</b>			
Protect biodiversity	<ul style="list-style-type: none"> <li># of environmental incidents relating to threatened species</li> </ul>	<ul style="list-style-type: none"> <li>No harm to any threatened species</li> </ul>	<ul style="list-style-type: none"> <li>Weekly environmental inspections</li> <li>ER monitoring and inspections</li> <li>Certified Professional in Erosion and Sediment Control (CPESC) supervision and inspections</li> </ul>
<b>Surface and Groundwater</b>			
Refer to ESCP (Appendix C) and DDS (Appendix D)			
<b>Noise and Vibration</b>			
Refer to CNVMP (Appendix F)			

Objective	Indicator	Target	Monitoring Method
<b>Contamination and Remediation</b>			
Refer to RAP and UFP (Appendix G)			
<b>Aboriginal and Non-Aboriginal Cultural Heritage</b>			
No impact to Aboriginal or Non-Aboriginal cultural heritage items	<ul style="list-style-type: none"> <li># of impacts to Aboriginal and Non-Aboriginal sites, objects, or archaeological deposits</li> </ul>	<ul style="list-style-type: none"> <li>Zero impact to Aboriginal and Non-Aboriginal sites, objects, or archaeological deposits</li> </ul>	<ul style="list-style-type: none"> <li>Results from implementation of UFP</li> <li>Weekly environmental inspections</li> <li>ER monitoring and inspections</li> </ul>
<b>Air Quality</b>			
Refer to CAQMP (Appendix E)			
<b>Waste</b>			
Manage waste production and resource recovery	<ul style="list-style-type: none"> <li>% of spoil beneficially reused on site</li> <li>% of spoil beneficially reused locally</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the aims, objectives and guidance found in the <i>NSW Waste and Sustainable Materials Strategy 2041</i></li> </ul>	<ul style="list-style-type: none"> <li>Waste reporting</li> </ul>

## 4.2 Mitigation Measures

Mitigation measures to be implemented during construction to enable compliance with the Development Consent, performance measures and criteria are documented in Table 4-2 and the aspect-specific CEMP sub-plans.

**Table 4-2** Key environmental mitigation measures

Mitigation Measure	Responsibility
<b>General</b>	
All staff working on the project will undertake an site induction that includes environmental awareness as part of their site familiarisation.	All personnel
Carry out construction activities and delivery of materials within approved construction hours.	All personnel
Maintain and implement CEMP on site.	Contractor Project Manager
All vehicles, plant and equipment used on site will be maintained and be in a proper and efficient condition and will be operated in a proper and efficient manner.	Contractor Project Manager
Only virgin excavated material (VENM), excavated natural material (ENM), or other material approved in writing by the Environment Protection Authority is to be brought onto the site.	Contractor Project Manager
Maintain accurate records of the volume and type of fill to be used and make these records available to the Planning Secretary upon request.	Contractor Project Manager
To manage pests and weeds regularly inspect for and remove weeds and pests. When removing weeds, seeds and green waste should be disposed of appropriately to prevent further spread.	Contractor Project Manager

Mitigation Measure	Responsibility
<b>Traffic and Access</b>	
See Appendix B CTMP	See sub-plan
<b>Erosion and Sediment Control</b>	
See Appendix C ESCP	See sub-plan
<b>Biodiversity</b>	
Seed collection should be undertaken prior to clearing of native vegetation.	Contractor Project Manager
Native animals are to be relocated from the Site in accordance with the former Office of Environment and Heritage's Policy on the Translocation of Threatened Fauna in NSW.	Contractor Project Manager
Hollows to be removed should be retained and reused within the remaining vegetation within the adjacent riparian corridor.	Contractor Project Manager
Install appropriate fencing and signage for the protection of trees to be retained in proximity to the impact area (construction area).	Contractor Project Manager
Install temporary fencing along the southern boundary in the vicinity of the trees on adjoining lots to protect the Tree Protection Zone of those trees.	Contractor Project Manager
<b>Dam Decommissioning</b>	
See Appendix D DDS	See sub-plan
<b>Air Quality</b>	
See Appendix E CAQMP	See sub-plan
<b>Noise and Vibration</b>	
See Appendix F CNVMP	See sub-plan
<b>Unexpected Finds (Heritage and Contaminants)</b>	
See Appendix G UFP	See sub-plan
<b>Ecological Sustainable Development</b>	
Use recycled crushed concrete, crushed brick, glass fines, reclaimed asphalt pavement in construction, where available/ appropriate.	Contractor Project Manager
Utilise timber from sustainable sources or recycled, where available/ appropriate.	Contractor Project Manager
Stormwater pipe and systems to be from products with a high recycled content.	Contractor Project Manager
<b>Waste</b>	
Assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	Contractor Project Manager
Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Contractor Project Manager
Retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	Contractor Project Manager
Careful on-site storage, sorting and separation of different waste products, especially for waste appropriate for recycling and reuse.	Contractor Project Manager



Mitigation Measure	Responsibility
Appropriate collection and subsequent reuse, recycling or treatment offsite for items such as batteries, cardboard, timber, plastic, glass etc. during construction.	Contractor Project Manager
Waste storage is to be in accessible locations with the appropriate use of dedicated stockpile areas, skip bins and waste and recycling bins, (construction up to approximately 8 x 1,000 L bins) that are well maintained.	Contractor Project Manager
<b>Bushfire</b>	
Undertake regular inspections and maintenance of the Managed Lands or curtilage / landscaped areas / hard standing areas within the proposed development is to be undertaken by the owners (or their agents) according to PBP (RFS, 2019).	Contractor Project Manager
<b>Hazards and Risk</b>	
All chemicals, fuels and oils used on site will be stored in appropriately bunded areas in accordance with the requirements of all relevant Australian Standards and/or Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department and Climate Change, 2007).	Contractor Project Manager
<b>Community Consultation</b>	
See Appendix H CCS	See sub-plan
<b>Contingency Plan</b>	
See Appendix I Contingency Plan	See sub-plan

## 4.3 Cumulative Impact Management

The Project is located in the MRP within the broader Western Sydney Employment Area and is currently surrounded by rural residential land uses. Multiple SSDs and Local DAs are currently being progressed for industrial and warehouse developments within the MRP which will substantially change the nature of the surrounding area.

The potential cumulative impacts of the Project were assessed in Section 6 of the EIS (Urbis, 19 January 2024) and in the Submission Report (Urbis, 5 November 2024) in accordance with the Cumulative Impact Assessment Guidelines for State Significant Projects (DPIE 2022). The results are summarised as follows:

- **Construction Traffic:** There are significant construction activities planned and already occurring in the MRP. The CTMP (Appendix B) includes a cumulative traffic generation assessment with construction traffic volumes and management measures detailed in Section 3.
- **Air Quality:** There are other construction activities that may also be ongoing simultaneously with the construction of the Project site that are likely to result in cumulative air quality impacts, in particular dust (refer to the CAQMP (Appendix E) Section 6 for management measures).

The scale of cumulative impacts is dependent upon timing, location and type of construction activities.

In accordance with CoC A51, prior to the commencement of construction of the development and until all components of the development are constructed and operational, Icon Oceania must participate in the existing MRP Working Group. 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. See Section 2.1 for further information.

# 5 Monitoring and Review

## 5.1 Environmental Inspections

The Contractor Project Manager (or delegate) is to complete environmental inspections of the Project. The purpose of these inspections is to:

- verify compliance with CoC
- review the performance and effectiveness of environmental controls
- identify any non-conformances or potential non-conformances against the mitigation measures and other requirements of this CEMP and the sub-plans
- document observations and track performance.

Figure 5-1 summarises the inspection requirements as required by the SSD-23480429 Development Consent (Appendix 2) and this CEMP.

**Table 5-1** Site inspection requirements

Inspection Requirement	Frequency	Responsibility
General environmental site inspection to verify all relevant environmental controls listed in this CEMP and Sub-Plans are in place and any required maintenance and/or remediation works are identified and completed.	Weekly	Contractor's Safety and Environmental Coordinator
Conduct a daily pre-start inspection of plant and equipment to check for any leaks or excessive emissions.	Daily	Plant and equipment operators
Regularly inspect and maintain plant and equipment to minimise noise and vibration level increases, to ensure that all noise and vibration reduction devices are operating effectively. (SSD-23480429, Appendix 2 Applicant's Management and Mitigation Measures, Noise and vibration).	As required	Plant and equipment operators Contractor's Safety and Environmental Coordinator
Undertake daily onsite and offsite inspections to monitor dust (SSD-23480429, Appendix 2 Applicant's Management and Mitigation Measures, Air Quality).	Daily	Contractor's Safety and Environmental Coordinator
Undertake daily onsite and offsite inspections at nearby receptors to monitor dust. Record inspection results and make available to relevant authorities. (SSD-23480429, Appendix 2 Applicant's Management and Mitigation Measures, Air Quality).	Daily	Contractor's Safety and Environmental Coordinator
Undertake regular inspections and maintenance of the Managed Lands or curtilage / landscaped areas / hard standing areas within the proposed development is to be undertaken by the owners (or their agents) according to PBP (RFS, 2019). (SSD-23480429, Appendix 2 Applicant's Management and Mitigation Measures, Bushfire).	As required	Contractor's Safety and Environmental Coordinator
<u>Pre-Rainfall Event</u> <u>Wet weather events may be defined as more than 50% chance of 10mm of rainfall or greater in a 24-hour period and triggering the requirements for the site to prepare for wet weather. Inspections will occur to verify that all ERSED controls are in accordance with the relevant ESCP.</u>	Prior to >80% change of 10mm of rainfall or greater	Contractor's Safety and Environmental Coordinator

Inspection Requirement	Frequency	Responsibility
<u>erosion/sedimentation and stabilisation controls are in place and in working</u>		
<b>Post-Rainfall Inspection</b> Inspect and maintain sediment fences, sediment basin capacity and integrity and other erosion and sediment measures.	Following rainfall event >10mm	Contractor's Safety and Environmental Coordinator
Inspect and maintain sediment fences, sediment basin capacity and integrity and other erosion and sediment measures.	Prior to any major shutdown period e.g. Easter and Christmas	Contractor's Safety and Environmental Coordinator
<b>Inspections Involving the ER</b> Regularly monitor the implementation of the CEMP and sub-plans to verify whether the Project is being carried out in accordance with this CEMP and the Development Consent.	As required	ER and ICON Oceania Representative
<b>Inspections Involving the CPESC</b> The CPESC is to supervise the delivery and operation of all construction phase erosion and sediment controls on the Site, review and approve updated ERSED plans and also conduct monthly audits in accordance with CoC B21(d). Inspection location and frequency are pending location and phase of the work, and other factors including the receiving environment and adjacent stakeholders.	At the direction of the CPESC	CPESC

Replacement of any damaged mitigation measures is to be performed as soon as possible.

Environmental inspections are to be documented in a Contractor's Site Inspection Checklist.

Any corrective actions identified are to be documented and their implementation recorded onsite to verify that they have been being actioned and closed out.

## 5.2 Environmental Monitoring

Environmental monitoring is to be undertaken to assist in verifying the following:

- construction is in accordance with environmental approvals
- compliance with all relevant legislative requirements
- the minimisation of potential environmental incidents
- effectiveness of environmental controls
- implementation of this CEMP and the sub-plans.

Monitoring requirements are included in the relevant sub-plans. Where relevant, the sub-plan provides detail on the following:

- responsibility for monitoring
- relevant standards applicable to the monitoring
- monitoring technique and location
- frequency of monitoring
- data management, review and distribution.

Icon Oceania is to provide the ER with all performance reporting documentation in order for the ER to perform their functions in accordance with the Development Consent, including monthly reporting to the DPHI.

### 5.3 Environmental Auditing

Icon Oceania is to undertake an annual internal Health, Safety, Security and Environmental (HSSE) audit of the Project. Audits are to involve a review of all environmental documents, records and reports to verify compliance with the CEMP. In addition, the ER may at any time request documents and evidence confirming implementation of the CEMP and sub-plans.

Key environmental and procedural aspects to be covered by the internal HSSE audit may include:

- environmental mitigation measures detailed in the CEMP sub-plans
- adherence to reporting procedures
- complaint and incident management
- legislative requirements.

Environmental and construction records include:

- consultation Register
- incident, non-conformance and corrective action reporting
- communications with stakeholders
- records of environmental monitoring
- monthly waste management reporting
- CEMP audit documentation.

Records of auditing and reporting is to be maintained to demonstrate compliance.

The ER is to review the monthly audits conducted by the CPESC in accordance with CoC A48(j).

### 5.4 Contingency Management Plan

If inspections, monitoring and/or auditing indicate that the mitigation measures listed in the sub-plans are not effective in managing environmental impacts, the actions outlined in the Contingency Plan (Appendix I) are to be implemented.

The Contingency Plan (required by CoC C1(f)) manages any unpredicted impacts and their consequences. The implementation of this plan allows the Project team to reduce ongoing impacts to levels below relevant impact assessment criteria as quickly as possible.

### 5.5 Non-compliance and Actions

A non-compliance is defined in the Development Consent as an:

*occurrence, set of circumstances or development that is in breach of this consent.*

A failure to comply with statutory requirements is considered a breach of the Development Consent as per CoC C1(h)(iii).

Potential non-compliances with the CoC, this CEMP and sub-plans can be identified by anyone and are to be reported to the Contractor's Project Manager as a potential non-compliance. The Contractor's Project Manager must report non-compliances and potential non-compliances to Icon Oceania immediately.

Non-compliances are to be investigated to determine the root cause and any corrective and/or preventative actions arising from the investigation. This investigation is to be documented in a Non-Compliance Report prepared by, or for, the Contractor's Project Manager and is to include any corrective and/or preventative actions. The Non-Compliance Report is to be provided to Icon Oceania within five days of the non-compliance.

In accordance with CoC C12, the Planning Secretary must be notified via the Major Projects website within seven days after the Project becomes aware of any non-compliance. As per CoC C13, the notification must identify the Project and the application number for it, set out the CoC that the Project is non-compliant with, the way in which it does not comply, the reasons for the non-compliance (if known), and what actions have been, or will be, undertaken to address the non-compliance.

Note that under CoC C13, a non-compliance which has been notified as an environmental incident (see Section 5.6.1) does not need to also be notified as a non-compliance.

## 5.6 Environmental Incident and Emergency Response

### 5.6.1 Environmental Incidents

An environmental incident is defined in the Development Consent as an:

*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.*

Material harm is defined as:

*Is harm that:*

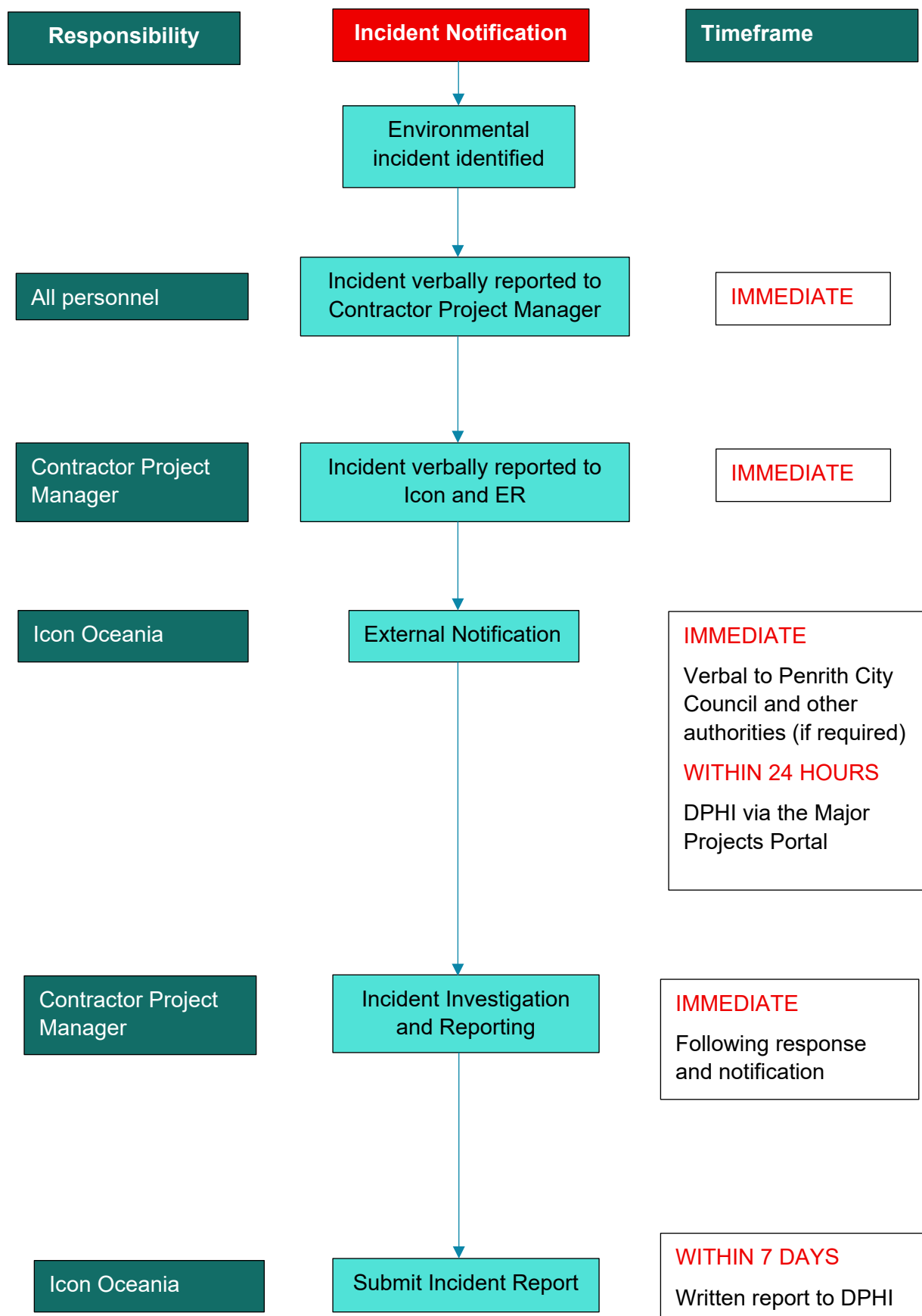
- a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or*
- b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)*

*Note: This definition excludes "harm" that is either authorised under the SSD consent or any other statutory approval*

*Note: For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements*

Environmental incidents are to be managed in accordance with the flowchart in Figure 5-1.

**Figure 5-1** Environmental incident flowchart



Environmental incidents can be identified by anyone and are to be reported to the Contractor's Project Manager immediately. The Contractor's Project Manager must report environmental incidents to Icon Oceania immediately.

Under CoC C10, Icon Oceania must notify the Planning Secretary in writing via the Major Projects website within 24 hours after Icon Oceania becomes 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
- d) identifying a contact person for further communication regarding the incident.

Within 7 days (or as otherwise agreed by the Planning Secretary) of the ICON Oceania making the immediate incident notification (in accordance with CoC C10), the ICON Oceania 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
- h) details of any communication with other stakeholders regarding the incident.

Where a pollution incident causes or threatens material harm to the environment or human health, the following authorities must also be notified immediately under the POEO Act:

- EPA
- Penrith City Council
- The Ministry of Health (via Public Health Units)
- SafeWork NSW (formerly WorkCover)
- Fire and Rescue NSW.

Table 5-2 lists the contact details for these authorities.

**Table 5-2** Emergency contact details for material harm incidents

Contact	Details
RP Infrastructure Representative	Ben Prior M: 0411 969 530
Construction Contractor Project Manager Simmons Civil Contracting	Corey Brandon M: 0435 462 597

Contact	Details
DPHI	Major Project Portal 1300 305 695 compliance@planning.nsw.gov.au
Penrith City Council	(02) 4732 7777 601 High St, Penrith NSW 2750
Water NSW	1300662 077
NSW EPA Pollution Hotline	131 555 info@environment.nsw.gov.au
NSW Department of Health	1300 066 055
SafeWork NSW	13 10 50
NSW Ambulance Service	000
NSW Fire and Rescue	000
NSW Police	000

## 5.7 Environmental Reporting

The reporting of environmental performance during construction is to be undertaken as required by the CoC. Environmental reporting requirements as documented in the CEMP are summarised in Table 5-3. There are environmental aspect specific reporting requirements detailed in the CEMP sub-plans.

**Table 5-3** Summary of environmental reporting

Report	Timing/Frequency	Responsibility	Reference
Dilapidation Survey and Report	Prior to the commencement of construction	Contractor's Project Manager	CoC A19
ER Monthly Report	Monthly to DPHI	ER	CoC A48
Consultation/ Complaints Register	Daily and quarterly	Communications and Community Liaison Representative to ER	CoC A49 and C17
CPESC Monthly Audit Reports	Monthly	CPESC	CoC B21
Environmental Review Report	Annually	Icon Oceania Representative	Section 5.8
Incident Report to Planning Secretary	Within seven days	Contractor's Project Manager	CoC C11
Non-Compliance Report to DPHI	Within seven days of the date on which the non-compliance was identified	Contractor's Project Manager	CoC C12
Compliance Report	Within three months after the commencement of construction of the Project,	Contractor's Project Manager	CoC C14



Report	Timing/Frequency	Responsibility	Reference
	and in the same month each subsequent year.		
Environmental Inspection and Progress Reports	Ongoing to the Contractor's Project Manager	Contractor's Safety and Environmental Coordinator	Section 5.1

Several of these reports are required by the CoC to be prepared by individuals with certain qualifications or accreditations, as follows:

- The CPESC Report must be prepared by a CPESC.
- The ER monthly reports must be prepared by a suitably qualified and experienced person who was not involved in the preparation of the EIS, the Submissions Report and any additional information for the Project and is independent from the design and construction personnel for the Project.

As noted in Table 5-3, the Contractor's Safety and Environmental Coordinator is responsible for the preparation of these reports, however if not suitably qualified, the reports will be prepared by suitably qualified consultants contracted to the Contractor that meet the CoC requirements.

Under CoC A49, Icon Oceania are to provide the ER with the Consultation Register (on a daily basis) and a copy of any consistency assessment for proposed works (before the commencement of the subject work).

### 5.7.2 Compliance Reporting

Within three months after the commencement of earthworks, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of earthworks and construction works, Icon Oceania must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the Development to the satisfaction of the Planning Secretary (CoC C14). The Compliance Reports are to be prepared in accordance with the Compliance Reporting Post Approval Requirements (DPE, 2020) and must also:

- identify any trends in the monitoring data
- identify any discrepancies between the predicted and actual impacts of the Project, 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 Project.

To prepare these Compliance Reports, Icon Oceania is to request that the Contractor's Project Manager provide evidence of compliance with the requirements of the CoC, CEMP and sub-plans. The Contractor's Project Manager is responsible for providing the required compliance evidence within the timeframe set by Icon Oceania.

Under CoC C15, each Compliance Report is to be made publicly available by Icon Oceania no later than 60 days after submission to the Planning Secretary. Icon Oceania is to notify the Planning Secretary in writing seven days prior to public availability.

## 5.8 CEMP Review and Revision Program

To meet the requirements of CoC C8 for this CEMP and the sub-plans, Icon Oceania is to implement a review program to:

- monitor and report on the:
  - impacts and environmental performance of the Project
  - effectiveness of the management measures included in the CEMP and sub-plans
- investigate and implement ways to improve the environmental performance of the Project over time.

This review is to consider the broader management context of the CEMP and sub-plans including:

- complaints received
- issues raised by stakeholders
- non-compliances identified and reported
- incidents and the Project team response
- Project team structure and resourcing
- recommendations of environmental inspections, audits and previous review (after the initial review).

This review is to be undertaken by the Contractor's Safety and Environmental Coordinator, in consultation with the Contractor's Project Manager and the Icon Oceania Representative, on an annual basis commencing one year after the commencement of construction. An Environmental Review Report recommending measures to improve the environmental performance of the Project is to be produced by the review.

CoC C8 also states that all strategies, plans and programs required under the Development Consent will be reviewed and the Planning Secretary notified of the review within three months of:

- The submission of a Compliance Report under CoC C14
- The submission of an incident report under CoC C10
- The approval of any modification of the conditions of the Development Consent
- The issue of a direction of the Planning Secretary under CoC A3 which requires a review.

As per CoC C9, where documents are revised under the above reviews, the revised documents are to be sent to the Planning Secretary for approval within six weeks of the review (or as agreed by the Planning Secretary).

All employees and contractors are to be informed of any revisions to the CEMP during toolbox talks.

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# Appendix A Development Consent Compliance Matrix

SSD- 23480429 Development Consent		CEMP Section								
Part A – Administrative Conditions										
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.	This CEMP and associated Sub-Plans have been developed to prevent/minimise any material harm to the environment.								
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 Submissions Report 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 and associated Sub-Plans have been developed to comply with the CoC, written directions of the Secretary, EIS, Submissions Report and Additional Information, Development Layout and management and mitigation measures outlined in Appendix 2 of the Development Consent.								
A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	Section 5.8 details when revisions of the CEMP may be undertaken including upon written direction by the Planning Secretary.								
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.	Noted								
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.	Noted								
A6	The maximum GFA of the development must not exceed the limits described in <b>Table 1</b> . <b>Table 1 Maximum GFA of the Development.</b> <table><tr><td>Land use</td><td>Maximum GFA (m²)</td></tr><tr><td>Warehouse</td><td>32,688</td></tr><tr><td>Office</td><td>1,557</td></tr><tr><td>Total</td><td>34,245</td></tr></table>	Land use	Maximum GFA (m²)	Warehouse	32,688	Office	1,557	Total	34,245	Noted
Land use	Maximum GFA (m²)									
Warehouse	32,688									
Office	1,557									
Total	34,245									

SSD- 23480429 Development Consent		CEMP Section
<b>A7</b>	All construction traffic associated with the development must access and depart the site via Abbots Road. No construction vehicles are permitted to access the site via Bakers Lane.	CTMP Appendix B
<b>A8</b>	The Applicant must not commence operation of the first warehouse building in the development until the Aldington and Abbots Road upgrades approved under SSD-10479 and SSD-9138102 (as modified) as shown on Figure 2: in Appendix 1, including: (a) signalised intersection at Mamre Road / Abbots Road; (b) signalised intersection of Aldington Road and intersection 2; and (c) road widening along Abbots Road and Aldington Road to intersection 3. are constructed and commissioned to the satisfaction of the relevant Roads Authority.	Noted
<b>A9</b>	Operational traffic associated with the development must not use Bakers Lane and must only access and depart the site via the Abbots Road and Mamre Road intersection until the Southern Link Road is completed and fully operational.	NA - Operational requirement
<b>A10</b>	The warehouse building on Lot 2 as shown on <b>Figure 1: in Appendix 1</b> is not approved. <i>Note: Any future use on Lot 2, other than for stormwater water purposes, may be subject to a separate future application once the site is connected to the Regional Stormwater Scheme, or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development is able to be connected to an alternative stormwater management system that has been installed and is operational.</i>	Noted
<b>A11</b>	Under this consent, Lot 2 must only be used for stormwater management purposes (with the exception of earthworks and utility infrastructure works) as shown on <b>Figure 3: in Appendix 1</b> , until the site is connected to the Regional Stormwater Scheme, or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development is able to be connected to an alternative stormwater management system that has been installed and is operational.	Noted
<b>A12</b>	The Net Developable Area Calculation Plan prepared by Nettleton tribe, #DA003, Rev 5, dated 23 October 2024 (see Appendix F of Additional Information) is not approved.	Noted
<b>A13</b>	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) earthworks; (b) construction; and (c) operation.	Noted
<b>A14</b>	If the earthworks, 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).	Noted
<b>A15</b>	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 2 and sub-plans

SSD- 23480429 Development Consent		CEMP Section
	<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>	
<b>A16</b>	<p>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>	Section 5.8 describes the process for updating the CEMP and sub-plans on a regular basis.
<b>A17</b>	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.	Noted
<b>A18</b>	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.	Noted
<b>A19</b>	<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>(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 Council.</p>	Section 2 and the CCS Appendix H
<b>A20</b>	<p>Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>(a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;</p> <p>(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and</p> <p>(c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.</p>	Noted
<b>A21</b>	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 <i>Sydney Water Act 1994</i> .	Noted

SSD- 23480429 Development Consent		CEMP Section
<b>A22</b>	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.	Noted
<b>A23</b>	Prior to the issue of an Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.	Noted
<b>A24</b>	All demolition must be carried out in accordance with <i>Australian Standard AS 2601-2001 The Demolition of Structures</i> (Standards Australia, 2001).	No demolition is planned - Section 1.2
<b>A25</b>	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA  <i>Note:</i> • 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.	Noted
<b>A26</b>	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Noted
<b>A27</b>	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.	Noted
<b>A28</b>	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.	Noted
<b>A29</b>	Within six months of this consent, the Applicant must carry out the Stage 1 subdivision (as shown on the Staged Subdivision Plan, prepared by Beveridge Williams, Drawing No. LL-001, Version A) for the purposes of dedicating land for a public road for the Aldington Road widening works as detailed in condition A37.	Noted

SSD- 23480429 Development Consent		CEMP Section
<b>A30</b>	Prior to the issue of a Subdivision Certificate for the Stage 1 subdivision, 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.	Noted
<b>A31</b>	Prior to the issue of a Subdivision Certificate for the Stage 2 subdivision (as shown on the Staged Subdivision Plan, prepared by Beveridge Williams, Drawing No. LL-001, Version A), 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.	Noted
<b>A32</b>	Prior to the issue of a Subdivision Certificate for the Stage 2 subdivision, 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.	Noted
<b>A33</b>	Prior to the issue of a Subdivision Certificate for the Stage 2 subdivision: (a) 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; and (b) a certificate from the Regional Stormwater Authority must be submitted to the Certifier certifying that satisfactory stormwater servicing arrangements for the site have been established.	Noted
<b>A34</b>	Prior to issue of a Subdivision Certificate that proposes the dedication of any internal estate road as a public road: (a) a final inspection of the estate road is to be undertaken by the relevant Roads Authority. All compliance documentation for road and drainage construction of the estate road must be submitted to the relevant Roads Authority in accordance with the relevant Roads Authorities specifications and requirements; (b) where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with the relevant Roads Authority and approved by the Local Traffic Committee; and (c) an application for proposed street names must be lodged with and approved by the relevant Roads Authority and the signs erected on-site. The proposed names must be in accordance with Council's Street Naming Policy. <b>Note:</b> Contact Penrith City Council's Engineering Services Department on 02 4732 7777 for further information on this process and applicable fees.	Noted
<b>A35</b>	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.	Section 3.3.1 and 3.4
<b>A36</b>	Pursuant to section 7.11 of the <i>Environmental Planning and Assessment Act 1979</i> and the Mamre Road Precinct Development Contributions Plan 2022 (Contributions Plan), a monetary contribution of <b>\$3,560,070.00</b> must be paid to Council for the Stage 1 works as specified in <b>Table 2</b> . The contribution is calculated in accordance with the Contributions Plan in the following manner: <b>Table 2 Contributions to Council</b>	Noted



SSD- 23480429 Development Consent			CEMP Section																							
	<table><tr><th>Contributions Plan Item</th><th>Value for Stage 1 Works</th><th>Value for Stage 2 Works</th></tr><tr><td>Transport works</td><td>\$1,429,783.00</td><td>\$672,647.00</td></tr><tr><td>Transport land acquisitions</td><td>\$1,674,011.00</td><td>\$787,545.00</td></tr><tr><td>Open space works</td><td>\$229,251.00</td><td>\$107,853.00</td></tr><tr><td>Open space land acquisition</td><td>\$1,279,181.00</td><td>\$601,796.00</td></tr><tr><td>Plan administration</td><td>\$24,,884.00</td><td>\$11,707.00</td></tr><tr><td>Value of land required by this Consent to be dedicated to Council free of cost, being: Aldington Road Widening</td><td>-\$1,077,040.00</td><td>-</td></tr><tr><td><b>Total</b></td><td><b>\$3,560,070.00</b></td><td><b>\$2,181,548</b></td></tr></table>	Contributions Plan Item	Value for Stage 1 Works	Value for Stage 2 Works	Transport works	\$1,429,783.00	\$672,647.00	Transport land acquisitions	\$1,674,011.00	\$787,545.00	Open space works	\$229,251.00	\$107,853.00	Open space land acquisition	\$1,279,181.00	\$601,796.00	Plan administration	\$24,,884.00	\$11,707.00	Value of land required by this Consent to be dedicated to Council free of cost, being: Aldington Road Widening	-\$1,077,040.00	-	<b>Total</b>	<b>\$3,560,070.00</b>	<b>\$2,181,548</b>	
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<b>Total</b>	<b>\$3,560,070.00</b>	<b>\$2,181,548</b>																								
	<p>The amount paid is to be adjusted at the time of the actual payment in accordance with the provisions of the Contributions Plan. The Contribution is to be paid prior to the issue of a Subdivision Certificate (where works are proposed) or Construction Certificate, whichever occurs first.</p> <p>An application for deferred or periodic payment may be considered by the Council in accordance with the provisions of the Contributions Plan.</p> <p>A copy of the Contributions Plan is available on Council's website</p> <p><b>Note:</b> This development contribution may be satisfied by a voluntary planning agreement or works-in-kind agreement entered into between the Council and the Applicant.</p>																									
A37	<p>Any future application on Lot 2 for the Stage 2 Works is subject to a further monetary contribution of \$2,181,548, as specified in Table 2. The amount paid is to be adjusted at the time of the actual payment in accordance with the provisions of the Contributions Plan. Development contribution obligations are required to be paid prior to any construction certificate for works on Lot 2 or prior to any further subdivision certificate of this lot.</p> <p><i>Note: Any future use on Lot 2, other than for stormwater management purposes, may be subject to a separate future development or modification application once the site is connected to the Regional Stormwater Scheme, or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development is able to be connected to an alternative stormwater management system that has been installed and is operational.</i></p>	Noted																								
A38	Land for the purposes of a public road the Aldington Road widening, as identified in the Mamre Road Precinct Contribution Plan 2022, is to be dedicated to Council free of cost.	Noted																								
A39	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	Noted																								

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<p>development consent takes effect). A person may not apply for a Subdivision Works Certificate or Construction Certificate (as the case may require, having regard to the Det d 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.</p> <p><b>More information</b></p> <p><i>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 (<a href="https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service">https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service</a>). Please refer enquiries to <a href="mailto:SIContributions@planning.nsw.gov.au">SIContributions@planning.nsw.gov.au</a>.</i></p>	
<p><b>A40</b> 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; and</p> <p>(b) operated in a proper and efficient manner.</p>	Table 4-2
<p><b>A41</b> The Applicant must:</p> <p>(a) provide safe and unobstructed access for TransGrid plant and personnel to access any transmission towers, lines and easements on the site, 24 hours a day, 7 days a week;</p> <p>(b) comply with the requirements of TransGrid for any works in the TransGrid easement; and</p> <p>(c) advise TransGrid of any proposed amended or modified encroachment into the easement</p>	Noted
<p><b>A42</b> Prior to the issue of an Occupation Certificate for the development, an easement under section 88A and/or restriction or public positive covenant under section 88E of the <i>Conveyancing Act 1919</i> is to be registered on the site for Roads 1 and 2 until the full width of Road 1 is constructed and Road 2 is connected to the adjoining property at 141-251 Aldington Road, Kemps Creek.</p>	Noted
<p><b>A43</b> 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.</p>	Noted
<p><b>A44</b> Works must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant.</p>	Section 1.3.1
<p><b>A45</b> The Planning Secretary's approval of an ER must be sought no later than one month before the commencement of works, or within another timeframe agreed with the Planning Secretary.</p>	Noted
<p><b>A46</b> The proposed ER must be a suitably qualified and experienced person who was not involved in the preparation of the EIS or Submissions Report and is independent from the design and construction personnel for the development.</p>	Noted

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<b>A47</b>	The Applicant may engage more than one ER for the development, in which case the functions to be exercised by an ER under the terms of this approval may be carried out by any ER that is approved by the Planning Secretary for the purposes of the development.	Noted
<b>A48</b>	<p>For the duration of the works until the commencement of operation, or as agreed with the Planning Secretary, the approved ER must:</p> <ul style="list-style-type: none"> <li>(a) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</li> <li>(b) consider and inform the Planning Secretary on matters specified in the terms of this consent;</li> <li>(c) 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;</li> <li>(d) review the CEMP required in conditions 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: <ul style="list-style-type: none"> <li>(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</li> <li>(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);</li> </ul> </li> <li>(e) regularly monitor the implementation of the documents identified in condition A46(d) to ensure implementation is being carried out in accordance with the document and the terms of this consent;</li> <li>(f) 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;</li> <li>(g) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints; and</li> <li>(h) provide advice to the Applicant on the management and coordination of earthworks and construction on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, air quality, erosion and sediment control, stormwater management and noise;</li> <li>(i) attend the Mamre Road Precinct Working Group (see condition A49) in a consultative role in relation to the environmental performance of the development;</li> <li>(j) review the monthly audits of the erosion and sediment controls undertaken by the CPESC in accordance with condition B21; and</li> <li>(k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an <b>Environmental Representative Monthly Report</b> providing the information set out in the Environmental Representative Protocol under the heading “Environmental Representative Monthly Reports.” The <b>Environmental Representative</b></li> </ul>	<ul style="list-style-type: none"> <li>(a) Table 3-1</li> <li>(b) Table 3-1</li> <li>(c) Table 3-1</li> <li>(d) Table 3-1</li> <li>(e) Table 3-1 and Section 5.2</li> <li>(f) Table 3-1 and Section 5.3</li> <li>(g) Table 3-1 and Section 2.2</li> <li>(h) Table 3-1</li> <li>(i) Table 3-1</li> <li>(j) Table 3-1 and Section 5.1</li> <li>(k) Table 3-1</li> </ul>

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	<b>Monthly Report</b> 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.	
<b>A49</b>	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 A46 (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).	Section 2.2 and Section 5.3
<b>A50</b>	The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A46 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.	Section 5.3
<b>A51</b>	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 subclauses (d) or (e) identifies additional measures and processes are required to be implemented by the working group.	Noted
<b>A52</b>	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 A49. The Applicant must: (a) consult with the Planning Secretary;	Noted

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	(b) provide confirmation that all components of the development are operational; and (c) advise on the date of the proposed exit.	
<b>A53</b>	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
<b>A54</b>	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.	Noted
<b>AN1</b>	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.	Section 0
<b>B1</b>	<p>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"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) be prepared in consultation with Council and TfNSW;</li> <li>(c) incorporate any traffic safety outcomes and actions from the MRP working group;</li> <li>(d) outline traffic management and contingency measures to be implemented for the site to: <ul style="list-style-type: none"> <li>(i) ensure access and road safety and network efficiency is maintained;</li> <li>(ii) manage cumulative construction traffic from other concurrent construction works and traffic associated with operational facilities within the Mamre Road Precinct; detail heavy vehicle routes, access and parking arrangements;</li> </ul> </li> <li>(e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise; and</li> <li>(iv) ensure truck drivers use specified routes;</li> </ul> </li> <li>(f) include a program to monitor the effectiveness of these measures; and</li> </ul>	CTMP Appendix B

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	(g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	
<b>B2</b>	<p>The Applicant must:</p> <p>(a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.</p>	CTMP Appendix B
<b>B3</b>	Prior to the issue of an Occupation Certificate for the first warehouse in the development, the Applicant must construct one half of Road 1 as shown on <b>Figure 4</b> in <b>Appendix 1</b> . The half road must remain a private road until the full width of Road 1 (see condition B5) is constructed and operational.	NA – Operational requirement
<b>B4</b>	<p>Within 18 months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit a strategy to facilitate the construction of the full width of Road 1 to the satisfaction of the Planning Secretary. The design, sequencing and delivery of the full width of Road 1 outlined in the strategy must be undertaken in consultation with Council and the landowner of 269 Aldington Road, Kemps Creek (see condition A15) prior to submission to the Planning Secretary. The strategy must include:</p> <p>(a) written evidence of consultation with Council and the landowner of 269 Aldington Road, Kemps Creek;</p> <p>(b) a delivery plan for the construction of the full width of Road 1, including:</p> <p>(i) details of the scope of works to be undertaken on the site and the adjoining property at 269 Aldington Road, Kemps Creek as shown on Figure 5: in Appendix 1 including but not limited to removal of the interim barrier treatment and construction of road infrastructure including final pavement layer over the full road width, and installation of services and utilities;</p> <p>(ii) details of how the works described under condition B4(b)(i) will be coordinated and carried out by a single contractor;</p> <p>(iii) an arrangement on timing, delivery and funding of the works described under condition B4(b)(i) and details of contingency measures to ensure the full road width will be delivered; and</p> <p>(c) a detailed design plan of the full width of Road 1 prepared in accordance with the design requirements under the MRP DCP, specifications, or alike to the satisfaction of the relevant roads authority.</p>	Noted
<b>B5</b>	The Applicant must ensure the full width of Road 1 is constructed and operational in accordance with the design plans required under condition B4.	Noted
<b>B6</b>	<p>Following the completion of construction of the full width of Road 1 required under condition B5, Road 1 must be dedicated as a public road to the relevant Roads Authority, at no cost.</p> <p><b>Note:</b> Public road and roads authority have the same meanings of the terms defined in Dictionary of the Roads Act 1993 (NSW). Refer to Section 2.3.2 of the Mamre Road Precinct Development Contributions Plan 2022 (s7.11) (Penrith City Council, 2022) for details of land dedication and local development contributions.</p>	Noted



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<b>B7</b>	<p>Within 18 months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit a strategy to facilitate North-South Local Road (Road 2) connection to the property at 141-251 Aldington Road, Kemps Creek to the satisfaction of the Planning Secretary. The design, sequencing and delivery of the Road 2 North connection outlined in the strategy must be undertaken in consultation with Council and the landowner of 141-251 Aldington Road, Kemps Creek (see condition A15) prior to submission to the Planning Secretary. The strategy must include:</p> <p>(a) written evidence of consultation with Council and the landowner of 141-251 Aldington Road, Kemps Creek;</p> <p>(b) a delivery plan for the construction of the Road 2 North connection, including:</p> <p>(i) details of the scope of works to be undertaken on the site and the adjoining property at 141-251 Aldington Road, Kemps Creek as shown on Figure 6: in Appendix 1, including but not limited to removal of the temporary road infrastructure, construction of road infrastructure, and installation of services and utilities;</p> <p>(ii) details of how the works described under condition B7(b)(i) will be coordinated and carried out by a single contractor;</p> <p>(iii) an arrangement on timing, delivery and funding of the works described under condition B7(b)(i) and contingency measures to ensure the Road 2 North connection will be delivered; and</p> <p>(c) a detailed design plan of the Road 2 North connection prepared in accordance with the design requirements under the MRP DCP, specifications, or alike to the satisfaction of the relevant roads authority.</p>	Noted
<b>B8</b>	The Applicant must ensure the Road 2 North connection is constructed and operational in accordance with the design plans required under condition B7.	Noted
<b>B9</b>	<p>Following the completion of construction of the Road 2 North connection required under condition B8, Road 2 must be dedicated as a public road to the relevant Roads Authority, at no cost.</p> <p><b>Note:</b> <i>Public road and roads authority have the same meanings of the terms defined in Dictionary of the Roads Act 1993 (NSW). Refer to Section 2.3.2 of the Mamre Road Precinct Development Contributions Plan 2022 (s7.11) (Penrith City Council, 2022) for details of land dedication and local development contributions.</i></p>	Noted
<b>B10</b>	<p>Prior to the commencement of any stage of road construction, detailed design plans showing the provision of passively irrigated street trees within the relevant stage of works must be submitted to the satisfaction of the relevant road authority. The plans must:</p> <p>(a) be prepared in consultation with Council; and</p> <p>(b) demonstrate compliance with the Sydney Water Stormwater Scheme Infrastructure Design Guideline and MRP DCP.</p>	Noted
<b>B11</b>	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.	CTMP Appendix B
<b>B12</b>	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.	CTMP Appendix B

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<b>B13</b>	A minimum of 5% of light vehicle parking bays for each warehouse must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.	CTMP Appendix B
<b>B14</b>	<p>Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition C5 and must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s), whose appointment has been endorsed by the Planning Secretary;</li> <li>(b) be prepared in consultation with Council;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency;</li> <li>(d) detail heavy vehicle routes, access, and parking arrangements;</li> <li>(e) detail the road safety measures for managing heavy vehicles that need to cross the half road centre line while turning into and out of the warehouse driveways;</li> <li>(f) include an Operational Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) minimise the impacts on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise;</li> </ul> </li> <li>(iv) inform truck drivers of the site access arrangements and use of specified haul routes;</li> <li>(v) include a program to monitor the effectiveness of these measures; and</li> <li>(g) include a Traffic Control Plan (TCP) detailing heavy vehicle routes, road safety and efficiency measures and the on-site measures to be implemented to control the manoeuvring of vehicles in designated areas including the half road, and mitigate the potential for on-site vehicle conflict; and</li> <li>(h) outline the measures for managing operational traffic during the construction of the full extent of Road 1</li> <li>(i) detail triggers for review of the plan, including but not limited to a review of the plan prior to the construction of the full extent of Road 1.</li> </ul>	NA – Operational requirement
<b>B15</b>	<p>The Applicant must ensure:</p> <ul style="list-style-type: none"> <li>(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 <i>AS 2890.1:2004 Parking facilities Off-street car parking</i> (Standards Australia, 2004), <i>AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities</i> (Standards Australia, 2018) and <i>AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities</i> (Standards Australia, 2009)</li> </ul>	CTMP Appendix B

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<p>(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;</p> <p>(c) the development does not result in any vehicles queuing on the public road network;</p> <p>(d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;</p> <p>(e) all vehicles are wholly contained on site before being required to stop;</p> <p>(f) all loading and unloading of materials is carried out on-site; and</p> <p>(g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.</p>	
<p><b>B16</b> Prior to the commencement of operation of each warehouse building in the development 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 against the predictions in the Transport Management and Accessibility Plan prepared by Ason Group, dated 3 November 2023. The Program must be included in the OEMP (see condition C5) and monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:</p> <p>(a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes, and hours of operation;</p> <p>(b) queue monitoring at the Mamre Road/Abbotts Road intersection and background travel counts on Mamre Road and Aldington Road;</p> <p>(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;</p> <p>(d) consider the current capacity and efficiency of the existing road network including Aldington Road and Abbotts Road; and</p> <p>(e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.</p>	NA – Operational requirement
<p><b>B17</b> Prior to the commencement of operation of any part of the development, the Applicant must prepare a Work Place Travel Plan. The Work Place Travel Plan must form part of the OEMP required by condition C5 and must:</p> <p>(a) be prepared in consultation with TfNSW;</p> <p>(b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and</p> <p>(c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.</p>	NA – Operational requirement
<p><b>B18</b> The Applicant must implement the most recent version of the Work Place Travel Plan for the duration of the development.</p>	Noted
<p><b>B19</b> The Applicant must:</p> <p>(a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site for use as fill;</p> <p>(b) keep accurate records of the volume and type of fill to be used; and</p>	Table 4-2

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	(c) make these records available to the Planning Secretary upon request.	
<b>B20</b>	<p>Prior to the commencement of any earthworks or other surface disturbance, the Applicant must prepare an Erosion and Sediment Control Plan (ESCP) to the satisfaction of the Planning Secretary. The ESCP must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;</li> <li>(b) be prepared in consultation with CPHR, Sydney Water and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the ESCP;</li> <li>(c) be independently reviewed and verified by the ER prior to submission to the Planning Secretary;</li> <li>(d) comply with the detailed technical specifications in the <i>Technical guidance for achieving Wianamatta South Creek stormwater management targets</i> (DPE 2022) (the Technical Guidance) or its latest version and the performance criteria in <b>Appendix 4</b> in this consent;</li> <li>(e) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed; and</li> <li>(f) be included in the CEMP required by conditions C2 and C3.</li> </ul>	ESCP Appendix C
<b>B21</b>	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence earthworks until the ESCP required by condition B20 is approved by the Planning Secretary;</li> <li>(b) ensure installation and operation of the erosion and sediment controls are supervised and certified by the CPESC appointed under condition B20(a);</li> <li>(c) implement the ESCP approved by the Planning Secretary for the duration of earthworks and construction; and</li> <li>(d) engage the CPESC to conduct monthly audits of the erosion and sediment controls for the duration of earthworks and construction and for a further 12 months following the 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.</li> </ul>	<ul style="list-style-type: none"> <li>(a) ESCP Appendix C</li> <li>(b) Section 5.1 and ESCP Appendix C</li> <li>(c) ESCP Appendix C</li> <li>(d) Table 3-1 and Section 5.1</li> </ul>
<b>B22</b>	The Environmental Representative (ER) appointed in accordance with condition A45, shall make a written statement to the Planning Secretary confirming the erosion and sediment controls are commissioned, prior to the commencement of earthworks and other construction activities for the development. The ER must also verify that disturbed areas have been adequately stabilised at the completion of earthworks.	Section 1.3.1
<b>B23</b>	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.	Section 3.3
<b>B24</b>	<p>The Applicant, if required, must obtain the necessary water or aquifer interference licences for the development under the Water Act 1912 and/or Water Management Act 2000.</p> <p><b>Note:</b> Licences are required for groundwater bores, bores, excavations that may intercept groundwater, dewatering activities and extraction or interception of surface water</p>	Section 3.3

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<p><b>B25</b></p> <p>Prior to the commencement of earthworks, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:</p> <ul style="list-style-type: none"> <li>(a) be prepared in consultation with the CPHR, Sydney Water and Transgrid;</li> <li>(b) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems;</li> <li>(c) be consistent with the plan titled Water Management Plan Interim Strategy, Drawing No. 21-860-C250, Issue H, prepared by AT&amp;L (see Appendix P of Additional Information);</li> <li>(d) detail: <ul style="list-style-type: none"> <li>(i) all drainage infrastructure within the site including any connections to adjacent landholdings;</li> <li>(ii) interim stormwater measures required to maintain existing discharge locations within the site until the site is connected to the Regional Stormwater Scheme or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development can be connected to an alternative stormwater management system that has been installed and is operational;</li> <li>(iii) how the development will ultimately connect to the Regional Stormwater Scheme and how the interim stormwater measures outlined in condition B25(d)(ii) will be decommissioned once the development is connected to the Regional Stormwater Scheme;</li> </ul> </li> <li>(e) be designed in accordance with the Technical Guidance and demonstrate through MUSIC modelling, how the waterway health objectives and targets set out in the MRP DCP and Technical Guidance will be achieved;</li> <li>(f) ensure proprietary devices are located on private land and only include sediment and nutrient removal if certified under Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP);</li> <li>(g) ensure gross pollutant traps are appropriately sized and designed in accordance with the Infrastructure Design Guidelines;</li> <li>(h) demonstrate maintenance access driveways to water storage or bio-retention basins are designed in accordance with Council's specifications;</li> <li>(i) until such time the site is connected to the Regional Stormwater Scheme or another approved stormwater system, demonstrate that sufficient land is reserved on-site for stormwater management purposes (such as irrigation areas and undeveloped areas) as shown on <b>Figure 3:</b> in Appendix 1, to ensure the development meets the requirements of B25(e); and</li> <li>(j) include landscape drawings that include planting details of the WSUD systems.</li> </ul>	<p>ESCP Appendix C</p>
<p><b>B26</b></p> <p>Prior to the commencement of construction of the trunk drainage infrastructure, the Applicant must complete detailed design of the trunk drainage infrastructure on the site, to the satisfaction of the Planning Secretary. The trunk drainage infrastructure must:</p> <ul style="list-style-type: none"> <li>(a) be designed in consultation with and to the satisfaction of the Regional Stormwater Authority and Transgrid;</li> <li>(b) be integrated into the Stormwater Management System Design required under Condition B25;</li> </ul>	<p>ESCP Appendix C</p>

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<p>(c) be consistent with the plans titled 'Water Management Plan Interim Strategy', Drawing No. 21-860-C250, Issue G, prepared by AT&amp;L and Water Management Plan Ultimate', Drawing No. 21-860-C251, Issue H (see Appendix P of Additional Information), and the latest version of the Stormwater Scheme Infrastructure Design Guidelines (Sydney Water 2022), unless otherwise agreed with the Regional Stormwater Authority;</p> <p>(d) be designed so that the naturalised trunk drainage channel conveys, as a minimum, critical 1% AEP overland flows where the catchment area upstream of the commencement of the trunk drainage exceeds 15 ha or where overland flows are unsafe to pedestrians and vehicles, whichever occurs first;</p> <p>(e) be supported by hydraulic modelling that addresses the latest version of the <i>Stormwater Scheme Infrastructure Design Guidelines</i> (Sydney Water 2024);</p> <p>(f) ensure external catchments are drained to the trunk drainage channel;</p> <p>(g) demonstrate alignment with the upstream neighbouring stormwater drainage channel;</p> <p>(h) include appropriate connections from the trunk drainage channel on-site to the trunk drainage infrastructure downstream of the site at 930-966 Mamre Road, Kemps Creek;</p> <p>(i) include landscape drawings showing planting details consistent with Sydney Water's <i>Stormwater Scheme Infrastructure Design Guideline 2024</i>, or as agreed with Sydney Water; and</p> <p>(j) include adequate access for maintenance by the Regional Stormwater Authority, in accordance with the Stormwater Scheme Infrastructure Design Guidelines (Sydney Water 2024), including provision of an easement as required by Condition B35.</p>	
<p><b>B27</b></p> <p>The Applicant must:</p> <p>(a) not commence earthworks until the design required by Condition B30 is approved by the Planning Secretary;</p> <p>(b) ensure construction of the trunk drainage infrastructure is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and</p> <p>(c) implement the trunk drainage infrastructure approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.</p>	ESCP Appendix C
<p><b>B28</b></p> <p>Prior to the commencement of operation of the first warehouse building in the development, the Applicant must prepare a Water and Stormwater Management Plan to the satisfaction of the Planning Secretary. The Water and Stormwater Management Plan must form part of the OEMP required by condition C5 and must:</p> <p>(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;</p> <p>(b) be prepared in consultation with the CPHR and Sydney Water;</p> <p>(c) comply with the requirements of the Technical Guidance for the preparation of a Water and Stormwater Management Plan;</p> <p>(d) demonstrate how the development will comply with the stormwater quality and quantity targets in the Technical Guidance;</p>	NA – Operational requirement



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	<p>(e) be consistent with the design approved under Condition B25;</p> <p>(f) include:</p> <p>(i) detailed engineering drawings for all WSUD elements including plan views, cross-sections and long sections;</p> <p>(ii) detailed landscape drawings with topsoil requirements, planting schedules and hardscape (maintenance access) details;</p> <p>(iii) an operation and maintenance plan for the WSUD measures;</p> <p>(g) include a protocol for investigating any non-compliances with the IWCM controls in the MRP DCP and the waterway health objectives and targets in the Technical Guidance and detail the contingency measures that would be implemented to address non-compliances;</p> <p>(h) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the Regional Stormwater Scheme being available for the site to connect to; and</p>											
<b>B29</b>	<p>The Applicant must:</p> <p>(a) not commence operation of the first warehouse building until the Water and Stormwater Management Plan required by Condition B28 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Water and Stormwater Management Plan approved by the Planning Secretary for the duration of the development.</p>	NA – Operational requirement										
<b>B30</b>	Prior to commencement of earthworks, the Applicant must implement the Dam Dewatering Plan, prepared by Ecological Australia, dated 6 February 2025 (see Appendix C of the Additional Information). The Dam Dewatering Plan must form part of the CEMP required by conditions C2 and C3. The Applicant must implement the most recent version of the Dam Dewatering Plan for the duration of earthworks and construction.	DDS Appendix D										
<b>B31</b>	<p>The Applicant must comply with the hours detailed in Table 3.</p> <p><i>Table 3 Hours of Work</i></p> <table border="1"> <thead> <tr> <th>Activity</th><th>Day</th><th>Time</th></tr> </thead> <tbody> <tr> <td rowspan="2">Earthworks and construction</td><td rowspan="2">Monday – Friday Saturday</td><td>7 am to 6 pm</td></tr> <tr> <td>8 am to 1 pm</td></tr> <tr> <td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr> </tbody> </table>	Activity	Day	Time	Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm	8 am to 1 pm	Operation	Monday – Sunday	24 hours	Table 1-3
Activity	Day	Time										
Earthworks and construction	Monday – Friday Saturday	7 am to 6 pm										
		8 am to 1 pm										
Operation	Monday – Sunday	24 hours										
<b>B32</b>	<p>Works outside of the hours identified in condition B31 may be undertaken in the following circumstances:</p> <p>(a) works that are inaudible at the nearest sensitive receivers;</p> <p>(b) works agreed to in writing by the Planning Secretary;</p>	Section 1.4.3										

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	(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.														
B33	The development must be constructed to achieve the construction noise management levels detailed in <i>the 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 required under condition B34.				CNVMP Appendix F										
B34	The Applicant must prepare a Construction Noise 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; (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) include noise management and mitigation measures, including any described in Appendix 2; (d) describe the procedures for carrying out construction noise monitoring, including frequency and duration; (e) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers; (f) include strategies that have been developed in consultation with the adjoining properties for managing construction noise, including high noise generating works, such as implementing respite periods and notification of construction work stages; (g) describe the consultation undertaken with adjoining properties to develop the strategies in condition B34 (f); and (h) include a complaints management system that would be implemented for the duration of the development.				CNVMP Appendix F										
B35	The Applicant must: (a) not commence construction of the development until the Construction Noise Management Plan required by condition B34 is approved by the Planning Secretary; and (b) implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.				CNVMP Appendix F										
B36	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 4. <b>Table 4 Noise limits (dB(A))</b> <table><tr><th>Location</th><th>Day LAeq(15 minute)</th><th>Evening LAeq(15 minute)</th><th>Night LAeq(15 minute)</th><th>Night LAMax</th></tr><tr><td></td><td></td><td></td><td></td><td></td></tr></table>				Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LAMax						NA – Operational requirement
Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night LAMax											

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	Residents in Mount Vernon	29	30	30	46	
	BAPS Temple – outdoor areas of worship or congregation (excluding car parking areas and internal roads)	43 (when in use)			N/A	
a. Refer to Figure 7: in Appendix 5 for the location of residential sensitive receivers						
<b>Note 1.</b> 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).						
B37	The Applicant must implement reasonable and feasible measures (in accordance with Fact Sheet F of the Noise Policy for Industry (EPA 2017)) to minimise noise generated by operation of the development on Sunday afternoons and evenings (1pm – 8pm). These measures should aim, so far as is reasonably practicable, to achieve a noise level of 41 dBA L <sub>Aeq</sub> (15 minute) in the day and evening at the BAPS Temple site outdoor areas of worship or congregation (excluding car parking areas and internal roads) during this period.					NA – Operational requirement
B38	The Applicant must prepare an Operational Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of an OEMP in accordance with condition C5 and must: (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary; (b) 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 B35: (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); (c) identify the allowable noise contribution level for the development at compliance locations identified in <b>Table 4</b> ; (d) 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 <b>Table 4</b> ; (e) include:					NA – Operational requirement

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<ul style="list-style-type: none"> <li>(i) an outline of at-source and transmission path mitigation measures required to ensure compliance with the limits specified in condition B35;</li> <li>(ii) a description of operational procedures to minimise noise, including loading dock management practices and driver code of conduct;</li> <li>(iii) a description of contingency measures (including specific measures to manage 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 B35;</li> <li>(f) include a Trigger Action Response Plan (TARP) for the noise limits and goal in Conditions B35 and B36 that includes:               <ul style="list-style-type: none"> <li>(i) details of on-site noise monitoring instrumentation to function as a real-time monitoring feedback tool for the TARP;</li> <li>(ii) the applicable on-site noise trigger levels at the real-time monitoring locations to ensure noise is minimised in accordance with condition B36;</li> <li>(iii) details of warning systems for when on-site noise trigger levels are exceeded and operational responses to be carried out by the Applicant or tenants to minimise and mitigate events exceeding the on-site noise trigger levels;</li> <li>(iv) a system for recording all exceedances of the on-site noise trigger levels and the responses taken to minimise those exceedances.</li> </ul> </li> </ul>	
<b>B39</b> <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation of the development until the Operational Noise Management Plan required by condition B38 is approved by the Planning Secretary; and</li> <li>(b) implement the most recent version of the Operational Noise Management Plan approved by the Planning Secretary for the duration of the development.</li> </ul>	NA – Operational requirement
<b>B40</b> <p>Within three months of the completion of commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:</p> <ul style="list-style-type: none"> <li>(a) be prepared to the satisfaction of the Planning Secretary;</li> <li>(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:               <ul style="list-style-type: none"> <li>(i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and</li> <li>(ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);</li> <li>(iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);</li> </ul> </li> <li>(c) include:               <ul style="list-style-type: none"> <li>(i) an analysis of compliance with noise limits specified in condition B36;</li> <li>(ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B36;</li> </ul> </li> </ul> <p>and</p>	NA – Operational requirement

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	(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.	
<b>B41</b>	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	CAQMP Appendix E
<b>B42</b>	<p>During construction of the development, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	CAQMP Appendix E
<b>B43</b>	<p>Prior to the commencement of earthworks and construction of each warehouse building in the development, 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 conditions C2 and C5 and must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s);</li> <li>(b) detail and rank all emissions from all sources during construction of the development, including particulate emissions;</li> <li>(c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key criteria, including installation of real-time air quality monitors on the site boundaries;</li> <li>(d) identify the control measures that will be implemented for each emission source;</li> <li>(e) nominate the following for each of the proposed controls: <ul style="list-style-type: none"> <li>(i) key criteria;</li> <li>(ii) monitoring method;</li> <li>(iii) locations, frequency and duration of monitoring;</li> </ul> </li> <li>(f) outline procedures that will be implemented in relation to: <ul style="list-style-type: none"> <li>(i) record keeping;</li> <li>(ii) reporting to the Environmental Representative required under condition A48;</li> <li>(iii) complaints register;</li> <li>(iv) response procedures;</li> <li>(v) compliance monitoring; and</li> </ul> </li> <li>(g) include a Trigger Action Response Plan (TARP) that must include: <ul style="list-style-type: none"> <li>(i) the objectives of the TARP;</li> <li>(ii) triggers for: <ul style="list-style-type: none"> <li>• continuously monitored PM10 concentrations;</li> </ul> </li> </ul> </li> </ul>	CAQMP Appendix E

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<ul style="list-style-type: none"> <li>• meteorological conditions;</li> <li>• visible dust plumes;</li> <li>• on-site activities that have the potential for elevated dust emissions;</li> </ul> <p>(iii) a procedure to identify likely dust-generating sources;</p> <p>(iv) source-specific actions to reduce dust generation rates;</p> <p>(v) a procedure to determine the effectiveness of the implemented actions;</p> <p>(vi) a procedure to implement additional controls if required, to ensure the development complies with the conditions of this consent; and</p> <p>(vii) a procedure to record evidence / observations of the effectiveness of the implemented actions to manage the triggers, and evidence to demonstrate that the objectives of the TARP have been achieved; and</p> <p>(viii) detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.</p>	
<p><b>B44</b></p> <p>The Applicant must:</p> <p>(a) not commence earthworks until the CAQMP required by condition B43 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of earthworks and construction.</p>	<p>(a) CAQMP Appendix E</p> <p>(b) CAQMP Appendix E</p>
<p><b>B45</b></p> <p>The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.</p>	<p>CAQMP Appendix E</p>
<p><b>B46</b></p> <p>Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the development's revegetation and landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition C5. The plan must:</p> <p>(a) detail the species to be planted on-site that:</p> <p>(i) are consistent with the plant list in Appendix C of the MRP DCP;</p> <p>(ii) are consistent with the plant list in Appendix B of Sydney Water's <i>Stormwater Scheme Infrastructure Design Guideline, 2024</i>; and</p> <p>(iii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport;</p> <p>(b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and</p> <p>(c) be consistent with</p> <p>(i) the Landscape Plan included in the Submission Report;</p> <p>(ii) the Applicant's Management and Mitigation Measures at Appendix 2; and</p> <p>(iii) Appendix 4 of the <i>Planning for Bush Fire Protection (RFS, 2019)</i></p>	<p>NA – Operational requirement</p>



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<ul style="list-style-type: none"> <li>(iv) Transgrid's easement guidelines;</li> <li>(d) ensure sufficient deep soil is provided in all areas where tree planting is required;</li> <li>(e) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP;</li> <li>(f) include a Street Tree Plan including details of selected street tree species, root protection barriers and soil specifications;</li> <li>(g) provide detailed plans of passively irrigated street trees within the relevant stage of works demonstrating consistency with the MRP DCP;</li> <li>(h) describe the ongoing monitoring and maintenance measures to manage the landscaping works.</li> </ul>	
<p><b>B47</b> The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.</li> <li>(b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and</li> <li>(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B33 for the life of the development.</li> </ul>	NA – Operational requirement
<p><b>B48</b> The Applicant must ensure the lighting associated with the development:</p> <ul style="list-style-type: none"> <li>(a) complies with the latest version of AS 4282-2019 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 2019); and</li> <li>(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.</li> </ul>	Noted
<p><b>B49</b> Prior to the commencement of construction of each warehouse building in the development, the Applicant must submit a Signage Strategy, for each warehouse building, to the satisfaction of the Planning Secretary. The Signage Strategy must demonstrate the proposed signage is consistent with Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021. The Signage Strategy must:</p> <ul style="list-style-type: none"> <li>(a) ensure there is only up to one building identification sign installed per elevation, except in the case where there is more than one tenant occupying a warehouse building;</li> <li>(b) ensure there is only up to one illuminated building identification sign per warehouse building; and</li> <li>(c) includes measures to control lighting impacts from illuminated signage including use of backlit signs and curfews.</li> </ul>	Noted
<p><b>B50</b> All signage and fencing must be erected in accordance with the development plans included in the Additional Information.</p> <p><b>Note:</b> <i>This condition does not apply to temporary construction and safety related signage and fencing.</i></p>	Noted
<p><b>B51</b> Prior to the commencement of any earthworks or remediation works for the development on site, the Applicant must engage a Site Auditor accredited under the <i>Contaminated Land Management Act 1997</i> NSW Site Auditor Scheme.</p>	Noted

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<b>B52</b>	<p>Prior to the commencement of any earthworks or remediation works, the Applicant must engage a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme to:</p> <p>(a) complete the further site investigations recommended in the <i>Remediation Action Plan Proposed Industrial Development 253-267 Aldington Road, Kemps Creek, NSW</i>, prepared by Douglas Partners dated February 2025; and</p> <p>(b) prepare a Remedial Works Plan that has been reviewed and approved by the Site Auditor and details:</p> <p>(i) the outcomes of the further site investigations;</p> <p>(ii) the final extent of remediation;</p> <p>(iii) the location and design of the containment cell; and</p> <p>(iv) a long term environmental management plan (LTEMP).</p>	<p>(a) Remedial Action Plan (RAP) (Douglas Partners, February 2025)</p> <p>(b) LTEMP</p>
<b>B53</b>	The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced consultant(s) in accordance with the Remedial Works Plan approved by the Site Auditor and relevant guidelines produced or approved under the <i>Contaminated Land Management Act 1997</i> .	RAP
<b>B54</b>	Upon completion of the remediation works and prior to the commencement of construction of the development, the Applicant must submit to the Planning Secretary, a Site Audit Report and a Site Audit Statement, prepared in accordance with the NSW Contaminated Land Management - Guidelines for the NSW Site Auditor Scheme 2017, which demonstrates the site is suitable for its intended industrial land use with the implementation of a long term environmental management plan.	RAP
<b>B55</b>	<p>Upon completion of the Site Audit Statement and Site Audit Report, the Applicant must:</p> <p>(a) implement the approved LTEMP;</p> <p>(b) provide evidence to the Planning Secretary the LTEMP is listed on the relevant planning certificate for the land, issued under section 10.7 of the <i>Environmental Planning and Assessment Act 1979</i>, for the development.</p>	LTEMP
<b>B56</b>	<p>The Applicant must ensure that any asbestos encountered during the remediation and earthworks for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:</p> <p>(a) <i>Work Health and Safety Regulation 2017</i>;</p> <p>(b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022;</p> <p>(c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and</p> <p>(d) <i>Protection of the Environment Operations (Waste) Regulation 2014</i>.</p>	LTEMP and RAP
<b>B57</b>	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is managed in	UFP Appendix G

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	accordance with the POEO Act and its associated regulations. Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.	
<b>B58</b>	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.	UFP Appendix G
<b>B59</b>	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the <i>National Parks and Wildlife Act 1974</i> .	UFP Appendix G
<b>B60</b>	If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development: (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately; (b) Heritage NSW must be contacted immediately; and (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.	UFP Appendix G
<b>B61</b>	Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.	UFP Appendix G
<b>B62</b>	The quantities of dangerous goods stored and handled must remain below the following: (a) for each tenancy within Warehouses 1B and 1C, below the placard quantities listed in Schedule 11 of the Work Health and Safety Regulation 2017 (NSW); and (b) for Warehouse 1A, below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33.	Section 3.3
<b>B63</b>	The Applicant must store and handle all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Handbook if the chemicals are liquids.	Section 3.3
<b>B64</b>	In the event of an inconsistency between the requirements of conditions B63B63(a) and B63B63(b), the most stringent requirement must prevail to the extent of the inconsistency.	Noted
<b>B65</b>	From the commencement of operation and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.	NA – Operational requirement

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<b>B66</b>	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.	Section 4.1
<b>B67</b>	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	Section 4.1
<b>B68</b>	The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.	Noted
<b>B69</b>	The collection of waste generated during operation of the development must be undertaken between 7am to 10pm Monday to Friday.	NA – Operational requirement
<b>B70</b>	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and</li> <li>(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.</li> </ul> <p><i>Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.</i></p>	Section 4.1

#### Part C Environmental Management, Reporting and Auditing

<b>C1</b>	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) a condition compliance table for that plan;</li> <li>(b) detailed baseline data;</li> <li>(c) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(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;</li> </ul> </li> <li>(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(e) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development; and</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (d) above;</li> </ul> </li> <li>(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;</li> </ul>	<p>This CEMP and sub-plans</p> <ul style="list-style-type: none"> <li>a) Table 1-1, Appendix A and sub-plans</li> <li>b) Sub-plans</li> <li>c) Section 3.3, Table 4-1</li> <li>d) Section 4.1</li> <li>e) Section 5.2</li> <li>f) Section 5.4</li> <li>g) Section 5</li> <li>h) Section 5.6</li> <li>i) Section 5.8</li> </ul>
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SSD- 23480429 Development Consent		CEMP Section
	<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><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	
<b>C2</b>	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.	This CEMP
<b>C3</b>	<p>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>(b) Erosion and Sediment Control Plan (see condition B20);</p> <p>(c) Dam Dewatering Plan (see condition (B30);</p> <p>(d) Construction Air Quality Management Plan (see condition B43)</p> <p>(e) Construction Noise Management Plan (see condition B34);</p> <p>(f) Unexpected Finds Procedure (see condition B57); and</p> <p>(g) Community Consultation and Complaints Handling.</p>	See appendices of this CEMP: Sub-plans
<b>C4</b>	<p>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>	Section 1.3.2
<b>C5</b>	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.	NA – Operational requirement
<b>C6</b>	<p>As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:</p> <p>(a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>(b) describe the procedures that would be implemented to:</p> <p>NSW Government 21 Westgate Industrial Estate</p>	NA – Operational requirement

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<p>Department of Planning, Housing and Infrastructure (SSD-23480429)</p> <ul style="list-style-type: none"> <li>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;</li> <li>(ii) receive, handle, respond to, and record complaints;</li> <li>(iii) resolve any disputes that may arise;</li> <li>(iv) respond to any non-compliance;</li> <li>(v) respond to emergencies; and</li> <li>(c) include the following environmental management plans: <ul style="list-style-type: none"> <li>(i) Operational Traffic Monitoring Program (see condition B16);</li> <li>(ii) Water and Stormwater Management Plan (condition B28);</li> <li>(iii) Operational Noise Management Plan (see condition B38);</li> <li>(iv) Landscape Management Plan (see condition B46; and</li> <li>(v) Long-Term Environmental Management Plan (see condition B55).</li> </ul> </li> </ul>	
<p><b>C7</b></p> <p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence operation until the OEMP is approved by the Planning Secretary; and</li> <li>(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).</li> </ul>	NA – Operational requirement
<p><b>C8</b></p> <p>Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:</p> <ul style="list-style-type: none"> <li>(a) the submission of an incident report under condition C10;</li> <li>(b) the submission of a Compliance Report under condition C14;</li> <li>(c) the approval of any modification of the conditions of this consent; or</li> <li>(d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,</li> </ul> <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>	See Section 5.8
<p><b>C9</b></p> <p>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 in the case of a modification approving the construction of any works, prior to the commencement of construction of those works, or such other timing as agreed by the Planning Secretary.</p> <p><b>Note:</b> 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.</p>	See Section 5.8

SSD- 23480429 Development Consent		CEMP Section
<b>C10</b>	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.	See Section 5.6.1
<b>C11</b>	The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).	See Section 5.6.1
<b>C12</b>	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).	See Section 5.5
<b>C13</b>	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. <i>Note: A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</i>	See Section 5.5
<b>C14</b>	Within three months after the commencement of earthworks of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of earthworks and construction works, 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 having regard to 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.	See Section 5.7
<b>C15</b>	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.	See Section 5.7
<b>C16</b>	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. <i>Note: For the purposes of this condition, as set out in the EP&amp;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</i>	Noted



SSD- 23480429 Development Consent	CEMP Section
<p><b>C17</b></p> <p>At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:</p> <ul style="list-style-type: none"> <li>(a) make the following information and documents (as they are obtained or approved) publicly available on its website: <ul style="list-style-type: none"> <li>(i) the documents referred to in condition A2 of this consent;</li> <li>(ii) all current statutory approvals for the development;</li> <li>(iii) all approved strategies, plans and programs required under the conditions of this consent;</li> <li>(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</li> <li>(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;</li> <li>(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;</li> <li>(vii) a summary of the current stage and progress of the development;</li> <li>(viii) contact details to enquire about the development or to make a complaint;</li> <li>(ix) a complaints register, updated quarterly;</li> <li>(x) the Compliance Report of the development;</li> <li>(xi) any other matter required by the Planning Secretary; and</li> </ul> </li> <li>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</li> </ul>	<ul style="list-style-type: none"> <li>a) Section 2.1 and Appendix H and</li> <li>b) Section 2.1</li> </ul>

# Appendix B Construction Traffic Management Plan

# Appendix C Erosion and Sediment Control

# Appendix D Dam Decommissioning Strategy

# Appendix E Construction Air Quality Management Plan

# Appendix F Construction Noise and Vibration Management Plan

# Appendix G Unexpected Finds Protocol (Heritage and Contamination)



# Heritage Unexpected Finds Procedure

Should a potential archaeological heritage find be identified during excavation and other ground disturbing works, the following protocol is to be implemented.

## Unexpected Heritage Finds Protocol

1. Stop work within the affected area, to protect the potential archaeological find, and inform the Contractor's Safety and Environmental Coordinator and Contractor's Project Manager.
2. The Contractor's Safety and Environmental Coordinator should contact a suitably qualified archaeologist to assess the potential archaeological find.

3. If Aboriginal archaeological material is identified:	4. If significant non-Aboriginal archaeological material is identified:	5. If human remains are identified:
<ol style="list-style-type: none"> <li>a) Inform NSW Heritage on the Environment Line 131 555 as soon as practicable and provide details of the material and its location</li> <li>b) Further consultation with Registered Aboriginal Parties, assessment and approval may be required prior to these works commencing.</li> </ol>	<ol style="list-style-type: none"> <li>a) Further assessment and approval may be required prior to these works commencing.</li> </ol>	<ol style="list-style-type: none"> <li>a) Notify NSW Police</li> <li>b) Notify Heritage NSW on the Environment Line 131 555 as soon as practicable and provide details of the remains and their location.</li> </ol>

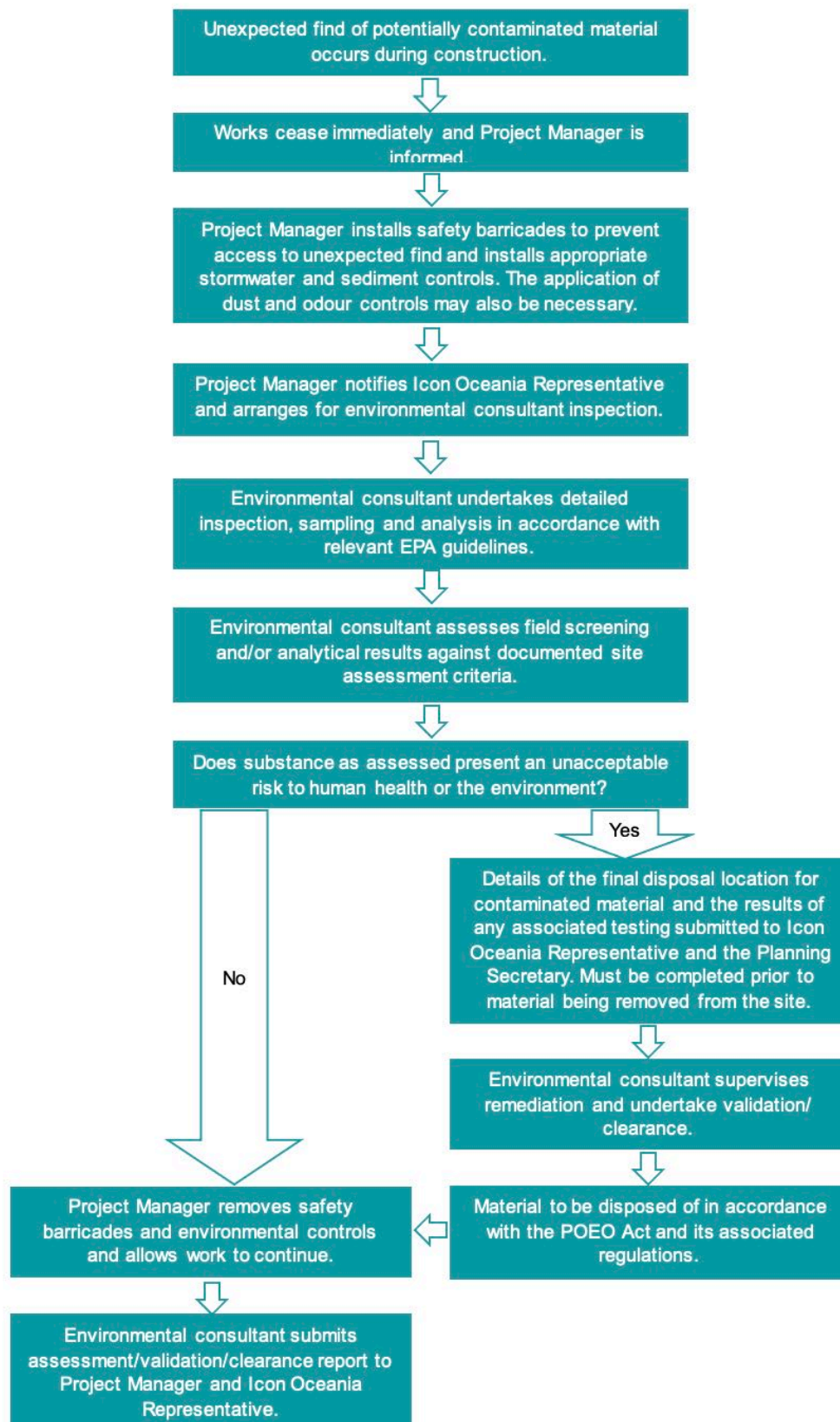
6. Do not recommence any work at the location until the unexpected find has been cleared.
7. Any changes to the project construction footprint outside of the current footprint may require further heritage assessment.

# Contamination Unexpected Finds Procedure

A Remedial Action Plan (RAP) (Douglas Partners, Rev 3, 31 October 2024) was completed for the Project site. After an assessment of available strategies for remediation it was determined that the Project site can be rendered suitable for the intended industrial and commercial uses after the completion of appropriate remediation as detailed in the RAP. Management measures outlined in the RAP include off-site disposal of contaminated soil to a licenced waste facility, further assessment of contaminants determined potential to retain on site and the placement of material being kept on site at a suitable depth below ground level.

In the event that there are unexpected contamination finds during construction, this Contamination Unexpected Finds Protocol (CUFP) is to be implemented noting the following:

- The management measures identified in this procedure will manage any material identified as contaminated in accordance with the POEO Act and its associated regulations.
- All transport of waste and disposal of materials must be conducted in accordance with the requirements of the POEO Act.
- All waste disposal must be to a facility/ site legally able to accept the material.
- All required licences and approvals required for disposal of the material should be obtained prior to removal of the material from site.
- Details of the management approach used are to be submitted to the Planning Secretary within six weeks of the contamination being encountered.
- Results of any associated testing are to be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find.



# Appendix H Community Consultation Strategy

# Appendix I Contingency Plan

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
<b>Traffic Management Plan</b>				
Construction Movements	Trigger	Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within Section 2.2 and Section 3.1.	Construction traffic volumes exceed programmed Peak volumes but is within permissible volume constraints as outlined within Section 2.2 and Section 3.1.	Construction traffic volumes exceed permissible volume and time constraints as outlined within Section 2.2 and Section 3.1.
	Response	No response required.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>• Review CTMP and update where necessary.</li> <li>• Provide additional training.</li> </ul>	As for Condition Amber, plus: <ul style="list-style-type: none"> <li>• If it is concluded that construction activities were directly responsible for the exceedance, notify the DPHI as per condition C10 of the Development Consent.</li> <li>• Stop all transportation into and out of the site.</li> </ul>
Queuing	Trigger	No queuing identified.	Queuing identified within Project Site, but not on to the public road.	Queuing identified on the public road.
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the contractor. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Drivers' Code of Conduct.	As with Condition Amber, plus: <ul style="list-style-type: none"> <li>• Review and investigate construction activities</li> <li>• If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies</li> <li>• Temporary halting of activities and resuming when conditions have improved</li> <li>• Stop all transportation into and out of the Project site</li> <li>• Review CTMP and update where necessary, provide additional training.</li> </ul>

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Traffic Guidance Scheme (TGS)	Trigger	No observable traffic issues (TGS implements according to plan).	Minor inconsistencies with TGS to onsite operations such as covered signs, missing signs and fallen cones etc.	Near miss or incident occurring regardless of/ as a result of TGS being implemented.
	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 so that the safety of all workers, students and civilians are catered for.
<b>Water and Soil</b>				
Soil / mud on public road network	Trigger	No soil/ mud tracked onto public road network.	Evidence of soil/ mud at entry but none tracked onto public roads.	Evidence of soil/ mud tracked onto public roads.
	Response	Continue implementation of management plans.	Check condition of wheel wash facility to verify it is functioning correctly.	Stop work and clean soil/ mud off road network. Engage street sweeper if necessary.
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions or rilling onsite. Sediment has potential to leave the site.	Significant gully or tunnel erosions present or rolling. Evidence of sediment leaving site.
	Response	Continue to implement existing measures in accordance with ESCP.	The Contractor's Safety and Environmental Coordinator will inspect the site after every rainfall event and at least fortnightly. Construct additional erosion and sediment control works to ensure desired protection.	Suitably trained person to inspect the site. Review of erosion and sediment structures and ESCP. Remediate as soon as practical.
Water Management Structures	Trigger	Water management structures have been designed, constructed and managed in accordance with the Mamre Road Precinct DCP.	Inspections identify that water management structures are in minor non-compliance with ESCP and Mamre Road Precinct DCP.	Inspections identify a failure of the water management structures (discharging outside of site of boundary and/or water quality does not meet required criteria).
	Response	Continue to implement existing measures in accordance with ESCP.	A suitably trained person to inspect the site and review adequacy of water management structures.	A suitably trained person to inspect the site. Remediate as soon as practical. Review of engineering design and ESCP.



Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
<b>Air Quality</b>				
Weather Forecast	Trigger	Predicted/observed wind speeds >10 km/h	Predicted/observed wind speeds >15 km/h and Wind gusts ≥20 km/h	Predicted/observed wind speeds >20 km/h and Wind gusts ≥25 km/h
	Response	Review operations via a visual inspection of dust emissions from current activities to verify all standard dust mitigation measures are being appropriately implemented. Continue to closely monitor wind speed and direction being recorded at Horsley Park Equestrian AWS.	Notifications to Site crews. Complete visual inspections. Increase watering rates on haul roads and exposed areas where appropriate. Reduce speed of equipment / vehicles. Consider holding off on potentially dust generating activities. Note changed state and continue to closely monitor for visible dust generation.	Notifications to Site crews. Review planned operations considering exposed areas. Cease any dust-producing activities or relocate relevant activities away from sensitive receptors or to less exposed locations. Minimise vehicular movements on unsealed surfaces. Restrict earthworks and loading of trucks. If dust generation is not reduced, reschedule the work to another time.
Dust Emissions	Trigger	Inspections show that there is no visible dust leaving the site.	Inspections show that there is visible dust leaving the site.	Inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	Response	Monitor weather conditions and stop works if dust generation is excessive. Continue implementation measures of the CAQMP.	During periods of unsuitable weather (high winds and high temperatures), avoid or minimise dust generating activities where possible, or increase frequency of dust suppression activities. Remove, suppress, stabilise or cover materials that have a potential to produce dust as soon as possible, unless being used on site. Impose 30km/h speed limits on haul routes to minimise dust generated from vehicle movements.	Where possible, locate high dust generating activities away from sensitive receivers. Record any exceptional events that cause dust and/or air emissions on or off site and note action taken to resolve situation.

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Dust Complaints	Trigger	No complaints received during construction.	An air-quality related complaint is received from a nearby resident.	Further complaints are received after the additional mitigation measures have been implemented.
	Response	Continue monitoring program and implementing CAQMP.	Record all air quality related complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner and record measures taken. Make Consultation Register available to relevant authorities (Council, EPA, DPHI).  Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.	Provide Icon Oceania with details of construction activities undertaken on site at the time of complaint.  Communicate with Icon Oceania if actions are required.
<b>Noise and Vibration</b>				
Noise Impacts at Sensitive Receiver	Trigger	Noise levels do not exceed noise management levels.	Noise levels exceed applicable noise management levels.	Noise levels exceed Highly Noise Affected threshold at a sensitive receiver.  Noise complaints received.
	Response	Continue implementing existing measures in accordance with the CNVMP.	Implement every practical and logical mitigation and management strategy to keep noise levels below the Highly Noise Affected (75dBA) threshold.	Implement every practical and logical mitigation and management strategy to reduced noise levels below the Highly Noise Affected threshold.  If noise levels cannot be kept below the imposed restrictions, an alternative construction method or equipment will be used.
Vibration Impacts at Sensitive Receivers	Trigger	Vibration-intensive tasks carried out beyond the equipment's recommended working distance.	Vibration intensive works undertaken within minimum working distance for the specific equipment in use.	Vibration levels exceed applicable vibration limits.

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	Continue to implement existing measures in accordance with CNVMP.	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 will be utilised.
<b>Unexpected Finds</b>				
Unexpected Contamination Find	Trigger	No contamination uncovered during earthworks.	Areas of possible contamination uncovered during earthworks.	Areas of potentially hazardous substance identified during earthworks.
	Response	Continue to implement existing measures in accordance with CEMP.	Implement UFP (Appendix G of CEMP).	Implement UFP (Appendix G of CEMP).
Unexpected Heritage Find	Trigger	No Aboriginal or historical artefacts found.	Unanticipated archaeological items uncovered.	Potential human remains discovered.
	Response	Continue to implement existing measures in accordance with HMP.	Implement Heritage Unexpected Finds Procedure in HMP (Appendix G).	Implement Heritage Unexpected Finds Procedure in HMP (Appendix G).
<b>Community</b>				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Implement Communication Procedure and Protocols (CCS Appendix H).	Implement Communication Procedure and Protocols (CCS Appendix H).	Implement Communication Procedure and Protocols (CCS Appendix H).
<b>Waste Management</b>				
Waste	Trigger	Inspections identified no waste from construction generated outside of dedicated bins and stockpiles.	Inspections identified minimal waste from construction generated outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste from construction generated outside of dedicated bins and stockpiles.  Complaints received regarding waste management.

Key Elements	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	Continue to implement existing measures in accordance with CWMP.	Clean up the waste immediately and dispose according to CWMP requirements. Toolbox talk with all workers to discuss waste management requirements.	Clean up the waste immediately and dispose according to CWMP requirements. Toolbox talk with all workers to discuss waste management requirements.
<b>Wildlife</b>				
Biodiversity Management	Trigger	No impacts to biodiversity identified.	Minor biodiversity impacts identified on site.	Significant biodiversity impacts identified.
	Response	No response required.	Review effectiveness of management measures. Implement additional measures to manage impacts.	Stop works causing biodiversity impact. As for Condition Amber.
Wildlife Management	Trigger	Minimal occurrence of common strike species at the site.	Common strike species occur regularly at the site.	Common strike species occurring at the site in large numbers.
	Response	No response required.	Review effectiveness of management measures. Consider implementing additional measures to manage species.	As for Condition Amber.

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# Appendix J Project Environmental Risk Register