

# Development Consent

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

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

These conditions are required to:

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



Joanna Bakopanos

**A/Director  
Industry Assessments**

Sydney

26 February 2026

File: EF24/15683

### SCHEDULE 1

**Application Number:** SSD-76913969

**Applicant:** ALDI Foods Pty Limited

**Consent Authority:** Minister for Planning and Public Spaces

**Site:** 475 Badgerys Creek Road, Bradfield  
Lot 100 DP 1287207

**Development:** Construction and operation of a large format high-bay automated warehouse and distribution centre, including:

- automatic search and retrieval system
- cold storage
- ancillary offices
- associated services and infrastructure
- on-site car parking
- site access
- landscaping.

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## DEFINITIONS

<b>Additional information</b>	Additional information submitted to support the development application including correspondence titled 'SSD-76913969   ALDI RTS Response' prepared by Urbis Ltd dated 19 December 2025 and correspondence titled 'SSD-76913969   ALDI RTS Response' prepared by Urbis Ltd dated 3 February 2026
<b>Aerotropolis DCP</b>	Western Sydney Aerotropolis Development Control Plan 2022
<b>Applicant</b>	ALDI Foods Pty Limited, or any person carrying out any development to which this consent applies
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i>
<b>Carrier</b>	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
<b>Certifier</b>	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
<b>CEMP</b>	Construction Environmental Management Plan
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this document
<b>Construction</b>	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
<b>Council</b>	Liverpool City Council
<b>CPHR</b>	Conservation Programs, Heritage & Regulation Group of NSW Department of Climate Change, Energy, the Environment and Water
<b>CPESC</b>	Certified Professional in Erosion and Sediment Control
<b>CAQMP</b>	Construction Air Quality Management Plan
<b>Day</b>	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
<b>DCCEEW Water</b>	Water Group of NSW Department of Climate Change, Energy, the Environment and Water
<b>Demolition</b>	The deconstruction and removal of buildings, sheds and other structures on the site
<b>Department</b>	NSW Department of Planning, Housing and Infrastructure (DPHI)
<b>Development</b>	The development described in Schedule 1, the EIS and Submissions Report, including the works and activities comprising an automated warehouse and distribution centre, as modified by the conditions of this consent
<b>Development layout</b>	The plans at Appendix 1 of this consent
<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
<b>EIS</b>	The Environmental Impact Statement titled 'Environmental Impact Statement ALDI Automated Distribution Centre', prepared by Urbis dated 12 May 2025 submitted with the application for consent for the development.
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	As defined in section 1.4 of the EP&A Act
<b>EPA</b>	NSW Environment Protection Authority
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021
<b>EPL</b>	Environment Protection Licence under the POEO Act
<b>Evening</b>	The period from 6 pm to 10 pm
<b>Fibre-ready facility</b>	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
<b>GANSW</b>	The Government Architect of NSW within the Department

<b>GFA</b>	Gross Floor Area
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage item</b>	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<b>Heritage NSW</b>	Heritage NSW of NSW Department of Climate Change, Energy, the Environment and Water
<b>Incident</b>	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Night</b>	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>OCHP</b>	Operational Complaints Handling Protocol
<b>Operation</b>	The use of the automated warehousing and distribution centre as described in the EIS, Submissions Report and additional information
<b>Principal Certifier</b>	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(1) of the EP&A Act
<b>Planning Secretary</b>	Secretary of the Department, or delegate
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
<b>Registered Aboriginal Parties</b>	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
<b>Regional Stormwater Scheme</b>	Regional stormwater infrastructure as outlined in the <i>Western Sydney Aerotropolis Development Control Plan</i>
<b>Rehabilitation</b>	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
<b>Site</b>	The land defined in Schedule 1
<b>Site Auditor</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Site Audit Report</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>

<b>Site Audit Statement</b>	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
<b>Submissions Report</b>	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled 'Submissions Report ALDI Automated Distribution Centre', prepared by Urbis and dated 27 October 2025.
<b>Sydney Water</b>	Sydney Water Corporation
<b>Technical Guidance</b>	<i>Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets</i> (NSW Government, 2022)
<b>TfNSW</b>	Transport for New South Wales
<b>VENM</b>	Virgin Excavated Natural Material
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>WSUD</b>	Water sensitive urban design
<b>Year</b>	A period of 12 consecutive months

**SCHEDULE 2**  
**PART A ADMINISTRATIVE CONDITIONS**

**OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT**

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

**TERMS OF CONSENT**

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

**LIMITS OF CONSENT**

**Lapsing**

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced.

**Road Infrastructure**

- A6. Construction of the development must not commence until:
- (a) the Applicant has provided written evidence to the satisfaction of the Planning Secretary that one of the following roads is operational:
    - (i) Access Road 01 as shown on the Temporary Construction Access Road Staging Plan at Appendix B of the Transport Assessment prepared by Ason Group dated 19 December 2025 (submitted with the Additional Information); or
    - (ii) Ingham Property Group Master Plan Road 03 between the eastern site boundary and the Badgerys Creek Road / Road 03 roundabout as identified on Drawing No.22-1002-C2010 titled 'Road Types Plan' (Issue H, dated 1/5/25) in the approved Civil Engineering Drawings prepared for Ingham Property Group; and
  - (b) the Planning Secretary confirms in writing that the written evidence submitted under clause (a) of this condition is satisfactory.
- A7. Operation of the development must not commence until:
- (a) the Applicant has provided written evidence to the satisfaction of the Planning Secretary that the following road infrastructure works and upgrades are complete and operational:
    - (i) roundabout at the Badgerys Creek Road / Ingham Property Group Master Plan Road 03 intersection as identified on Drawing No.22-1002-C2005 titled General Arrangement Plan (Issue I, dated 1/5/25) in the approved Civil Engineering Drawings prepared for Ingham Property Group; and
    - (ii) Ingham Property Group Master Plan Estate Road 03 between the eastern site boundary and the Badgerys Creek Road / Road 03 roundabout as identified on Drawing No.22-1002-C2010 titled 'Road Types Plan' (Issue H, dated 1/5/25) in the approved Civil Engineering Drawings prepared for Ingham Property Group; and
  - (b) the Planning Secretary confirms in writing that the written evidence submitted under clause (a) of this condition is satisfactory.

## Stormwater Management Infrastructure

- A8. Construction of the development must not commence until:
- (a) the Applicant has provided written evidence to the satisfaction of the Planning Secretary that the temporary sediment basins approved under Complying Development Certificate CDC-25054/A (including any approved modifications) and shown on the following approved drawings (or any subsequent modification), prepared by AT&L for Ingham Property Group, have been established and are operational:
    - (i) Drawing No. 22-1002-C10\_147 (Issue A, dated 31/7/25); and
    - (ii) Drawing No. 22-1002-C10\_148 (Issue A, dated 31/7/25); and
  - (b) the Planning Secretary confirms in writing that the written evidence submitted under clause (a) of this condition is satisfactory.
- A9. Operation of the development must not commence until:
- (a) the Applicant has provided written evidence to the satisfaction of the Planning Secretary that the following regional stormwater basins are approved, constructed and operational, as identified on Drawing No. 22-1002-C2502, Issue H, dated 1/5/25, titled 'Basin Catchment Plan' prepared by AT&L for Ingham Property:
    - (i) Basin M02/M03A;
    - (ii) Basin M03A; and
    - (iii) Basin M06; and
  - (b) the Applicant has submitted written evidence to the satisfaction of the Planning Secretary that the following stormwater detention basins identified in *Figure 14 – Proposed Detention Basin* of the approved Integrated Water Cycle Management Plan prepared by Infrastructure and Development Consulting for Ingham Property Group, dated 23 April 2025, are approved, constructed and operational:
    - (i) Basin 5.01.3.1; and
    - (ii) Basin 5.01.3.2; and
  - (c) the Planning Secretary confirms in writing that the written evidence submitted under clauses (a) and (b) of this condition is satisfactory.

## NOTIFICATION OF COMMENCEMENT

### Notification to Planning Secretary

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

### Notification to Airport Authorities

- A12. The date of commencement of each of the following phases of the development must be notified to the AirServices Australia and Western Sydney International Airport in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
  - (b) completion of construction;
  - (c) operation; and
  - (d) cessation of operations.
- A13. If the construction or operation of the development is to be staged, AirServices Australia and Western Sydney International Airport must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).

## EVIDENCE OF CONSULTATION

- A14. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

## **STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS**

- A15. With the written agreement of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
  - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
  - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A16. 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.
- A17. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

## **UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE**

### **General Requirements**

- A18. Prior to the commencement of construction of the development, the Applicant must:
- (a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;
  - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths), including the pavement of Badgerys Creek Road between The Northern Road and the proposed roundabout intersection with the Ingham Property Group Estate Road 03; and
  - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A19. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
  - (c) obtain any relevant approval(s) from the relevant service provider(s) prior to undertaking construction of the corresponding utility works.

### **Sydney Water**

- A20. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water, stormwater and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

### **Fibre-Ready Facilities**

- A21. Prior to the issue of a Construction Certificate for the warehouse building, 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.
- A22. 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.

### **DEMOLITION**

- A23. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

### **STRUCTURAL ADEQUACY**

- A24. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

**Note:**

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

**EXTERNAL WALLS AND CLADDING**

- A25. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A26. 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.
- A27. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

**COMPLIANCE**

- A28. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

**DEVELOPMENT CONTRIBUTIONS**

- A29. Prior to the issue of either a Construction Certificate for any part of the development, the Applicant must pay a levy under section 7.12 of the EP&A Act of \$ 22,215,671, being 4.6% of the cost of carrying out the development as determined in accordance with section 208 of the EP&A Regulation and the Liverpool City Council Section 7.12 Aerotropolis Contributions Plan 2024, subject to condition A30.
- A30. The levy of \$22,215,671 must be adjusted at the time of payment by multiplying it by the following:

$$\frac{\textit{latest PPI number}}{\textit{PPI number when cost determined}}$$

where:

**latest PPI number** is the PPI number for the quarter that immediately precedes the quarter in which the payment is made, or, if that number has not been published at the time of payment, the last published PPI number for a quarter.

**PPI number when cost determined** is the PPI number for the quarter that immediately preceded the quarter in which the Cost Summary Report was submitted to the Council.

**PPI** is the Producer Price Index (Building Construction New South Wales) ABS Catalogue No. 6427.30 published by the Australian Bureau of Statistics.

**quarter** is each of the following periods in a calendar year:

- March quarter – 1 January to 31 March
- June quarter – 1 April to 30 June
- September quarter – 1 July to 30 September
- December quarter – 1 October to 31 December.

**SPECIAL INFRASTRUCTURE CONTRIBUTION**

- A31. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (as in force when this development consent takes effect).

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

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

#### **OPERATION OF PLANT AND EQUIPMENT**

- A32. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

#### **WORK AS EXECUTED PLANS**

- A33. Prior to the issue of an 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.

#### **APPLICABILITY OF GUIDELINES**

- A34. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A35. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

**ADVISORY NOTES**

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

## PART B SPECIFIC ENVIRONMENTAL CONDITIONS

### TRAFFIC AND ACCESS

#### Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council and TfNSW;
  - (c) detail the construction program and expected number of vehicles, including any proposed staging;
  - (d) consider the development's interaction with other development projects in the area, including infrastructure delivery and road upgrades, and any existing horticultural and agricultural business;
  - (e) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
  - (f) detail access arrangements to the site using existing access to the site;
  - (g) demonstrate sufficient parking for construction workers within the development site;
  - (h) detail heavy vehicle routes, access and parking arrangements;
  - (i) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified routes;
  - (j) include a program to monitor the effectiveness of these measures; and
  - (k) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

#### Roadworks and Access

- B3. Prior to the commencement of construction, the Applicant must submit design plans to the satisfaction of the relevant roads authority which demonstrate that:
- (a) the four proposed heavy vehicle access driveways to the development from Road 3, are designed to:
    - (i) accommodate the turning path of a 36.5 metre A-Double; and
    - (ii) be generally consistent with the site access designs in Appendix A of the Transport Assessment prepared by Ason Group dated 30 September 2025 (Appendix M of the Submissions Report).
- B4. Prior to the commencement of operation of the development, the Applicant must:
- (a) obtain approval from the relevant roads authority for the site access works required under condition B3 in accordance with section 138 of the *Roads Act 1993*; and
  - (b) complete the construction of the access to the development in accordance with the designs under condition B3 to the satisfaction of the relevant roads authority.
- B5. The Applicant must not commence operation of the development until TfNSW has completed the pavement improvements on Badgerys Creek Road as part of the *Badgerys Creek Road surface improvements project*, unless otherwise agreed to by the Planning Secretary.

#### Parking

- B6. The Applicant must:
- (a) provide car parking in accordance with the Development Layout Plans in Appendix 1; and
  - (b) ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

#### Operating Conditions

- B7. The Applicant must ensure:

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

### **Green Travel Plan**

- B8. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan. The Plan must be prepared by a suitably qualified consultant in consultation with TfNSW and include:
- (a) objectives and modes share targets to reduce car use and increase public and active transport to define the direction and purpose of the Green Travel Plan;
  - (b) include specific tools and actions to help achieve the objectives and mode share targets;
  - (c) include measures to promote and support the implementation of the plan;
  - (d) include consideration of car parking management strategies that may be required to encourage sustainable transport use and mode share targets;
  - (e) include a detailed Implementation Plan comprising specific tasks needed to complete the proposed actions, the person/s responsible for completion of the task, completion date and anticipated costs;
  - (f) include details regarding the methodology and a monitoring/review program to measure the effectiveness of the objectives and mode share targets of the Plan, including the frequency of monitoring and the requirement for travel surveys to identify travel behaviours of users of the development; and
  - (g) include a Travel Access Guide.
- B9. The Applicant must not commence operation until the Green Travel Plan is submitted to the Planning Secretary.
- B10. The Applicant must implement the most recent version of the Green Travel Plan submitted to the Planning Secretary for the duration of the development.

### **SOILS, WATER QUALITY AND HYDROLOGY**

#### **Erosion and Sediment Control**

- B11. Prior to the commencement of construction of the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase waterway health targets and controls in the Aerotropolis DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:
- (a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;
  - (b) be prepared in consultation with CPHR and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the ESCP;
  - (c) comply with the detailed technical specifications in the *Technical guidance for achieving Wianamatta South Creek stormwater management targets* (DPE 2022) (the Technical Guidance) or its latest version and the 'Blue Book - Managing Urban Stormwater: Soils and Construction' (Landcom 2004);
  - (d) be consistent with section 2.3.2 of the Aerotropolis DCP;
  - (e) be consistent with the Erosion and Sediment Control Plan, Drawing Nos. C015146.01-SSDA200, Issue P4 dated 18 December 2025 and C015146.01-SSDA250, Issue P3 dated 30 September 2025 in the Civil Engineering Report prepared by Costin Roe Consulting Pty Ltd for the development dated 18 December 2025 (submitted with the Additional Information dated 19 December 2025 prepared by Urbis);
  - (f) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed;
  - (g) detail the construction approach, order and timing to demonstrate how the construction phase stormwater quality targets can be met; and
  - (h) be included in the CEMP required by Condition C2.

- B12. The Applicant must:
- (a) ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC appointed under condition B11(a);
  - (b) engage the CPESC to conduct monthly audits of the erosion and sediment controls for the duration of earthworks and construction and an additional 12 months following completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance;
  - (c) ensure monthly audit reports are submitted to the Planning Secretary within 7 days of completing the audit; and
  - (d) maintain the erosion and sediment control measures installed on-site in accordance with condition B11 for the duration of construction of the development.

### **Stormwater Management System Design**

- B13. Prior to commencing earthworks related to the stormwater management system, the Applicant must finalise the detailed design of stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:
- (a) be prepared in consultation with Sydney Water, Council and CPHR;
  - (b) be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems;
  - (c) be consistent with:
    - (i) Stormwater Scheme Infrastructure Design Guideline (Sydney Water, 2024) (as may be updated or replaced from time to time); and
    - (ii) the plan titled 'Stormwater Drainage Plan Operational Stormwater Arrangement', prepared by Costin Roe Consulting Pty Ltd, Drawing No. C015146.01-SSDA410, Issue P1, dated 3 February 2026 prepared by Costin Roe Consulting Pty Ltd for the development submitted with the Additional Information from Urbis dated 3 February 2026;
  - (d) detail:
    - (i) all drainage infrastructure within the site including any connections to adjacent landholdings;
    - (ii) long sections of stormwater pipes;
    - (iii) the location of the purple pipe for regional recycled water and how the system will connect to the future Regional Stormwater Scheme;
    - (iv) access tracks and batters around the stormwater basins;
    - (v) the invert level of the splitter pit; and
    - (vi) detail interim measures that are required to be in place prior to connection to Regional Stormwater Scheme;
  - (e) demonstrate integration between the site discharge points and receiving stormwater infrastructure on adjacent land;
  - (f) ensure gross pollutant traps are:
    - (i) located on private property;
    - (ii) provided at the stormwater outlets discharging from the development;
    - (iii) consistent with the plans titled 'Stormwater Drainage Plan Operational Stormwater Arrangement', prepared by Costin Roe Consulting Pty Ltd, Drawing No. C015146.01-SSDA410, Issue P1, dated 3 February 2026 prepared by Costin Roe Consulting Pty Ltd for the development submitted with the Additional Information from Urbis dated 3 February 2026; and
    - (iv) not drowned;
  - (g) be designed in accordance with the Technical Guidance and demonstrate through MUSIC modelling, how the waterway health objectives and targets set out in the Aerotropolis DCP and Technical Guidance will be achieved; and
  - (h) include landscape drawings that include planting details of the WSUD systems.
- B14. The Applicant must:
- (a) not commence earthworks relating to the Stormwater Management System until the design required by Condition B13 is approved by the Planning Secretary;
  - (b) ensure construction of the stormwater management system is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems;
  - (c) implement the stormwater management system approved by the Planning Secretary prior to the commencement of operation; and

- (d) maintain the stormwater management system for the life of the development.

**Water and Stormwater Management Plan**

- B15. Prior to commencement of operation of the first building in the development, the Applicant must prepare a Water and Stormwater Management Plan for the development. The plan must:
- (a) be prepared by a suitably qualified chartered engineer with experience in modelling, design and supervision of WSUD systems;
  - (b) be prepared in consultation with Sydney Water and CPHR;
  - (c) comply with the requirements of the Technical Guidance for the preparation of a Water and Stormwater Management Plan;
  - (d) be consistent with the design approved under condition B13;
  - (e) include:
    - (i) detailed engineering drawings for all WSUD elements including plan views, cross-sections and long sections;
    - (ii) detailed landscape drawings with topsoil requirements, planting schedules and hardscape (maintenance access) details;
    - (iii) an operation and maintenance plan for the WSUD measures;
    - (iv) details of water licence requirements for the development;
  - (f) 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
  - (g) include certification (and appropriate designed checklists) for the WSUD measures by the chartered engineer appointed under condition B15(a), that the detailed design complies with the Technical Guidance.
- B16. The Applicant must:
- (a) not commence operation of any building until the Water and Stormwater Management Plan required by condition B15 has been implemented and a copy of it submitted to the Planning Secretary; and
  - (b) maintain the stormwater management system in accordance with the Water and Stormwater Management Plan required under condition B15 for the duration of the development.

**Water Reuse**

- B17. The Applicant must ensure any stormwater that is harvested for reuse during the interim stormwater management phases is first treated and disinfected in accordance with *Australian Guidelines for Water Recycling: Managing Health and Environmental Risks: Stormwater harvesting and reuse* (NRM, EPHC and NHMRC 2009).

**Discharge Limits**

- B18. 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.

**Flooding**

- B19. Existing stormwater flows running through the site must be managed and conveyed downstream safely, ensuring no adverse flooding impact on the adjoining property.

**Imported Soil**

- B20. The Applicant must:
- (a) ensure that only VENM, ENM, or other fill material approved in writing by EPA is brought onto the site for use as fill;
  - (b) keep accurate records of the volume and type of fill to be used; and
  - (c) make these records available to the Planning Secretary upon request.

**NOISE**

**Hours of Work**

- B21. The Applicant must comply with the hours detailed in Table 1.

*Table 1 Hours of Work*

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

- B22. Works outside of the hours identified in condition B21 may be undertaken in the following circumstances:
- works that are inaudible at the nearest sensitive receivers;
  - works agreed to in writing by the Planning Secretary;
  - for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
  - where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

#### Construction Noise Limits

- B23. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise Management Plan required under condition B24 and the management and mitigation measures in the Appendix 2 .

#### Construction Noise Management Plan

- B24. 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:
- be prepared by a suitably qualified and experienced noise expert;
  - 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);
  - describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
  - include strategies that have been developed with the community for managing high noise generating works;
  - describe the community consultation undertaken to develop the strategies in condition B24(d); and
  - include a complaints management system that would be implemented for the duration of construction of the development.
- B25. The Applicant must:
- not commence construction of the development until the Construction Noise Management Plan required by condition B24 is approved by the Planning Secretary; and
  - implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.

#### Operational Noise Limits

- B26. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

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

Location	Day L <sub>Aeq</sub> (15 minute)	Evening L <sub>Aeq</sub> (15 minute)	Night L <sub>Aeq</sub> (15 minute)	Night L <sub>AMax</sub>
Residential receivers NCA1	42	37	32	55

#### Note:

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

#### Noise Mitigation Review

- B27. Within the first year of operation of the development, if a noise complaint is received under the Operational Complaints Handling Protocol (in accordance with condition C5 of this consent) from any of the owners of residential properties within the noise catchment area NCA3 predicted to have operational noise impacts at night above L<sub>Aeq</sub> 15min, 37 dB(A) at night, as identified in Appendix 3, the Applicant must carry out a Noise Mitigation Review and report on the outcomes of that review to the Planning Secretary. The Noise Mitigation Review Report must:
- verify noise levels from the development at the affected residential receiver in consultation with the EPA and the Planning Secretary;
  - provide details of all existing noise mitigation and management measures and make recommendations for any additional reasonable and feasible noise mitigation or management measures at the development to minimise noise impacts at the affected residential receiver, consistent with the Noise Policy for Industry (EPA,

- 2017), if deemed necessary by the Planning Secretary following the verification of noise levels required under condition B27(a);
- (c) include a timetable for the implementation of any additional noise mitigation or management measures at the development; and
  - (d) be provided to the Planning Secretary and EPA within one month of the complaint being received.
- B28. If it is demonstrated in the Noise Mitigation Review required by condition B27, that noise impacts at an affected residential receiver (as identified in condition B27) cannot be mitigated using all reasonable and feasible measures at the development, the Applicant must:
- (a) provide a written offer to enter into an agreement with the owner, for the purposes of providing at-receiver noise mitigation measures; and
  - (b) provide evidence to the Planning Secretary of the offer required by condition B28(a) within 7 days of that offer being made.
- B29. Where an owner specified in condition B28 elects to take up the offer required by condition B28(a), the Applicant is to provide evidence of the establishment of the agreement, to the Planning Secretary, within one month of the agreement being reached. The agreement must:
- (a) be reasonable, for the purposes of providing at-receiver noise mitigation measures; and
  - (b) be commensurate with the level of noise impact on the dwelling.
- B30. At-receiver noise mitigation measures required under condition B29 for managing noise impacts may only include measures such as the provision of mechanical ventilation and/or air-conditioning, upgrade of façade elements (including glazing, seals, doors and roof insulation), or other measures agreed to with the affected parties.
- B31. For a period of one year from the commencement of operation of the development, the owners of residential properties identified in condition B27 may, on only one occasion, ask the Applicant to enter into an agreement for the purposes of providing at-receiver noise mitigation measures.

#### **Operational Noise Verification Report**

- B32. Within three months of the commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:
- (a) be prepared to the satisfaction of the Planning Secretary;
  - (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
    - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018);
    - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022); and
    - (iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017); and
  - (c) include:
    - (i) an analysis of compliance with noise limits specified in condition B26;
    - (ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B26; and
    - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

#### **Aircraft Noise**

- B33. The indoor design levels within the office spaces of the development must be designed in accordance with *Australian Standard AS2021:2015 Acoustics - Aircraft noise intrusion - Building siting and construction*.

#### **AIR QUALITY**

##### **Dust Minimisation**

- B34. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B35. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression methods;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and

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

### **Construction Air Quality Management Plan**

- B36. Prior to the commencement of construction of 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 condition C2. The CAQMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) detail and rank all emissions from all sources of the development, including particulate emissions;
  - (c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;
  - (d) identify the control measures that will be implemented for each emission source; and
  - (e) nominate the following for each of the proposed controls:
    - (i) key performance indicator;
    - (ii) monitoring method;
    - (iii) location, frequency and duration of monitoring;
  - (f) outline procedures that will be implemented in relation to:
    - (i) record keeping;
    - (ii) complaints register;
    - (iii) response procedures;
    - (iv) compliance monitoring; and
  - (g) detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.
- B37. The Applicant must:
- (a) not commence construction until the Air Quality Management Plan required by condition B36 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the Air Quality Management Plan approved by the Planning Secretary for the duration of construction.

### **Air Quality Discharges**

- B38. 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.

### **Odour Management**

- B39. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

### **HAZARDS AND RISK**

#### **Dangerous Goods**

- B40. Storage and handling of dangerous goods for individual warehouses within the site, as defined by the Australian Dangerous Goods Code, must be strictly in accordance with:
- (a) the requirements of all relevant Australian Standards; and
  - (b) for liquids, the Storing and Handling Liquids: Environmental Protection – Participants Manual (DECC, 2007).
- In the event of an inconsistency between the requirements of conditions B40(a) and B40(b), the most stringent requirement must prevail to the extent of the inconsistency.

#### **Fire Safety Study**

- B41. At least one month prior to the commencement of construction of the development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary a Fire Safety Study for the development. This study must:
- (a) cover the relevant aspects of:
    - (i) the Department's *Hazardous Industry Planning Advisory Paper No.2 'Fire Safety Study Guidelines'*;
    - (ii) contaminated water retention and treatment system requirements from relevant standards and *'Fire Safety Study Guidelines'* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems* (NSW HMPCC, 1994) where applicable;

- (iii) demonstrate how the relevant requirements of Australian Standard AS 3833:2024 *The storage and handling of mixed classes of dangerous goods, in packages and intermediate bulk containers* have been met; and
- (b) be submitted to Fire and Rescue NSW for approval.

B42. The Applicant must not commence construction, other than preliminary works outside the scope of the hazard studies, until the Fire Safety Study required under condition B41 is approved by the Planning Secretary and Fire and Rescue NSW.

### **Emergency and Safety Management**

B43. No later than two months prior to the commencement of operation of the development, or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit for the approval of the Planning Secretary the following plans and systems:

- (a) a comprehensive Emergency Plan and detailed emergency procedures for the development. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*; and
- (b) a document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials including ammonia gas for the refrigeration system. The document must:
  - (i) clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by Planning Secretary upon request;
  - (ii) be developed in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*;
  - (iii) include an inventory list of all dangerous goods and hazardous chemicals transported to the development and verify the total volume of chemical storage at the development; and
  - (iv) processes and procedures for the handling, storage and disposal of waste, including hazardous and dangerous goods waste.

B44. The Applicant must:

- (a) not commence operation of the development until the Emergency Plan and Safety Management System documentation has been approved by the Planning Secretary; and
- (b) implement the plans and systems required under conditions B43(a) and B43(b) for the life of the development.

### **Emergency Services Information Package**

B45. Prior to the commencement of operation of the development, the Applicant must prepare the following documents:

- (a) a comprehensive Emergency Response Plan for the site in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*; and
- (b) an Emergency Services Information Package, developed in accordance with the FRNSW's *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*.

B46. The Applicant must implement the Emergency Response Plan and Emergency Services Information Package required under condition B45 for the duration of the development.

B47. The Applicant must ensure that adequate emergency vehicle access is incorporated into the development site design in line with FRNSW's *Fire Safety Guideline - Access for Fire Brigade Vehicles and Firefighters*.

### **Bush Fire**

B48. The Applicant must:

- (a) implement the recommendations made in the Bushfire Risk Assessment Report, prepared by Blackash Bushfire Consulting, dated 29 September 2025, Version 1.0 (Appendix O of the Submissions Report) for the life of the development, including:
  - (i) managing the entire site as an Inner Protection Area in accordance with Planning for Bushfire Protection 2019;
  - (ii) constructing and designing the building in accordance with BAL 12.5 construction standards under and
- (b) prepare and implement a Bushfire Emergency Management and Evacuation Plan for the duration of the development.

## AIRPORT SAFEGUARDING

### Wildlife Hazard Management

- B49. Prior to the commencement of operation of the development, the Applicant must prepare a Wildlife Hazard Management Plan in consultation with Western Sydney International Airport which addresses the management of both ground-based and airborne wildlife management. The Plan must:
- be prepared by a suitably qualified or experienced person(s);
  - describe monitoring protocols;
  - provide details of staff training regarding wildlife awareness and management;
  - detail mitigation measures to minimise wildlife attraction, including those identified in the Aviation Impact Assessment dated 6 March 2025 prepared by LR Airport Consulting (Appendix P of the EIS);
  - establish trigger thresholds for investigating additional measures to reduce wildlife attraction; and
  - describe protocols for reducing wildlife attraction if trigger thresholds are exceeded.
- B50. The Applicant must:
- not commence operation until the Wildlife Hazard Management Plan is approved by the Planning Secretary; and
  - implement the most recent version of the Wildlife Hazard Management Plan for the duration of the development.

**Note:** *The Airports (Protection of Airspace) Regulation 1996 applies to any intrusions into prescribed airspace, which could include:*

- constructing permanent structures, such as buildings, into the protected airspace;*
- temporary structures such as cranes protruding into the protected airspace; or*
- activities causing non-structural intrusions into the protected airspace, such as air turbulence from stacks or vents, smoke, dust, steam or other gases or particulate matter.*

*If any of the above components would result in a further impact on protected airspace, approval will need to be obtained in accordance with the Airports Act 1996 and the Airports (Protection of Airspace) Regulation 1996.*

## BIODIVERSITY

### Biodiversity Management

- B51. The Applicant must implement the mitigation measures identified in the Biodiversity Assessment prepared by Ecological dated 2024 (submitted as Appendix R of the EIS) for the life of the development.

## WASTE MANAGEMENT

- B52. Waste must:
- be secured and maintained within designated waste storage areas at all times;
  - be contained within enclosures that cannot be accessed by birds or flying foxes, and
  - not leave the site onto neighbouring public or private properties.
- B53. 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).
- B54. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.
- B55. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- B56. The Applicant must implement the Waste Management Plan prepared by SLR Consulting Pty Ltd and dated 12 September 2025 (or its most recent version submitted to the satisfaction of the Planning Secretary) during construction and operation of the development.

### Pests, Vermin and Priority Weed Management

- B57. The Applicant must:
- implement suitable measures to manage pests, vermin and declared priority weeds, and any other potential biosecurity risks on the site during construction and operation of the development; and
  - inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

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

## REMEDIATION

### Asbestos

- B58. The Applicant must ensure that any asbestos encountered during the demolition and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with:
- (a) the Asbestos Management Plan prepared by Senversa Pty Ltd for Ingham Property Group Pty Ltd, dated 9 November 2023; and
  - (b) the requirements of SafeWork NSW and relevant guidelines, including:
    - (i) Work Health and Safety Regulation 2017;
    - (ii) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022;
    - (iii) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and
    - (iv) Protection of the Environment Operations (Waste) Regulation 2014.

### Unexpected Finds Procedure

- B59. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must:
- (a) form part of the of the CEMP in accordance with condition C2; and
  - (b) ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.

Details of the final management approach and the results of any associated testing must be submitted to the Planning Secretary within six weeks of the Applicant becoming aware of the contamination find, or as otherwise agreed to by the Planning Secretary.

## ABORIGINAL HERITAGE

### Unexpected Finds Protocol

- B60. 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.
- B61. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

## HISTORIC HERITAGE

### Unexpected Finds Protocol

- B62. 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.
- B63. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

## VISUAL AMENITY

### Public Artwork

- B64. Prior to the commencement of operation of the development, or such other time as agreed by the Planning Secretary, the Applicant must provide written evidence to the satisfaction of the Planning Secretary that confirms any public artwork within the site boundary, identified in Public Art Zones B1 and B2 on the approved Ingham Property Group Master Plan Public Artwork Masterplan, are installed and completed in accordance with the Public Art Complying Development Requirements of the approved Ingham Property Group Master Plan and the Public Art Concept Development Application DA-28-2025, if approved.

### Landscaping

- B65. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, which adopts the conceptual design in the Sydney Automated

Distribution Centre Landscape Concept Report prepared by Habit8, dated 1 October 2025, Issues G, and to the satisfaction of the Planning Secretary. The plan must:

- (a) detail the species to be planted on-site that;
  - (i) are consistent with the plant list in Appendix B of the Aerotropolis DCP; and
  - (ii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport;
- (b) describe the monitoring and maintenance measures to manage existing and planted vegetation, including mechanisms to replace vegetation that does not survive;
- (c) detail how the landscaping will align with recommendations of the Bushfire Risk Assessment Report, prepared by Blackash Bushfire Consulting, dated 29 September 2025, Version 1.0;
- (d) incorporate additional diverse understorey plantings consistent with the plant list in Appendix B of the Aerotropolis Phase 2 DCP within the landscaped setback along the northern site boundary to minimise the use of turf; and
- (e) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.

B66. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;
- (b) must ensure the most recent version of the Landscape Management Plan approved by the Planning Secretary is fully implemented prior to the commencement of operation; and
- (c) maintain the landscaping and vegetation on the site in accordance with the most recent approved Landscape Management Plan required by condition B65 for the life of the development.

### **Lighting**

B67. The Applicant must ensure the lighting associated with the development:

- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019);
- (b) complies with the *National Airport Safeguarding Framework Guideline E: Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports*; and
- (c) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

### **Signage and Fencing**

B68. All signage and fencing must be erected in accordance with the development plans included in the Submissions Report.

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

## PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

### ENVIRONMENTAL MANAGEMENT

#### Management Plan Requirements

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

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

### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
  - (b) Erosion and Sediment Control Plan (condition B11);
  - (c) Construction Noise Management Plan (see condition B24);
  - (d) Air Quality Management Plan (condition B36); and
  - (e) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
  - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

### OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development to the satisfaction of the Planning Secretary. The OCHP must:
- (a) detail how complaints would be received by the Applicant;
  - (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers;
  - (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and
  - (d) include a noise complaints protocol consistent with the requirements of conditions B27 to B31 of this consent.

**Note:** Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.

- C6. The Applicant must:
- (a) not commence operation until the OCHP under condition C5 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the OCHP approved by the Planning Secretary for the duration of the development.

#### **REVISION OF STRATEGIES, PLANS AND PROGRAMS**

- C7. Within three months of:
- (a) the submission of an incident report under condition C9;
  - (b) the approval of any modification of the conditions of this consent; or
  - (c) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed.
- C8. If identified as part of the review process (see condition C7) or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

#### **REPORTING AND AUDITING**

##### **Incident Notification, Reporting and Response**

- C9. 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.
- C10. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 4 (Incident Notification and Reporting Requirements).

##### **Non-Compliance Notification**

- C11. 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).
- C12. A non-compliance notification submitted under condition C11 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

#### **ACCESS TO INFORMATION**

- C13. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), including rehabilitation and remediation, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
    - (i) the documents referred to in condition A2 of this consent;
    - (ii) all current statutory approvals for the development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related documents including the Emergency Services Information Package;
    - (iv) the proposed staging plans for the development if the construction or operation of the development is to be staged;
    - (v) a summary of the current stage and progress of the development;
    - (vi) contact details to enquire about the development or to make a complaint;

- (vii) a complaints register, updated quarterly;
  - (viii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

**APPENDIX 1 DEVELOPMENT LAYOUT PLANS**

<b>Drawing No</b>	<b>Title</b>	<b>Revision</b>	<b>Date</b>
<b>Architectural Plans prepared by SBA Architects</b>			
DA-100	Site Plan	P23	01.10.25
DA-101	Ground Floor Plan	P8	01.10.25
DA-110	Mezzanine – Level 1	P8	01.10.25
DA-111	Mezzanine – Level 2	P7	19.09.25
DA-112	Mezzanine – Level 3	P7	19.09.25
DA-113	Mezzanine – Level 4	P7	19.09.25
DA-120	Roof Plan	P10	19.09.25
DA-130	Signage Plan	P9	01.10.25
DA-140	Elevations Warehouse	P11	01.10.25
DA-150	Building Section Sheet 1	P9	19.09.25
DA-151	Building Section Sheet 2	P9	19.09.25
DA-152	Building Section Sheet 3	P9	19.09.25
DA-153	Building Section Sheet 4	P9	19.09.25
DA-200	Main Office	P8	01.10.25
DA-210	Charging & Spine Building	P9	01.10.25
DA-211	Charging & Spine Building – First Floor	P8	19.09.25
DA-212	Charging & Spine Building – Roof Plan	P8	19.09.25
DA-213	Charging & Spine Building - Elevations	P7	19.09.25
DA-214	Charging & Spine Building - Sections	P8	19.09.25
DA-220	Maintenance Sheet 1	P8	19.09.25
DA-221	Maintenance Sheet 2	P7	19.09.25
DA-300	Truck Wash	P7	19.09.25
DA-310	Gate House	P6	19.09.25
<b>Civil Drawings prepared by Costin Roe Consulting</b>			
C015146.01-SSDA 150	Estate Level Infrastructure Services Plan	P5	18.12.25

<b>Drawing No</b>	<b>Title</b>	<b>Revision</b>	<b>Date</b>
C015146.01-SSDA 200	Erosion and Sediment Control Plan	P4	18.12.25
C015146.01-SSDA 250	Erosion and Sediment Control Details	P3	30.09.25
C015146.01-SSDA 300	Bulk Earthworks Plan	P3	18.12.25
C015146.01-SSDA 310	Cut/Fill Plan	P3	18.12.25
C015146.01-SSDA 350	Bulk Earthworks Sections – Sheet 1	P2	30.09.25
C015146.01-SSDA 351	Bulk Earthworks Sections – Sheet 2	P2	30.09.25
C015146.01-SSDA 400	Stormwater Drainage Key Plan	P6	19.12.25
C015146.01-SSDA 401	Stormwater Drainage Plan – Sheet 1	P5	18.12.25
C015146.01-SSDA 402	Stormwater Drainage Plan – Sheet 2	P5	18.12.25
C015146.01-SSDA 410	Stormwater Drainage Plan Operational Stormwater Arrangement	P1	03.02.26
C015146.01-SSDA 450	Stormwater Drainage Details – Sheet 1	P3	30.09.25
C015146.01-SSDA 451	Stormwater Drainage Details – Sheet 2	P3	30.09.25
C015146.01-SSDA 452	Stormwater Drainage Details – Sheet 3	P3	30.09.25
C015146.01-SSDA 500	Finished Levels Key Plan	P2	18.12.25
C015146.01-SSDA 501	Finished Levels Plan – Sheet 1	P4	18.12.25
C015146.01-SSDA 502	Finished Levels Plan – Sheet 2	P4	18.12.25
C015146.01-SSDA 550	Typical Sections – Sheet 1	P4	18.12.25
C015146.01-SSDA 600	Retaining Wall Setout Plan	P2	18.12.25

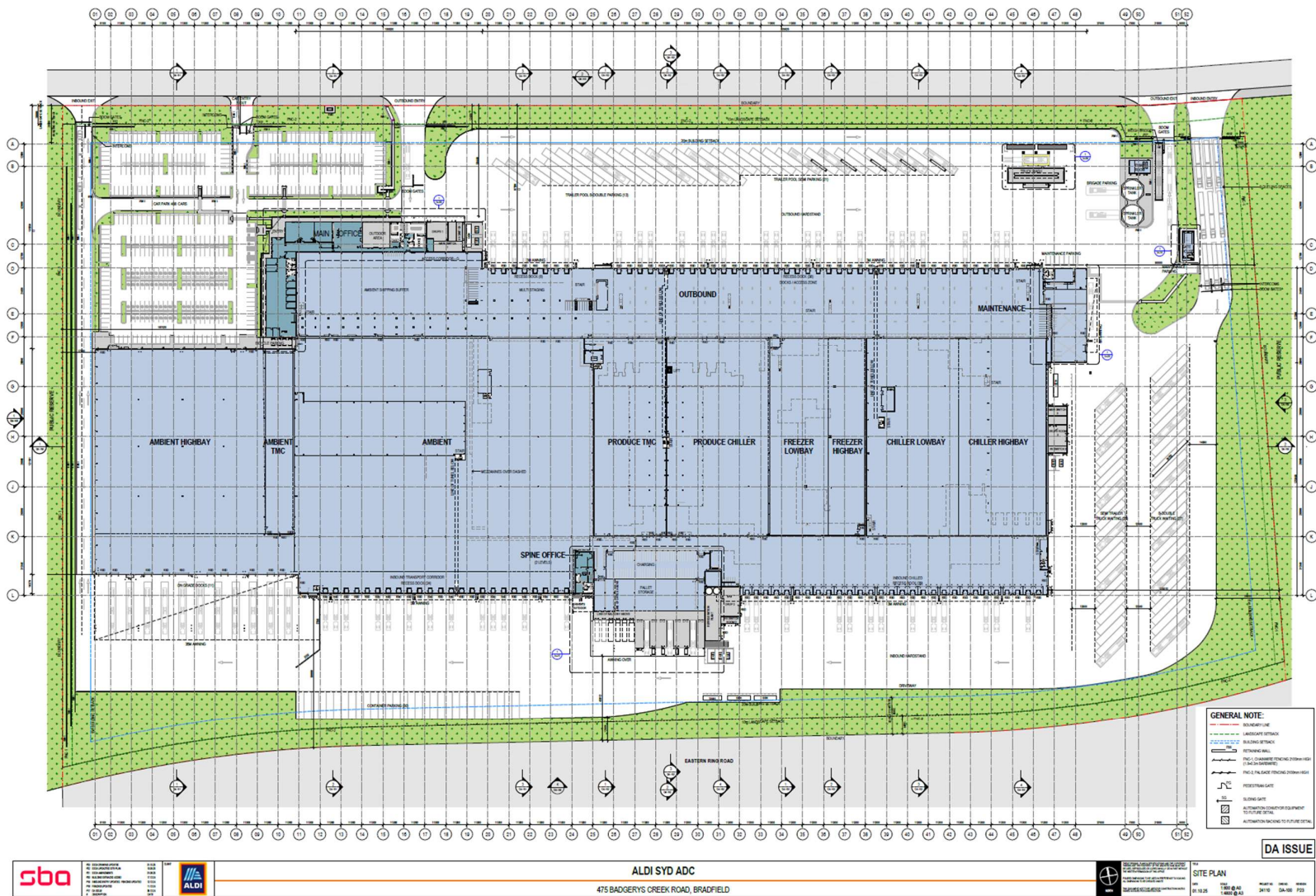


Figure 1: Site Plan

## APPENDIX B ENVIRONMENTAL RISK ASSESSMENT AND MITIGATION MEASURES

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

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

Following the implementation of appropriate mitigation measures as recommended, it is determined that the proposal will not result in any significant adverse impacts on the surrounding environment. The following table illustrates how the matters raised within the SEARs will be addressed.

This analysis comprises a qualitative assessment consistent with AS/NZS ISO 31000:2009 *Risk Management—Principles and Guidelines* (Standards Australia 2009). The level of risk was assessed by considering the potential impacts of the proposed development prior to application of any mitigation or management measures. In accordance with the SEARs, the Environmental Risk Assessment (ERA) addresses the following significant risk issues:

- The adequacy of baseline data;
- The potential cumulative impacts arising from other developments in the vicinity of the site; and
- Measures to avoid, minimise, offset the predicted impacts where necessary involving the preparation of detailed contingency plans for managing any significant risk to the environment.

Risk comprises the likelihood of an event occurring and the consequences of that event. For the proposal, the following descriptors were adopted for 'likelihood' and 'consequence'.

Likelihood		Consequence	
A	Almost certain	1	Widespread and/or irreversible impact
B	Likely	2	Extensive but reversible (within 2 years) impact or irreversible local impact
C	Possible	3	Local, acceptable or reversible impact

Likelihood		Consequence	
D	Unlikely	4	Local, reversible, short term (<3 months) impact
E	Rare	5	Local, reversible, short term (<1 month) impact

The risk levels for likely and potential impacts were derived using the following risk matrix.

		LIKELIHOOD				
		A	B	C	D	E
CONSEQUENCE	1	High	High	Medium	Low	Very low
	2	High	High	Medium	Low	Very low
	3	Medium	Medium	Medium	Low	Very low
	4	Low	Low	Low	Low	Very low
	5	Very low	Very low	Very low	Very low	Very low

The results of the environmental risk assessment for the proposed development are presented in the below table and are based upon the range of technical and specialist consultant reports appended to the EIS. The table has directly related mitigation measures responding to each impact also based upon the range of technical and specialist consultant reports appended to the EIS.

N.B. 'O' – Operational; 'C' – Construction

'Pe' – Performance based mitigation measure; 'Pr' – Prescriptive based mitigation measure 'Ma' – Management based mitigation measure

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
Traffic and Transport	Construction related impacts on the surrounding road network	C	C	3	Low	Traffic control would be required to manage and regulate construction vehicle traffic movements to and from the site during construction.	Ma	Low
Noise and Vibration	Impacts on surrounding uses.	O	C	2	Medium	Review and implement the feasible and reasonable noise mitigation and management measure outlined in Table 6-11 of the NVIA where required during design development to achieve the outcomes consistent with the NVIA	Ma	Low
	Impacts on surrounding uses	C	C	2	Low	Construction contractors shall consider and implement (where feasible and reasonable) the noise and vibration mitigation, and management measures presented in Table 5-7 of the NVIA.	Ma	Low
	Impacts on surrounding uses	C	C	2	Low	Vibration testing of actual equipment on site should be carried out prior to their commencement of site operation to determine site specific acceptable minimum working distance to the nearby sensitive receiver/structures location/s.	Ma	Low
	Impacts on surrounding uses	C	C	2	Medium	Dilapidation surveys must be conducted for all receivers and structures within close proximity of the construction site, including those identified as within the vibration minimum working distances for cosmetic damage for the construction site, prior to commencement of activities with the potential to cause property damage.	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
	Impacts on surrounding uses	C	C	2	Low	Following the implementation of feasible and reasonable mitigation and management measures, where construction vibration levels remain above the human annoyance limits when a premises is occupied, vibration intensive works, including the use of vibratory compactors, may continue where there is an agreement in place with the potentially impacted receiver	Ma	Low
	Impacts on surrounding uses	O	C	3	Medium	Noise compliance measurements shall be conducted once operations commence, to determine that noise emissions are consistent with those documented in this assessment, and to determine that the mitigation measures are effective. The method for measuring the performance and/or noise compliance of the Proposal should be undertaken in accordance with Section 7 'Monitoring performance' of the NPfl and consideration of Approved Methods for measurement and Analysis of Environmental Noise in NSW (EPA 2022).	Ma	Low
<b>Air Quality and Odour</b>	Impacts on surrounding uses	C	C	2	Low	Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the relevant regulatory authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in the IAQM Guidance. The desirable measures should be included as appropriate for	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						the site. The DMP may include monitoring of dust deposition, real-time PM10 continuous monitoring and/or visual inspections.		
	Impacts on surrounding uses	C	C	1	Low	Hold regular liaison meetings with other high risk construction sites within 250 m of the site boundary, to ensure plans are co-ordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/deliveries which might be using the same strategic road network routes.	Ma	Low
	Impacts on surrounding uses	C	C	2	Low	Undertake daily on-site and off-site inspections, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the relevant regulatory authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and windowsills within 100 m of the site boundary, with cleaning to be provided if necessary.	Ma	Low
	Impacts on surrounding uses	C	C	1	Low	Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.	Ma	Low
	Impacts on surrounding uses	C	C	2	Low	Impose and signpost a maximum-speed-limit of 24 km/h on surfaced and 16 km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the relevant regulatory authority, where appropriate).		
	Impacts on surrounding uses	O	C	2	Low	Minimising vehicle idling times around the site using best management practices, including <ul style="list-style-type: none"> <li>• Requiring vehicle engines to be turned off when loading/unloading; when drivers are on a break, or waiting to get administrative clearances, etc.</li> <li>• Installation of appropriate signage at relevant locations encouraging drivers to switch off engines when not in use.</li> </ul>	Ma	Low
	Impacts on surrounding uses	O	C	2	Low	Mobile heavy lift equipment and other vehicles operated on site are maintained and operated as per manufacturer specifications or best practice requirements.	Ma	Low
<b>Contamination</b>	Impact to workers/users of the site.	C/ O	C	2	Low	Implementation of the Asbestos Management Plan (AMP) and Unexpected Finds Protocol (UFP) in accordance with the DSI at Appendix O.	Ma	Low
<b>Non-Aboriginal cultural heritage</b>	Impact to Non-Aboriginal cultural heritage	C	C	2	Low	Comply with the standard unexpected finds protocol identified in the EIS.	Ma	Low
<b>Biodiveristy</b>	Impact on native Fauna and Flora.	C	C	3	Medium	Measures proposed to mitigate and manage impacts to the environment	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
						and native fauna within the impact area before, during and after construction are detailed in the Biodiversity Management Plan (BMP) (ELA 2024a). All works are to be compliant with the measures provided in the approved BMP		
Aeronautical Impacts	Airport safeguarding	C	C	3	Medium	Australian Standard AS2021:2015 Acoustics - Aircraft noise intrusion - Building siting and construction should be used to ensure indoor design sound levels within the office spaces are as per AS2021:2015	Ma	Low
	Airport safeguarding	C	C	3	Medium	Action plans for wildlife hazard 'monitoring' are to be agreed between the airport operator and landowner and could include: Regular monitoring surveys. Wildlife hazard assessment by qualified ornithologists or biologists. Wildlife awareness and management training for relevant staff. Establishment of bird population triggers. Implementation of activities to reduce hazardous bird populations; and Adoption of wildlife deterrent technologies to reduce hazardous bird populations.	Ma	Low
	Airport safeguarding	C	C	3	Medium	The ADC maximum elevation does not exceed 111 m AHD, including any roof top plant, equipment, antennas or exhaust plumes in excess of 4.3 m/s, without additional assessment.	Ma	Low

SEARS	Potential Impact	Stage of Project	Likelihood	Consequence	Risk Level	Approach	Mitigation Measure (Pe/Pr/Ma)	Residual Impact
	Airport safeguarding	C	C	3	Medium	Construction equipment and methodologies are assessed for any penetrations of prescribed airspace and controlled activity approvals are sought where required under the Airports (Protection of Airspace) Regulations 1996 (Cth).	Ma	Low
<b>Dangerous Goods Storage</b>	Spills	O	C	2	Medium	Spill kits will be provided around flammable liquids to ensure spills can be cleaned up immediately following identification.	Ma	Low
<b>Bushfire</b>	Bushfire risk to property	O	D	2	Low	The entire site shall be managed to the standard of an Inner Protection Area APZ in accordance with Appendix 4 of <i>Planning for Bushfire Protection 2019</i> .	Ma	Low
	Bushfire risk to property	C	D	2	Low	The proposed building shall be constructed in accordance with BAL-12.5 construction standards under <i>Australian Standard AS3959:2018 Construction of Buildings in Bushfire-Prone Areas</i> for those sections of building identified on Figure 13 of the Bushfire Risk Assessment Report prepared by Blackash Consulting.	Pr	Low
	Bushfire evacuation	O	D	5	Very Low	A Bushfire Emergency Management and Evacuation Plan shall be prepared prior to occupation of the development.	Ma	Very Low



## APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

1. All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).
2. The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
3. Within **7 days** (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition C9), the Applicant is required to submit a subsequent incident report that:
  - (a) identifies how the incident was detected;
  - (b) identifies when the Applicant became aware of the incident;
  - (c) identifies any actual or potential non-compliance with conditions of consent;
  - (d) identifies further action(s) that will be taken in relation to the incident;
  - (e) a summary of the incident;
  - (f) outcomes of an incident investigation, including identification of the cause of the incident;
  - (g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and
  - (h) details of any communication with other stakeholders regarding the incident.
4. The Applicant must submit any further reports as directed by the Planning Secretary.

### INCIDENT REPORT REQUIREMENTS

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