

# ASPECT INDUSTRIAL ESTATE

**Construction Environmental Management Plan  
Building Works - Lot 9  
SSD 10448 and SSD 46516461**

**Prepared for:**

Qanstruct (Aust) Pty Ltd  
500 Burwood Road  
Hawthorn VIC 3122

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## BASIS OF REPORT

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

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

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30472-R01-v1.0	24 April 2023	Kelsy Sammons / Drew Williams / Jessica Keegan	Alanna Ryan	Alanna Ryan



## DOCUMENT REFERENCES

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# 1 Introduction

## 1.1 Development Overview

Aspect Industrial Estate (AIE) is a regional warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

### 1.1.1 SSD 10448

Mirvac Property Services (Aust) Pty Ltd (Mirvac) obtained the State Significant Development (SSD) Consent SSD 10448 on 24 May 2021 from the Department of Planning and Environment (DPE) for the AIE Concept Proposal and Stage 1 Development of the AIE (AIE – Stage 1). A copy of SSD 10448 is attached as **Appendix A**. Three modifications have been approved for SSD 10448:

- Modification 1 (MOD 1), approved on 25 August 2022 for an administrative change to the consent imposing a Work Authorisation Deed with Transport for NSW to allow temporary construction access on Mamre Road;
- Modification 2 (MOD 2), approved on 30 November 2022 for changes to the Stage 1 development including amendments to layouts of Warehouses 1 and 3 and Access Road 2; and
- Modification 3 (MOD 3), approved on 2 March 2023 for reconfiguration of the estate layout south of Access Road 1 and west of Access Road 3, resulting in a reduction of lots and new warehouse footprints with an amendment to Access Road 4.

The AIE Concept Proposal comprises 9 industrial or warehouse and distribution centre buildings, internal road network layout, building locations, gross floor area (GFA), car parking, concept landscaping, building heights, setbacks and built form parameters (see **Figure 2**).

In accordance with the approved Staging Plan (see **Figure 3**), dated 23 February 2023 required by Conditions A10 and A19, Schedule 2 of SSD 10448, AIE – Stage 1 includes the following works:

- **Bulk Earthworks (BEW) & Infrastructure:** Estate-wide earthworks, infrastructure and services; and
- **Building Works:** Construction and use of warehouse and distribution centre buildings proposed in Lots 1 and 3.

A Construction Environmental Management Plan (CEMP) (SLR, 2023) has been prepared to cover the estate-wide earthworks, infrastructure and services of the approved construction works (Stage 1 – BEW & Infrastructure).

### 1.1.2 SSD 46516461

Mirvac obtained SSD 46516461 on 2 March 2023 from DPE for Stage 2 Development for construction and operation of Warehouse 9. A copy of SSD 46516461 is attached as **Appendix B**.

Stage 2 includes the following works (SSD 46516461):

- Civil works including cut/fill and benching to set the Lot 9 pad levels;

- Construction of new 66,341sqm building for use as 'warehouse and distribution' to be built to a ridge height of 14.6m. This will comprise:
  - 64,725sqm Warehouse;
  - 140sqm Dock Office at the north elevation;
  - 126sqm Dock Office at the south elevation;
  - 1,350sqm Main Office at the eastern elevation;
  - 266 parking spaces across the lot's north and eastern frontages and hardstand areas;
  - Internal truck access roads with access from Access Road 3 to the east and egress to Access Road 4 to the north;
  - Loading dock areas at the north and south elevations;
- Fit out of the warehouse for the proposed use;
- Construction of vehicular crossovers to Access Road 4 (egress) and Access Road 3 (ingress);
- On lot landscaping;
- On lot stormwater management; and
- Operation of the warehouse and distribution facility 24 hours a day, 7 days a week.

This Construction Environmental Management Plan (CEMP) has been prepared to cover only the construction and use of Warehouse 9.

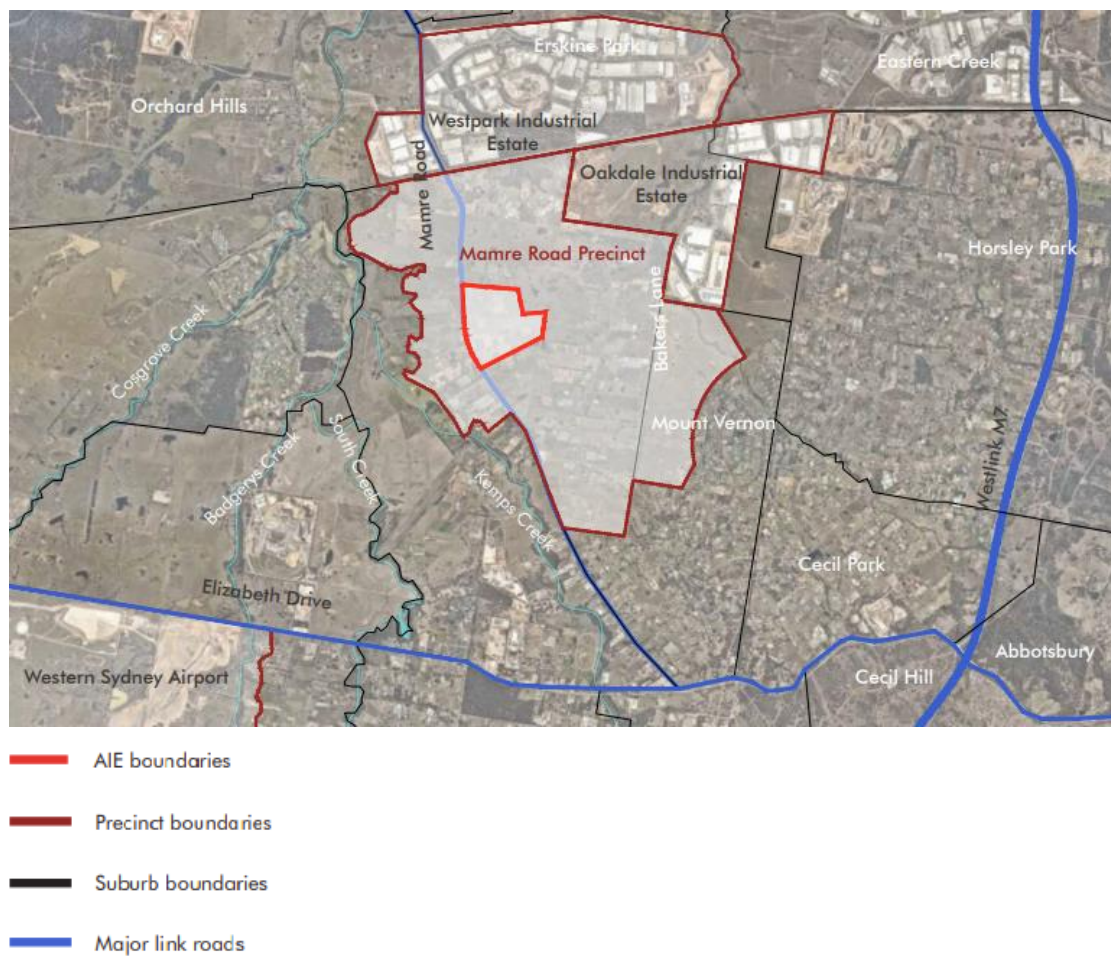


Figure 1 Regional Locality



Figure 2 AIE Masterplan





Figure 3 Staging Plan Lots 1, 3 and 9

## 1.2 CEMP Context

This CEMP has been prepared to address the specific requirements of SSD 10448 and SSD 46516461, and in consideration of the *Guideline for the Preparation of Environmental Management Plans* (Department of Infrastructure, Planning and Natural Resources 2004).

This CEMP contains the following key components:

- A description of the construction activities to be undertaken on site, including construction staging and timing;
- Environmental management framework, including key contacts, roles and responsibilities, and regulatory requirements;
- Environmental management commitments and responsibilities;
- Monitoring, inspections and reporting requirements;
- Complaints management strategy;
- Environmental incident management strategy; and
- Inclusion of specialist management plans and protocols, listed below:
  - Construction Traffic Management Plan (CTMP);
  - Erosion and Sediment Control Plan (ESCP);
  - Flood Emergency Plan (FEP);
  - Construction Noise and Vibration Management Plan (CNVMP);
  - Construction Air Quality Management Plan (CAQMP);
  - Construction Waste Management Plan (CWMP); and
  - Community Consultation and Complaints Handling Strategy (CCCHS).

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

The CEMP will be reviewed by an independent Environmental Representative (ER) to ensure it is consistent with the requirements in or under the Consents SSD 10448 and SSD 46516461. The ER will make a written statement to this effect before the submission of the CEMP to the Planning Secretary.

### 1.2.1 Scope

This CEMP has been prepared to satisfy Conditions C1, C2, C3 and C4 of SSD 46516461. The specific requirements of these consent conditions, along with where these requirements have been addressed within this CEMP, are listed in **Table 1**. In addition to this, all conditions of consent relevant to this CEMP are attached at **Appendix C** for SSD10448 and **Appendix D** for SSD 46516461, including reference to where they have been addressed.



**Table 1 CEMP Conditions Review**

Consent Condition	CEMP Section
<b>SSD 46516461</b>	
C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:	-
a) detailed baseline data;	Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
b) details of: i. the relevant statutory requirements (including any relevant approval, licence or lease conditions); ii. any relevant limits or performance measures and criteria; and iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;	Section 3.3 Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 4  Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
d) a program to monitor and report on the: i. impacts and environmental performance of the development; and ii. effectiveness of the management measures set out pursuant to paragraph (c) above;	Section 5 Appendix E Appendix F Appendix G Appendix H Appendix I Appendix J Appendix K
e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 5 (5.2)
f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 6
g) a protocol for managing and reporting any:	Section 5.1

Consent Condition	CEMP Section
i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria); ii. complaint; iii. failure to comply with statutory requirements; and	
h) a protocol for periodic review of the plan.	Section 6
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Noted
C2. Prior to the commencement of construction of the Stage 2 Development, The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the Stage 2 Development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	The CEMP
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:	-
a) Construction Traffic Management Plan (see condition B1);	Section 4.5 Appendix E
b) Erosion and Sediment Control Plan (see condition B12);	Section 4.6 Appendix F
c) Flood Emergency Response Plan (see condition B19);	Section 4.6 Appendix G
d) Construction Noise Management Plan (see condition B24);	Section 4.2 Appendix H
e) Construction Air Quality Management Plan (see condition B39);	Section 4.4 Appendix I
f) Construction Waste Management Plan (see condition B44); and	Section 4.7 Appendix J
g) Community Consultation and Complaints Handling.	Section 4.11 Appendix K
C4. The Applicant must:	-
a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and	This CEMP and appended management plans will be referred to the Secretary for approval
b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	Noted

It is also noted that Mirvac, the construction contractor and any engaged subcontractors shall at all times operate in compliance with Condition C1 of SSD 10448 and Condition A1 of SSD 46516461 which reads:

*In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the Stage 1 Development, and any rehabilitation required under this consent.*

### 1.2.2 Objectives

The objectives of this CEMP are to:

- Establish the framework for managing and mitigating the potential for adverse environmental impacts as a result of the construction of Stage 2 – Building Works for Lot 9;
- Clearly and concisely document the commitments made in the EIS (Urbris 2022) and Response to Submissions (RTS) (Urbis 2022), including relevant management plans, that are required to be implemented with during construction;
- Demonstrate to DPE how the applicant proposes to meet all of its regulatory obligations including those outlined in the Conditions of Consent;
- Outline the controls to be implemented by the contractor to meet those obligations;
- Clearly and concisely document the conditions imposed by SSD 46516461 that are required to be implemented and/or complied with during the construction phase; and
- Assist to establish Stage 2 – Building Works for Lot 9 in a manner that avoids (where possible) or minimises impact to the surrounding environment and community.

### 1.2.3 Preparation

This CEMP has been prepared by SLR Consulting (Australia) Pty Ltd (SLR). SLR provides global environmental and advisory solutions from a network of offices in Asia-Pacific, Europe, North America and Africa. Author qualifications are listed in **Table 2** below:

**Table 2 Author Qualifications**

Name, Role & Division	Qualifications	Experience
<b>Alanna Ryan</b> Principal Consultant Environmental Assessment & Management	B Env Sc Grad Cert Community Relations	Alanna is a Principal Environmental Consultant with over 15 years experience in industry. Experience Alanna has includes, Environmental Management Systems (incorporating risk assessment/management, strategies, management plans, inspections and auditing) and statutory reporting.
<b>Kelsy Sammons</b> Associate Consultant Environmental Assessment & Management	B Env Sc and Mgmt	Kelsy is an Associate Consultant with over 10 years industry experience, in the mining and energy sectors. Kelsy has worked across six open cut Coal Mining operations in Australia, and in underground Copper, Uranium, Silver and Gold Operations.  Kelsy specialises in providing technical expertise and support in building environmental performance capabilities within operations and site-based functions. She also has expertise and experience in mine closure, management plans, compliance, environmental risk assessments, audit preparation, rehabilitation and environmental monitoring programs.

Name, Role & Division	Qualifications	Experience
<b>Drew Williams</b> Associate Consultant Environmental Assessment & Management	B. EnvSc, DIP. Arch	Drew is a Senior Project Consultant with over 7 years industry experience. Drew has gained a wealth of experience during his various environmental management roles including environmental compliance, environmental reporting, environmental monitoring, environmental management systems, contaminated land management, waste management, erosion and sediment control design and project management, heritage management, disturbance approvals, contractor management, licencing and approvals.
<b>Jessica Keegan</b> Project Consultant- Environment and Social Impact Assessment	Master of Environmental Management and Sustainability	Jessica has recently joined the SLR Environmental Assessment & Management (EA&M) team, as a Project Consultant- Environment and Social Impact Assessment. Jessica is in the ideal position to capitalise on her Social Work, Sustainability and Environmental expertise. Jessica has a year experience working within Sand and Hard Rock Quarries as an Environment, Sustainability and Safety Graduate. Jessica previously worked as a Hospital and Community Social Worker for 8 years. Her most recent Social Work role was as a Senior Community Palliative Care Social Worker.

#### 1.2.4 Consultation

In accordance with SSD 10448 and SSD 46516461, consultation has been undertaken with the applicable stakeholders which is summarised in **Table 3**, and documentation attached at **Appendix L**.

**Table 3 Consultation**

Condition	Comment
<b>SSD 10448</b>	
<b>Staging Plan</b> A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall: <ul style="list-style-type: none"> <li>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</li> <li>...</li> </ul>	In accordance with Condition A1, Mirvac developed a staging Plan and has consulted with the relevant parties required under the relevant CEMP sub-management plan conditions. A copy of this consultation including any matters resolved or unresolved is attached at <b>Appendix L</b> .
<b>Evidence of Consultation</b> A18. Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> </ul> </li> </ul>	<b>CEMP Consultation:</b> In accordance with Condition C8, Mirvac has consulted with relevant parties required under the relevant CEMP sub-management plan conditions. A copy of this consultation including any matters resolved or unresolved is attached at <b>Appendix L</b> .

Condition	Comment
(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	<b>General consultation:</b> Consultation required under the conditions of consent will be undertaken by the Applicant or the Applicant's representative and provide a minimum of 10 business days' consultation period. Details of this consultation will be provided to the Planning Secretary in accordance with Condition C8(b) prior to submitting any documentation to the Planning Secretary in accordance with Condition C8(a).
<b>SSD 46516461</b>	
<b>Notification of Commencement</b> A7. The date of commencement of each of the following phases of the Stage 2 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: <ul style="list-style-type: none"> <li>(a) construction; and</li> <li>(b) operation.</li> </ul>	Noted – The Applicant will notify the Planning Secretary in writing of the intended commencement date of construction within the prescribed timeframe.
<b>Evidence of Consultation</b> A9. Where conditions of this consent require consultation with an identified party, the Applicant must: <ul style="list-style-type: none"> <li>(a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>(b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>(i) the outcome of that consultation, matters resolved and unresolved; and</li> <li>(ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	<b>CEMP Consultation:</b> In accordance with Condition A9, Mirvac has consulted with relevant parties required under the relevant CEMP sub-management plan conditions. A copy of this consultation including any matters resolved or unresolved is attached at <b>Appendix L</b> . <b>General consultation:</b> Consultation required under the conditions of consent will be undertaken by the Applicant or the Applicant's representative and provide a minimum of 10 business days' consultation period. Details of this consultation will be provided to the Planning Secretary in accordance with Condition A9(b) prior to submitting any documentation to the Planning Secretary in accordance with Condition A9(a).
A13. Before the commencement of construction, the Applicant must: <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and</li> </ul> submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	The Applicant will provide documented evidence to the Planning Secretary and TfNSW.
<b>External Walls and Cladding</b> A21. Prior to the issuing of:	The Applicant will provide documented evidence to the Certifier and Planning Secretary in accordance with Condition A21 and A22.

Condition	Comment
<p>(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and</p> <p>(b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.</p> <p>A22. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	
<p><b>Utilities and Services</b></p> <p>A25. Before the issuing of a Construction Certificate for any stage of the Stage 2 Development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <p>a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and</p> <p>b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.</p>	<p>The Applicant will provide evidence to the Certifier in accordance with Condition A25.</p>
<p><b>Environmental Representative</b></p> <p>A28. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 1 Development. Unless otherwise agreed to by the Planning Secretary, construction of the Stage 2 development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:</p> <p>...</p> <p>e) review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:</p> <p>(i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</p>	<p>This CEMP will be reviewed by the ER and a written statement will be provided to the Planning Secretary in accordance with Condition A28(e).</p> <p>The ER will attend the Mamre Road Precinct Working Group (see Condition A31), as scheduled</p>

Condition	Comment
<p>(ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);</p> <p>...</p> <p>(j) attend the Mamre Road Precinct Working Group (see Condition A31) in a consultative role in relation to the environmental performance of development; and</p> <p>...</p>	
<p><b>Construction Traffic Management Plan</b></p> <p>B1. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>...</p>	<p>Undertaken as part of the Construction Traffic Management Plan (see Appendix E).</p>
<p><b>Stormwater Management Plan</b></p> <p>B17. Within six months of the commencement of construction of the Stage 2 Development, the Applicant must prepare a Stormwater Management Plan (SMP) to the satisfaction of the Planning Secretary. The SMP must:</p> <p>(a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary;</p> <p>(b) be prepared in consultation with the Environment and Heritage, Sydney Water, DPE, and Council;</p> <p>...</p>	<p>The requirements under Condition B17 will be satisfied within six months of the commencement of construction of the Stage 2 development, in consultation with identified agencies.</p>

## 2 Development Description

### 2.1 Location

AIE is located at 788-864 Mamre Road, Kemps Creek, and is legally described as Lots 54 - 58 DP 259135 in the Mamre Road Precinct within the broader WSEA, which falls within the Penrith LGA. AIE is approximately 56.3 hectares and is located approximately 6.5km north-east of the future Western Sydney International (Nancy-Bird Walton) Airport (WSA), 13.5km south-east of the Penrith CBD and 40km west of the Sydney CBD.

The site is bound by rural land uses. The site is bound by Mamre Road to the west and agricultural uses to the north, south and east. The historic land uses on the site include rural residential, grazing, dairy farming, poultry farming and horticulture. This land has been rezoned to facilitate future employment with the Mamre Road Precinct.

Lot 9 is located in the south-west corner of the AIE. Refer to **Figure 3**.

### 2.2 Construction Staging and Activities

Notification of commencement of construction will be in accordance with Condition A7 of SSD 46516461, reproduced below:

*A7. The date of commencement of each of the following phases of the Stage 2 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.*

In the event that the construction of the Stage 2 Development is to be staged, the Planning Secretary will be notified in writing, at least one month before the commencement of each stage (*or other timeframe agreed with the Planning Secretary*), of the date of commencement and the development to be carried out in that stage. This is in accordance with A8 of SSD 46516461.

**Table 4** summarises key aspects of Stage 2:

**Table 4 Construction Staging and Activities**

Stage	Indicative Dates	Indicative Duration	Activities
Stage 2 – Building Works (Lot 9)	May 2023 to April 2024	11 months	Warehouse / Lot 9 construction



## 2.3 Construction Hours

Stage 1, Conditions D41 and D21 of Development Consent SSD 10448 are the same as Stage 2, Conditions B21 and B22 of Development Consent SSD 46516461, hence this plan references Stage 2.

Construction hours will be in accordance with Conditions B21 and B22 of SSD 46516461, which are reproduced below:

*B21. The Applicant must comply with the hours detailed in Table 2*

*Table 2 Hours of Work*

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

*B22. Works outside of the hours identified in condition B21 may be undertaken in the following circumstances:*

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

The construction hours will be provided to all staff and contractors in the induction (see **Section 3.4.1**). The movements of staff and contractors will be recorded for this project (see **Section 5.1**).

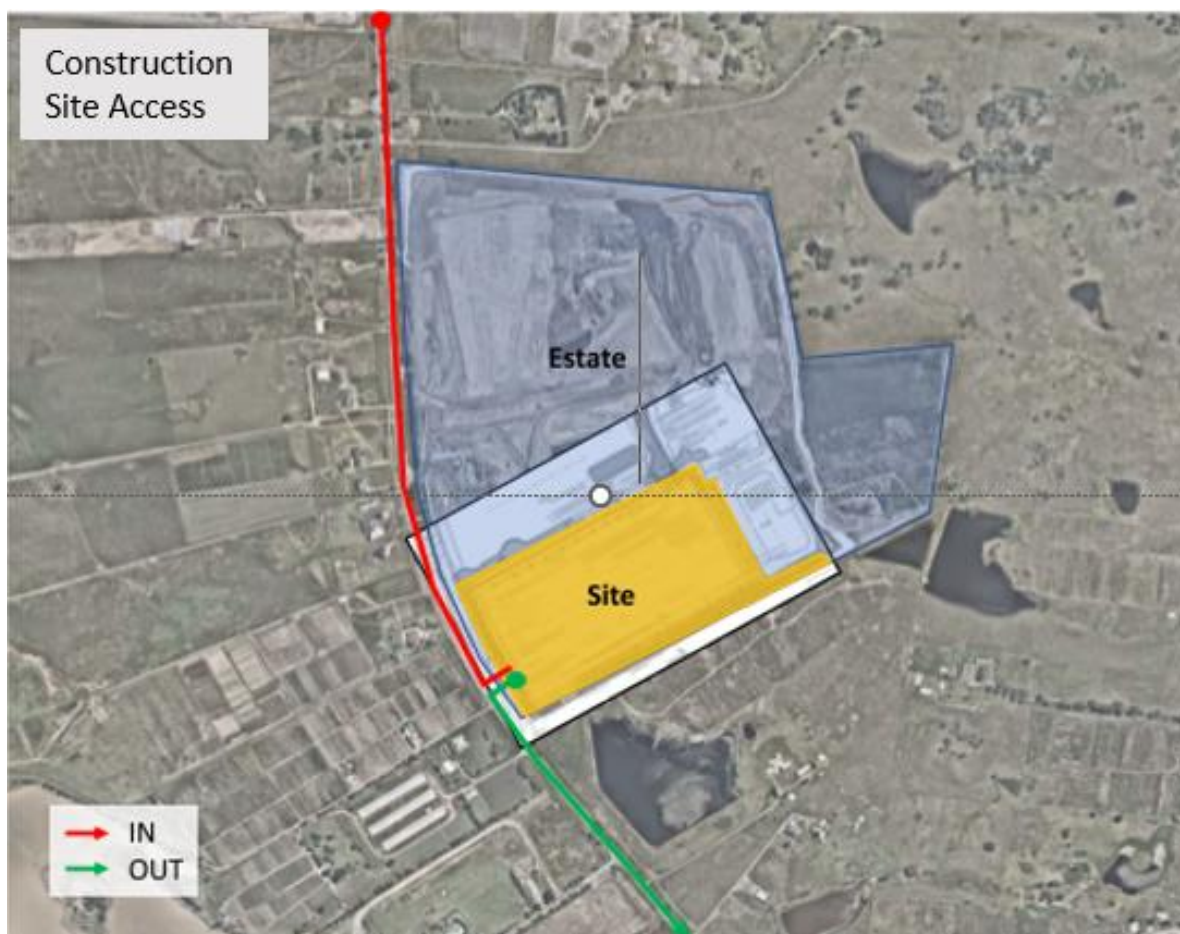
## 2.4 Construction Site Access

All construction vehicles for the AIE stage 2 will enter and depart the site from / to Mamre Road via a temporary access driveway. It is anticipated that the largest vehicle accessing the site will be a 20m Articulated Vehicle (AV), which the temporary driveway will be designed for.

Further, in accordance with the Construction Traffic Management Plan (CTMP) (March 2023), construction management protocols require that vehicles entering the site access road will have right of way in order to ensure that there is no queuing on Mamre Road.

The access to and from Warehouse 9 onto Mamre Road will be restricted to left-in and left-out movements.

Site access is detailed within **Figure 4** below.



**Figure 4** Site Entry Movements

## 2.5 Construction Contact Details

**Table 5** lists the key contacts during the construction of Stage 2 – Building Works for Lot 9.

**Table 5 Construction Contact List**

Role	Name	Company	Contact Details
Project Principal	xx	Mirvac	xx
Contractor's Project Manager	Christopher Cunico	Qanstruct	Ph: 0417 005 477 Email: <a href="mailto:ccunico@qanstruct.com.au">ccunico@qanstruct.com.au</a>
Contractor's Environmental Advisor	Jacob Lourey	Qanstruct	Ph: 0439 344 448 Email: <a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>
Contractor Work Health and Safety (WHS) Coordinator	Jacob Lourey	Qanstruct	Ph: 0439 344 448 Email: <a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>
Project Environmental Representative	Allistair Morris	Qanstruct	Ph: 0417 204 875 Email: <a href="mailto:amorris@qanstruct.com.au">amorris@qanstruct.com.au</a>
Principal's Environmental Consultant (PEC)	Carl Vincent	ERSED	0424 203 046 <a href="mailto:carl.vincent@ersed.com.au">carl.vincent@ersed.com.au</a>
Communications and Community Liaison Representative	Alanna Ryan	SLR Consulting	0407 430 453 <a href="mailto:aryan@slrconsulting.com">aryan@slrconsulting.com</a>

## 3 Environmental Management Framework

### 3.1 Environmental Management Policy

Qanstruct (Aust) Pty Ltd, and all sub-contractors engaged by Qanstruct, will implement their Environmental Policy throughout the duration of construction. A copy of the Environmental Policy is attached as **Appendix M**.

### 3.2 Roles and Responsibilities

The Construction Contractor for Stage 2 – Building Works for Lot 2 is Qanstruct (Aust) Pty Ltd, and all sub-contractors engaged by Qanstruct.

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

The key personnel responsible for environmental management during construction of Stage 2 – Building Works for Lot 9 are listed in **Table 6**

**Table 6 Personnel Responsible for Environmental Management**

Role	Responsibilities
Project Principal	<ul style="list-style-type: none"> <li>Environmental reporting responsibility associated with the development.</li> <li>Overall responsibility for environmental management and compliance with SSD 10448 46516461 and relevant legislation;</li> <li>Liaise with the Proponent to keep them informed of the project's progress;</li> <li>Record, notify, investigate and respond to any environmental incidents and, where necessary, develop and implement corrective actions;</li> <li>Consult and engage with any subcontractors or interfacing contractors regarding the environmental management of the Site;</li> <li>Attend the Environmental Review Group (ERG) meetings; and</li> <li>Provide adequate environmental inductions/training to employees and contractors regarding their requirements under this CEMP;</li> <li>Provide Project Environmental Representative (ER) with all documentation requested by the ER in order for the ER to perform their functions specified below and a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work); and</li> <li>Attend the Mamre Road Precinct Working Group in a representative role in relation to the Stage 2 development.</li> </ul>
Contractor's Project Manager	<ul style="list-style-type: none"> <li>All the responsibilities attributed to the Construction Contractor throughout this CEMP;</li> <li>Environmental reporting responsibility associated with the development; and</li> <li>ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance.</li> </ul>
Contractor's Environmental Advisor	<ul style="list-style-type: none"> <li>Assist the contractor to execute the responsibilities attributed to the Construction Contractor throughout this CEMP;</li> <li>Provide guidance and assistance to the Contractor regarding the environmental reporting responsibilities associated with the development; and</li> </ul>

Role	Responsibilities
	<ul style="list-style-type: none"> <li>Guide the contractor to ensure that the appropriate management response and handling procedures are instigated and carried through in the event of an incident and/or non-compliance.</li> </ul>
Project Environmental Representative	<ul style="list-style-type: none"> <li>Be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RtS, ADR, and any additional information for the Stage 2 Development and is independent from the design and construction personnel for the Stage 2 Development;</li> <li>Receive and respond to communication from the Planning Secretary in relation to the environmental performance of the Stage 2 development;</li> <li>Consider and inform the Planning Secretary on matters specified in the terms of this consent.</li> <li>Consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</li> <li>Review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: <ul style="list-style-type: none"> <li>make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</li> <li>make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department).</li> </ul> </li> <li>Regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;</li> <li>As may be requested by the Planning Secretary, help plan, attend, or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits.</li> <li>As may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</li> <li>Provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;</li> <li>Prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Quarterly Report providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The Environmental Representative Quarterly Report must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary; and</li> <li>Attend the Mamre Road Precinct Working Group in a consultative role in relation to the environmental performance of the Stage 2 development.</li> </ul>
Contractor's WHS Coordinator	<ul style="list-style-type: none"> <li>Ensure the legislative and corporate safety, health and environment management measures and controls are implemented and maintained;</li> <li>Participate in risk and hazard identification and control;</li> <li>Participate in incident investigations and management; and</li> <li>Participate in health and safety inspections.</li> </ul>

Role	Responsibilities
Principal's Environmental Consultant (PEC)	<ul style="list-style-type: none"> <li>• Provide the Principal advice and guidance relating to Environmental reporting responsibilities associated with the development;</li> <li>• Provide the Principal advice and guidance relating to environmental management and compliance with SSD 10448 and SSD 46516461 and relevant legislation;</li> <li>• Assist the Principal in providing the Project Environmental Representative (ER) with all documentation requested by the ER in order for the ER to perform their functions;</li> <li>• Provide guidance for the reporting, notification, investigation and response to any environmental incidents and, where necessary, develop and implement corrective actions; and</li> <li>• Providing advice to the Principal in relation to any subcontractors or interfacing contractors regarding the environmental management of the Site.</li> </ul>
Communications and Community Liaison Representative	<ul style="list-style-type: none"> <li>• Lead and manage the community involvement activities, including liaison with property owners and key stakeholders;</li> <li>• Be the primary daily contact to the public handling of enquiries / complaints management / interface issues;</li> <li>• Maintain the complaints register and make available the complaints register to the ER on a daily basis.</li> <li>• Be available for contact by local residents and the community at all reasonable times to answer any questions;</li> <li>• Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works;</li> <li>• Lead the delivery of communication and community engagement strategies and plans;</li> <li>• Facilitate meetings, forums and arranging interviews to address concerns from community;</li> <li>• Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community;</li> <li>• Build, maintain collaborative and consultative working relationships with internal and external stakeholders; and</li> <li>• Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.</li> </ul>
All employees, contractors and subcontractors	<ul style="list-style-type: none"> <li>• Ensure familiarity, implementation and compliance with this CEMP and appended management plans;</li> <li>• Support the Proponent's commitment to sustainability, environmental management and compliance;</li> <li>• Work in a manner that will not harm the environment or impact on surrounding receptors;</li> <li>• Report all environmental incidents, non-compliances and complaints to the Project Manager without delay;</li> <li>• Immediately notify the Contractor's Project Manager of any hazard or potential hazard that may result in an incident and/or non-compliance, regardless of the nature or scale;</li> <li>• Take immediate action (where it is safe to do so) to prevent, stop, contain and/or minimise any adverse impact associated with an incident and/or non-compliance; and</li> <li>• Report any inappropriate construction practices and/or environmental management practices to the Project Manager without delay.</li> </ul>

## 3.3 Statutory Requirements

### 3.3.1 SSD 10448 and SSD 46516461

The Development will be constructed in accordance with Condition A2 of SSD 46516461, The Development will be carried out:

- (a) in compliance with the conditions of the Development Consent;*
- (b) in accordance with all written directions of the Planning Secretary;*
- (c) in accordance with the EIS, Response to Submissions, ADR, and Concept Plan for SSD-10448 (as modified);*
- (d) in accordance with the Development Layout attached to the Development Consent at Appendix 1; and*
- (e) in accordance with the management and mitigation measures attached to the Development Consent at Appendix 4.*

In accordance with Condition A3 of SSD 46516461, consistent with the requirements of the Development Consent, the Planning Secretary may make written directions to Mirvac in relation to:

- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and*
- (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a) of the Development Consent.*

In accordance with Condition A4 of SSD 46516461, the conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict. The Project Manager will be notified if any inconsistencies are identified.

SSD 10448 and SSD 46516461 imposes a number of environmental performance and management requirements applicable to the construction of Stage 2 – Building Works for Lot 9.

A copy of the Consent for SSD 10448 is attached at **Appendix A**, SSD 46516461 at **Appendix B** and all conditions of consent relevant to this CEMP are attached at **Appendices C and D**.

### 3.3.2 Other licences, permits, approvals and consents

**Table 7** summarises the additional licences, permits, approvals and consents required throughout these works. This information has been summarised from the SSD 10448 and SSD 46516461 Consent Conditions, the EIS (Urbis 2020), and contributions from Mirvac. It is the Construction Contractor's responsibility to ensure that any license, permit, approvals listed in (but not limited to) **Table 7**, has been obtained in the required timeframe.

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



It is noted that an Environment Protection Licence (EPL) is not required, although the EPA have advised that if any future tenancies involve a scheduled activity pursuant to the POEO Act, an EPL would be required prior to undertaking the activity (NSW DPE 2022).

**Table 7 Other licences, permits, approvals and consents**

Licence, permit, approval or consent	Person Responsible	Timing	References / Notes
All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consent.	Mirvac, Construction Contractor	Ongoing	SSD 10448 Condition AN1 SSD 46516461 Condition AN1
Construction and occupation certificates for the proposed building works obtained.	Construction Contractor	Prior to construction/occupation	SSD 46516461 Condition A15
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.	Construction Contractor	Prior to the issue of the Construction Certificate	SSD 46516461 Condition A21
All relevant approvals from utility service providers.	Mirvac	Before construction of any utility works	SSD 46516461 Condition A23
A Compliance Certificate for water and sewerage infrastructure servicing at the site will be obtained.	Mirvac	Before the commencement of operation	SSD 46516461 Condition A24
Evidence to the Certifier that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots ... (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots ...	Construction Contractor	Prior to the issue of the Construction Certificate	SSD 46516461 Condition A25
Evidence from the carrier that the fibre ready facilities are fit for purpose.	Mirvac	Before final Occupation Certificate issued	SSD 46516461 Condition A26
Works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved	Construction Contractor	Before final Occupation Certificate issued	SSD 46516461 Condition A27



### 3.4 Inductions and Environmental Training

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

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

Inductions and Training will meet the objectives of Condition A16 of SSD 46516461, which is to ensure that all employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the SSD 10448 and SSD 46516461 Consent Conditions relevant to activities they carry out in respect of the development.

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

#### 3.4.1 Environmental Induction Training

The environmental induction training will cover all elements of the CEMP and will include, as a minimum, the following:

**Table 8 Environmental Induction Training**

Inductions and Environmental Training	Reference / Notes
Purpose and objectives of the CEMP	Section 1.2
Obligation to minimise harm to the environment	Section 1.2.1
Hours of Construction	Section 2.3
Requirements of due diligence and duty of care	Section 3.1
Conditions of any environmental licences, permits and consent approvals	Section 3.3
Potential environmental emergencies on site and the emergency response procedures (including the Emergency Spill Response Plan), locations and training in the use of emergency spill kits for spills on water and on land	Section 3.5 and Section 4
Reporting, and notification and management requirements for pollution, contamination and other environmental incidents, and for damage and maintenance to environmental controls	Section 3.5 and 5.1
High-risk activities and associated environmental safeguards i.e. earthworks, vegetation clearing, night works, operation and maintenance of concrete washouts, and washing, refuelling and maintenance of plant and equipment	Section 4
Location of reuse bins, washing, refuelling and maintenance of vehicles, plant and equipment	Section 4
Noise, vibration, and air quality management controls	Section 4.2, 4.3 and 4.4
Drivers' code of Conduct	Section 4.5
Construction Traffic Management including permitted access routes to and from the construction site for all vehicles, as well as standard environmental, work, health and safety (WHS), driver protocols and emergency procedures.	Section 4.5

Inductions and Environmental Training	Reference / Notes
Sound erosion and sediment control practices, water quality controls and sediment basin management	Section 4.6
Waste minimisation principles	Section 4.7
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills	Section 4.12

### 3.4.2 Toolbox Talks

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

- A description of the activity and the area; and
- Outline the mitigations measures for the works and the area (see **Section 4**).

## 3.5 Incident and Non-Compliance Response and Handling Procedure

For the purposes of this CEMP, SSD 10448 and SSD 46516461 describes an 'incident' as 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. SSD 10448 and SSD 46516461 describes a 'non-compliance' as an occurrence, set of circumstances or development that is a breach of the consent.

Material Harm is defined within SSD 10448 and SSD 46516461 as harm that:

- involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or*
- (b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)*

**Table 9** below summarises the required notification timeframes and responsible parties for incident and/or non compliance notification with further details provided within this section at the provided Cross Reference(s).

**Table 9 Material Harm Incident and Non-Compliance Notification**

Notification Requirement	Responsible	Timeframe	Reference
<b>Incidents</b>			
Upon awareness of an incident, the Contractors Project Manager shall be notified of and provided with all relevant information pertaining to the potential or actual incident.	Any person engaged as an employee or undertaking an activity with regard to Stage 2 – Building Works for Lot 9	Immediately after becoming aware of a potential or actual incident	CEMP 3.5.2
The Contractor's Project Manager will notify Mirvac of any incident including all relevant information pertaining to the incident.	Contractor's Project Manager	Immediately after becoming aware of a potential or actual incident	CEMP 3.5.2

Notification Requirement	Responsible	Timeframe	Reference
Mirvac will notify DPE of an incident in writing via the Major Projects Website.	Mirvac	Immediately	CEMP 3.5.1.2
An Event Notification Report will be completed and provided to Mirvac. This is attached to this CEMP as <b>Appendix N</b> .	Contractor's Project Manager	Within 24 hours	Appendix N
Mirvac will provide a formal written notification of an incident to DPE via the Major Projects Website.	Mirvac	Within 7 days after becoming aware of incident	CEMP 3.5.1.2
Mirvac will provide DPE and any relevant public authorities a detailed report on the incident	Mirvac	Within 30 days of the incident occurring or as otherwise agreed to by the Planning Secretary	CEMP 3.5.1.1 & 3.5.1.2
<b>Non-Compliance</b>			
Provide written notification of the non-compliance to the Major Projects website.	Mirvac	Within 7 days after becoming aware of non-compliance	CEMP 3.5.1.3

### 3.5.1 Notification Requirements

#### 3.5.1.1 Under the Protection of the Environment Operations Act 1997 (POEO Act)

Notification responsibilities for incidents that have caused or threatened to cause material harm to the environment are also detailed in Section 148 of the POEO Act. In summary, these are broadly categorised as:

##### *Duty of an employee or any person undertaking an activity:*

Any person engaged as an employee or undertaking an activity with regard to Stage 2 – Building Works for Lot 9 will, immediately after becoming aware of any potential incident (even if outside of normal business hours), notify the Contractor's Project Manager who will notify Mirvac of the incident and all relevant information about it. The Contractor's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works.

##### *Duty of an employer or occupier of the premises to notify:*

The employer or occupier of the premises (in this case Mirvac) on which the incident occurred, who is notified (or otherwise becomes aware of) of the incident, will immediately notify the relevant authorities about the incident and all relevant information.

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

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

**Table 10** lists the contact details for these authorities. The person reporting the pollution incident will provide the following key details:

- Location of the pollution incident/emergency;
- Nature of the pollution incident/emergency;
- Their name and contact details; and
- Details of any required assistance.

**Table 10 Regulatory Authority Contact List for Material Harm Incidents**

Regulatory Authority / Stakeholder	Key Contact	Contact Details	
<b>Department of Planning, and Environment (DPE)</b>	Compliance Unit	Major Projects Portal	
<b>Environment Protection Authority (EPA)</b>	Environment Line	131 555 info@environment.nsw.gov.au	
	Head office (Sydney)	02 9995 5000	
<b>Environment, Energy and Science (EES) Group</b>	Main switchboard	1300 361 967 info@environment.nsw.gov.au	
<b>Penrith City Council</b>	Main switchboard	02 4732 777 council@penrith.city	
<b>Water NSW</b>	Main switchboard	1300 662 077 Customer.Helpdesk@waternsw.com.au	
	Incident Notification Number – 24 hours	1800 061 069	
<b>NSW Public Health Unit</b>	Sydney Local Health District	Business hours: 1300 066 055 After hours: 02 9515 6111	
<b>SafeWork NSW</b>	Incident Notification Hotline	131 050 Select Option 3 to report a “Serious Incident or Fatality” – this will result in the incident being recorded and the appropriate person being contacted.	
<b>Emergency Services</b>	NSW Police NSW Fire and Rescue NSW Ambulance Service	131 444 1300 729 579 -	In case of emergency – 000

### 3.5.1.2 Under the Conditions of SSD 10448

In accordance with Condition E10 of Development Consent SSD 10448 and Condition C10 of SSD 46516461, once Mirvac becomes aware of an incident Mirvac is required to immediately notify the Planning Secretary via the Major Projects website. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident.

In accordance with Appendix 6 of Development Consent SSD 10448 and Appendix 5 of SSD 46516461 a written incident notification addressing the requirements of Appendix 6 is required to be provided to the Planning Secretary via the Major Projects website within seven days. The written notification of an incident must:

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

In accordance with Appendix 6 of Development Consent SSD 10448 and Appendix 5 of SSD 46516461 a detailed incident report is then to be provided to the Planning Secretary and any other relevant public authorities within 30 days of the incident. The Incident Report must include:

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

### 3.5.1.3 Non-Compliances

In accordance with Condition C11 of SSD 46516461, the Planning Secretary must be notified in writing via the Major Projects website within seven days after the Proponent becomes aware of any non-compliance.

C10 of SSD 46516461 states a non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

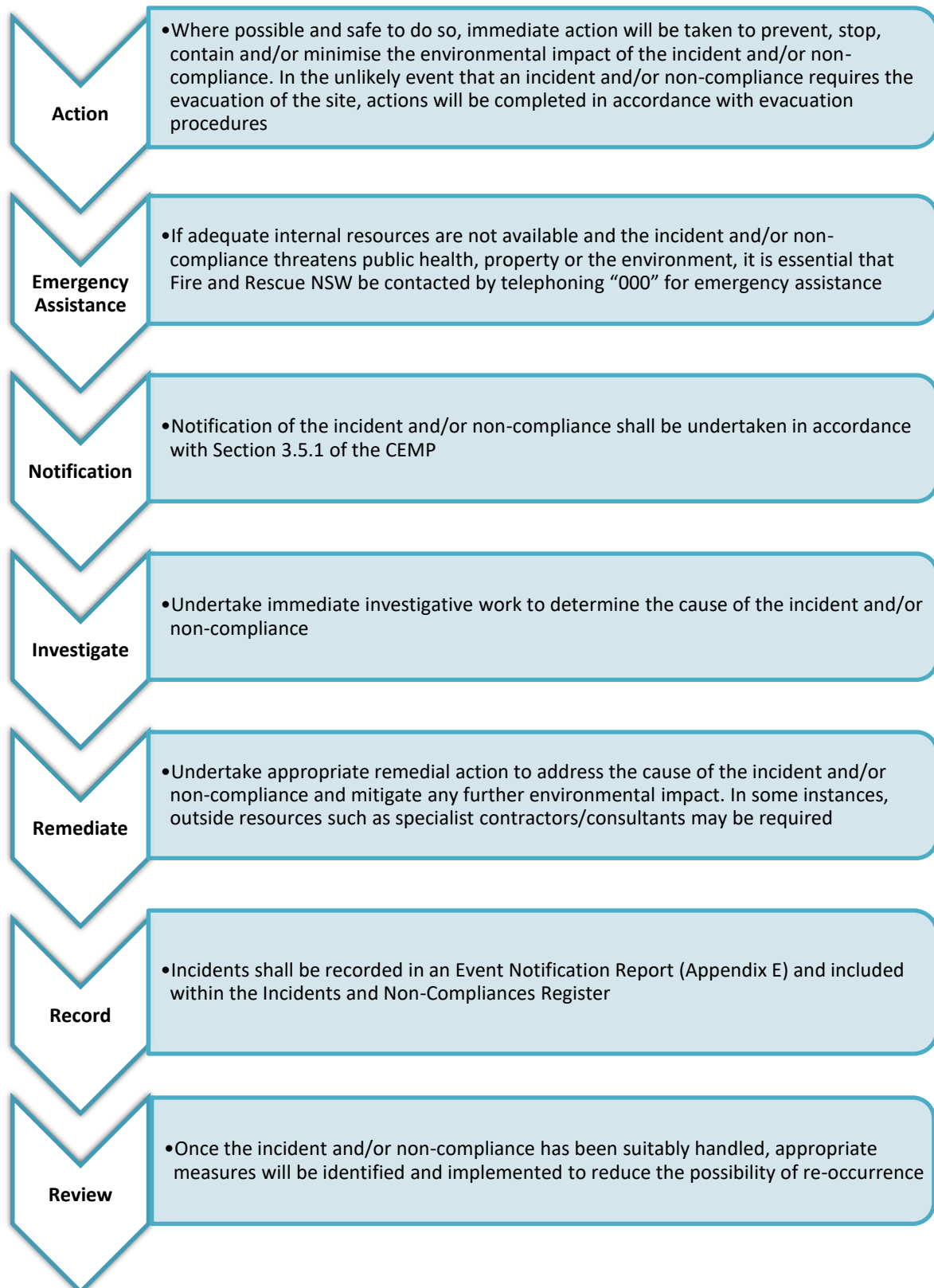
C12 of SSD 46516461 requires a non-compliance notification to identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.

C13 of SSD 46516461 notes that a non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### 3.5.2 Incidents and Non-Compliance Handling Procedure

Upon becoming aware of an incident and/or non-compliance, the procedure outlined in **Figure 5** will be followed.

**Figure 5 Incidents and Non-Compliance Handling Procedure**



### 3.5.3 Incidents and Non-Compliance Register

An Incidents and Non-Compliance Register will be maintained during construction and will contain the following:

- A copy of the environmental incident and non-compliance notification requirements and handling procedure contained above in **Section 3.5.1** and **3.5.2**;
- Site evacuation procedures;
- A separate reference sheet containing the contact details for the contacts listed in **Table 5** and the contact details for the regulatory authorities listed in **Table 10**
- Blank hard copies of the Event Notification Report; and
- Copies of all completed Event Notification Reports, which are to be maintained for at least five years after the event to which they relate.

### 3.5.4 Minor Environmental Incidents

There is the possibility of minor environmental incidents occurring as part of this project. SLR have defined a 'Minor Environmental Incident' as an incident where there has been no potential or actual material harm to the environment (see 'material harm' definition outlined in **Section 3.5.3**). Examples may include excessive dust impacts sighted by the project team or a small contained hydrocarbon spill that does not leave a site boundary and are cleaned up without residual on-site environmental harm (RMS, 2018).

Minor environmental incidents will still be handled under the process outlined in **Section 3.5.2** except there will be no requirement for notification of government agencies. All minor or major incidents will be recorded in the Incidents and Non-Compliance Register. A minor incident does not constitute a non-compliance under the conditions of SSD 10448 and SSD 46516461.

## 3.6 Complaints Response and Handling Procedure

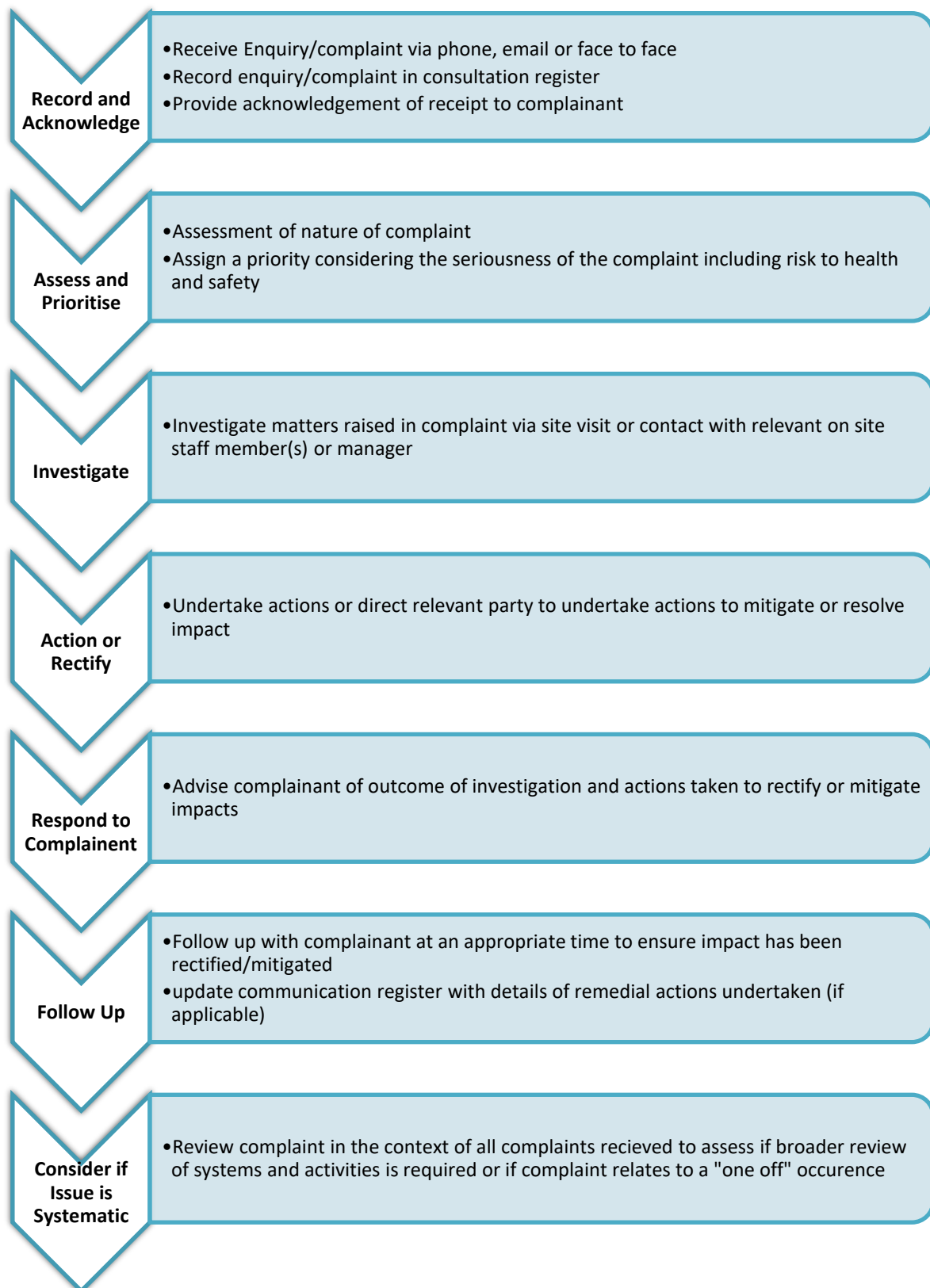
All complaints will be handled in accordance with the *Community Consultation and Complaints Handling Strategy* (CCCHS) (SLR, 2023) (see **Appendix K**).

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

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



**Figure 6 Complaints Handling Procedure**



## 1. Record and Acknowledge

Any employee who takes receipt of a complaint, either verbal or written, are to immediately notify the Contractor's Project Manager who will then contact the Communications and Community Liaison Representative. The Contractor's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. All relevant contact details are available in **Table 5**.

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

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

## 2. Assess and Prioritise

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

## 3. Investigate

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

If the complaint is due to an incident, the notification requirements and handling procedures outlined in **Section 3.5.3** and **3.5.4** respectively will be followed.

## 4. Action or Rectify

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

## 5. Respond to Complainant

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

## 6. Record

It is imperative that an assessment of the situation is carried out and documented to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Complaints Register (Appendix A of the CCCHS). A copy of the completed form will be maintained for at least five years. The complaint will also be recorded in the Complaints Register, as per **Section 3.6.4**.

## 7. Preventative Action

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

### 3.6.1 Complaints Register

A Complaints Register will be maintained during construction and will contain the following:

- A copy of the environmental complaint handling procedure contained in **Figure 6**.
- A separate reference sheet containing the contact details listed in **Table 5**;
- Blank hard copies of the Community Correspondence Register, and
- Copies of all completed Community Correspondence Register, which are to be maintained for at least five years after the event to which they relate.

In accordance with Condition A29 of SSD 46516461, the complaints register shall be made available to the appointed ER on a daily basis. One complaint register will be maintained for both Stage 1 and Stage 2 of the development to provide consistency.

## 3.7 Dispute Resolution

In the event that a dispute arises between the Proponent and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the construction of Stage 2 – Building Works for Lot 9, either party may refer the matter to the Planning Secretary for resolution. The Planning Secretary's determination of any such dispute will be final and binding on the parties.

In the case of a dispute between the Proponent and a community member/complainant, either party may refer the matter to the DPE and/or relevant regulatory authority for consideration, advice and/or negotiation. Consent Condition A28 identifies the ER may be requested by the Planning Secretary to assist in the resolution of community complaints.

Additional information can be located in the CCCHS (SLR 2023) attached as **Appendix K**.

## 4 Environmental Management Commitments

Environmental aspects with the potential to be impacted through the construction of Stage 2 - Building Works for Lot 9 are addressed in the following sub-sections. These issues have specific regulatory requirements imposed by SSD 10448 and SSD 46516461 and/or are considered to have the highest potential to result in a non-compliance with a legislative requirement or generate community complaints. The tables in this section are a compliance management tool outlining how controls are to be implemented.

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

### 4.1 General

**Table 11** lists the general environmental controls that will be implemented throughout the construction to minimise the potential for adverse impacts on the local environmental and surrounding receptors.

**Table 11 General Construction Environmental Management Controls**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
All reasonable and feasible measures will be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from construction.	Construction Contractor	Ongoing	SSD 46516461 Condition A1
All licences, permits, approvals and consents as required by law will be obtained and maintained as required for the development. See Section 3.3 of this CEMP.	Mirvac and Construction Contractor	As required	SSD 10448 Condition AN1 SSD 46516461 Condition AN1
Works will not commence until an Environmental Representative (ER) has been approved by the Planning Secretary and engaged by Mirvac.	Mirvac	Prior to commencing construction	SSD 46516461 Condition A28
All plant and equipment will be maintained in accordance with manufacturers requirements. A Plant and Equipment Maintenance Schedule and record is to be prepared and maintained onsite. The Plant and Equipment Maintenance Schedule is to be issued to the Superintendent on a quarterly basis. Plant prestart will be completed to ensure plant is operating as expected with any issues noted for rectification at the earliest possible opportunity.  Noise amelioration will be fitted as per manufacturers requirements. No modifications are to be made to noise amelioration devices.	Construction Contractor	Ongoing	SSD 46516461 Condition A19

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Only qualified and experienced personnel are to maintain and operate plant and equipment.			
Construction employees and contractors will be suitably inducted and trained in accordance with Section 3.4 of this CEMP.	Construction Contractor	Prior to commencing construction and ongoing	CEMP Section 3.4
The incidents and complaints will be promptly and effectively addressed in accordance with the management strategies contained within Sections 3.5 and 3.6 of this CEMP.	Construction Contractor	Ongoing	CEMP Sections 3.5 and 3.6
All monitoring records will be maintained to demonstrate compliance with the CEMP, including: <ul style="list-style-type: none"> <li>• Site environmental inspection reports;</li> <li>• Environmental monitoring data and</li> <li>• Internal and external audit reports;</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions;</li> <li>• Minutes of management review meetings; and</li> <li>• Induction and training records.</li> </ul>	Construction Contractor	For 5 years after completion date	Best practise
Construction will comply with section 120 of the POEO Act, which prohibits the pollution of waters.	Construction Contractor	Ongoing	SSD 46516461 Condition B14 CEMP Section 4.6 ESCP Appendix F

## 4.2 Noise

Construction noise will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (SLR 2023), attached as **Appendix H**.

The environmental management controls in **Table 12** will be implemented to minimise the potential for adverse noise impacts during construction.

**Table 12 Environmental Management Controls for Noise**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in Section 7.2 of the CNVMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Project Planning</li> <li>• Scheduling for High Noise or Vibration Generating Works</li> <li>• Site Layout</li> <li>• Training</li> <li>• Plant and Equipment Source Mitigation</li> <li>• Screening</li> <li>• Community Consultation</li> <li>• Monitoring</li> </ul>	Construction Contractor	Ongoing	Appendix H - CNVMP Section 7.2

## 4.3 Vibration

Construction vibration will be managed in accordance with the Construction Noise and Vibration Management Plan (CNVMP) (SLR 2023), attached as **Appendix H**.

The environmental management controls in **Table 13** will be implemented to minimise the potential for adverse vibration impacts during construction

**Table 13 Environmental Management Controls for Vibration**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in Section 7.2 of the CNVMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Project Planning</li> <li>• Scheduling for High Noise or Vibration Generating Works</li> <li>• Site Layout</li> <li>• Training</li> <li>• Plant and Equipment Source Mitigation</li> <li>• Screening</li> <li>• Community Consultation</li> <li>• Monitoring</li> <li>• Vibration</li> </ul>	Construction Contractor	Ongoing	Appendix H - CNVMP Section 7.2



## 4.4 Air Quality

Construction air quality will be managed in accordance with the Construction Air Quality Management Plan (CAQMP) (SLR 2023), attached as **Appendix I**.

The environmental management controls in **Table 14** will be implemented to minimise the potential for adverse dust emissions and impacts during construction.

**Table 14 Environmental Management Controls for Air Quality**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<p>All required and highly recommended Dust and Odour Mitigation measures outlined in Section 9 of the AQMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Communications</li> <li>• Site Management</li> <li>• Preparing and Maintaining the Site</li> <li>• Operating Vehicle/Machinery and Sustainable Travel</li> <li>• Operations</li> <li>• Waste Management</li> </ul> <p>Desirable mitigation measures will be considered and implemented where it is a reasonable step to minimise dust generated during works.</p>	Construction Contractor	Ongoing	Appendix I - CAQMP Section 9

## 4.5 Traffic

Construction traffic will be managed in accordance with the Construction Traffic Management Plan (CTMP) (March 2023), attached as **Appendix E**.

The environmental management controls in **Table 15** will be implemented to ensure road safety and network efficiency during construction.

**Table 15 Environmental Management Controls for Traffic**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<p>All management and mitigation measures relating to proposed works and staging outlined in <b>Section 2</b> of the CTMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Construction Hours</li> <li>• Truck Routes</li> <li>• Temporary Traffic Management Method</li> <li>• Risk Assessment</li> <li>• Site Contact</li> <li>• Site Access</li> <li>• Work Zones</li> </ul>	Construction Contractor	Ongoing	Appendix E - CTMP Section 2
<p>All management and mitigation measures relating to traffic management outlined in <b>Section 3</b> of the CTMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Cumulative Impacts</li> <li>• Impacts on the Surrounding Network</li> <li>• Vehicle Management</li> <li>• Contractor Parking</li> <li>• Pedestrian and Cyclist Management</li> <li>• Fencing Requirements</li> <li>• Traffic Control</li> <li>• Authorised Traffic Controller</li> <li>• Driver Code of Conduct</li> <li>• Worker Induction</li> </ul>	Construction Contractor	Ongoing	Appendix E - CTMP Section 3
<p>Within six months of the commencement of construction of the Stage 2 Development, the Applicant must undertake a road safety audit of Access Road 4 to demonstrate the layout, spacing, and position of all access points to Access Road 4 would minimise road safety risks, including consideration of cumulative impacts from all developments adjoining Access Road 4.</p>	Construction Contractor	Within 6 months of the commencement of construction	SSD46516461 Condition B4

## 4.6 Water and Soil

Erosion and sediment control will be managed in accordance with the Erosion and Sediment Control Plan (ESCP) (2023), attached as **Appendix F**. The management of flood risks will be undertaken in accordance with the Flood Emergency Response Plan (FERP) (SLR, 2023), attached as **Appendix G**.

Importation of fill and dam dewatering are not applicable to this CEMP.

The environmental management controls in **Table 16** will be implemented to minimise the potential for adverse water and soil impacts during construction.

**Table 16 Environmental Management Controls for Water and Soil**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
<b>Erosion and Sediment Control</b>			
All erosion and sediment control measures indicated within the ESCP shall be implemented during construction	Construction Contractor	Ongoing	Appendix F: ESCP Section 8
All flood management measures indicated within the FERP shall be implemented during construction	Construction Contractor	Ongoing	Appendix G, FERP
Only VENM, ENM, or other material approved in writing by EPA is brought onto the site. Accurate records must be kept of the volume and type of fill to be used. These records must be made available to the Planning Secretary upon request.	Construction Contractor	Ongoing	SSD 46516461 Condition B 11

## 4.7 Waste

Construction Waste management will be managed in accordance with the Construction Waste Management Plan (CWMP) (Qanstruct 2023), attached as **Appendix J**.

The environmental management controls in **Table 17** will be implemented to minimise the potential for adverse impacts as a result of waste generated during construction.

**Table 17 Environmental Management Controls for Waste**

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
<p>All listed mitigation and management measures outlined in the CWMP will be implemented throughout construction. These mitigation measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Demolition waste</li> <li>• Construction waste</li> <li>• Waste contractors and facilities</li> <li>• Site documentation</li> </ul>	Construction Contractor	Ongoing	Appendix J - CWMP
Suitable measures will be put in place to manage pests and vermin including maintaining general cleanliness on site and of waste storage areas to prevent the occurrence of vermin issues, and arranging appropriate controls if necessary e.g. traps.	Construction Contractor	Ongoing	SSD 46516461 Condition B46
Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	Construction Contractor	Ongoing	SSD 46516461 Condition B48
All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	Construction Contractor	Ongoing	Best practise

## 4.8 Visual Amenity

The environmental management controls in **Table 18** will be implemented to minimise the potential for adverse visual amenity impacts during construction.

**Table 18 Environmental Management Controls for Visual Amenity**

Reporting Requirement	Person Responsible	Timing / Frequency	References / Notes
Lighting will comply with the latest version of AS 4282.	Construction Contractor	Prior to commencing construction and ongoing	SSD 46516461 Condition B35
Lighting will be mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.			SSD 46516461 Condition B36
All signage and fencing will be erected in accordance with the plans in the EIS and RtS. (Note: This condition does not apply to temporary construction and safety related signage and fencing).			

## 4.9 Hazardous Goods and Contamination

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to the hazardous goods and contamination are presented in **Table 19**

**Table 19 Environmental Management Controls for Dangerous Goods**

Environmental Management Control	Responsibility	Timing / Frequency	Reference / Notes
The quantities of dangerous goods stored and handled will be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	Construction Contractor	Ongoing	SSD 46516461 Condition B42
Chemicals, fuels and oils will be stored in bunded areas in accordance with relevant Australian Standards and/or the Storing and Handling of Liquids: Environmental Protection – Participants Manual (Department of Environment and Climate Change 2007).	Construction Contractor	Ongoing	SSD 46516461 Condition B43

## 4.10 Fire Safety and Emergency

The environmental controls that will be implemented to minimise the potential for environmental incidents relating to fire are presented in **Table 20**.

**Table 20 Environmental Management Controls for Fire Safety and Emergency**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
In the event of emergency, the contact details in <b>Table 10</b> will be contacted.	Construction Contractor	In the event of an emergency	Section 3.5.3
Emergency vehicle access to and from the Site will be available at all times during construction.	Construction Contractor	Ongoing	Best practise
Cutting, welding, grinding or other activities likely to generate fires will not be undertaken in the open on days when a total fire ban is proclaimed, unless an exemption is granted by the relevant Fire Service.	Construction Contractor	Ongoing	Best practise
When there is a risk of fire being caused by work such as welding, thermal or oxygen cutting, heating or other fire producing or spark producing operations or when burning off is proposed, training will be provided to all personnel in fire prevention, fire safety and basic firefighting skills.	Construction Contractor	As required	Best practise
Appropriate firefighting equipment will be provided as required for the safety of persons and property.	Construction Contractor	Prior to commencing construction and ongoing	Best practise
Fire extinguishers will be located at work locations where hot work is being undertaken or flammable gases are stored.	Construction Contractor	Ongoing	Best practise
Construction plant will be fitted with fire extinguishers, as required/appropriate.	Construction Contractor	Ongoing	Best practise
Waste material will not be burnt on site and no fires of any kind will be lit on site.	Construction Contractor	Ongoing	Best practise



## 4.11 Community

Community consultation and complaints at Stage 2 – Building Works for Lot 9 will be managed in accordance with the Community Consultation and Complaints Handling Strategy (CCCHS) (SLR 2023), attached as **Appendix K**. The same CCCHS is applicable to both, Stage 1, and Stage 2 of the development, to provide consistency.

The community management controls in **Table 21** will be implemented to minimise the potential for adverse impacts to the community during construction.

**Table 21 Environmental Management Controls for the Community**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
<p>All listed mitigation and management measures outlined in Section 4 of the CCCHS will be implemented throughout construction. These measures cover the following activities:</p> <ul style="list-style-type: none"> <li>• Communication, management and mitigation tools;</li> <li>• Notification procedure; and</li> <li>• Complaints procedure.</li> </ul>	Construction Contractor	Ongoing	Appendix K - CCCHS Section 4

## 4.12 Flora and Fauna

The flora and fauna management controls in **Table 22** will be implemented to minimise the potential for adverse impacts to biodiversity construction.

**Table 22 Environmental Management Controls for the Community**

Environmental Management Control	Person Responsible	Timing / Frequency	References / Notes
<p>a) Measures will be implemented to manage pests, vermin and declared noxious weeds on the site.</p> <p>b) Site inspections will be conducted on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.</p> <p><b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).</p> <p>c)</p>	Construction Contractor	Ongoing	SSD 46516461 Condition B 46

## 5 Monitoring and Reporting

### 5.1 Environmental Monitoring and Reporting

**Table 23** summarises the monitoring and reporting requirements for the construction of Stage 2 – Building Works for Lot 9 as set out in SSD 10448 and SSD 46516461 and relevant management plans.

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

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

**Table 23 Monitoring and Reporting Requirements**

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
<b>Daily</b>				
General	Daily observation will be recorded in Supervisor's Diary or similar, including plant and equipment prestart checks that include environmental observations (including weather, erosion, sediment control dust, etc.).	Construction Contractor	Daily	Best practise
General	The Applicant must provide the ER with the complaints register	Mirvac	Daily	SSD 46516461 Condition A29
Air Quality	The Air Quality Monitoring program provided in Section 12 of the CAQMP shall be implemented.	Construction Contractor	Daily	Appendix I - CAQMP Section 12
<b>Weekly</b>				
General	The Weekly Environmental Checklist will be completed as part of general environmental site inspection to ensure all relevant environmental controls listed in this CEMP are in place and any required maintenance and/or remediation works are identified and undertaken.	Construction Contractor	Weekly	Best practise

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	<p>The Construction Contractor will report environmental performance during regular management meetings and/or 'toolbox talks'. Items to be discussed include:</p> <ul style="list-style-type: none"> <li>Results of any monitoring activities undertaken;</li> <li>Any environmental incidents that have occurred during the previous period, including the management / corrective actions taken;</li> <li>Any complaints that have been received during the previous period, including any management / corrective actions taken.</li> </ul>	Construction Contractor	Weekly	Section 3.4
General	The PEC (or alternative delegate when PEC is unavailable) to attend weekly ER Inspections at the commencement of the project, reducing to fortnightly/monthly on a risk basis.	Mirvac	Weekly at commencement	Best practise
<b>Monthly</b>				
General	<p>The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as:</p> <p>b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	Mirvac	As required by the ER to perform their role under the conditions of consent	SSD 46516461 Condition A29
Soil	Monthly audits of erosion and sediment controls shall be undertaken by CPESC and kept on record for the duration of the construction and an additional 12 months following construction works.	Principal's Environmental Consultant	Monthly	SSD 46516461 Condition B13
Soil	Inspections will be undertaken of sediment basins weekly and immediately after rainfall events to assess storage capacity and water quality treatment prior to discharge, and clean to requirements.	Principal's Environmental Consultant	Weekly	Appendix F - ESCP

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Pests, Vermin and Noxious Weeds	Regular inspections will be undertaken to ensure that measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. <b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).	Construction Contractor	Weekly	SSD 46516461 Condition B46(b) Section 5.1
Community	The following will be monitored: <ul style="list-style-type: none"> <li>Total number of complaints</li> <li>Number of complaints relating to lack of consultation / misinformation / confusion</li> <li>Number of enquiries relating to information previously disseminated</li> <li>Number of complaints / enquiries within defined categories based on theme or subject</li> <li>Close-out actions and follow-up</li> <li>Response timeframes</li> </ul>	Communications and Community Liaison Representative	Monthly	Appendix K - CCCHS Section 5.1
Community	The monthly community consultation summary will be made publicly available on the project web page and shall include: <ul style="list-style-type: none"> <li>A summary of community consultation activities undertaken within the preceding month</li> <li>A summary of all enquiries and complaints received within the preceding month, including details of response and/or remediation activities</li> </ul>	Communications and Community Liaison Representative	Monthly	Appendix K - CCCHS Section 5.2
<b>Event Based</b>				
Incident / Non-Compliance	In the event of an Incident or Non-Compliance, an Event Notification Report will be completed, as outlined in <b>Table 9</b> in Section 3.5 of the CEMP.	Project's Construction Manager	In the event of an Incident or Non-Compliance	Section 3.5

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Water	<p>All discharges will be recorded on a discharge permit which will include:</p> <ul style="list-style-type: none"> <li>• Volume to be discharged</li> <li>• Treatment details (e.g. Coagulant/flocculant used, dosage, duration and treatment date)</li> <li>• Water quality monitoring results (including date and time of testing)</li> <li>• Discharge water quality results</li> <li>• Date and time of discharge</li> </ul>	Principal's Environmental Consultant	As required	Appendix F - ESCP
Water	Pumped discharge of any water off site will be monitored regularly to ensure that tested water quality meets all applicable criteria.	Principal's Environmental Consultant	As required	Appendix F - ESCP
<b>Other</b>				
Noise & Vibration	Noise and/or vibration reporting and monitoring will be conducted in accordance with Section 7.3 of the CNVMP	Construction Contractor	Ongoing	Appendix H - CNVMP Section 7.3
Noise & Vibration	A Design Noise Verification Report will be submitted to the satisfaction of the Planning Secretary before commencement of construction.	Mirvac	Prior to Construction	SSD 46516461 Condition B28
Air Quality	All dust and air quality incidents and complaints will be investigated and responded to as per Section 11 of the CAQMP.	Construction Contractor	As required	Appendix I - CAQMP Section 9
Traffic	Monitoring and review of the CTMP and onsite traffic management effectiveness shall be undertaken in accordance with Section 4 of the CTMP	Construction Contractor	Ongoing	Appendix E - CTMP Section 4
Traffic	Within six months of the commencement of construction of the Stage 2 Development, the Applicant must undertake a road safety audit of Access Road 4 to demonstrate the layout, spacing, and position of all access points to Access Road 4 would minimise road safety risks, including consideration of cumulative impacts from all developments adjoining Access Road 4.	Construction Contractor	Within 6 months of the commencement of Construction	SSD 46516461 Condition B4

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
Contamination	Any material identified as contaminated will be disposed off-site, with the disposal location and results of testing submitted to the Planning Secretary, prior to its removal from the site.	Construction Contractor	As required	Best practise
Waste	A logbook of waste management and collection will be maintained on-site.	Construction Contractor	Ongoing	Best practice
Waste	Waste management documentation, logbook and associated dockets and receipts will be made available for inspection by authorised Council Officer at any time during site works.	Construction Contractor	Ongoing	Appendix J - CWMP
General	Inspection and maintenance of all plant and equipment items to ensure optimal operating condition.	Construction Contractor	As specified by the manufacturer / supplier	Best practise
General	All incoming and outgoing traffic movement to be monitored and recorded as per Section 4.1 of the CTMP to ensure adherence to the approved construction hours as per Section 2.3 of this CEMP.	Construction Contractor	Ongoing	Best practise
General	The Project Manager will be notified if any inconsistencies are identified between the documents listed in Section 3.3 of this CEMP.	Construction Contractor	As required	CEMP Section 3.3
General	<p>Compliance Reports of the Development will be prepared and submitted to DPE reviewing the environmental performance of the development in accordance with the <i>Compliance Reporting Post Approval Requirements</i> (DPE 2020) and will:</p> <p>(a) identify any trends in the monitoring data over the life of the development;</p> <p>(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(c) describe what measures will be implemented over the next year to improve the environmental performance of the development.</p>	Mirvac	<p>Within 3 months after the commencement of construction and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works</p>	SSD 46516461 Condition C14

Aspect	Monitoring / Inspection Requirement	Person Responsible	Timing / Frequency	References / Notes
General	Each Compliance Report will be made publicly available.	Mirvac	No later than 60 days after submitting it to the DPE and notify the DPE in writing at least 7 days before this is done.	SSD 46516461 Condition C15
General	Access to information shall be facilitated through the publication of environmental performance and monitoring results on the project website, as detailed within the CCCHS.	Mirvac	48 hours prior to commencing construction and ongoing	SSD 46516461 Condition C17 Appendix K - CCCHS Section 4.3.1
General	A copy of all environmental records will be maintained, including: <ul style="list-style-type: none"> <li>• Site environmental inspection reports</li> <li>• Environmental monitoring data</li> <li>• Internal and external audit reports</li> <li>• Reports of environmental incidents, environmental, associated actions taken, and follow-up actions</li> <li>• Minutes of management review meetings</li> <li>• Induction and training records</li> <li>• Register of all complaints and non-compliances.</li> </ul>	Mirvac / Construction Contractor	For at least 5 years after completion	Best practise
General	All audits will be undertaken in accordance with Division 9.4 of Part 9 of the EP&A Act.	Construction Contractor	Ongoing	SSD 46516461 Condition C16

## 5.2 Contingency Management Plan

**Table 24** lists the actions to be implemented if inspections, monitoring and/or auditing indicate that the mitigation measures listed in **Section 4** and the specialist management plans are not effective in managing environmental impacts.



**Table 24 Contingency Plan**

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
<b>Noise and Vibration</b>				
Noise impacts at sensitive receiver locations	Trigger	Noise levels do not exceed applicable NMLs	Noise levels exceed applicable NMLs	Noise levels exceed Highly Noise Affected criteria (75 dBA)
	Response	On-going best practise management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies for high-noise generating works determined through community consultation, as detailed in Section 7.1 and 7.2.
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practise management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits then a different construction method or equipment must be utilised.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
<b>Air Quality</b>				
Visible dust leaving the site	Trigger	Daily inspections show that there is no visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	Response	Continue monitoring program as normal.	<p>Review and investigate construction activities and respective control measures. Where appropriate, implement additional remedial measures, such as:</p> <ul style="list-style-type: none"> <li>• <i>Deployment of additional water sprays, water trucks etc</i></li> </ul>	Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust generating activities

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Dust deposition reading of $>4\text{g/m}^2/\text{month}$	Trigger	Dust deposition rates are less than $4\text{ g/m}^2/\text{month}$ at all the dust gauges.	Dust deposition rate greater than $4\text{ g/m}^2/\text{month}$ is recorded by any of the dust gauges	Dust deposition rates greater than $4\text{ g/m}^2/\text{month}$ are recorded by two or more dust gauges for two months in a row.
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>AIE Project Manager to analyse data to try to identify the source(s) of dust. Consideration should be given to the differences between the monitoring closer to other construction sites compared to those further away for identification of potential cumulative impacts.</li> <li>Construction Contractor to review operations to reduce dust emissions from the identified key source(s). Implement any additional mitigation measures as required, such as additional watering.</li> </ul>	<ul style="list-style-type: none"> <li>AIE Project Manager to review and investigate construction activities and respective control measures for the monitoring period.</li> <li>If it is concluded that construction activities at AIE were directly responsible for the exceedance (i.e. the exceedance event was not caused due to high regional dust levels or local non-project dust source), Construction Contractor to submit an incident report to government agencies.</li> </ul>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Intense Meteorological Conditions	Trigger	Normal Meteorological Conditions	Forecast winds greater than 5 m/s and dry conditions.	Forecast winds greater than 10 m/s and dry conditions.
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>Limit the activities that generate dust within 200 m of downwind sensitive activities.</li> <li>Additional visual inspection of exposed areas and activities.</li> <li>Assess the need for additional controls such as increased water application rates.</li> </ul>	Stop activities that generate dust up to 200 m downwind of the construction activities, until wind eases.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Complaints received regarding nuisance dust	Trigger	There are no complaints received during the construction	An air-quality related complaint is received from a nearby resident	Further complaints (more than 2) are received from the same complainant after the additional mitigation measures have been implemented
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>Report the complaint to the regulator, in line with complaints handling procedure (See <b>Section 3.6</b>).</li> <li>Review timing of the complaint compared to known site activities to identify if particular site activities (or lack of activity in the case of mitigation measures) are contributing to the complaints.</li> <li>Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Review monitoring data from the existing monitors to investigate the likelihood of onsite activities contributing.</li> <li>The investigation should take into account (but not limited to) regional dust/particulate data, prevailing wind data on the day/time of complaints, onsite activities at the time of complaints and offsite activities at the time of complaints.</li> <li>Conduct real time air quality monitoring at the complaint location (or as near as practicable) including meteorology if required. This monitoring should be conducted in consultation with a suitably qualified air quality professional.</li> <li>Identify the following from any monitoring conducted: <ul style="list-style-type: none"> <li>Monitoring method;</li> <li>Location, frequency and duration of monitoring;</li> <li>Assessment against compliance with criteria identified in <b>Section 5.2</b> of the CAQMP</li> <li>Recommendations for further mitigation</li> </ul> </li> </ul>

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
<b>Traffic</b>				
Construction movements	Trigger	Construction traffic volume is in accordance with permissible and programmed volume and time constraints.	Construction traffic volumes exceeds programmed volume but is within permissible volume constraints.	Construction traffic volumes exceeds permissible volume and time constraints.
	Response	No response required. Continue monitoring program.	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as: <ul style="list-style-type: none"> <li>Review CTMP and update where necessary</li> <li>Provide additional training</li> </ul>	As with Condition Amber, plus; <ul style="list-style-type: none"> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Stop all transportation into and out of the site.</li> </ul>
Queuing	Trigger	No queuing identified.	Queuing identified within site.	Queuing identified on the public road.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Continue monitoring program.	Review the delivery schedule prepared by the builder. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct.	<p>As with Condition Amber, plus</p> <ul style="list-style-type: none"> <li>Review and investigate construction activities.</li> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Stop all transportation into and out of the site.</li> <li>Review CTMP and update where necessary, provide additional training.</li> </ul>
Traffic noise	Trigger	Noise levels do not exceed imposed noise constraints	Noise levels in minor excess (<10dBA) of imposed noise constraints	Noise levels greatly in greatly excess (>10dBA) of imposed noise constraints

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	Undertake all feasible and reasonable mitigation and management measures to ensure noise levels are below Highly Noise Affected criteria. If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised. Response to also be consistent with the CNVMP.
Traffic Guidance Scheme	Trigger	No observable issues	Minor inconsistencies with TGS to onsite operations	Near miss or incident occurring regardless of / as a result of the TGS being implemented
	Response	No response required Continue monitoring TGSs.	Traffic Controller to amend TGS on site and to keep a log of all changes.	Stop work until an investigation has been undertake into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
Traffic Air Quality Impacts	Trigger	No observable dust	Minor quantities of dust in the air and tracking on to the road.	Large quantities of dust in the air and tracking on to the road.
	Response	No response required	Review the ESCP and investigate construction activities and respective control measures, where appropriate. Implement additional remedial measures, such as:	As with Condition Amber.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
			<ul style="list-style-type: none"> <li>Deployment of additional water sprays</li> <li>Relocation or modification of dust-generating sources</li> <li>Check condition of vibrating grids to ensure they are functioning correctly</li> <li>Temporary halting of activities and resuming when conditions have improved</li> </ul>	<ul style="list-style-type: none"> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Implement relevant responses and undertake immediate review to avoid such occurrence in future.</li> </ul>
<b>Water and Soil</b>				
Soil / dust / mud on public road network	Trigger	No soil / dust / mud tracked onto the public road network.	Evidence of soil / dust / mud at entry but none tracked onto public roads.	Evidence of soil / dust / mud tracked onto the public roads.
	Response	Continue ESCP/CEMP implementation.	Check condition of wheel wash facility to ensure it is functioning correctly.	Check condition of wheel wash facility to ensure it is functioning correctly. Stop work and clean soil / dust / mud off road network (e.g. engage street sweeper).
Erosion	Trigger	No evidence of erosion.	Minor gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.	Significant gully or tunnel erosions present and/or rilling. Evidence of sediment or sediment laden water leaving the site.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue ESCP / CEMP implementation.	A suitably trained person to inspect the site. Review of erosions and sediment structures. Remediate as appropriate.	A suitably trained person to inspect the site. Review of erosion and sediment structures. Remediate as soon as practical.
Water management structures	Trigger	Water management structures have been designed, constructed and managed in accordance with the Blue Book and the ESCPs.	Inspections indicate that water management structures illustrate minor non-compliance with the Blue Book and the ESCPs.	Inspections indicate a failure of the water management structures.
	Response	Continue ESCP / CEMP implementation.	A suitably trained person to inspect the site. Review of water management structures. Remediate as appropriate.	A suitably trained person to inspect the site. Remediate as soon as practical. Review of engineering design and revise ESCPs.
Water Quality Monitoring	Trigger	Water quality monitoring results are in accordance with Section 5.5 of SMP and approved by the ER.	Water quality monitoring results exceed the criteria listed in Section 5.5 of SMP and not approved by the ER.	Follow up water quality monitoring results exceed the criteria listed Section 5.5 of SMP and not approved by the ER.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue ESCP / CEMP implementation.	Follow up water quality monitoring will be undertaken to ensure results are just an anomaly and not a trend.	Appropriate measures are implemented. Follow up water quality monitoring is undertaken to ensure they satisfy the criteria in Section 5.5 of SMP and are approved by the ER.
<b>Waste</b>				
Waste	Trigger	Inspections identified no waste outside of dedicated bins and stockpiles.	Inspections identified minimal waste outside of dedicated bins and stockpiles.	Inspections identified large quantities of waste outside of dedicated bins and stockpiles. Complaints received regarding waste.
	Response	Continue WMP / CEMP implementation.	The waste is cleaned up immediately.	The waste is cleaned up immediately. The Communications and Community Liaison Representative is also notified and the complaints handling process outlined in <b>Section 3.6</b> and the CCCHS is implemented.
<b>Bushfire</b>				
Bushfire	Trigger	No bushfire or bushfire prone weather.	Bushfire prone weather during summer.	Bushfire in the vicinity of the site.

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue CEMP implementation.	Ensure grass is kept short and vegetation is minimal at the site. Weather is to be monitored twice daily for chance of bushfire.	Stop work and contact NSW Fire and Rescue on '000'. Evacuate the site as directed by NSW Fire and Rescue.
<b>Community</b>				
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in Complaints Register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.

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

## 6 Review and Improvement of Environmental Performance

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

- Identification of areas of opportunity for improved environmental performance;
- Analysis of the causes of incidents and non-compliances, including those identified in environment inspections and audits (see Section 3.5);
- Verification of the effectiveness of corrective and preventative actions; and
- Highlighting any changes in procedures resulting from process improvement.

Condition C8 of SSD 46516461 also states that all strategies, plans and programs required under SSD 10448 and SSD 46516461 will be reviewed and Planning Secretary notified of the review within three months of:

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

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

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

Notwithstanding the review requirements outlined above, in accordance with the requirements of Condition C1(h) the following is provided as the protocol for periodic review of this CEMP and all management plans required under Condition C1(h) of SSD 46516461

- All management plans required under SSD 10448 and SSD 46516461 are to be reviewed every 6 months by their original Author and the ER.
- The periodic review is to take account of any required changes to procedures, updates or changes to best practise, any non-compliances in the proceeding 6-month period and whether changes can be made to improve the environmental performance of the development.

As per Condition C9 of SSD 46516461 where documents are revised under the above reviews the revised documents will be sent to DPE within 6 weeks of review. All employees and contractors will be informed of any revisions to the CEMP by the Contractor's Project Manager during toolbox talks.

In accordance with Conditions A19 of SSD 10488 and A10 of SSD 46516461, Mirvac may, at their discretion, seek to stage, combine or update strategies, plans or programs required under SSD 10488 and SSD 46516461. In this instance, Mirvac, with the approval of the Planning Secretary, 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).

In accordance with Conditions A20 and C10 of SSD 10488 and A11 of SSD 46516461, if the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition of the Development Consent. In accordance with Conditions A21 and C11 of SSD 10488 and A12 of SSD 46516461, 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.

## 7 References

- Department of Environment and Climate Change (2007) *Storing and Handling of Liquids: Environmental Protection – Participants Manual*
- Department of Environment and Conservation (2006) *Assessing Vibration: a technical guideline*
- Department of Infrastructure, Planning and Natural Resources (2004) *Guideline for the Preparation of Environmental Management Plans*
- Department of Planning and Environment (2018) *Compliance Reporting Post Approval Requirements*
- Environment Protection Authority (2007) *Approved Methods for Sampling and Analysis of Air Pollutants in NSW*
- Environment Protection Authority (2014) *Waste Classification Guidelines Part 1: Classifying Waste*
- Environment Protection Authority (2017) *Guidelines for the NSW Site Auditor Scheme (3rd Edition)*
- Environment Protection Authority (2019) *Standard Recycling Signs*. Accessed:  
<http://www.epa.nsw.gov.au/wastetools/signs-posters-symbols.htm>.
- German Institute for Standardisation (Deutsches Institut für Normung) (1999) *DIN 4150 – Structural vibration - Effects of vibration on structures*
- Landcom (2004) *Bluebook – Managing Urban Stormwater, Soils and Construction (Volume 1)*
- Landcom (2008) *Bluebook – Managing Urban Stormwater, Soils and Construction (Volume 2D Main Road Construction)*
- Qanstruct (2023) *Waste Management Plan*
- NSW Department of Planning and Environment (NSW DPE) (2022) *Aspect Industrial estate State Significant Development Assessment SSD-10448 (Assessment Report)*
- DPE (2023) *Aspect Industrial estate State Significant Development Assessment SSD-46516461 (Assessment Report)*
- PSM (2022) *Salinity Management Plan*
- Roads and Maritime Services (2016) *Construction Noise and Vibration Guideline*
- SLR Consulting (2023) *Community Communication and Complaint Handling Strategy*
- SLR Consulting (2023) *Construction Air Quality Management Plan*
- SLR Consulting (2023) *Construction Environmental Management Plan Aspect Industrial Estate*
- Standards Australia (1997) *AS 4282 – 1997: Control of the obtrusive effects of outdoor lighting*
- Standards Australia (2001) *AS 2601 – 2001: The Demolition of Structures*
- Standards Australia (2017) *AS 2419.1 – 2017: Fire hydrant installations System design, installation and commissioning*
- Urbis (2020) *Aspect Industrial Estate – Environmental Impact Statement SSD-10448*
- Urbis (2021) *Aspect Industrial Estate – Response to Submissions SSD-10448*
- Urbis (2022) *Aspect Industrial Estate – Environmental Impact Statement SSD-46516461*
- Urbis (2023) *Aspect Industrial Estate – Response to Submissions SSD-46516461*
- Ason (2023) *Construction Traffic Management Plan*



# APPENDIX A

**Development Consent SSD 10448**

# Development Consent

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

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

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

These conditions are required to:

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

Chris Ritchie  
Director  
Industry Assessments

Sydney

24 MAY 2022

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

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

# CONSOLIDATED CONSENT

## SCHEDULE 1

<b>Application Number:</b>	SSD-10448
<b>Applicant:</b>	Mirvac Projects Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Site:</b>	Lots 54-58 DP 259135 788-882 Mamre Road, Kemps Creek NSW 2178
<b>Development:</b>	<p>The Staged Development Application for the Aspect Industrial Estate comprised of:</p> <ul style="list-style-type: none"><li>• a Concept Proposal for the staged development of an industrial estate comprising of 9 buildings with a total GFA of up to 247,646 square metres (m2) for industrial, warehousing and distribution centres, and café uses; and</li><li>• Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/ Access Road 1 intersection works, construction, fit out, and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage, construction and operation of services and utilities, and subdivision of the site into three lots.</li></ul>

## CONSOLIDATED CONSENT

### SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-10448-MOD-1	25 August 2022	Principal Planning Officer, Industry Assessments	Modification to include additional conditions required by TfNSW for SSD-10448
SSD-10448-MOD-2	30 November 2022	Team Leader, Industry Assessments	Modification to Concept Plan and Stage 1 Development layouts
SSD-10448-MOD-3	2 March 2023	Director, Industry Assessments	Modification to Concept Plan and Stage 1 Development

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## DEFINITIONS

<b>ADR</b>	Amended Development Report titled 'SSD-10448 Aspect Industrial Estate Amended Development Report', prepared by Urbis and dated 5 May 2022
<b>Applicant</b>	Mirvac Projects Pty Ltd, 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> (NSW)
<b>Calendar year</b>	A period of 12 months commencing on 1 January
<b>CAQMP</b>	Construction Air Quality Management Plan
<b>Carrier</b>	Operator of a telecommunication network and/ or associated infrastructure, as defined in s 7 of the <i>Telecommunications Act 1997</i> (Cth)
<b>CDWMP</b>	Construction and Demolition Waste Management Plan
<b>Certifier</b>	A council or an accredited certifier (including principal certifiers) who is authorised under s 6.5 of the EP&A Act to issue Part 6 certificates
<b>CEMP</b>	Construction Environmental Management Plan
<b>CNMP</b>	Construction Noise Management Plan
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this consent
<b>Concept Proposal</b>	Concept layout of 11 buildings and ancillary offices for industrial, warehousing and distribution centres, and café uses, as described in the EIS, Response to Submissions and ADR
<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>	Penrith City Council
<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>Decommissioning</b>	The controlled process of safely retiring a facility from service, including decontamination, dismantling, and disposal after the cessation of operations
<b>Demolition</b>	The deconstruction and removal of buildings, sheds, and other structures on the site
<b>Department</b>	Department of Planning and Environment
<b>Development</b>	The development described in Schedule 1, the EIS, Response to Submissions, and ADR, including the construction and operation of 11 buildings, ancillary offices and associated infrastructure for industrial, warehousing and distribution centres, and café uses, as shown on the plans in Appendix 1, and as modified by the conditions of this consent
<b>Development layout</b>	The Plans at Appendix 1 of this consent
<b>DPE</b>	Has the same meaning of the Department
<b>Earthworks</b>	Bulk earthworks, site levelling, import and compaction of fill materials, excavation for installation of drainage and services, to prepare the site for construction
<b>E&amp;H</b>	Environment and Heritage Group, DPE
<b>EIS</b>	The Environmental Impact Statement titled Aspect Industrial Estate Environmental Impact Statement, prepared by Urbis, dated November 2020, submitted with the application for consent for the development
<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> (NSW)
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2000 (NSW)
<b>ER</b>	Environmental Representative
<b>Evening</b>	The period from 6 pm to 10 pm
<b>Fibre-ready facility</b>	As defined in s 372W of the <i>Telecommunication Act 1997</i> (Cth)

<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> (NSW), and assessed as being of local, State and/or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> (NSW), the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<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 <i>Note: 'material harm' is defined in this consent</i>
<b>IWCM</b>	Integrated Water Cycle Management
<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: (a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or (b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
<b>Minister</b>	New South Wales Minister for Planning (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Modification Assessments</b>	<b>The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&amp;A Act:</b> a) <b>Section 4.55(1) Application to Amend SSD-10448, Aspect Industrial Estate, prepared by Urbis, dated 19 July 2022.</b> b) <b>Section 4.55(1A) Application to Amend SSD-10448, Aspect Industrial Estate, prepared by Urbis, dated June 2022.</b>
<b>Monitoring</b>	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
<b>MRP</b>	Mamre Road Precinct
<b>MRP DCP</b>	Mamre Road Precinct Development Control Plan (NSW Government, 2021)
<b>Night</b>	The period from 10 pm to 7 am on Monday to Saturday, an 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>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>NML</b>	Noise Monitoring Locations
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>NRAR</b>	Natural Resources Access Regulator, DPE
<b>OEMP</b>	Operational Environmental Management Plan
<b>Operation</b>	The use of warehouse and industrial buildings for storage, distribution or manufacture of goods upon completion of construction as described in the EIS and ADR
<b>PA</b>	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act.
<b>Planning Secretary</b>	Planning Secretary under the EP&A Act, or nominee
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i> (NSW)



<b>Precinct-Wide Stormwater Infrastructure</b>	Refers to future regional stormwater infrastructure for the MRP to be operated by a stormwater management authority
<b>Principal Certifier</b>	The certifier appointed as the principal certifier for the building work under s 6.6(1) of the EP&A Act or for the subdivision work under s 6.12(1) of the EP&A Act
<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>Registered Surveyor</b>	Means registered surveyor within the meaning of the term in the <i>Surveying and Spatial Information Act 2002</i> (NSW)
<b>Response to Submissions (RtS)</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 Aspect Industrial Estate Response to Submissions SSD-10448, prepared by Urbis, dated 5 March 2021
<b>Roads authority</b>	As defined in dictionary of the <i>Roads Act 2003</i> (NSW)
<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 Appendix 1
<b>Stage 1 development</b>	Sitewide bulk earthworks, retaining walls, estate basin, riparian corridor realignment, construction of access roads and the Mamre Road / Access Road 1 intersection construction and operation of buildings 1 and 3, café, landscaping services and utilities installation and subdivision, as described in the EIS, Response to Submissions and ADR
<b>Stage 1 Phase 1 Road Works</b>	Involves construction and operation of a signalised intersection at Mamre Road, Access Road 1 between Mamre Road and Access Road 2, and Access Road 2 as identified in Figure 1 at Appendix 1
<b>Stage 1 Phase 2 Road Works</b>	Involves construction and operation of a roundabout at Access Roads 1 and 3 intersection, the remaining portion of Access Road 1 between Access Road 2 and the roundabout, and Access Road 3 to the south of the roundabout (excludes Access Road 3 - North)
<b>TfNSW</b>	Transport for New South Wales
<b>VENM</b>	Virgin Excavated Natural Material
<b>WAD</b>	Works Authorisation Deed
<b>WSUD</b>	Water Sensitive Urban Design

## SCHEDULE 2

### PART A CONDITIONS FOR CONCEPT PROPOSAL

#### TERMS OF CONSENT

- A1. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) in accordance with the EIS, Response to Submissions (RtS), and Amended Development Report (ADR);
  - (d) in accordance with the Modification Assessments;
  - (e) in accordance with the Development Layout in Appendix 1; and
  - (f) in accordance with the management and mitigation measures in Appendix 4.
- A2. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
  - (b) the implementation of any actions or measures contained in any such document referred to in condition A2(a).
- A3. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A1(c) or A1(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### FUTURE DEVELOPMENT APPLICATIONS

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

#### LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates unless the development has physically commenced on the land to which the consent applies before that date.
- A6. The Applicant must ensure any future development of the site is consistent with the *Mamre Road Precinct Development Control Plan 2021* (NSW Government, 2021) (MRP DCP).
- A7. The maximum GFA for future development on the site for the land uses described in **Table 1** must not exceed the limits described in that table.

**Table 1** Maximum GFA of the Concept Proposal

Land Use	Maximum GFA (m <sup>2</sup> )
Warehouse and distribution centres and general industrial	237,813
Ancillary offices	9,708
<b>Total</b>	<b>247,646</b>

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

**Table 1A** Maximum Building Height of the Concept Proposal

Land Use	Height (m)
Warehouse 1	<ul style="list-style-type: none"> <li>16.0 m (excluding rooftop plant)</li> <li>18.4 m (including rooftop plant)</li> </ul>
Warehouse 9	<ul style="list-style-type: none"> <li>14.6 m</li> </ul>

All other warehouses	13.7 m
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## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:
- be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
  - show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;
  - include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and
  - include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.

A11. The Applicant must:

- not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and
- implement the most recent version of the Staging Plan approved by the Planning Secretary.

A12. The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.

Notes:

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

## TRAFFIC

A13. The Applicant must monitor operational traffic for all developments in the concept proposal for a period of 12 months following commencement of operation of each development under the relevant stage. This must include, but not be limited to:

- details of the number and frequency of truck numbers generated by the relevant stage of the Concept Proposal along with any approved developments under the concept proposal;
- verification of the predicted traffic numbers and level of service against the relevant stage of the Concept Proposal, and analyse the potential cause of any significant discrepancies; and
- consideration of the current capacity and efficiency of the existing road network including Mamre Road.

## FUTURE INFRASTRUCTURE REQUIREMENTS

A14. The Applicant must prepare an Infrastructure Review to support each future stage of the Concept Proposal. The Infrastructure Review must demonstrate the surrounding road infrastructure can accommodate the relevant stage and other approved developments in the MRP. The Infrastructure Review must:

- detail traffic volumes from all operating stages of the Concept Proposal;
- include background traffic volumes from key roads within the MRP, including Mamre Road;
- assess the operating performance of key intersections in the MRP, including Mamre Road and Access Road 1;
- detail the current level of approved development within the MRP, including total approved GFA;
- consider consistency with the latest approved Concept Proposal traffic volumes;
- demonstrate the road network has sufficient capacity to accommodate the proposed stage of the Concept Proposal, and if the proposed stage would trigger the need for any road upgrades, including those identified in the traffic modelling for the MRP;
- if road upgrades are required to support the proposed stage, identify the timing and mechanisms to contribute to the delivery of the required road upgrades.

A15. The outcomes of the Infrastructure Review must be used to inform the Staging Plan required by Condition A10.

## NOISE LIMITS

A16. The Applicant must:

- (a) ensure the cumulative noise emission of fixed external mechanical plant for each warehouse building do not exceed 90 dB(A) and do not exhibit tonal characteristic or strong low frequency content; and
- (b) ensure the noise generated by the operation of the Development does not exceed the noise limits in Table 2.

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

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

**Note:**

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

A16A. Prior to the commencement of operation of any part of the Development, the Applicant must prepare and submit an Operational Noise Management Plan to the satisfaction of the Planning Secretary. The Operational Noise Management Plan must:

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

## MAMRE ROAD PRECINCT WORKING GROUP

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

## EVIDENCE OF CONSULTATION

A18. Where conditions of this consent require consultation with an identified party, the Applicant must:

- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and

- (b) provide details of the consultation undertaken including:
  - (i) the outcome of that consultation, matters resolved and unresolved; and
  - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

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

A19. With the approval of the Planning Secretary, the Applicant may:

- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
- (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
- (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A20. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.

A21. If approved by the Planning Secretary, updated strategies, plans, or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, or program.

**ADVISORY NOTES**

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

**PART B CONDITIONS FOR FUTURE DEVELOPMENT APPLICATIONS****TRAFFIC AND ACCESS****Traffic Impact Assessment**

- B1. Future DAs shall be accompanied by a traffic impact assessment (TIA). The TIA must:
- (a) assess the impacts on the safety and capacity of the surrounding road network and access points during construction and operation of the relevant stage in accordance with relevant TfNSW guidelines;
  - (b) include traffic monitoring data collected under Condition **Error! Reference source not found.** and incorporate the relevant findings into this assessment;
  - (c) demonstrate internal roads and car parking complies with relevant Australian Standards and the car parking rates in Condition B2;
  - (d) demonstrate the Mamre Road/Access Road 1 intersection can accommodate operational traffic associated with the relevant stage;
  - (e) detail the scope and timing of any required road or intersection upgrades to service the relevant stage if the assessment under sub-clause (d) identifies that additional upgrades are required; and
  - (f) detail measures to promote non-car travel modes, including a Sustainable Travel Plan identifying pedestrian and cyclist facilities to service the relevant stage of the development.

**Car Parking**

- B2. Car parking must be provided in accordance with the RMS Guide to Traffic Generating Developments and at the following rates:
- warehouse and distribution centre: 1 space per 300 m<sup>2</sup>
  - office: 1 space per 40 m<sup>2</sup>
  - café: 1 space per 10 m<sup>2</sup>.

**Access**

- B3. Future developments on the site must meet the following requirements:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of Australian Standards *AS 1428.1 Design for Access and Mobility - General Requirements for Access - New Building Work*, AS 2890.1, AS 2890.2 and AS 2890.6;
  - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant Austroads guidelines;
  - (c) vehicles must not queue on the public road network;
  - (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
  - (e) all vehicles are wholly contained on site before being required to stop;
  - (f) all loading and unloading of materials is carried out on-site;
  - (g) all vehicles enter and exit the site in a forward direction;
  - (h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
  - (i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

**Bicycle Parking and End-of-Trip Facilities**

- B4. Bicycle parking and end-of-trip facilities is to be provided with suitable pedestrian connections linking these facilities with the offices/ warehouses in accordance with relevant guidelines and standards.

**FUTURE FREIGHT NETWORK**

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

**STORMWATER MANAGEMENT**

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



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

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

### DEVELOPMENT CONTRIBUTIONS

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

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

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

### NOISE AND VIBRATION

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

### VISUAL AMENITY

#### Landscaping

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

#### Outdoor Lighting

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

**Signage**

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

**Glazing**

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

**BUSHFIRE PROTECTION**

- B16. The Applicant shall ensure future DAs comply with:

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

**ENDEAVOUR ENERGY**

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

**SYDNEY WATER**

- B18. Before the commencement of operation of any future developments, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994* (NSW).

**EXTERNAL WALLS AND CLADDING**

- B19. The external walls of all future buildings must comply with the relevant requirements of the BCA.
- B20. Future development involving the construction of external walls must ensure that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

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



## PART C STAGE 1 DEVELOPMENT GENERAL CONDITIONS

### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- C1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the Stage 1 Development, and any rehabilitation required under this consent.

### TERMS OF CONSENT

- C2. The Stage 1 development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) in accordance with the EIS, RtS, and ADR;
  - (d) in accordance with the Modification Assessments;
  - (e) in accordance with the Development Layout in Appendix 2; and
  - (f) in accordance with the management and mitigation measures in Appendix 4.
- C3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
  - (b) the implementation of any actions or measures contained in any such document referred to in condition C2(a).
- C4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition C2(c) or C2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition C2(c) or C2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

### LIMITS OF CONSENT

#### Lapsing

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

#### Maximum GFA

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

**Table 3** Maximum GFA for the Stage 1 Development

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

### NOTIFICATION OF COMMENCEMENT

- C7. The date of commencement of each of the following phases of the Stage 1 Development must be notified to the Department in writing, at least one month before that date:
- (a) construction; and

- (b) operation.

## EVIDENCE OF CONSULTATION

- C8. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

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

- C9. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
  - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
  - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- C10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- C11. If approved by the Planning Secretary, updated strategies, plans, or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

## PROTECTION OF PUBLIC INFRASTRUCTURE

- C12. Before the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and provider of services that are likely to be affected by the Stage 1 Development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;
  - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and
  - (c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.
- C13. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
  - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

## DEMOLITION

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

## STRUCTURAL ADEQUACY

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

Note:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

## SUBDIVISION

- C16. Prior to the issuing of a Subdivision Certificate for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road,

internal roads, drainage, and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.

- C17. Prior to the issuing of a Subdivision Certificate for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.
- C18. Prior to the issuing of a Subdivision Certificates for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.

### COMPLIANCE

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

### DEVELOPMENT CONTRIBUTIONS

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

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

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

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

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

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

#### More information

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

### OPERATION OF PLANT AND EQUIPMENT

- C22. All plant and equipment used on site, or to monitor the performance of the Stage 1 Development, must be:

- (a) maintained in a proper and efficient condition;
- (b) noise amelioration featured; and
- (c) operated in a proper and efficient manner.

### EXTERNAL WALLS AND CLADDING

- C23. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

- C24. Prior to the issue of:

- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
- (b) an Occupation Certificate, the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

- C25. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

### UTILITIES AND SERVICES

- C26. Before the construction of any utility works associated with the Stage 1 Development, the Applicant must obtain relevant approvals from service providers.
- C27. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994* (NSW).
- C28. Before the issue of a Subdivision or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
  - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.
- C29. Before the issue of the final Occupation Certificate the Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.

### WORKS AS EXECUTED PLANS

- C30. Before the issue of the final Occupation Certificate, works-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

### ENVIRONMENTAL REPRESENTATIVE

- C31. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 1 Development. Unless otherwise agreed to by the Planning Secretary, construction of the Stage 1 development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:
- (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RtS, ADR, and any additional information for the Stage 1 Development and is independent from the design and construction personnel for the Stage 1 Development;
  - (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the Stage 1 development;
  - (c) consider and inform the Planning Secretary on matters specified in the terms of this consent;
  - (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
  - (e) review the CEMP required in Condition E2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:
    - (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
    - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);
  - (f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;
  - (g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
  - (h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;
  - (i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;
  - (j) attend the Mamre Road Precinct Working Group (see Condition C34) in a consultative role in relation to the environmental performance of the Stage 1 development; and
  - (k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Quarterly Report** providing the information set out in the Environmental

Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The **Environmental Representative Quarterly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.

- C32. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as:
- (a) the complaints register (to be provided on a daily basis); and
  - (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).
- C33. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition E16. The Applicant must:
- (a) facilitate and assist the Planning Secretary in any such audit; and
  - (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.

### MAMRE ROAD PRECINCT WORKING GROUP

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

### APPLICABILITY OF GUIDELINES

- C36. References in the conditions of this consent to any guideline, protocol, Australian Standard, or policy are to such guidelines, protocols, standards, or policies in the form they are in as at the date of this consent.
- C37. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

### ADVISORY NOTES

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 D STAGE 1 DEVELOPMENT SPECIFIC ENVIRONMENTAL CONDITIONS****TRAFFIC AND ACCESS****Construction Traffic Management Plan**

- D1. Prior to the commencement of construction of the Stage 1 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition E2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council and TfNSW;
  - (c) detail the traffic management and contingency measures that are to be implemented for the site, particularly during the construction works for the Mamre Road/Access Road 1 intersection, to ensure access to the site and road safety and network efficiency is maintained, including interim traffic safety controls and management measures;
  - (d) detail heavy vehicle routes, access, and parking arrangements;
  - (e) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified routes;
  - (f) include a program to monitor the effectiveness of these measures; and
  - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- D2. The Applicant must:
- (a) not commence construction until the CTMP required by condition D1 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

**Operational Traffic Monitoring Program**

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

**Internal Access Roads**

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

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

### Access Arrangements

- D10. Prior to the commencement of construction of any works (excluding bulk earthworks) for Buildings 1 or 3, the Applicant must submit design plans to the satisfaction of the relevant roads authority, which demonstrates the proposed accesses to the development are designed to accommodate the turning path of a 30 m PBS Level 2 vehicle.
- D11. Prior to the commencement of any construction works (excluding bulk earthworks) for Warehouse 1 as described in the EIS, the Applicant must prepare and submit design plans in consultation with TfNSW, FRNSW, and Council, and to the satisfaction of the Planning Secretary, demonstrating access to the development from Access Road 1 complies with relevant FRNSW and TfNSW access requirements.

#### D11A. The Applicant must ensure:

- (a) Warehouse 1 driveway on Access Road 1 is used by inbound heavy vehicles only;
- (b) Warehouse 3 driveway on Access Road 1 adjacent Warehouse 2 is used by inbound heavy vehicles only;
- (c) Warehouse 3 driveway on Access Road 1 opposite Warehouse 8 car park driveway is used by fire engines only; and
- (d) Warehouse 3 driveway on Access Road 2 is used by outbound heavy vehicles, inbound and outbound light vehicles.

#### D11B. Prior to the commencement of operation of Warehouse 3, the Applicant must:

- (a) install stop signs at Warehouse 3 where the loading area adjoins the private driveway to the north of the Warehouse 3 building; and
- (b) finish line-marking of the private driveway to the north of the Warehouse 3 building.

### Mamre Road/Access Road 1 intersection works

- D12. Prior to the Applicant entering into a Works Authorisation Deed (WAD) required by condition D13, or otherwise agreed by the Planning Secretary, the Applicant must:
- (a) obtain landowners consent and enter into an agreement with the owner(s) of 833B Mamre Road, Kemps Creek (Lot 28, DP258414) to relocate or remove an existing gated driveway on that property outside of the

footprint of the Mamre Road/Access Road 1 intersection signals to the satisfaction of Council and the Planning Secretary;

- (b) provide a copy of the landowner's consent and signed agreement described under condition D12(a) to TfNSW and the Planning Secretary; and
- (c) remove and relocate the driveway in accordance with the agreement.

D13. The Applicant must enter into a Works Authorisation Deed for the **Mamre Road/Access Road 1** intersection works with TfNSW. The WAD must be executed prior to the submission of the detailed design required by condition D12 to TfNSW for approval.

**D13A. The Applicant must enter into a WAD with TfNSW for establishing a temporary left in/left out construction access and left-turn lane on Mamre Road to be used by vehicles during Stage 1 construction. The WAD must:**

- (a) include details of the removal of the temporary left in/left out construction access and left-turn lane on Mamre Road; and
- (b) be executed prior to commencement of construction of the temporary left in/left out construction access and left-turn lane on Mare Road.

**D13B. The Applicant must: ensure the temporary left in/left out construction access and left turn lane is:**

- (a) ensure the temporary left in/left out construction access and left-turn lane are maintained at no cost to TfNSW;
- (b) remove the temporary left in/left out construction access and left-turn lane at the completion and commissioning of the Mamre Road/Access Road 1 intersection, at no cost to TfNSW; and
- (c) reinstate shoulder along Mamre Road within three months of satisfying Condition D6, at cost to TfNSW.

D14. Prior to the issue of a construction certificate for the Mamre Road/Access Road 1 intersection (the intersection) construction, the Applicant must finalise and submit the detailed design of the intersection works, including an endorsed Traffic Signal Plan (TSP) to TfNSW for approval. The TSP must:

- (a) demonstrate the proposed traffic control light at the intersection is designed in accordance with Austroads Guide to Road Design, RMS Signal Design Manual, and Australian Codes of Practice; and
- (b) be approved and endorsed by a suitably qualified practitioner.

D15. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction.

### **Redundant Driveways on Mamre Road**

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

### **Structural integrity of road infrastructure**

D17. Prior to commencement of any works on Mamre Road, the Applicant must prepare and submit detailed design plans and hydraulic calculations of any changes to the stormwater drainage system to TfNSW for approval.

D18. At least six weeks prior to commencement of bulk earthworks within Mamre Road, the Applicant must submit design drawings and documents relating to the excavation of the site and support structures in accordance with TfNSW Technical Direction GTD2012/001.

D19. Should the Applicant propose to excavate below the level of the base of the footings of the adjoining roads and driveways, at least seven days prior to commencement of excavation, the Applicant must provide notice of the intention to excavate below the base of the footings to owner(s) of that roads and driveways. The notice must include complete details of the proposed excavation including but not limited to the extent and duration of works.

### **Parking**

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

### **Operating Conditions**

D21. The Applicant must ensure:

- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards



Australia, 2004) and AS 2890.2:2002 *Parking facilities Off-street commercial vehicle facilities* (Standards Australia, 2002);

- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site;
- (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

### Workplace Travel Plan

- D22. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Workplace Travel Plan and submit a copy to the Planning Secretary. The Workplace Travel Plan must form part of the OEMP required by condition E5 and must:
- (a) be prepared in consultation with TfNSW and Council;
  - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
  - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- D23. The Applicant must implement the most recent version of the Workplace Travel Plan for the duration of the development.

### SOILS, WATER QUALITY AND HYDROLOGY

#### Imported Soil

- D24. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by the EPA is brought onto the site;
  - (b) keep accurate records of the volume and type of fill to be used; and
  - (c) make these records available to the Planning Secretary upon request.

#### Erosion and Sediment Control

- D25. Prior to the commencement of any construction or other surface disturbance, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls in the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:
- (a) be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist;
  - (b) be prepared in accordance with *Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book* (Landcom, 2004) and with the WSUD design principles set out in the *Draft Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022);
  - (c) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met; and
  - (d) be included in the CEMP required by condition E2.
- D26. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works. Discharge Limits

#### Discharge Limits

- D27. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

#### Stormwater Management System

- D28. Prior to the commencement of operation of the development, the Applicant must implement the Stormwater Management System described in the ADR amended by Modification Assessments and as shown in Figure 2 in Appendix 2. The design and subsequent construction and establishment of the WSUD systems must be supervised

and certified by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.

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

### Stormwater Management Plan

- D30. Within three (3) months prior to the commencement of operation of either Building 1 or 3 of the Stage 1 Development, the Applicant must prepare a Stormwater Management Plan (SMP) to the satisfaction of the Planning Secretary. The SMP must:
- (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary;
  - (b) be prepared in consultation with the Environment and Heritage, Sydney Water, DPE, and Council;
  - (c) describe the baseline soil, surface water and groundwater conditions at the site;
  - (d) detail a monitoring program to monitor:
    - (i) surface water flows and quality;
    - (ii) surface water storage and use;
    - (iii) sediment basin operation;
    - (iv) the performance of the Stage 1 stormwater management system to demonstrate compliance with the IWCM controls in the MRP DCP;
  - (e) detail a stormwater management strategy and designs of each WSUD system, including:
    - (i) description of how the requirements and objectives of the IWCM controls of the DCP will be achieved, including provisions for how stormwater will be managed and monitored;
    - (ii) details of how the Stage 1 Development will be designed and developed so it can potentially connect to precinct-wide stormwater infrastructure, if required
    - (iii) engineering drawings completed and certified by a chartered professional engineer with experience in modelling, design, and supervision of WSUD systems that detail the WSUD measures;
    - (iv) landscape drawings that include planting and hardscape details of the WSUD systems;
  - (f) include a protocol for investigation of any non-compliances of the IWCM controls in the MRP DCP controls described in condition D30(d) and contingency measures that would be implemented should issues arise;
  - (g) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation/maintenance, and renewal costs over 30 years); and
  - (h) include a Maintenance Plan for WSUD measures.
- D31. The Applicant must:
- (a) not commence the operation of the development until the SMP required by condition D30 is approved by the Planning Secretary;
  - (b) implement the most recent version of the SMP approved by the Planning Secretary for the duration of the development; and
  - (c) ensure all WSUD systems are constructed under the supervision of a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.

### Easements and Maintenance

- D32. Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the:
- (a) stormwater management system (including on-site detention and water sensitive urban design)
  - (b) trunk drainage
- shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Council's standard wording as detailed in Council's Stormwater Specification for Building Developments - Appendix F, available on Council's Website.
- D33. The stormwater management system must continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan. Regular inspection records

are required to be maintained and made available Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.

**Dam Decommissioning Strategy**

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

**Groundwater Management Plan**

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

**Salinity Management**

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

**VISUAL AMENITY**

**Landscaping**

- D37. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition E5. The plan must:
- (a) detail the species to be planted on-site;
  - (b) demonstrate the species are suitable in relation to wildlife management in proximity to the future Western Sydney Airport;
  - (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
  - (d) be consistent with the Applicant's Management and Mitigation Measures detailed at Appendix 4.
- D38. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.
  - (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
  - (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition D37 for the life of the development.

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

**Lighting**

- D39. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
  - (b) is mounted, screened, and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

**Signage and Fencing**

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

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

**NOISE**

**Hours of Work**

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

**Table 4** Hours of Work

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

Operation	Monday – Sunday	24 hours
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D42. Works outside of the hours identified in condition D41 may be undertaken in the following circumstances:

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

#### Construction Noise Limits

D43. The development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 4.

#### Construction Noise Management Plan

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

- (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary;
- (b) be approved by the Planning Secretary prior to the commencement of construction of each phase of the development;
- (c) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (d) describe the measures to be implemented to manage high noise generating works, in close proximity to sensitive receivers, particularly for noise mitigation eligible receivers shown in **Figure 7: in Appendix 5**, including but not limited to the following:
  - (i) details of a real-time noise monitoring system to identify occurrence of highly noise affected levels as defined in the *Interim Construction Noise Guideline*; and
  - (ii) describe procedures for implementing respite periods and temporary relocation following identification of highly noise affected levels.
- (e) include a complaints management system that would be implemented for the duration of the development.

D45. The Applicant must:

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

#### Noise Agreement

D46. Prior to the commencement of operation of the Stage 1 development an, the Applicant must enter into an agreement with the noise mitigation eligible receivers shown in **Figure 6 in Appendix 4**.

D47. Prior to the commencement of operation of the Stage 1 development, the Applicant must submit copies of the noise agreements required under Condition D46 to the Planning Secretary.

D48. The noise agreement required under Condition D46 must be in force until the existing residential use ceases on the land subject to the agreement or a development application for general industrial or other employment uses applies to the land, whichever is the sooner.

#### Vibration Criteria

D49. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the criteria set in the latest version of *DIN 4150-3:2016-12 Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

- D50. The Applicant must offer and, if the offer is accepted, implement monitoring of vibration levels during construction at 884-902 Mamre Road (Lot 53 DP259135), to the satisfaction of the Planning Secretary. Any vibration monitoring must be undertaken during the entirety of the construction period. If the criteria in Condition D49 are exceeded, management and mitigation measures must be developed and implemented to address any exceedances.

### Dilapidation Reporting

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

### Operational Noise Limits

- D52. The Applicant must:

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

### Noise Verification Report

- D53. Within three months of the commencement of operation of the Stage 1 Development, the Applicant must submit a noise verification report to the satisfaction of the Planning Secretary. The report must be prepared by a suitably qualified and experienced acoustic consultant and include:
- (a) an analysis of compliance with noise limits specified in condition D52;
  - (b) an outline of mitigation and management measures to reduce any exceedances of the limits specified in condition D52 (excluding measures to be implemented at the receivers); and
  - (c) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

## AIR QUALITY

### Dust Minimisation

- D54. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- D55. During construction, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and
  - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### Construction Air Quality Management Plan

- D56. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition E2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) detail and rank all emissions from all sources during construction of the development, including particulate emissions;
  - (c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;
  - (d) identify the control measures that will be implemented for each emission source; and
  - (e) nominate the following for each of the proposed controls:
    - (i) key performance indicator;
    - (ii) monitoring method;
    - (iii) location, frequency, and duration of monitoring;

- (iv) record keeping;
- (v) complaints register;
- (vi) response procedures; and
- (vii) compliance monitoring.

D57. The Applicant must:

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

### Odour Management

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

### ABORIGINAL HERITAGE

#### Statutory Requirements

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

#### Archaeological Salvage

D60. Prior to the commencement of construction of Stage 1, the Applicant must engage a suitably qualified and experienced expert to undertake an archaeological salvage excavation of the MAM AS 1901. The Applicant must undertake the salvage excavation in accordance with the requirements of Heritage NSW, and must:

- (a) implement the methodology for the reburial of all salvaged Aboriginal objects within the site detailed in the Reburial Methodology, prepared by artefact, dated 26 February 2021; and
- (b) provide the Registered Aboriginal Parties (RAPs) an opportunity to collect Aboriginal objects across the site.

D61. The Applicant must prepare an archaeological report of the salvage excavation undertaken in accordance with Condition D60. An interim report of the salvage excavation must be provided to the satisfaction of the Planning Secretary within one month of completion of the salvage work and a final report provided within 12 months of completion of the salvage work.

#### Unexpected Finds Protocol

D62. If any item or object of Aboriginal heritage significance is identified on site:

- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
- (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
- (c) Heritage NSW must be contacted immediately.

D63. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974* (NSW).

### HISTORIC HERITAGE

#### Unexpected Finds Protocol

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

### BIODIVERSITY

D65. Prior to any clearing or construction works the Applicant must purchase and retire 1 ecosystem credit to offset the removal of *Grey Box – Forest Red Gum grassy woodland on flats of the Cumberland Plain, Sydney Basin Bioregion* and 3 species credits to offset the removal of *Myotis macropus* at the site. The ecosystem and species credits must be retired in accordance with the requirements of the E&H Group's Biodiversity Offsets Scheme and the *Biodiversity Conservation Act 2016* (NSW).

D66. The requirement to retire ecosystem and species credits (see Condition D65) may be satisfied by payment to the Biodiversity Conservation Fund of an amount equivalent to the number and classes of ecosystem and species credits, as calculated by the E&H Group's Biodiversity Offsets Payment Calculator.

D67. The Applicant must provide the Planning Secretary with evidence that:



- (a) the retirement of ecosystem credits has been completed (see Condition D65); or
  - (b) a payment has been made to the Biodiversity Conservation Fund (see Condition D66),
- prior to undertaking any clearing of native vegetation and *Myotis macropus* habitat.

D68. Prior to commencement of dam dewatering and construction of the Stage 1 Development, the Applicant must implement the Flora and Fauna Management Plan included in the RtS. The Applicant must implement the most recent revision of the Flora and Fauna Management Plan for the duration of construction works.

### **Vegetation Management Plan – Riparian Corridor**

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

### **HAZARDS AND RISK**

#### **Dangerous Goods**

D70. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of Planning's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

#### **Bunding**

D71. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

### **WASTE MANAGEMENT**

#### **Pests, Vermin and Noxious Weed Management**

D72. The Applicant must:

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

*Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).*

#### **Waste Storage and Processing**

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

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

#### **Waste Management Plan**

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

### **Statutory Requirements**

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

#### **Unexpected Finds**

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

**PART E STAGE 1 DEVELOPMENT ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING****ENVIRONMENTAL MANAGEMENT****Management Plan Requirements**

- E1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
  - (b) details of:
    - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
    - (ii) any relevant limits or performance measures and criteria; and
    - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
  - (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
  - (d) a program to monitor and report on the:
    - (i) impacts and environmental performance of the development; and
    - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
  - (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
  - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
  - (g) a protocol for managing and reporting any:
    - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
    - (ii) complaint;
    - (iii) failure to comply with statutory requirements; and
  - (h) a protocol for periodic review of the plan.

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

**CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN**

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



## OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

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

## REVISION OF STRATEGIES, PLANS AND PROGRAMS

- E8. Within three months of:
- (a) the submission of a Compliance Report under condition E14;
  - (b) the submission of an incident report under condition E10;
  - (c) the approval of any modification of the conditions of this consent; or
  - (d) the issue of a direction of the Planning Secretary under condition C2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing that a review is being carried out.
- E9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

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

## REPORTING AND AUDITING

### Incident Notification, Reporting and Response

- E10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 6.

### Non-Compliance Notification

- E11. The Planning Secretary must be notified in writing to the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.

- E12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- E13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### Compliance Reporting

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

### Monitoring and Environmental Audits

- E16. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

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

### ACCESS TO INFORMATION

- E17. At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
    - (i) the documents referred to in condition C2 of this consent;
    - (ii) all current statutory approvals for the development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent;
    - (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
    - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
    - (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
    - (vii) a summary of the current stage and progress of the development;
    - (viii) contact details to enquire about the development or to make a complaint;
    - (ix) a complaints register, updated monthly;
    - (x) the Compliance Report of the development;
    - (xi) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;
    - (xii) any other matter required by the Planning Secretary; and
  - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

## APPENDIX 1 CONCEPT PROPOSAL

**Table 5** *Schedule of Approved Plans – Concept Proposal*

Drawing No	Title	Issue	Date
<b>Architectural Plan prepared by SBA Architects</b>			
MP3-02	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – SSDA-MOD 3 Estate Masterplan	F	07/02/2023
<b>Landscape Plan prepared by Site Image Landscape Architects</b>			
003	Aspect Industrial Estate Kemps Creek Landscape Masterplan MOD 3	G	20/12/2022
<b>Tree Canopy Plan prepared by Site Image Landscape Architects</b>			
MOD3_SK001	Kemps Creek Lots 54-58 DP259135 Mamre Road Kemps Creek NSW Tree Canopy Plan	I	13/12/2022



Figure 1: Concept Proposal





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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

I	Revised For Comment	JW	NM	13/12/2022
H	Revised For Comment	JW	NM	12/12/2022
G	Revised For Comment	JW	NM	09/12/2022
F	Revised For Comment	JW	NM	26/11/2022
E	Revised For Comment	JW	NM	08/11/2022
D	Response to Comment	RH	NM	07/11/2022
C	MOD3 Tree Canopy Areas	RH	NM	01/08/2022
B	For Comment	RH	NM	14/07/2022
A	MOD3 Tree Canopy Areas	RH	NM	22/06/2022
Issue	Revision Description	Drawn	Check	Date

Client:  
Mirvac

Project:  
Kemps Creek  
Lots 54-58 DP259135 Mamre Road  
Kemps Creek NSW

SITE IMAGE  
Level 1, 3-5 Bopitt Street  
Boronia NSW 2159  
Australia  
Tel: 02 9322 8800  
Fax: 02 9322 8877  
www.siteimage.com.au

Site Image (NSW) Pty Ltd  
ABN 44 851 252 385

Landscape Architects

PRELIMINARY

Drawing Name:  
Tree Canopy Plan

Scale: 1:2000 @ A1  
Job Number: SS19-4178  
Drawing Number: MOD3\_SK001

Figure 1A: Tree Canopy Plan

## APPENDIX 2 STAGE 1 DA PLANS

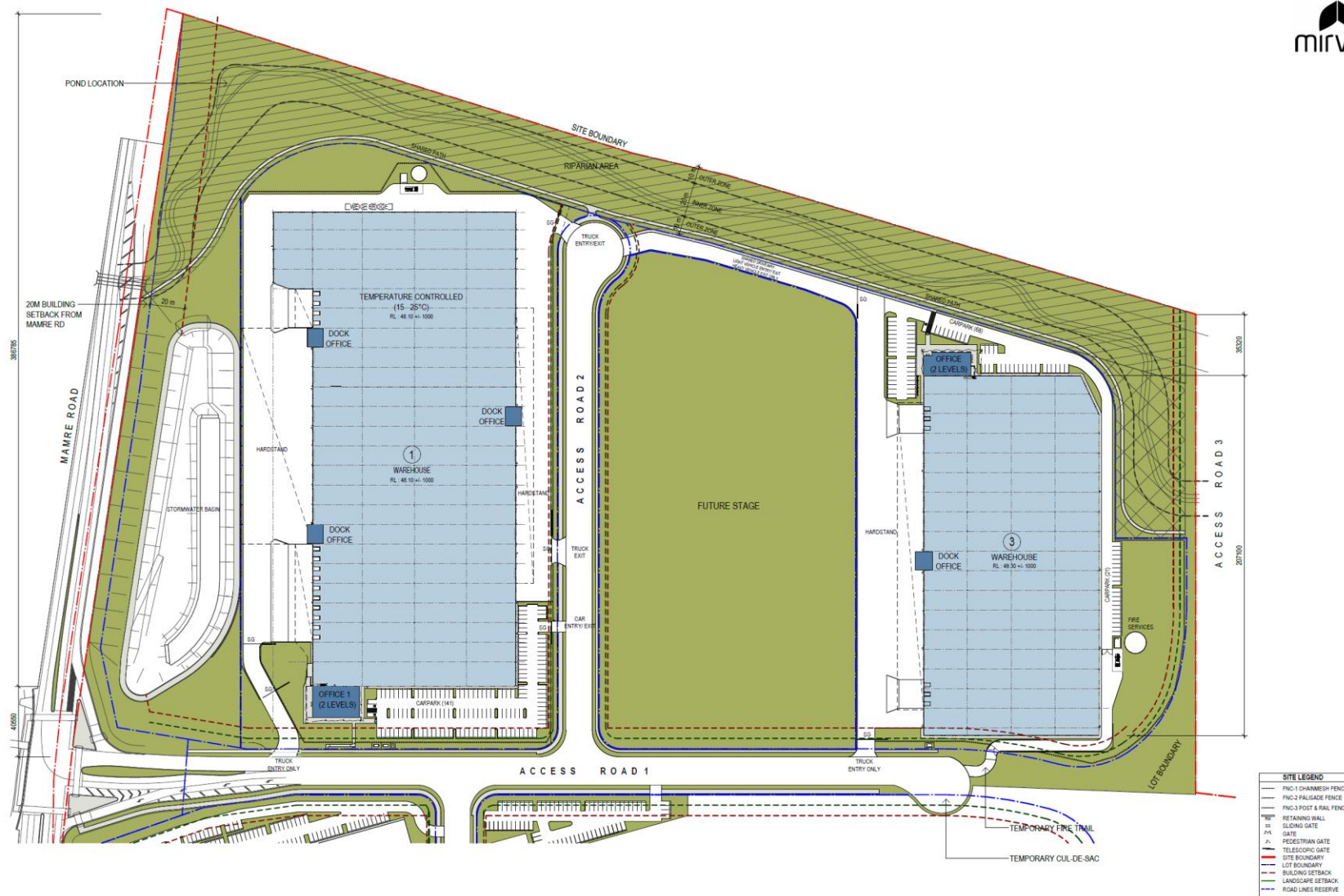
**Table 6** Schedule of Approved Plans – Stage 1 DA Plans

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



Figure 2: Stage 1 Plan







## Landscape Concept Masterplan Stage 1



**Figure 3: Stage 1 Landscape Plan**

OVERALL DEVELOPMENT DATA	
Total Site Area	558,323 m <sup>2</sup>
Mamre Rd Reserve Area	14,004 m <sup>2</sup>
Rev. Boundary Site Area	544,319 m <sup>2</sup>
Access Roads Area	39,876 m <sup>2</sup>
Future Roads Area	3,570 m <sup>2</sup>
Creek Riparian Area	29,718 m <sup>2</sup>
Retained Riparian Area	4,042 m <sup>2</sup>
Basin Lot Area	18,157 m <sup>2</sup>
Total Developable Area	448,956 m <sup>2</sup>
Total Office Area (incl. shed off)	1,534 m <sup>2</sup>
Total Warehouse Area	64,978 m <sup>2</sup>
Total Building Area	66,512 m <sup>2</sup>

WAREHOUSE 9	
Site Area	113,082 m <sup>2</sup>
Office	1,365 m <sup>2</sup>
Warehouse	64,742 m <sup>2</sup>
Dock Office	243 m <sup>2</sup>
Total GFA	66,350 m <sup>2</sup>
Carpark Provided	257



Figure 4: Stage 1 Development Road Works Phasing Plan

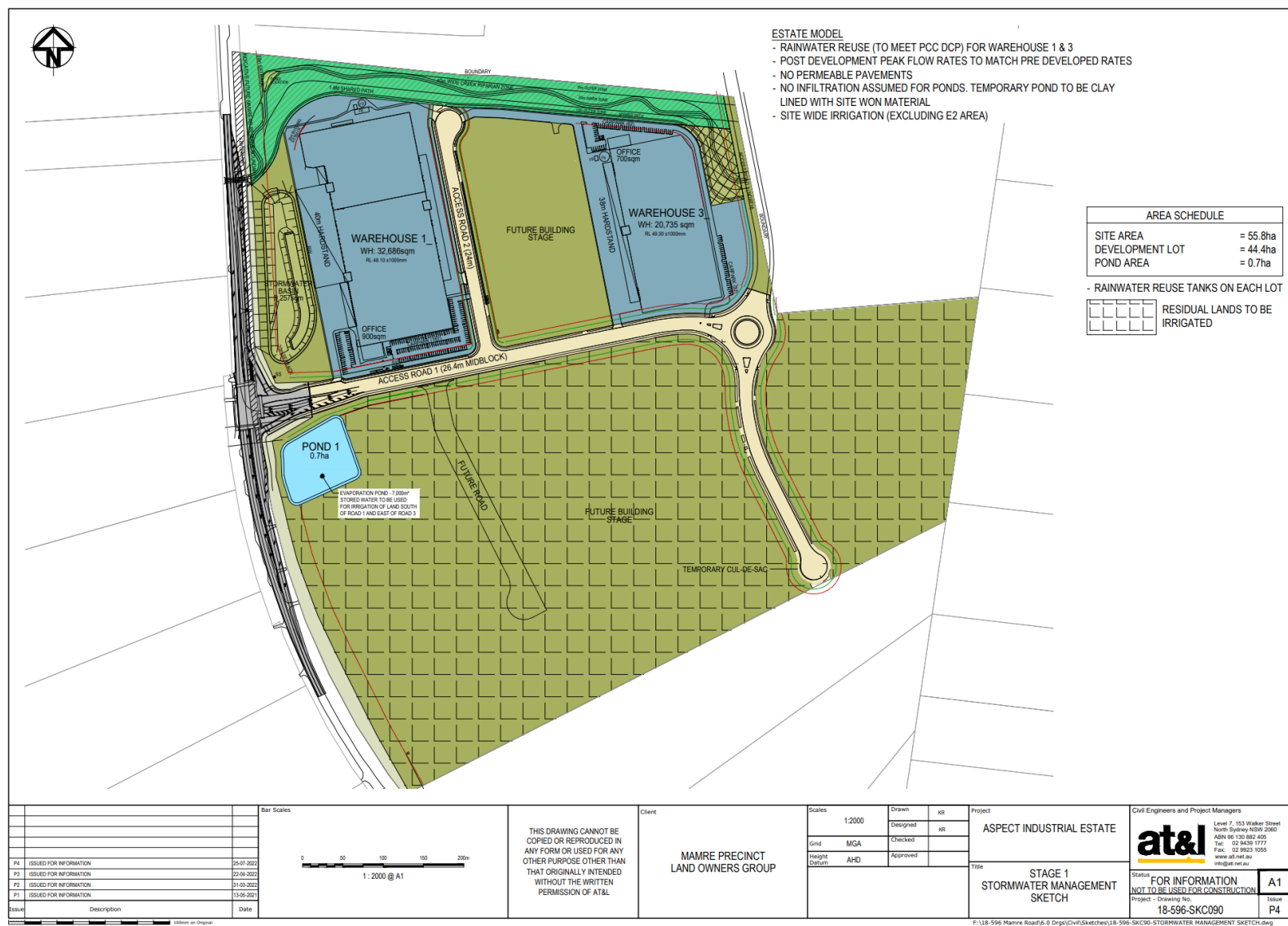
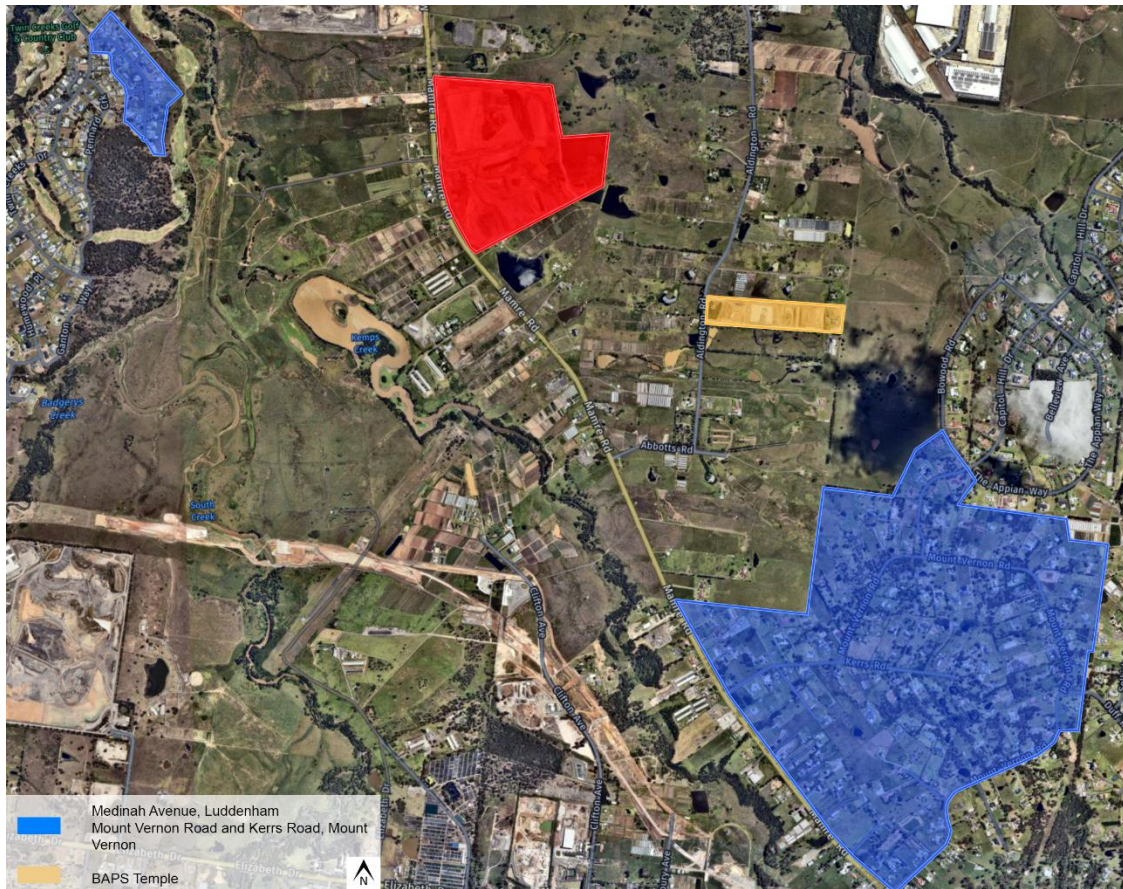


Figure 5: Stage 1 Stormwater Management Plan



### APPENDIX 3 NOISE MONITORING LOCATIONS



**Figure 6: Noise Monitoring Locations Plan**



#### APPENDIX 4 NOISE MITIGATION ELIGIBLE RECEIVERS LOCATIONS



**Figure 7:** Noise mitigation eligible receivers to the west of Mamre Road

## APPENDIX 5    APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

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

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

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



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

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

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

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

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

## **APPENDIX 6 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

### **WRITTEN INCIDENT NOTIFICATION REQUIREMENTS**

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition E10 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - a. identify the development and application number;
  - b. provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - c. identify how the incident was detected;
  - d. identify when the applicant became aware of the incident;
  - e. identify any actual or potential non-compliance with conditions of consent;
  - f. describe what immediate steps were taken in relation to the incident;
  - g. identify further action(s) that will be taken in relation to the incident; and
  - h. identify a project contact for further communication regarding the incident.

### **INCIDENT REPORT REQUIREMENTS**

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

# APPENDIX B

**Development Consent SSD 46516461**

# Development Consent

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

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

These conditions are required to:

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



**Chris Ritchie**  
Director  
Industry Assessments

Sydney

2 March 2023

File: SF22/112122

### SCHEDULE 1

<b>Application Number:</b>	SSD-46516461
<b>Applicant:</b>	Mirvac Projects Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Site:</b>	Lots 1-5, DP1285305 788-882 Mamre Road, Kemps Creek NSW 2178
<b>Development:</b>	Construction and operation of Warehouse 9 of the Aspect Industrial Estate with a total gross floor area of 66,350 square metre (m <sup>2</sup> ) with associated loading docks, hardstand, office, and car parking.



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## DEFINITIONS

<b>ADR</b>	Amended Development Report titled 'Aspect Industrial Estate SSD 10448 MOD 3 and SSD 46516461', prepared by Urbis and dated 27 February 2023
<b>AIE</b>	Aspect Industrial Estate (SSD-10448) which includes a Concept Proposal for the staged development of an industrial estate comprising of 11 buildings with a total GFA of up to 243,431 square metres (m <sup>2</sup> ) for industrial, warehousing and distribution centres, and café uses approved on 24 May 2022
<b>Applicant</b>	Mirvac Projects Pty Ltd, or any person carrying out any development to which this consent applies
<b>Calendar year</b>	A period of 12 months commencing on 1 January
<b>CAQMP</b>	Construction Air Quality Management Plan
<b>Carrier</b>	Operator of a telecommunication network and/or associated infrastructure, as defined in s 7 of the <i>Telecommunications Act 1997</i> (Cth)
<b>Certifier</b>	A council or an accredited certifier (including principal certifiers) who is authorised under s 6.5 of the EP&A Act to issue Part 6 certificates
<b>CEMP</b>	Construction Environmental Management Plan
<b>CNMP</b>	Construction Noise Management Plan
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this document
<b>Construction</b>	The carrying out of works for the purpose of the development, including bulk earthworks and erection of buildings and other infrastructure by this consent
<b>Council</b>	Penrith City Council
<b>CTMP</b>	Construction Traffic Management Plan
<b>CWMP</b>	Construction Waste Management Plan
<b>Day</b>	The period from 7 am to 6 pm on Mondays to Saturdays, and 8 am to 6 pm on Sundays and Public Holidays
<b>Department</b>	NSW Department of Planning and Environment and any successors
<b>Development layout</b>	The plans at Appendix 1 of this consent
<b>DPE</b>	Has the same meaning of Department
<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>EHG</b>	Environment and Heritage Group of the Department
<b>EIS</b>	The Environmental Impact Statement titled AIE Concept Plan and Stage 1 Modification (SSD-10448 Mod 3) and Stage 2 Development Application (SSD-46516461), prepared by Urbis dated 21 September 2022
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	As defined in s 1.4 of the EP&A Act
<b>Environmental Representative Protocol</b>	The document of the same title published by the Department dated October 2018
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i> (NSW)
<b>Evening</b>	The period from 6 pm to 10 pm
<b>FERP</b>	Flood Emergency Response Plan
<b>Fibre-ready facility</b>	As defined in s 372W of the <i>Telecommunications Act 1997</i> (Cth)
<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>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 <i>Note: 'material harm' is defined in this consent</i>
<b>Land</b>	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
<b>Mamre Road/Access Road 1 Intersection</b>	The signalised intersection of Access Road 1 and Mamre Road approved as part of the Stage 1 development, shown in Appendix 1 of the development consent for SSD-10448 (as modified)
<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 (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>NCC</b>	National Construction Code
<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>OEMP</b>	Operational Environmental Management Plan
<b>Operation</b>	The carrying out of warehousing and distribution centre as described in the EIS and RtS
<b>PA</b>	Means a planning agreement within the meaning of the term in section 7.4 of the EP&A Act
<b>Principal Certifier</b>	The certifier appointed as the principal certifier for the building work under s 6.6(1) of the EP&A Act or for the subdivision work under s 6.12(1) of the EP&A Act
<b>Planning Secretary</b>	Secretary of the Department, or delegate
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i> (NSW)
<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>Response to Submissions (RtS)</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 SSDA-10448 Mod 3 & SSD-46516461 WH 9 Aspect Industrial Estate, prepared by Urbis, dated 13 February 2023
<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>SSD-10448</b>	State Significant Development No. SSD-10448 approved by the Director, Industry Assessments as delegate of the Minister administering the EP&A Act on 24 May 2022 and all subsequent modifications
<b>Stage 1 Development</b>	Sitewide bulk earthworks, retaining walls, estate basin, riparian corridor realignment, construction of access roads and the Mamre Road / Access Road 1 intersection, construction and operation of buildings 1 and 3, landscaping services and utilities installation and subdivision, as approved by SSD-10448 and subsequent modifications
<b>Stage 2 Development</b>	The development described in Schedule 1, the EIS and RtS, including the works and activities comprising the construction and operation of Warehouse 9 of the Aspect Industrial Estate with a total gross floor area of 66,350 square metres (m <sup>2</sup> ) with associated loading docks, hardstand, office, and car parking and Access Road 4

<b>State Emergency Service</b>	Has the same meaning as the definition of the term in section 3 of the <i>State Emergency Service Act 1989</i> (NSW)
<b>TfNSW</b>	Transport for New South Wales and any successors
<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

## 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 Stage 2 Development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) in accordance with the EIS, Response to Submissions, ADR, and Concept Plan for SSD-10448 (as modified);
  - (d) in accordance with the Development Layout in Appendix 1; and
  - (e) in accordance with the management and mitigation measures in Appendix 4.
- 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(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), 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 Stage 2 Development has physically commenced on the land to which the consent applies before that date.
- A6. The maximum GFA for the development must not exceed the limits described in **Table 1**.

**Table 1** Maximum GFA

Land Use	Maximum GFA (m <sup>2</sup> )
Warehouse and distribution centres	64,742
Office	1,365
Dock offices	243
<b>Total</b>	<b>66,350</b>

#### NOTIFICATION OF COMMENCEMENT

- A7. The date of commencement of each of the following phases of the Stage 2 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.
- A8. If the construction or operation of the Stage 2 Development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

#### EVIDENCE OF CONSULTATION

- A9. 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**

A10. With the approval of the Planning Secretary, the Applicant may:

- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
- (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
- (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).

A11. 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.

A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

## **PROTECTION OF PUBLIC INFRASTRUCTURE**

A13. Before the commencement of construction, the Applicant must:

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

A14. 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.

## **STRUCTURAL ADEQUACY**

A15. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

### **Note:**

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

## **COMPLIANCE**

A16. 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**

A17. Prior to the issue of a Construction Certificate (or at a time otherwise permitted by the contributions plan or otherwise agreed by Council) for the Stage 2 Development, the Applicant must pay contributions to Council in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022.

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

A18. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (2022 Determination) (as in force when this development consent takes effect).

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

#### *More information*

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

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

A19. 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.

### **EXTERNAL WALLS AND CLADDING**

A20. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A21. Prior to the issuing 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.

A22. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

### **UTILITIES AND SERVICES**

A23. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.

A24. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

A25. Before the issuing of a Construction Certificate for any stage of the Stage 2 Development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
- (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.

A26. Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

### **WORK AS EXECUTED PLANS**

A27. Before the issuing of the Occupation Certificate for the Stage 2 Development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

### **ENVIRONMENTAL REPRESENTATIVE**

A28. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 2 Development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:

- (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS and R&S and any additional information for the development and is independent from the design and construction personnel for the development;

- (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;
- (c) consider and inform the Planning Secretary on matters specified in the terms of this consent;
- (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
- (e) review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:
  - (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
  - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);
- (f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;
- (g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
- (h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;
- (i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;
- (j) attend the Mamre Road Precinct Working Group (see Condition A31) in a consultative role in relation to the environmental performance of the development; and
- (k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Quarterly Report** providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The **Environmental Representative Quarterly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.

**Note:** Subject to the Planning Secretary's approval, the Applicant may elect to nominate the ER approved to oversee the Stage 1 Development (SSD-10448) for the purposes of satisfying Condition A28 of this consent.

- A29. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A28 (including preparation of the ER monthly report), as well as:
- (a) the complaints register (to be provided on a daily basis); and
  - (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).
- A30. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A28. The Applicant must:
- (a) facilitate and assist the Planning Secretary in any such audit; and
  - (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.

#### **MAMRE ROAD PRECINCT WORKING GROUP**

- A31. Within three months of the commencement of construction of the Stage 2 Development and until all components of the Stage 2 Development are constructed and operational, the Applicant must establish and participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:
- (a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;
  - (b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;
  - (c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;



- (d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;
- (e) review community concerns or complaints with respect to environmental management;
- (f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and
- (g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.

**Note:** *Subject to the Planning Secretary's approval, the Applicant may satisfy Condition A31 through utilising the Working Group established for the Stage 1 Development under Condition C34, Schedule 2 of SSD-10448.*

A32. Three (3) months prior to completion of construction of all components of the Stage 2 Development, the Applicant is eligible to exit the working group required under condition A31. The Applicant must:

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

#### **APPLICABILITY OF GUIDELINES**

- A33. 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.
- A34. 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 Stage 2 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP 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 proposed access arrangements for the proposal (including interim and long-term), and outline traffic management and contingency measures to be implemented for the site, to ensure access and road safety and network efficiency is maintained;
  - (d) detail heavy vehicle routes, access, and parking arrangements;
  - (e) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified routes.
  - (f) include a program to monitor the effectiveness of these measures; and
  - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

**Note:** The Applicant may update an existing approved CTMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B1. Any updated CTMP must be to the satisfaction of the Planning Secretary.

#### Construction Access

- B3. Prior to the completion and commissioning of the Mamre Road/Access Road 1 intersection, construction vehicles associated with the Stage 2 Development must access the site through the temporary left in/left out access off Mamre Road constructed in accordance with condition D13A of Schedule 2 to SSD-10448.

#### Road Safety Audit

- B4. Within six months of the commencement of construction of the Stage 2 Development, the Applicant must undertake a road safety audit of Access Road 4 to demonstrate the layout, spacing, and position of all access points to Access Road 4 would minimise road safety risks, including consideration of cumulative impacts from all developments adjoining Access Road 4.

#### Parking

- B5. Prior to construction of the 61 future provisional parking spaces shown in Figure 1: in Appendix 1 of this development consent, the Applicant must submit a revised design plan for the car park to the satisfaction of the Planning Secretary. The plan must:
- (a) be prepared to ensure the carpark is fully separated from all heavy vehicle manoeuvring areas through kerbing and landscaping;
  - (b) be prepared in accordance with the relevant requirements of the MRP DCP and AS 2890.1:2004 *Parking facilities off-street car parking* (Standards Australia, 2004); and
  - (c) provide canopy shade trades at a ratio of one per ten parking spaces.
- B6. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

#### Operating Conditions

- 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 Stage 2 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 and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials are carried out on-site;
- (g) parking areas incorporate a minimum of 5% dedicated electric vehicle charging bays;
- (h) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

#### **Operational Traffic Monitoring Program**

B8. Prior to commencement of operation of the Stage 2 Development and for a period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program. The program must verify light and heavy vehicle traffic numbers, against the predictions in the EIS. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:

- (a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
- (b) queue monitoring at the Mamre Road/Access Road 1 intersection and background travel counts on Mamre Road;
- (c) verify the predicted traffic numbers and level of service against the actual impacts of the Stage 2 Development, and analyse the potential cause of any significant discrepancies;
- (d) consider the current capacity and efficiency of the existing road network including Mamre Road; and
- (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the Stage 2 Development.

**Note:** The Applicant may update an existing Operational Traffic Monitoring Program for the site to include the Stage 2 Development to satisfy the requirements of the condition.

#### **Workplace Travel Plan**

B9. Prior to the commencement of operation of the Stage 2 Development, the Applicant must prepare a Workplace Travel Plan. The Workplace Travel Plan must:

- (a) be prepared in consultation with TfNSW and Council;
- (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
- (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

B10. The Applicant must implement the most recent version of the Workplace Travel Plan approved by the Planning Secretary for the duration of the development.

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

#### **Imported Soil**

B11. The Applicant must:

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

## Erosion and Sediment Control

- B12. Prior to the commencement of construction of the Stage 2 Development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls in the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:
- (a) be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist;
  - (b) be prepared in accordance with *Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book* (Landcom, 2004) and with the water sensitive urban design (WSUD) principles set out in the *Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (NSW Government, 2022);
  - (c) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met;
  - (d) outline the current construction and erosion and sediment control occurring on the AIE site and additional measures which will be adopted for the Stage 2 Development; and
  - (e) be included in the CEMP required by Condition C2.
- B13. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by the CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works.

## Discharge Limits

- B14. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

## Stormwater Management System

- B15. Prior to the commencement of operation of the Stage 2 Development, the Applicant must update and implement the stormwater management system described in Figure 4: in Appendix 1 of this development consent to the satisfaction of the Planning Secretary.
- B16. The design and subsequent construction and establishment of the WSUD systems must be supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.

## Stormwater Management Plan

- B17. Within six months of the commencement of construction of the Stage 2 Development, the Applicant must prepare a Stormwater Management Plan (SMP) for the site to the satisfaction of the Planning Secretary. The SMP must:
- (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary;
  - (b) be prepared in consultation with EHG, Sydney Water, and Council;
  - (c) describe the baseline soil, surface water and groundwater conditions at the site;
  - (d) demonstrate how operational phase stormwater targets as set out in the *Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets* (Technical Guidance) (NSW Government, 2022) will be achieved;
  - (e) be supported by MUSIC modelling which addresses the requirements of EHG's letter dated 24 February 2023 to ensure stormwater targets are achieved;
  - (f) a catchment plan, table and bioretention system which addresses the requirements of EHG's letter dated 24 February 2023;
  - (g) adopts a bioretention system which addresses the requirements of EHG's letter dated 24 February 2023;
  - (h) include updated evaporative ponds which meet the requirements in EHG's letter dated 24 February 2023;
  - (i) describe how all stormwater management devices will contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled (AS44119) to limit infiltration to soils;
  - (j) detail a monitoring program to demonstrate the Stage 2 Development stormwater management system required by condition is being implemented including:
    - (i) construction phase
      - rainfall (6-minute timestep or similar)
      - relationship between turbidity and total suspended solids

- turbidity within sediment basin(s) and at discharge from whole construction site (6 minute or similar)
- PH within sediment basin(s) and at discharge from whole construction site
- (ii) operational phase
  - rainfall (6 min timestep or similar)
  - flows exiting the whole development site (6-minute timestep or similar)
  - irrigate pump/flow rates;
- (k) detail a stormwater management strategy and designs of each WSUD system, including:
  - (i) details of how the Stage 2 Development stormwater management system can potentially connect to precinct-wide stormwater infrastructure, if required
  - (ii) engineering drawings completed and certified by a chartered professional engineer with experience in modelling, design, and supervision of WSUD systems that detail the WSUD measures;
  - (iii) landscape drawings that include planting and hardscape details of the WSUD systems;
- (l) include a protocol for investigation of any non-compliances of the Technical Guidance described in condition (d) and contingency measures that would be implemented should issues arise;
- (m) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation/maintenance, and renewal costs over 30 years);
- (n) include a Maintenance Plan for WSUD measures; and
- (o) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the precinct-wide stormwater infrastructure being available for the site to connect to.

**Note:** The EHG letter dated 24 February 2023 is available on the NSW Planning Portal (<https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>).

**B18. The Applicant must:**

- (a) not commence the operation of the Stage 2 Development until the SMP required by condition B17 is approved by the Planning Secretary;
- (b) implement the most recent version of the SMP approved by the Planning Secretary for the duration of the development; and
- (c) ensure all WSUD systems are constructed under the supervision of a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.

**Note:** The Applicant may update an existing and approved SMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B17. Any updated SMP must be to the satisfaction of the Planning Secretary.

**Flood Management**

**B19. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the CEMP required by condition C2 and the OEMP required by condition C5 and must:**

- (a) be prepared by a suitably qualified and experienced person(s) in consultation with EHG and State Emergency Service;
- (b) include details of:
  - (i) the flood emergency responses for both construction and operation phases of the Stage 2 Development;
  - (ii) measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;
  - (iii) predicted flood levels;
  - (iv) flood warning time and flood notification;
  - (v) assembly points and evacuation routes;
  - (vi) evacuation and refuge protocol; and
  - (vii) awareness training for employees and contractors.

**B20. The Applicant must:**

- (a) not commence construction until the FERP required by condition is approved by the Planning Secretary; and

- (b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the Stage 2 development.

## NOISE

### Hours of Work

B21. The Applicant must comply with the hours detailed in **Table 2**.

**Table 2** Hours of Work

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

B22. Works outside of the hours identified in condition B21 may be undertaken in the following circumstances:

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

### Construction Noise Limits

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 management and mitigation measures in the Appendix 4.

### Construction Noise Management Plan

B24. Prior to commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of a CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert(s);
- (b) be approved by the Planning Secretary prior to the commencement of construction of each stage of the development;
- (c) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
- (e) include strategies that have been developed with the community for managing high noise generating works; and
- (f) describe the community consultation undertaken to develop the strategies in condition B24(e).
- (g) include a complaints management system that would be implemented for the duration of the development.

B25. The Applicant must:

- (a) not commence construction of the Stage 2 Development until the CNMP required by condition B24 is approved by the Planning Secretary; and
- (b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.

**Note:** The Applicant may update an existing and approved CNMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B20. Any updated CNMP must be to the satisfaction of the Planning Secretary.

### Operational Noise Limits

B26. The Applicant must ensure that noise generated by operation of the Stage 2 Development does not exceed the noise limits in Table 3.

**Table 3** 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)
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	39	34	29
BAPS Temple - Outdoor Use Area (Except Car Parking Area)	36 (When in use)		

**Note** Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 2 for the location of sensitive receivers.

B27. The Applicant must ensure that noise generated by:

- the on-site disposal of unwanted appliances and general waste in skip bin(s) does not exceed a sound power level of L<sub>Aeq</sub>(15min) 91 dB(A);
- all fixed external mechanical plant for the Stage 2 Development does not exceed a cumulative sound power level of L<sub>Aeq</sub>(15min) 90 dB(A); and
- any activity on the site does not exceed a sound power level of L<sub>AMax</sub> 118 dB(A) or result in annoying noise characteristics as determined in accordance with the Noise Policy for Industry (EPA, 2017) and Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018).

#### Noise Verification

B28. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare and submit a Design Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Design Noise Verification Report must:

- be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;
- identify and justify the design noise emission scenario, including the adopted engineering safety factor, schedule of all noise generating sources on the site, stationary equipment specification and verifiable data of dynamic noise emission activities (such as on-site disposal of unwanted appliances in skip bin(s));
- demonstrate the noise propagation modelling is capable of accurately predicting noise levels under noise-enhancing meteorological conditions to surrounding receivers in Mount Vernon and Luddenham;
- provide updated noise modelling to verify the predicted performance of the development and predicted noise levels identified in the report titled *Aspect Industrial Estate MOD 3 Revised Operational Noise Level Predictions*, prepared by SLR, dated 20 February 2023;
- develop an Operational Noise Monitoring Plan in accordance with Section 7 of the Noise Policy for Industry to verify the operational performance of the development, including details of the nominated intermediate monitoring locations, reference noise levels at each intermediate location, and noise level relationship between each intermediate location and sensitive receivers identified in condition B26;
- include:
  - an analysis of compliance with noise limits specified in conditions B26 and B27;
  - an outline of at-source and transmission path mitigation measures required to ensure compliance with the limits specified in conditions B26 and B27;
  - a description of contingency measures (including the cessation of non-compliant noise generating activities during the night-time period) in the event management actions are not effective at reducing noise levels to comply with limits specified in conditions B26 and B27.

B29. Within three months of the commencement of operation of the Stage 2 Development, the Applicant must prepare and submit an Operational Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Operational Noise Verification Report must:

- be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;
- demonstrate that noise verification has been carried out in accordance with:
  - the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and



- (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
- (iii) the Operational Noise Monitoring Plan established under conditions B28(e);
- (c) include:
  - (i) an analysis of compliance with noise limits specified in conditions B26 and B27;
  - (ii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
  - (iii) a description of contingency measures (including the cessation of non-compliant noise generating activities during the night-time period) in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B26 and B27 at all times.

### Noise Agreement

B30. Prior to the commencement of operation of the Stage 2 Development, the Applicant must offer to enter into noise agreement(s) with the noise mitigation eligible receivers shown in Figure 6: in Appendix 3.

**Note:** The Applicant may update existing noise agreements for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B30. Any updated agreements must be to the satisfaction of the Planning Secretary.

B31. Prior to the commencement of operation of the Stage 2 development, the Applicant must submit copies of the noise agreement(s) required under Condition B26 to the Planning Secretary.

B32. The noise agreement required under Condition must be in force until the existing residential use ceases on the land subject to the agreement or a development application for general industrial or other employment uses applies to the land, whichever is the sooner.

### VISUAL AMENITY

#### Landscaping

B33. Prior to the commencement of operation of the Stage 2 Development, the Applicant must prepare a Landscape Management Plan (LMP) to manage the revegetation and landscaping works on-site to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with Condition C5. The LMP must:

- (a) be consistent with the Aspect Industrial Estate – Lot 9 Mamre Road, Kemps Creek Landscape Package, prepared by Site Image Landscape Architects, dated 23/02/2023, Issue J;
- (b) detail the species to be planted on-site;
- (c) demonstrate the species are suitable in relation to wildlife management in proximity to the future Western Sydney Airport;
- (d) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (e) be consistent with the Applicant's Management and Mitigation Measures detailed at Appendix 4.

B34. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.
- (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B33 for the life of the development.

**Note:** The Applicant may update an existing approved LMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B33. Any updated LMP must be to the satisfaction of the Planning Secretary.

#### Lighting

B35. The Applicant must ensure the lighting associated with the Stage 2 Development:

- (a) complies with the latest version of AS 4282-1997 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 1997); and
- (b) is mounted, screened, and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

#### Signage and Fencing

B36. All signage and fencing must be erected in accordance with the development plans included in the EIS and RtS.

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

## AIR QUALITY

### Dust Minimisation

- B37. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this development consent.
- B38. During construction of the Stage 2 Development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
  - (b) all trucks entering or leaving the site with loads have their loads covered;
  - (c) trucks associated with the development do not track dirt onto the public road network;
  - (d) public roads used by these trucks are kept clean; and
  - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### Construction Air Quality Management Plan

- B39. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the Stage 2 Development to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by Condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) detail and rank all emissions from all sources during construction of the development, including particulate emissions;
  - (c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;
  - (d) identify the control measures that that will be implemented for each emission source; and
  - (e) nominate the following for each of the proposed controls:
    - (i) key performance indicator;
    - (ii) monitoring method;
    - (iii) location, frequency, and duration of monitoring;
    - (iv) record keeping;
    - (v) complaints register;
    - (vi) response procedures; and
    - (vii) compliance monitoring.
- B40. The Applicant must:
- (a) not commence construction until the CAQMP required by condition B39 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.

**Note:** The Applicant may update an existing and approved CAQMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B39. Any updated CAQMP must be to the satisfaction of the Planning Secretary.

### Odour Management

- B41. The Applicant must ensure the Stage 2 Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

## HAZARDS AND RISK

### Dangerous Goods

- B42. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of *Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

### Bunding

- B43. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

## **WASTE MANAGEMENT**

### **Construction Waste Management**

B44. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Waste Management Plan (CWMP) for the Stage 2 Development to the satisfaction of the Planning Secretary. The CWMP must form part of a CEMP in accordance with condition C2 and must:

- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling, and disposal locations; and
- (b) be implemented for the duration of construction works.

B45. The Applicant must:

- (a) not commence construction until the CWMP is approved by the Planning Secretary.
- (b) implement the most recent version of the CWMP approved by the Planning Secretary.

**Note:** *The Applicant may update an existing and approved CWMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B44. Any updated CWMP must be to the satisfaction of the Planning Secretary.*

### **Pests, Vermin and Noxious Weed Management**

B46. The Applicant must:

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

**Note:** *For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).*

### **Waste Management Plan**

B47. The Applicant must implement the Waste Management Plan (WMP) prepared by MRA Consulting Group, dated 28 July 2022 in the EIS for the duration of operation of the Stage 2 Development.

### **Waste Storage and Processing**

B48. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

## PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

### ENVIRONMENTAL MANAGEMENT

#### Management Plan Requirements

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

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

### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. Prior to the commencement of construction of the Stage 2 Development, The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the Stage 2 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 (see condition B12);
  - (c) Flood Emergency Response Plan (see condition B19);
  - (d) Construction Noise Management Plan (see condition B24);
  - (e) Construction Air Quality Management Plan (see condition B39);
  - (f) Construction Waste Management Plan (see condition B44); and
  - (g) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
  - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

## OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. Prior to the commencement of operation of the Stage 2 Development, the Applicant must prepare an Operational Environmental Management Plan (OEMP) for the Stage 2 Development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
  - (b) describe the procedures that would be implemented to:
    - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
    - (ii) receive, handle, respond to, and record complaints;
    - (iii) resolve any disputes that may arise;
    - (iv) respond to any non-compliance;
    - (v) respond to emergencies; and
  - (c) include the following environmental management plans:
    - (i) Workplace Travel Plan (see condition B9);
    - (ii) Operational Traffic Monitoring Program (see condition B8);
    - (iii) Stormwater Management Plan (see condition B17);
    - (iv) Flood Emergency Response Plan (see condition B19);
    - (v) Operational Noise Monitoring Plan (see condition B28B28);
    - (vi) Landscape Management Plan (see condition B33B33); and
    - (vii) Waste Management Plan (see condition B47).
- C7. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
  - (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

## REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C8. Within three months of:
- (a) the submission of a Compliance Report under condition C14;
  - (b) the submission of an incident report under condition C10;
  - (c) the approval of any modification of the conditions of this consent; or
  - (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.
- C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

## REPORTING AND AUDITING

### Incident Notification, Reporting and Response

- C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 5.

## Non-Compliance Notification

- C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

## Compliance Reporting

- C14. Within three months after the commencement of construction of the Stage 2 Development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:
- (a) identify any trends in the monitoring data over the life of the development;
  - (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
  - (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.
- C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

## Monitoring and Environmental Audits

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

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

## ACCESS TO INFORMATION

- C17. At least 48 hours before the commencement of construction of the Stage 2 Development until the completion of all works under this consent, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
    - (i) the documents referred to in condition A2 of this consent;
    - (ii) all current statutory approvals for the development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent;
    - (iv) the proposed staging plans for the development if the construction or operation of the development is to be staged;
    - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
    - (vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
    - (vii) a summary of the current stage and progress of the development;
    - (viii) contact details to enquire about the development or to make a complaint;
    - (ix) a complaints register, updated monthly;
    - (x) the Compliance Report of the development;
    - (xi) 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

**Table 4** *Schedule of Approved Plans*

Drawing No	Title	Issue	Date
<b>Architectural Plan prepared by SBA Architects</b>			
DA910	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Lot 9 Site & Warehouse Floor Plan	Q	23/02/2022
DA911	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Lot 9 Roof Plan	F	01/02/2023
DA912	Aspect Industrial Estate Lots 54-58 (DP 259135) Mamre Road, Kemps Creek – Signage Plan	C	05/11/2022

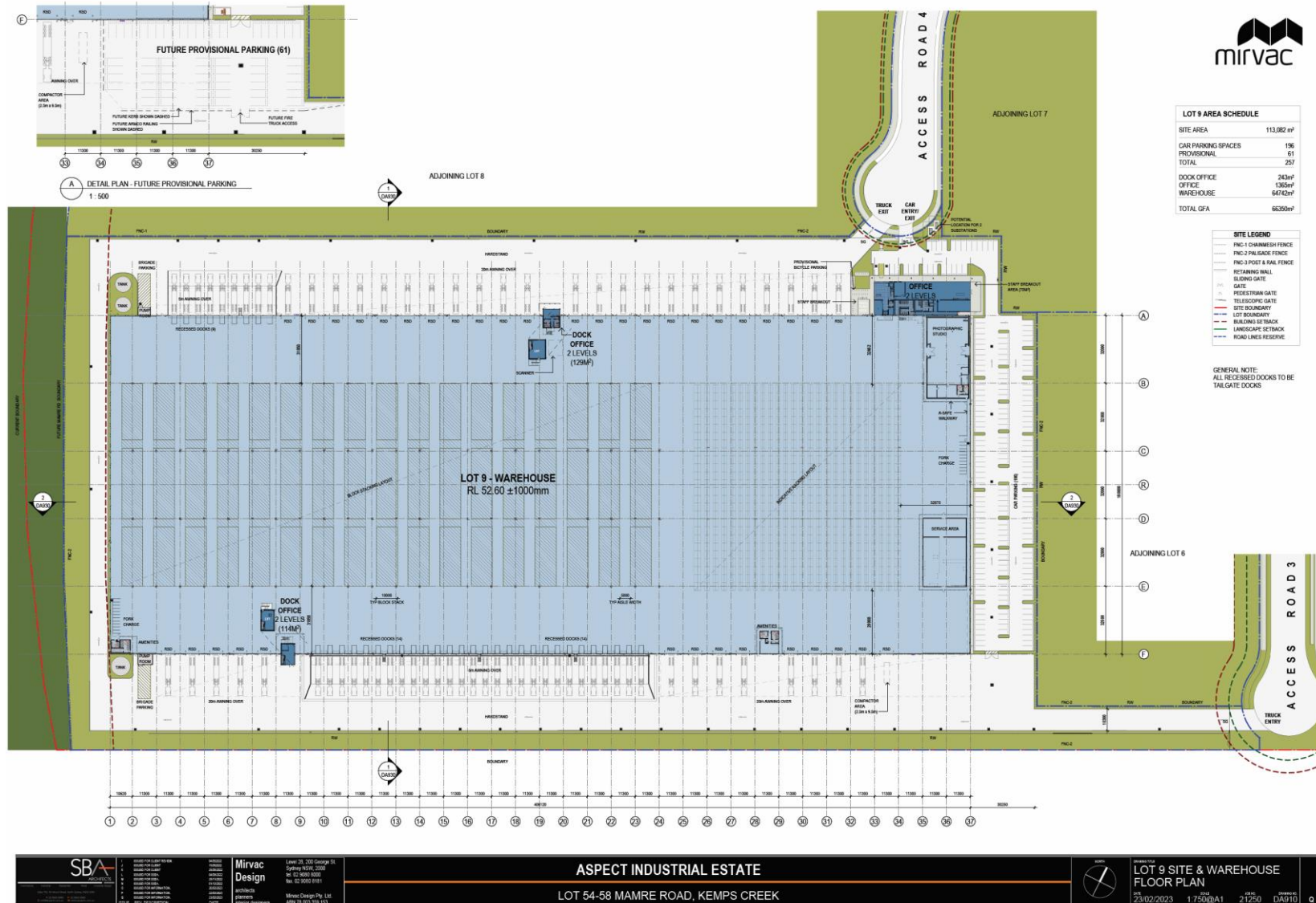


Figure 1: Site Plan



WAREHOUSE 9	
Site Area	113,082 m <sup>2</sup>
Offices	1,365 m <sup>2</sup>
Warehouse	64,742 m <sup>2</sup>
Dock Office	243 m <sup>2</sup>
Total GFA	66,350 m <sup>2</sup>
Carpark Provided	257





Figure 3: Tree Canopy Plan

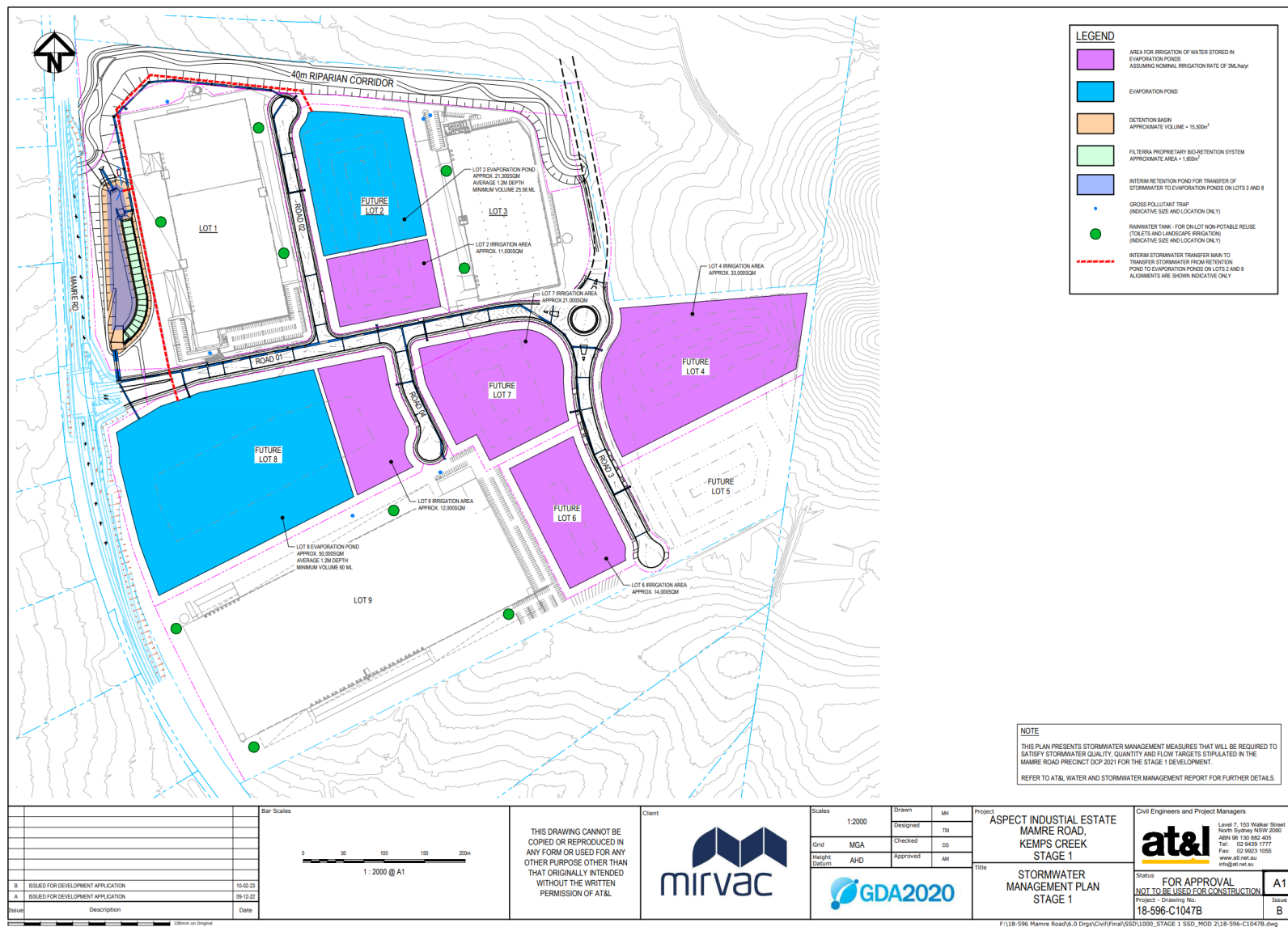
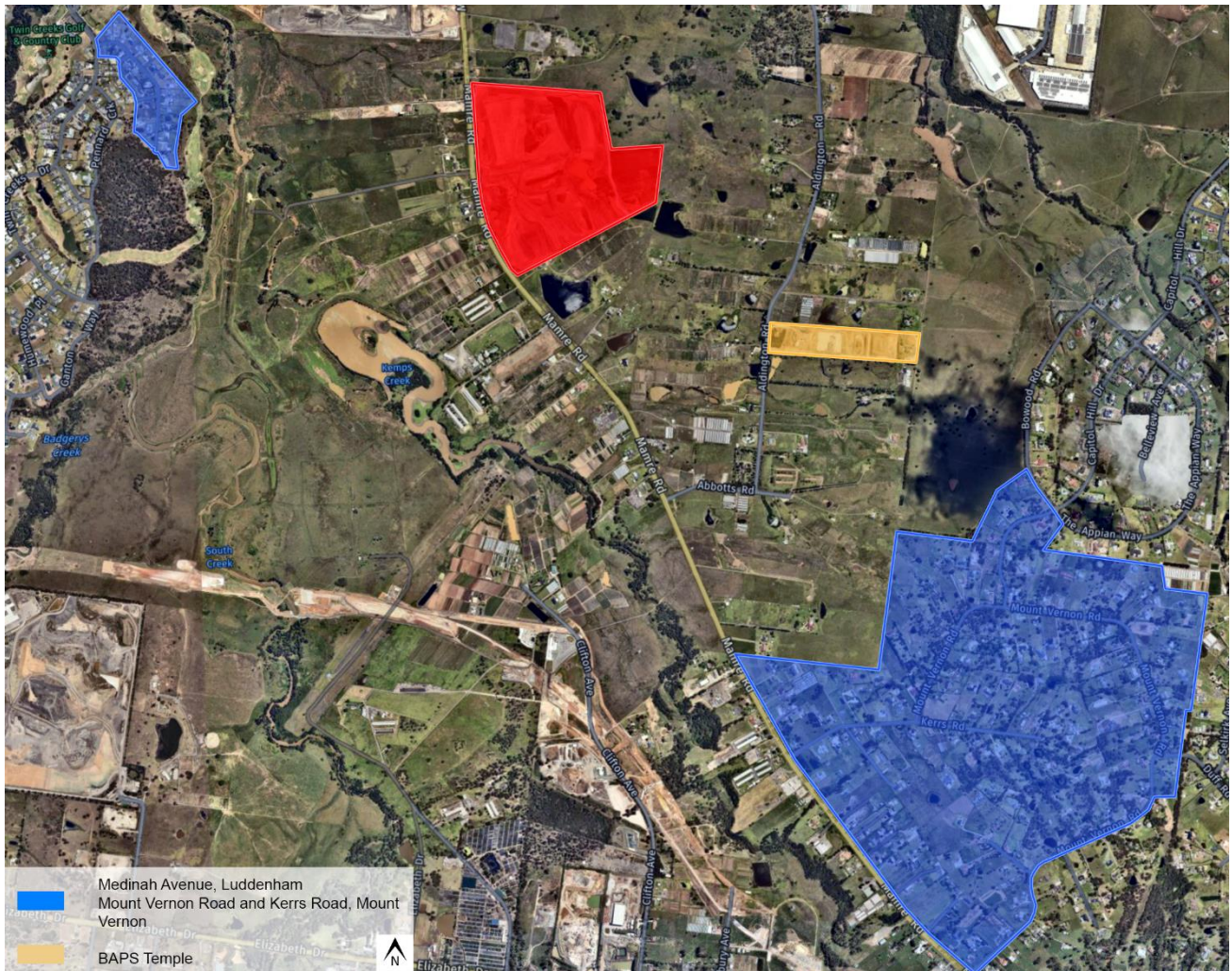


Figure 4: Stage 2 Stormwater Management Plan



## APPENDIX 2 NOISE SENSITIVE RECEIVERS



**Figure 5:** Noise sensitive receivers' locations



### APPENDIX 3 NOISE MITIGATION ELIGIBLE RECEIVERS' LOCATIONS



**Figure 6:** Noise mitigation eligible receivers to the west of Mamre Road

## APPENDIX 4 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
Acoustic	<p>Acoustic impacts to nearby sensitive receivers resulting from the updated vehicle parking locations, travel paths and operations.</p> <p>The proposal will result in a minor exceedance to the NML5 night-time criteria, the acoustic impacts remain within the acceptable limits identified in NPfl.</p>	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>Potential feasible and reasonable mitigation measures have been considered during the various design phases of the proposal, including several that were considered through the original Concept Approval and others that have been (or can be) conditioned as part of an approval. These measures include are typical noise management measures, consistent with the established measures under SSD-10448:</p> <ul style="list-style-type: none"> <li>▪ Optimising site layout to minimise noise emissions from the site.</li> <li>▪ Use broadband and/or ambient sensing alarms on trucks and forklifts where they are required to reverse during the night-time.</li> <li>▪ Appropriate design of site layout to minimise the need for trucks to stop or brake outside of loading docks with line of sight to residential receivers.</li> <li>▪ Production of an operational noise management plan.</li> <li>▪ Noise monitoring of the post construction operational period.</li> </ul> <p>Other operational opportunities could involve:</p> <ul style="list-style-type: none"> <li>▪ Reducing peak 15-minute heavy vehicle movements across</li> </ul>	Pe

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		<p>the development by staggering delivery/pickup times.</p> <ul style="list-style-type: none"> <li>▪ Reducing peak 15-minute light vehicle movements across the development by staggering shift change times for employees.</li> <li>▪ Minimising the concurrent use of forklift and other mobile plant outside the warehouses (i.e. in hardstand area) and/or limiting their use to the less sensitive daytime and evening periods.</li> <li>▪ The use of quieter mobile plant options, such as electric forklifts instead of gas-powered forklifts.</li> <li>▪ Locating fixed mechanical plant away from the most-affected sensitive receivers, such as ground-level locations instead of rooftop locations, and/or shielded behind the warehouse/office structures.</li> <li>▪ Best management practice – such as switching vehicles and plant off when not in use, no yelling/swearing/loud music onsite, education of staff and drivers regarding noise impacts, regular maintenance of plant and equipment to minimise noise emissions, use of silent or non-tonal reverse alarms instead of tonal alarms, minimising use of reverse alarms by providing forward manoeuvring where practicable.</li> </ul> <p>Indicative noise barrier locations have been identified as a possible mitigation measure and several noise barriers have been modelled in the western area of the site to help minimise noise levels to the west and south of the development. The barriers</p>	

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		<p>have been modelled along the western edge of the Lot 1, parts of the northern and western edges of Lot 8, and parts of the western and southern edges of Lot 9. The barriers were modelled with a height of 2 m. Increasing the barrier height up to 5 m did not have significant additional acoustic benefit compared to 2m.</p> <p>The barrier locations would be confirmed as designs are finalised during detailed design.</p> <p><b>SSD-10448 MOD3</b></p> <p>The recommended acoustic mitigation measures as part of MOD 3 are consistent with those established under approved concept development (SSD-10448).</p> <p>Ensure development does not exceed appropriate noise limits with consideration of the NPfl requirements and the update site layout.</p> <p>Continued restriction of strong, low frequency content for the warehouse plants' tonal characteristics.</p>	
Water and Energy Usage	<p>Proposed warehouse may result in impacts to the water and energy usage of the development.</p> <p>The Warehouse 9 development and MOD 3 development is to be delivered in accordance with the ESD principles committed to as part of SSD-10448. No additional adverse impacts are</p>	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>The development will establish the appropriate ecologically sustainable design elements to mitigate any adverse impacts to water and energy usage. Such elements include rainwater harvesting, natural ventilation, efficient HVAC performance etc.</p>	Ma

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
	anticipated.	<p><b>SSD-10448 MOD3</b></p> <p>No additional mitigation measures are required beyond those established under SSD-10448 approval. Consistent with original approval, the modified proposal will maintain the appropriate ecologically sustainable design elements to mitigate any adverse impacts to water and energy usage. Such elements include rainwater harvesting, natural ventilation, efficient HVAC performance etc.</p>	
Air Quality	<p>Dust, air quality and odour impacts generated by the SSD-14408 MOD 3 and Warehouse 9 construction.</p> <p>The development construction and operations will see negligible change from the approved estate concept approval with consideration of the nearest sensitive receivers.</p>	<p><b>Warehouse 9 Development - SSD-46516461 and SSD-10448 MOD3</b></p> <p>The Warehouse 9 development mitigation measures will be consistent with the measures established under the approved, estate wide concept approval (SSD-10448). No additional mitigation measures are required for the AIE as to be modified by MOD 3 beyond those established under SSD-10448 approval.</p> <p>The proposal will be supported by:</p> <ul style="list-style-type: none"> <li>standard air quality control measures</li> </ul>	Pe



Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		<ul style="list-style-type: none"> <li>standard dust minimisation measures</li> <li>standard odour mitigation measures for construction</li> </ul>	
Visual Impact Assessment	<p>Visual impacts onto the nearby residential receivers and viewpoints.</p> <p>The proposed warehouse 9 construction will not result in any change in visual impact ratings from the established, estate wide concept proposal.</p>	<p><b>Warehouse 9 Development - SSD-46516461 and SSD-10448 MOD3</b></p> <p>The Warehouse 9 development mitigation measures will be consistent with the measures established under the approved, estate wide concept approval (SSD-10448). No additional mitigation measures are required for the AIE as to be modified by MOD 3 beyond those established under SSD-10448 approval.</p> <p>The proposal will be supported by the appropriate landscape screening in accordance with the updated landscape plans.</p>	Ma
Stormwater and Drainage	Potential impacts to water quantity and quality due to the SSD-10448 MOD 3 and Warehouse 9 construction.	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>Provision of estate detention basin including 'filterra' proprietary bio-retention system and warehouse 1 &amp; 3 rainwater tanks and Gross Pollutant Traps (GPTs) as approved under the initial SSD-10448 and MOD2. These will comply with the Technical Guidance for achieving Wianamatta-South Creek stormwater management targets.</p> <p>These interim waterway health measures would be provided prior to issuance of occupancy certificate, unless otherwise agreed with DPE, noting the development may be integrated into the regional</p>	Pr

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		<p>stormwater system as required in Condition B6.</p> <p>It is considered that the above amended approach to stormwater management and waterway health is acceptable to DPE and EHG and will meet the appropriate technical guidance on this matter.</p> <p><b>SSD-10448 MOD3</b></p> <p>No additional mitigation measures are required beyond those established under SSD-10448 approval. Consistent with original approval, the proposal includes the appropriate water management measures (e.g. WSUD systems, stormwater management systems, erosion and sediment controls)</p>	
Traffic, Transport and Parking	<p>An assessment of the modified (SSD-10448) MOD 3) GFA, parking, access arrangements and traffic impacts.</p> <p>Impacts to the surrounding traffic levels as well as to the swept path and access arrangements across the site.</p> <p>The Warehouse 9 operations will see a reduced level of parking demand compared to the rates identified in the concept proposal (to be modified by MOD 3).</p>	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>A Sustainable Travel Framework has been prepared to encourage the use of alternative transport and the reduce the reliance of vehicles.</p> <p><b>SSD-10448 MOD3</b></p> <p>No mitigation measures are required beyond those established under the approved, estate wide concept approval (SSD-10448).</p> <p>No mitigation measures are required for the intended access arrangements.</p>	Pr



Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
Salinity	Impact of the warehouse 9 development on the existing salinity processes and salinity damage	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>Management measures to be established during the construction phases including the following:</p> <p><b>Earthworks:</b> vegetation cover maintenance, surface grading, erosion control and sediment control measures</p> <p><b>Soil importation:</b> high quality material is to be imported onto the site. No highly saline or contaminated soils are to be imported.</p> <p><b>Gardens and Landscaped Areas:</b> specific plant species are to be used in accordance with the soil salinity. Water logging is also to be minimised through the appropriate plant species and landscaping design.</p> <p><b>Roads, Footpaths and Hardstand Areas:</b> these surfaces are to be graded to prevent ponding and infiltration. Minimisation of infiltration should be achieved across the road, footpath and hardstand connections, services are to be below hardstand surfaces where possible, and a damp-proof course or membrane can be provided below slabs.</p> <p><b>Surface Water, Stormwater and Drainage:</b> the temporary water retaining structures and drainage infrastructure should reduce disturbance of natural drainage patterns, minimize infiltration and water logging.</p> <p><b>Durability of Concrete Structures and Steel Structures in Contact</b></p>	Ma

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
		with the Ground: both concrete and steel structures are to be designed in accordance with the relevant Australian Standards.	
Flood Impacts	The site is affected by 100-year overland flows. Potential impacts to flood flows and runoff into the existing water management infrastructure.	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>Mitigation measures established under the approved Stage 1 and Concept Approval (SSD-10448) will manage the potential flooding impacts generated by the Warehouse 9 job. No additional management measures are required for the Warehouse 9 scheme</p>	Pr
Groundwater	Health and environmental impacts generated by the existing groundwater during groundwater dewatering and construction works.	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>Conduct works in accordance with the established Groundwater Management Plan including management measures, groundwater quality guidelines and the appropriate treatment or reuse.</p>	Ma
Contamination	Health and environmental impacts generated by contaminants, dam sediments, water pollution, groundwater with moderate EC and ACM. These potential impacts are to be mitigated and addressed during the proposed construction works.	<p><b>Warehouse 9 Development - SSD-46516461</b></p> <p>Remediation and validation works and procedures to be undertaken in accordance with the remediation action plan established for the site.</p>	Pr
Bushfire	The modification has been assessed and deemed to comply with the requirements of Planning for Bushfire Protection 2019 and is considered generally consistent with the previous bushfire report, prepared by Australian Bushfire Protection	<p><b>SSD-10448 MOD3</b></p> <ul style="list-style-type: none"> <li>At the commencement of building works and in perpetuity, an Asset Protection Zone shall be established and maintained as per Figure 7. The APZ shall be established and maintained as</li> </ul>	Pr

Issue	Potential Impacts	Mitigation Measures	Type of Measure (Pe/Pr/Ma)
	Planners Pty Ltd, dated 17 October 2019.	<p>an inner protection area as outlined within Planning for Bushfire Protection 2019 and the NSW RFS document 'Standards for Asset Protection Zones'.</p> <ul style="list-style-type: none"> <li>▪ Fire hydrants are provided in accordance with Building Code of Australia E1.3, AS2419.1:2005.</li> <li>▪ Buildings are constructed in accordance Australian Standard AS 3959-2009 Construction of buildings in bushfire-prone areas (AS 3959-2018) to the extent identified in Figure 8.</li> <li>▪ Landscaping to the site is required to comply with the Aspect Industrial Estate, Mamre Rd, Kemps Creek Landscape Masterplan MOD3, prepared by Site Image, dated June 2022.</li> </ul>	

## **APPENDIX 5 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

### **WRITTEN INCIDENT NOTIFICATION REQUIREMENTS**

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - (a) identify the development and application number;
  - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - (c) identify how the incident was detected;
  - (d) identify when the applicant became aware of the incident;
  - (e) identify any actual or potential non-compliance with conditions of consent;
  - (f) describe what immediate steps were taken in relation to the incident;
  - (g) identify further action(s) that will be taken in relation to the incident; and
  - (h) identify a project contact for further communication regarding the incident.

### **INCIDENT REPORT REQUIREMENTS**

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

# APPENDIX C

## Relevant Conditions of Consent SSD 10448

**Table A Development Consent SSD 10448**

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<b>PART A – CONDITIONS FOR CONCEPT PROPOSAL</b>	
<b>Terms of Consent</b>	
<p>A1. The development may only be carried out:</p> <ul style="list-style-type: none"> <li>a) in compliance with the conditions of this consent;</li> <li>b) in accordance with all written directions of the Planning Secretary;</li> <li>c) in accordance with the EIS, Response to Submissions (RtS), and Amended Development Report (ADR);</li> <li>d) In accordance with the Development Layout in Appendix 1; and</li> <li>e) in accordance with the management and mitigation measures in Appendix 4.</li> </ul>	This CEMP has been prepared in accordance with these documents
<p>A2. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) the implementation of any actions or measures contained in any such document referred to in condition A2(a).</li> </ul>	Section 3.3
<p>A3. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A1(c) or A1(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A1(c) or A1(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.</p>	Section 3.3
<p>A9. The largest vehicle permitted to access the site is a 30 m Performance Based Standards (PBS) Level 2 Type B.</p>	Construction Traffic Management Plan (Appendix I)
<b>Staging Plan</b>	
<p>A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</p> <ul style="list-style-type: none"> <li>a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</li> <li>b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;</li> <li>c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;</li> <li>d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and</li> <li>e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.</li> </ul>	Section 1.1 Section 1.2.4 Section 2.2
<p>A11. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and</li> <li>b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</li> </ul>	Section 6

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<p>A12. The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.</p> <p><i>Notes:</i></p> <ul style="list-style-type: none"> <li><i>The Applicant may amend the Staging Plan as desired, with the approval of the Planning Secretary.</i></li> <li><i>The Staging Plan is intended to broadly describe the development sequence for the Site and the delivery of infrastructure for all stages. It is not required to provide detailed design for latter Stages.</i></li> </ul>	Noted
<b>Mamre Road Precinct Working Group</b>	
A17. For the duration of construction works for each development under the Concept Proposal, and until all components of the development under the Concept Proposal are operational, the Applicant must participate in the Mamre Road Precinct Working Group with relevant consent holders in the MRP to the satisfaction of the Planning Secretary (see Condition C34 in Schedule 2).	Section 3.2
<b>Evidence of Consultation</b>	
<p>A18. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ol style="list-style-type: none"> <li>consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>provide details of the consultation undertaken including: <ol style="list-style-type: none"> <li>the outcome of that consultation, matters resolved and unresolved; and</li> <li>details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ol> </li> </ol>	Section 1.2.4
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>	
<p>A19. With the approval of the Planning Secretary, the Applicant may:</p> <ol style="list-style-type: none"> <li>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);</li> <li>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</li> <li>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).</li> </ol>	Section 6
A20. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Section 6
A21. If approved by the Planning Secretary, updated strategies, plans, or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, or program.	Section 6
<b>Advisory Notes</b>	
AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consent.	Section 3.3

Relevant Consent Conditions SSD 10448	Where Addressed in CEMP
<b>Construction Environmental Management Plan</b>	
C1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the Stage 1 Development, and any rehabilitation required under this consent.	Section 1.2.1
C10. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	Section 6



# APPENDIX D

Relevant Conditions of Consent SSD 46516461

**Table A Development Consent SSD 46516461**

Relevant Consent Conditions SSD 46516461		Where Addressed in CEMP
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.		Noted
Terms of Consent		
A2. The Stage 2 Development may only be carried out: a) in compliance with the conditions of this consent; b) in accordance with all written directions of the Planning Secretary; c) in accordance with the EIS, Response to Submissions, ADR, and Concept Plan for SSD-10448 (as modified); d) in accordance with the Development Layout in Appendix 1; and e) in accordance with the management and mitigation measures in Appendix 4.		This CEMP has been prepared in accordance with these documents
A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).		Section 3.3.1
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(d). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(d), the most recent document prevails to the extent of the inconsistency, ambiguity, or conflict.		Section 3.3.1
Limits of Consent		
Lapsing		
A5. This consent lapses five years after the date from which it operates unless the Stage 2 Development has physically commenced on the land to which the consent applies before that date.		Noted
A6. The maximum GFA for the development must not exceed the limits described in Table 1.		Noted
Table 1 Maximum GFA		
Land Use	Maximum GFA (m²)	
Warehouse and distribution centres	64,742	
Office	1,365	
Dock offices	243	
Total	66,350	
Notification of Commencement		

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>A7. The date of commencement of each of the following phases of the Stage 2 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:</p> <ul style="list-style-type: none"> <li>a) construction; and</li> <li>b) operation.</li> </ul>	Section 1.2.4 and Section 2.2
<p>A8. If the construction or operation of the Stage 2 Development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.</p>	Section 2.2
<b>Evidence of Consultation</b>	
<p>A9. Where conditions of this consent require consultation with an identified party, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and</li> <li>b) provide details of the consultation undertaken including: <ul style="list-style-type: none"> <li>i. the outcome of that consultation, matters resolved and unresolved; and</li> <li>ii. details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.</li> </ul> </li> </ul>	Section 1.2.4
<b>Staging, Combining and Updating Strategies, Plans or Programs</b>	
<p>A10. With the approval of the Planning Secretary, the Applicant may:</p> <ul style="list-style-type: none"> <li>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);</li> <li>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</li> <li>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).</li> </ul>	Section 1.1.1 Section 1.2.4 Section 6
<p>A11. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.</p>	Section 6
<p>A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.</p>	Section 6
<b>Protection of Public Infrastructure</b>	
<p>A13. Before the commencement of construction, the Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;</li> <li>b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters, and footpaths); and</li> </ul>	Section 1.2.4

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
c) submit a copy of the dilapidation report to the Planning Secretary and TfNSW.	
<p>A14. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:</p> <p>a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and</p> <p>b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.</p>	Noted
<b>Structural Adequacy</b>	
<p>A15. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.</p> <p><b>Note:</b></p> <ul style="list-style-type: none"> <li>Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</li> <li>The EP&amp;A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.</li> </ul>	Section 3.3.2 Section 4.1
<b>Compliance</b>	
A16. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	Section 3.4
<b>Development Contributions</b>	
<p>A17. Prior to the issue of a Construction Certificate (or at a time otherwise permitted by the contributions plan or otherwise agreed by Council) for the Stage 2 Development, the Applicant must pay contributions to Council in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022.</p> <p><b>Note:</b> subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.</p>	Noted
<p>A18. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (2022 Determination) (as in force when this development consent takes effect).</p> <p>A person may not apply for a subdivision certificate or construction certificate (as the case may require, having regard to the 2022 Determination) in relation to development the subject of this development consent unless the person provides, with the application, written evidence from the Department of Planning and Environment that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.</p> <p><b>More information</b></p> <p>A request for assessment by the Department of Planning and Environment of the amount of the contribution that is required under this condition can be made through the NSW planning portal (<a href="https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service">https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service</a>). Please refer enquiries to <a href="mailto:SIContributions@planning.nsw.gov.au">SIContributions@planning.nsw.gov.au</a>.</p>	Noted
<b>Operation Of Plant and Equipment</b>	

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>A19. All plant and equipment used on site, or to monitor the performance of the development, must be:</p> <ul style="list-style-type: none"> <li>a) maintained in a proper and efficient condition; and</li> <li>b) operated in a proper and efficient manner.</li> </ul>	<p>a) Section 4.1, Section 5.1 b) Section 1.2.2, Section 3.2</p>
<b>External Walls and Cladding</b>	
A20. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	Noted
<p>A21. Prior to the issuing of:</p> <ul style="list-style-type: none"> <li>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</li> <li>b) an Occupation Certificate,</li> </ul> <p>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.</p>	Section 3.3.2
A22. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Noted
<b>Utilities and Services</b>	
A23. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	Section 3.3.2
A24. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the <i>Sydney Water Act 1994</i> .	Section 3.3.2
<p>A25. Before the issuing of a Construction Certificate for any stage of the Stage 2 Development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:</p> <ul style="list-style-type: none"> <li>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</li> <li>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.</li> </ul>	Section 3.3.2
A26. Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.	Section 3.3.2
<b>Work as Executed Plans</b>	
A27. Before the issuing of the Occupation Certificate for the Stage 2 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.	Section 3.3.2
<b>Environmental Representative</b>	

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>A28. The Applicant must engage an Environmental Representative (ER) to oversee construction of the Stage 2 Development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:</p> <ul style="list-style-type: none"> <li>a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS and RtS and any additional information for the development and is independent from the design and construction personnel for the development;</li> <li>b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;</li> <li>c) consider and inform the Planning Secretary on matters specified in the terms of this consent;</li> <li>d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;</li> <li>e) review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: <ul style="list-style-type: none"> <li>i. make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or</li> <li>ii. make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);</li> </ul> </li> <li>f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;</li> <li>g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;</li> <li>h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</li> <li>i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;</li> <li>j) attend the Mamre Road Precinct Working Group (see Condition A31) in a consultative role in relation to the environmental performance of the development; and</li> <li>k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an <b>Environmental Representative Quarterly Report</b> providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The <b>Environmental Representative Quarterly Report</b> must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.</li> </ul> <p><b>Note:</b> Subject to the Planning Secretary's approval, the Applicant may elect to nominate the ER approved to oversee the Stage 1 Development (SSD-10448) for the purposes of satisfying Condition A28 of this consent.</p>	<p>The ER is independent and is responsible for fulfilling their role under the conditions of approval and in accordance with the Environmental Representative Protocol</p>

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>A29. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A28 (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> <li>a) the complaints register (to be provided on a daily basis); and</li> <li>b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</li> </ul>	Section 3.6.1 and Section 5.1
<p>A30. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A28. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) facilitate and assist the Planning Secretary in any such audit; and</li> <li>b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</li> </ul>	5. Noted
<b>Mamre Road Precinct Working Group</b>	
<p>A31. Within three months of the commencement of construction of the Stage 2 Development and until all components of the Stage 2 Development are constructed and operational, the Applicant must establish and participate in a working group with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:</p> <ul style="list-style-type: none"> <li>a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;</li> <li>b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;</li> <li>c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;</li> <li>d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;</li> <li>e) review community concerns or complaints with respect to environmental management;</li> <li>f) identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and</li> <li>g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.</li> </ul> <p><b>Note:</b> Subject to the Planning Secretary's approval, the Applicant may satisfy Condition A31 through utilising the Working Group established for the Stage 1 Development under Condition C34, Schedule 2 of SSD-10448.</p>	Section 3.2 MRPWG Protocol
<p>A32. Three (3) months prior to completion of construction of all components of the Stage 2 Development, the Applicant is eligible to exit the working group required under condition A31. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) consult with the Planning Secretary;</li> <li>b) provide confirmation that all components of the development are operational; and</li> <li>c) advise on the date of the proposed exit.</li> </ul>	Section 3.2
<b>Applicability of Guidelines</b>	



Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
A33. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	Noted
A34. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	Noted
<b>Advisory Notes</b>	
<b>AN1.</b> All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	Section 3.3 Section 4.1
<b>PART B – SPECIFIC ENVIRONMENTAL CONDITIONS</b>	
<b>Traffic and Access</b>	
<b>Construction Traffic Management Plan</b>	
<p>B1. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by condition C2 and must</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) be prepared in consultation with Council and TfNSW;</li> <li>c) detail the proposed access arrangements for the proposal (including interim and long-term), and outline traffic management and contingency measures to be implemented for the site, to ensure access and road safety and network efficiency is maintained;</li> <li>d) detail heavy vehicle routes, access, and parking arrangements;</li> <li>e) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>i. minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>ii. minimise conflicts with other road users;</li> <li>iii. minimise road traffic noise; and</li> <li>iv. ensure truck drivers use specified routes.</li> </ul> </li> <li>f) include a program to monitor the effectiveness of these measures; and</li> <li>g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>	<p>Section 4.5 c) Section 1.2.4 Please also refer to the Construction Traffic Management Plan (Appendix E)</p>
<p>B2. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and</li> <li>b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.</li> </ul> <p><b>Note:</b> The Applicant may update an existing approved CTMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B1. Any updated CTMP must be to the satisfaction of the Planning Secretary.</p>	<p>Section 4.5 Please also refer to the Construction Traffic Management Plan (Appendix E)</p>
<b>Construction Access</b>	

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
B3. Prior to the completion and commissioning of the Mamre Road/Access Road 1 intersection, construction vehicles associated with the Stage 2 Development must access the site through the temporary left in/left out access off Mamre Road constructed in accordance with condition D13A of Schedule 2 to SSD-10448.	Section 2.4
<b>Road Safety Audit</b>	
B4. Within six months of the commencement of construction of the Stage 2 Development, the Applicant must undertake a road safety audit of Access Road 4 to demonstrate the layout, spacing, and position of all access points to Access Road 4 would minimise road safety risks, including consideration of cumulative impacts from all developments adjoining Access Road 4.	Section 4.5 Section 5.1
<b>Parking</b>	
B5. Prior to construction of the 61 future provisional parking spaces shown in Figure 1: in Appendix 1 of this development consent, the Applicant must submit a revised design plan for the car park to the satisfaction of the Planning Secretary. The plan must: <ul style="list-style-type: none"> <li>a) be prepared to ensure the carpark is fully separated from all heavy vehicle manoeuvring areas through kerbing and landscaping;</li> <li>b) be prepared in accordance with the relevant requirements of the MRP DCP and AS 2890.1:2004 <i>Parking facilities off-street car parking</i> (Standards Australia, 2004); and</li> <li>c) provide canopy shade trades at a ratio of one per ten parking spaces.</li> </ul>	Section 4.5 Appendix E Construction Traffic Management Plan
B6. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.	Section 4.5 Appendix E Construction Traffic Management Plan
<b>Operating Conditions</b>	
<b>Soils, Water Quality and Hydrology</b>	
<b>Imported Soil</b>	
B11. The Applicant must: <ul style="list-style-type: none"> <li>a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;</li> <li>b) keep accurate records of the volume and type of fill to be used; and</li> <li>c) make these records available to the Planning Secretary upon request.</li> </ul>	Section 4.6
<b>Erosion and Sediment Control</b>	
B12. Prior to the commencement of construction of the Stage 2 Development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCN controls in the MRP DCP are achieved. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must: <ul style="list-style-type: none"> <li>a) be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist;</li> <li>b) be prepared in accordance with <i>Managing Urban Stormwater: Soils and Construction – Volume 1: Blue Book</i> (Landcom, 2004) and with the water sensitive urban design (WSUD) principles set out in the <i>Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets</i> (NSW Government, 2022);</li> </ul>	Appendix F Erosion and Sediment Control Plan

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<ul style="list-style-type: none"> <li>c) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met;</li> <li>d) outline the current construction and erosion and sediment control occurring on the AIE site and additional measures which will be adopted for the Stage 2 Development; and</li> <li>e) be included in the CEMP required by Condition C2.</li> </ul>	
B13. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by the CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works.	Appendix F Erosion and Sediment Control Plan
<b>Discharge Limits</b>	
B14. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.	Section 4.1
<b>Stormwater Management System</b>	
B15. Prior to the commencement of operation of the Stage 2 Development, the Applicant must update and implement the stormwater management system described in Figure 4: in Appendix 1 of this development consent to the satisfaction of the Planning Secretary.	Noted
B16. The design and subsequent construction and establishment of the WSUD systems must be supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems.	Noted
<b>Stormwater Management Plan</b>	
<p>Within six months of the commencement of construction of the Stage 2 Development, the Applicant must prepare a Stormwater Management Plan (SMP) for the site to the satisfaction of the Planning Secretary. The SMP must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design, and supervision of WSUD systems whose appointment has been endorsed by the Planning Secretary;</li> <li>b) be prepared in consultation with EHG, Sydney Water, and Council;</li> <li>c) describe the baseline soil, surface water and groundwater conditions at the site;</li> <li>d) demonstrate how operational phase stormwater targets as set out in the <i>Technical Guidance for achieving Wianamatta South Creek Stormwater Management Targets</i> (Technical Guidance) (NSW Government, 2022) will be achieved;</li> <li>e) be supported by MUSIC modelling which addresses the requirements of EHG's letter dated 24 February 2023 to ensure stormwater targets are achieved;</li> <li>f) a catchment plan, table and bioretention system which addresses the requirements of EHG's letter dated 24 February 2023;</li> <li>g) adopts a bioretention system which addresses the requirements of EHG's letter dated 24 February 2023;</li> <li>h) include updated evaporative ponds which meet the requirements in EHG's letter dated 24 February 2023;</li> <li>i) describe how all stormwater management devices will contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled</li> </ul>	Section 1.2.4

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>(AS44119) to limit infiltration to soils;</p> <p>j) detail a monitoring program to demonstrate the Stage 2 Development stormwater management system required by condition is being implemented including:</p> <ul style="list-style-type: none"> <li>i. construction phase <ul style="list-style-type: none"> <li>• rainfall (6-minute timestep or similar)</li> <li>• relationship between turbidity and total suspended solids</li> <li>• turbidity within sediment basin(s) and at discharge from whole construction site (6 minute or similar)</li> <li>• PH within sediment basin(s) and at discharge from whole construction site</li> </ul> </li> <li>ii. operational phase <ul style="list-style-type: none"> <li>• rainfall (6 min timestep or similar)</li> <li>• flows exiting the whole development site (6-minute timestep or similar)</li> <li>• irrigate pump/flow rates;</li> </ul> </li> </ul> <p>k) detail a stormwater management strategy and designs of each WSUD system, including:</p> <ul style="list-style-type: none"> <li>i. details of how the Stage 2 Development stormwater management system can potentially connect to precinct-wide stormwater infrastructure, if required</li> <li>ii. engineering drawings completed and certified by a chartered professional engineer with experience in modelling, design, and supervision of WSUD systems that detail the WSUD measures;</li> <li>iii. landscape drawings that include planting and hardscape details of the WSUD systems;</li> </ul> <p>l) include a protocol for investigation of any non-compliances of the Technical Guidance described in condition (d) and contingency measures that would be implemented should issues arise;</p> <p>m) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation/maintenance, and renewal costs over 30 years);</p> <p>n) include a Maintenance Plan for WSUD measures; and</p> <p>o) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the precinct-wide stormwater infrastructure being available for the site to connect to.</p> <p><b>Note:</b> The EHG letter dated 24 February 2023 is available on the NSW Planning Portal (<a href="https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9">https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9</a>).</p>	
<b>Flood Management</b>	
<p>B19. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the CEMP required by condition C2 and the OEMP required by condition C5 and must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s) in consultation with EHG and State Emergency Service;</li> <li>b) include details of: <ul style="list-style-type: none"> <li>i. the flood emergency responses for both construction and operation phases of the Stage 2 Development;</li> </ul> </li> </ul>	<p>Section 4.6 Appendix G</p>

Relevant Consent Conditions SSD 46516461		Where Addressed in CEMP											
<div>ii. measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;</div> <div>iii. predicted flood levels;</div> <div>iv. flood warning time and flood notification;</div> <div>v. assembly points and evacuation routes;</div> <div>vi. evacuation and refuge protocol; and</div> <div>vii. awareness training for employees and contractors.</div>													
<div>B20. The Applicant must:</div> <div>a) not commence construction until the FERP required by condition is approved by the Planning Secretary; and</div> <div>b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the Stage 2 development.</div>		Noted											
Noise													
Hours of Work													
<div>B21. The Applicant must comply with the hours detailed in <b>Table 2</b></div> <div>Table 2 Hours of Work</div> <table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="2">Earthworks and construction</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturday</td><td>8 am to 1 pm</td></tr><tr><td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr></table>		Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Sunday	24 hours	<div>Section 2.3</div> <div>Please also refer to the Construction Noise and Vibration Management Plan (Appendix H)</div>
Activity	Day	Time											
Earthworks and construction	Monday – Friday	7 am to 6 pm											
	Saturday	8 am to 1 pm											
Operation	Monday – Sunday	24 hours											
<div>B22. Works outside of the hours identified in condition B21 may be undertaken in the following circumstances:</div> <div>a) works that are inaudible at the nearest sensitive receivers</div> <div>b) works agreed to in writing by the Planning Secretary;</div> <div>c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</div> <div>d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</div>		<div>Section 2.3</div> <div>Please also refer to the Construction Noise and Vibration Management Plan (Appendix H)</div>											
Construction Noise Limits													
<div>B23. The development must be constructed to achieve the construction noise management levels detailed in <i>the Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 4.</div>		Appendix H											
Construction Noise Management Plan													
<div>B24. Prior to commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of a CEMP in accordance with condition C2 and must:</div>		Section 4.2											

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced noise expert(s);</li> <li>b) be approved by the Planning Secretary prior to the commencement of construction of each stage of the development;</li> <li>c) describe procedures for achieving the noise management levels in EPA's <i>Interim Construction Noise Guideline</i> (DECC, 2009) (as may be updated or replaced from time to time);</li> <li>d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>e) include strategies that have been developed with the community for managing high noise generating works; and</li> <li>f) describe the community consultation undertaken to develop the strategies in condition B24(e).</li> <li>g) include a complaints management system that would be implemented for the duration of the development.</li> </ul>	Please also refer to the Construction Noise and Vibration Management Plan (Appendix H)
<p>B25. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence construction of the Stage 2 Development until the CNMP required by condition B24 is approved by the Planning Secretary; and</li> <li>b) implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.</li> </ul> <p><b>Note:</b> The Applicant may update an existing and approved CNMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B20. Any updated CNMP must be to the satisfaction of the Planning Secretary.</p>	<p>Section 4.2</p> <p>Please also refer to the Construction Noise and Vibration Management Plan (Appendix H)</p>
<b>Operational Noise Limits</b>	
<b>Noise Verification</b>	
<p>B28. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare and submit a Design Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Design Noise Verification Report must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;</li> <li>b) identify and justify the design noise emission scenario, including the adopted engineering safety factor, schedule of all noise generating sources on the site, stationary equipment specification and verifiable data of dynamic noise emission activities (such as on-site disposal of unwanted appliances in skip bin(s));</li> <li>c) demonstrate the noise propagation modelling is capable of accurately predicting noise levels under noise-enhancing meteorological conditions to surrounding receivers in Mount Vernon and Luddenham;</li> <li>d) provide updated noise modelling to verify the predicted performance of the development and predicted noise levels identified in the report titled <i>Aspect Industrial Estate MOD 3 Revised Operational Noise Level Predictions</i>, prepared by SLR, dated 20 February 2023;</li> <li>e) develop an Operational Noise Monitoring Plan in accordance with Section 7 of the Noise Policy for Industry to verify the operational performance of the development, including details of the nominated intermediate monitoring locations, reference noise levels at each intermediate location, and noise level relationship between each intermediate location and sensitive receivers identified in condition B26;</li> </ul>	Section 5.1

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>f) include:</p> <ul style="list-style-type: none"> <li>i. an analysis of compliance with noise limits specified in conditions B26 and B27;</li> <li>ii. an outline of at-source and transmission path mitigation measures required to ensure compliance with the limits specified in conditions B26 and B27;</li> <li>iii. a description of contingency measures (including the cessation of non-compliant noise generating activities during the night-time period) in the event management actions are not effective at reducing noise levels to comply with limits specified in conditions B26 and B27.</li> </ul>	
<b>Lighting</b>	
<p>B35. The Applicant must ensure the lighting associated with the Stage 2 Development:</p> <ul style="list-style-type: none"> <li>a) complies with the latest version of AS 4282-1997 - <i>Control of the obtrusive effects of outdoor lighting</i> (Standards Australia, 1997); and</li> <li>b) is mounted, screened, and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.</li> </ul>	Section 4.8
<b>Signage And Fencing</b>	
<p>B36. All signage and fencing must be erected in accordance with the development plans included in the EIS and RtS.</p> <p><b>Note:</b> <i>This condition does not apply to temporary construction and safety related signage and fencing.</i></p>	Section 4.8
<b>Air Quality</b>	
<b>Dust Minimisation</b>	
<p>B37. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this development consent.</p>	<p>Section 4.4</p> <p>Please also refer to the Construction Air Quality Management Plan (Appendix I)</p>
<p>B38. During construction of the Stage 2 Development, the Applicant must ensure that:</p> <ul style="list-style-type: none"> <li>a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;</li> <li>b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>c) trucks associated with the development do not track dirt onto the public road network;</li> <li>d) public roads used by these trucks are kept clean; and</li> <li>e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<p>Section 4.4</p> <p>Please also refer to the Construction Air Quality Management Plan (Appendix I) and Construction Traffic Management Plan (Appendix E)</p>
<b>Construction Air Quality Management Plan</b>	



Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>B39. Prior to the commencement of construction, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) for the Stage 2 Development to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by Condition C2 and must:</p> <ul style="list-style-type: none"> <li>a) be prepared by a suitably qualified and experienced person(s);</li> <li>b) detail and rank all emissions from all sources during construction of the development, including particulate emissions;</li> <li>c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;</li> <li>d) identify the control measures that that will be implemented for each emission source; and</li> <li>e) nominate the following for each of the proposed controls: <ul style="list-style-type: none"> <li>i. key performance indicator;</li> <li>ii. monitoring method;</li> <li>iii. location, frequency, and duration of monitoring;</li> <li>iv. record keeping;</li> <li>v. complaints register;</li> <li>vi. response procedures; and</li> <li>vii. compliance monitoring.</li> </ul> </li> </ul>	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix I).</p>
<p>B40. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence construction until the CAQMP required by condition B39 is approved by the Planning Secretary; and</li> <li>b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.</li> </ul> <p><b>Note:</b> The Applicant may update an existing and approved CAQMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B39. Any updated CAQMP must be to the satisfaction of the Planning Secretary.</p>	<p>Section 4.4 Please also refer to the Construction Air Quality Management Plan (Appendix I)</p>
<b>Odour Management</b>	
<p>B41. The Applicant must ensure the Stage 2 Development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).</p>	<p>Appendix I</p>
<b>Hazards And Risk</b>	
<b>Dangerous Goods</b>	
<p>B42. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department of <i>Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33</i> at all times.</p>	<p>Section 4.9</p>
<b>Bunding</b>	
<p>B43. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's <i>Storing and Handling of Liquids: Environmental Protection – Participants Manual</i> (Department of Environment and Climate Change, 2007).</p>	<p>Section 4.9</p>
<b>Waste Management</b>	
<b>Construction Waste Management</b>	

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>B44. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Waste Management Plan (CWMP) for the Stage 2 Development to the satisfaction of the Planning Secretary. The CWMP must form part of a CEMP in accordance with condition C2 and must:</p> <ul style="list-style-type: none"> <li>a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling, and disposal locations; and</li> <li>b) be implemented for the duration of construction works.</li> </ul>	Section 4.7 Appendix J
<p>B45. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) not commence construction until the CWMP is approved by the Planning Secretary.</li> <li>b) implement the most recent version of the CWMP approved by the Planning Secretary.</li> </ul> <p><b>Note:</b> The Applicant may update an existing and approved CWMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B44. Any updated CWMP must be to the satisfaction of the Planning Secretary.</p>	Noted
<b>Pests, Vermin and Noxious Weed Management</b>	
<p>B46. The Applicant must:</p> <ul style="list-style-type: none"> <li>a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and</li> <li>b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.</li> </ul> <p><b>Note:</b> For the purposes of this condition, noxious weeds are those species subject to an order declared under the Biosecurity Act 2015 (NSW).</p>	<ul style="list-style-type: none"> <li>a) Section 4.12</li> <li>b) Section 5.1</li> </ul>
<b>Waste Management</b>	
<p>B47. The Applicant must implement the Waste Management Plan (WMP) prepared by MRA Consulting Group, dated 28 July 2022 in the EIS for the duration of operation of the Stage 2 Development.</p>	Section 4.7 Please also refer to the Waste Management Plan (Appendix J)
<b>Waste Storage and Processing</b>	
<p>B48. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.</p>	Section 4.7
<b>PART C – ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING</b>	
<b>Environmental Management</b>	
<b>Management Plan Requirements</b>	
<p>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>a) detailed baseline data;</li> <li>b) details of: <ul style="list-style-type: none"> <li>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>ii. any relevant limits or performance measures and criteria; and</li> </ul> </li> </ul>	<p>Section 1.2.1, Table 1 (CEMP Conditions Review Table)</p> <p>Appendix E Appendix G Appendix H Appendix I Appendix J</p>

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<ul style="list-style-type: none"> <li>iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> <li>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>i. impacts and environmental performance of the development; and</li> <li>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> <li>f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>ii. complaint;</li> <li>iii. failure to comply with statutory requirements; and</li> </ul> </li> <li>h) a protocol for periodic review of the plan.</li> </ul> <p><b>Note:</b> The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	Appendix K
<b>Construction Environmental Management Plan</b>	
C2. Prior to the commencement of construction of the Stage 2 Development, The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the Stage 2 Development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	The plan
C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: <ul style="list-style-type: none"> <li>a) Construction Traffic Management Plan (see condition B1);</li> <li>b) Erosion and Sediment Control Plan (see condition B12);</li> <li>c) Flood Emergency Response Plan (see condition B19);</li> <li>d) Construction Noise Management Plan (see condition B24);</li> <li>e) Construction Air Quality Management Plan (see condition B39);</li> <li>f) Construction Waste Management Plan (see condition B44); and</li> <li>g) Community Consultation and Complaints Handling.</li> </ul>	Section 1.2.1, Table 1 (CEMP Conditions Review Table)
C4. The Applicant must: <ul style="list-style-type: none"> <li>a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and</li> <li>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.</li> </ul>	Section 1.2.1, Table 1 (CEMP Conditions Review Table)
<b>Revision Of Strategies, Plans and Programs</b>	

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>C8. Within three months of:</p> <ul style="list-style-type: none"> <li>a) the submission of a Compliance Report under condition C14;</li> <li>b) the submission of an incident report under condition C10;</li> <li>c) the approval of any modification of the conditions of this consent; or</li> <li>d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.</li> </ul>	Section 6 (Review and Improvement of Environmental Performance)
<p>C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.</p> <p><b>Note:</b> This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	Section 6 (Review and Improvement of Environmental Performance)
<b>Reporting and Auditing</b>	
<b>Incident Notification, Reporting and Response</b>	
<p>C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 5.</p>	Section 3.5 and Section 5.1
<b>Non-Compliance Notification</b>	
<p>C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	Section 3.5 and Section 5.1
<p>C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	Section 3.5.1.3
<p>C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	Section 3.5 and Section 5.1
<b>Compliance Reporting</b>	
<p>C14. Within three months after the commencement of construction of the Stage 2 Development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:</p> <ul style="list-style-type: none"> <li>a) identify any trends in the monitoring data over the life of the development;</li> <li>b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</li> </ul>	Section 5.1

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
c) describe what measures will be implemented over the next year to improve the environmental performance of the development.	
C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.	Section 5.1
<b>Monitoring and Environmental Audits</b>	
<p>C16. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p><b>Note:</b> For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	Section 5.1
<b>Access to Information</b>	

Relevant Consent Conditions SSD 46516461	Where Addressed in CEMP
<p>C17. At least 48 hours before the commencement of construction of the Stage 2 Development until the completion of all works under this consent, the Applicant must:</p> <p>a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <ul style="list-style-type: none"> <li>i. the documents referred to in condition A2 of this consent;</li> <li>ii. all current statutory approvals for the development;</li> <li>iii. all approved strategies, plans and programs required under the conditions of this consent;</li> <li>iv. the proposed staging plans for the development if the construction or operation of the development is to be staged;</li> <li>v. regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</li> <li>vi. a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</li> <li>vii. a summary of the current stage and progress of the development;</li> <li>viii. contact details to enquire about the development or to make a complaint;</li> <li>ix. a complaints register, updated monthly;</li> <li>x. the Compliance Report of the development;</li> <li>xi. any other matter required by the Planning Secretary; and</li> </ul> <p>b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>Section 5.1 CCCHS Section 4.3.1</p>

# APPENDIX E

## Construction Traffic Management Plan





# **Construction Traffic Management Plan**

Aspect Industrial Estate – Warehouse 9 (Winning Appliances)

04/05/2023

Ref: P2190r01v10

## Document Control

<b>Project No</b>	P2190
<b>Project</b>	Aspect Industrial Estate – Warehouse 9 (Winning Appliances)
<b>Client</b>	Qanstruct
<b>File Reference</b>	P2190r01v10 CTMP_WH9, Mamre Rd, Kemps Creek

### Revision History

Revision No.	Date	Details	Author	Approved by
-	22/12/2022	Draft CTMP	M. Kong S. Bandaranayake	M. Kong
01	27/02/2023	Updated CTMP	M. Kong S. Bandaranayake	M. Kong
02	01/03/2023	Updated CTMP	M. Kong S. Bandaranayake	M. Kong
03	07/03/2023	Final CTMP	M. Kong S. Bandaranayake	M. Kong
04	09/03/2023	Final CTMP for Submission	M. Kong S. Bandaranayake	M. Kong
05	14/03/2023	Updated Final CTMP for Submission	M. Kong S. Bandaranayake	M. Kong
06	16/03/2023	Updated Truck Routes	M. Kong S. Bandaranayake	M. Kong
07	14/04/2023	Updated CTMP based on Environmental Representative's comments	M. Kong S. Bandaranayake	M. Kong
08	18/04/2023	Updated CTMP based on TfNSW and additional Environmental Representative's comments	M. Kong S. Bandaranayake	M. Kong
09	28/04/2023	Updated based on Qanstruct's comments	M. Kong S. Bandaranayake	M. Kong
10	04/05/2023	Updated CTMP based on Environmental Representative's comments	M. Kong S. Bandaranayake	M. Kong

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This document has been prepared for the sole use of the Client and for a specific purpose, as expressly stated in the document. Ason Group does not accept any responsibility for any use of or reliance on the contents on this report by any third party. This document has been prepared based on the Client's description of its requirements, information provided by the Client and other third parties.

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### APPENDICES

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**Appendix A. Evidence of Consultation**  
**with TfNSW, Penrith City Council and Other Stakeholders**

**Appendix B. Traffic Guidance Scheme**

**Appendix C. Risk Assessment**

**Appendix D. Swept Path Assessments**

**Appendix E. SIDRA Modelling Results**

**Appendix F. Drive Code of Conduct**

# 1 Introduction

## 1.1 Introduction

Ason Group has been engaged by Qanstruct (Aust) Pty Ltd (Qanstruct) to prepare a Construction Traffic Management Plan (CTMP) to support the construction of a proposed warehouse and industrial development (the Proposal) at Lots 54-58 Mamre Road, Kemps Creek (the Site).

Mirvac Property Services (Aust) Pty Ltd (Mirvac) obtained the State Significant Development (SSD) Consent SSD 10448 on 24 May 2021 from the Department of Planning and Environment (DPE) for the AIE Concept Proposal and Stage 1 Development of the AIE (AIE – Stage 1). Mirvac obtained SSD 46516461 on 2 March 2023 from DPE for Stage 2 Development for construction and operation of Warehouse 9. This CTMP is an update of the Stage 1 CTMP to include the Stage 2 development.

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

## 1.2 Project Representatives & Stakeholders

This report has been prepared by a consultant who holds a SafeWork NSW Work Health & Safety Traffic Control Work card, accredited for the 'Prepare a Work Zone Traffic Management Plan'. Details of the accredited consultant are provided below:

- Siew Hwee Kong Ticket No. TCT1030659

This CTMP has been prepared to meet the requirements outlined in Appendix A and Appendix E, Section E.2 of the Transport for NSW Traffic Control at Work Sites Technical Manual (Issue No. 6.1, 2022).

Through the preparation of this CTMP, the project representatives and stakeholders who have been/ will be consulted in the development of the traffic management strategy are listed in **Table 1**.

**TABLE 1: PROJECT REPRESENTATIVES AND STAKEHOLDERS**

Name	Organisation	Role
Operational Change	TfNSW	Customer Journey Planning, Greater Sydney
Kathryn Saunders	Penrith City Council	Principal Planner Development Services
Christopher Cunico	Qanstruct (Aust)	Project Manager
Nadja Hodel	Qanstruct (Aust)	Contracts Administrator
Dora Choi	Ason Group	Principal Lead: Traffic Management & Operations
Meg Kong	Ason Group	Principal: Traffic Management & Operations

## 1.3 Project Details

This project relates to the construction of Warehouse 9 within the broader estate. It is not expected that any other works are associated with this CTMP.



Figure 1: Site Overview & Limit of Works

### 1.3.1 Proposed Construction Activity / Works

The proposed construction activities for Warehouse 9 is expected to begin in March 2023 and will generally be completed over a duration of 12 months, subject to authority approvals and inclement weather delays.

The description of works is seen below. Construction shall not commence until the CTMP required by Condition B1 is approved.



**TABLE 2: STAGING AND DURATION OF WORKS**

Stage	Duration	Description
Warehouse 9, Lot 9	12 Months	Construction of new 64,725 m <sup>2</sup> of Warehouse GFA; <ul style="list-style-type: none"><li>• 1,350 m<sup>2</sup> of Office Space GFA</li><li>• 266 m<sup>2</sup> of Dock Office Space GFA</li><li>• 266 car parking spaces; and</li><li>• 67 bicycle parking spaces.</li></ul>

### 1.3.2 Site Location

The Site is located within Aspect Industrial Estate (AIE) on Lot 54 – 58 Mamre Road, Kemps Creek which is legally known as Lot 54-58 in DP 259135. The Site has an area of approximately 6.1 hectares (ha) and is positioned approximately 4 km north-west of the future Western Sydney International (Nancy-Bird Walton) Airport (WSA), 13 km south-east of the Penrith CBD and 40 km west of the Sydney CBD.

The AIE has a direct frontage to Mamre Road of approximately 950 metres with a proposed intersection providing vehicular access via Mamre Road to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south. Access to Site is provided via internal access roads connecting to Mamre Road, with heavy vehicle access available from Access Road 1 and 2, and light vehicle access available from Access Road 2.

The location of the Site is presented below in **Figure 1**.



Figure 2: Site Location

## 1.4 Authority Requirements

The planning requirements include the conditions set out in the approved Development Consent (SSD 46516461) dated 2023 and the mitigation/management measures outlined in the EIS.

The planning requirements and the corresponding traffic and access management measures applicable to Traffic Management for the Project are listed below in **Table 4**. Legislative and other requirements applicable to all aspects of the project are included in **Section 3.3** of the CEMP.

### 1.4.1 Secretary's Environmental Assessment Requirements

Secretary's Environmental Assessment Requirements (SEARs, dated 30 April 2020) have been received from the Department of Planning and Environment (DPE); these include general SEARs provided by DPE, as well as more detailed SEARs provided by TfNSW, a number of which speak directly to the scope of work required in this CTMP.

A summary of the TfNSW SEARs is provided in **Table 3** below; where relevant, Ason Group has provided a summary response to each SEAR, and reference to the section of this CTMP providing a more detailed assessment of each SEAR.

**TABLE 3: RESPONSE TO TfNSW REQUIREMENTS**

Condition No.	Requirement	Response
1.11	The preparation of a preliminary Construction Pedestrian and Traffic Management Plan (CPTMP) to demonstrate the proposed management of the impact in relation to construction traffic addressing the following:	Noted.
1.11.1	Assessment of cumulative impacts associated with other construction activities (if any);	<p>This CTMP has considered the cumulative construction impacts of future development across the Mamre Road Precinct, including the Mamre Road Upgrade and key connections to the existing and future regional road network. This is discussed further in <b>Sections 3.3 and 3.4</b>.</p> <p>It is noted that TfNSW has recently commenced a detailed traffic modelling assessment of the broader Mamre Road Precinct; the outcomes of this assessment will be instrumental to future revisions to this CTMP, as required.</p>
1.11.2	an assessment of road safety at key intersection and locations subject to heavy vehicle construction traffic movements and high pedestrian activity;	<p>An assessment of the existing crash data is provided in <b>Section 1.5.2</b>.</p> <p>An assessment of potential heavy vehicle impacts is provided in <b>Section 3</b>. As heavy vehicles will only utilise TfNSW Restricted Access Vehicle routes - routes which have little pedestrian activity – there is no expectation of any impacts on pedestrian safety.</p>
1.11.3	details of construction program detailing the anticipated construction duration and highlighting significant and milestone stages and events during the construction process;	See <b>Section 2.1</b> .
1.11.4	details of anticipated peak hour and daily construction vehicle movements to and from the site;	See <b>Section 3.2</b> .
1.11.5	details of on-site car parking and access arrangements of construction vehicles, construction workers to and from the site, emergency vehicles and service vehicle;	<p>See <b>Section 2.7</b> and <b>Section 3.7</b>.</p> <p>Emergency Vehicle access has also been outlined within <b>Section 2.7</b>, with a dedicated emergency vehicle parking space being maintained at all times and left vacant unless occupied by an emergency vehicle.</p> <p>It should be noted that parking numbers will increase as construction progresses.</p>
1.11.6	details of temporary cycling and pedestrian access during construction	See <b>Section 3.8</b> .

## 1.4.2 Conditions of Consent

The following consolidated consent have been received by the Department with respect to construction traffic management following the approval of SSD-46516461, dated 2023.

**TABLE 4: SSD 46516461 REQUIREMENTS**

Condition No.	Requirement	Response
<b>B1</b>	Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by condition C2 and must:	
<b>a)</b>	be prepared by a suitably qualified and experienced person(s);	Consultants from Ason Group are suitably qualified Traffic Engineers, with relevant "Prepare a Work Zone Traffic Management Plan" accreditation. Refer to <b>Section 1.2</b> for relevant qualifications.
<b>b)</b>	be prepared in consultation with Council and TfNSW;	Details of consultation provided in <b>Section 1.4.3</b> for Council and <b>Section 1.4.4</b> for TfNSW and <b>Appendix A</b> .
<b>c)</b>	detail the proposed access arrangements for the proposal (including interim and long-term), and outline traffic management and contingency measures to be implemented for the site, to ensure access and road safety and network efficiency is maintained;	Refer to <b>Section 2.7</b> .
<b>d)</b>	detail heavy vehicle routes, access, and parking arrangements;	Refer to the following sections: - <b>Section 2.3</b> for heavy vehicle routes - <b>Section 2.7</b> for heavy vehicle access - <b>Section 3.7</b> for parking.
<b>e)</b>	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 route	A Driver Code of Conduct is a requirement of and included in <b>Appendix F</b> of this CTMP. The Driver Code of Conduct addresses ways to minimise the impacts on the road network, with other road users, ensure truck routes are utilised and to manage pedestrian
<b>f)</b>	include a program to monitor the effectiveness of these measures; and	Qanstruct shall include a program to monitor the effectiveness of the measures. Deliveries will be tracked against approved volumes and will keep a vehicle log – including vehicle registration number and time of entry – for the purpose of assessing the effectiveness of these monitoring programs. These programs will be completed in accordance with <b>Section 4</b> and <b>Table 27</b> .
<b>g)</b>	if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.	Qanstruct will notify the community liaison representative when traffic conditions are expected to exceed

		parameters with within Condition Green of Table 29. Measures that may be included within the strategy have been identified within Section 4.4. Meetings are to be undertaken on a regular basis to keep key stakeholders informed of any upcoming events. Refer to overarching CEMP document as per E1 a) below.											
<b>B2</b>	The Applicant must:	-											
<b>a)</b>	not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and	Noted and reiterated in <b>Section 1.3.1</b> .											
<b>b)</b>	implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.	Refer <b>Section 4.1</b> of this Plan which outlines requirement for this Plan to be updated regularly.											
<b>B3</b>	Prior to the completion and commissioning of the Mamre Road/Access Road 1 intersection, construction vehicles associated with the Stage 2 Development must access the site through the temporary left in/left out access off Mamre Road constructed in accordance with condition D13A of Schedule 2 to SSD-46516461.	Refer to Section 2.3 for details regarding truck access, Section 2.3.1 specifies the left in/left out arrangement prior to the completion and commissioning of the Mamre Road/Access Road 1 intersection.											
<b>B19</b>	<p>The applicant must comply with the hours detailed below:</p> <table border="1"> <thead> <tr> <th>Activity</th><th>Day</th><th>Time</th></tr> </thead> <tbody> <tr> <td rowspan="2">Earthworks and construction</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr> <tr> <td>Saturday</td><td>8 am to 1 pm</td></tr> <tr> <td>Operation</td><td>Monday – Sunday</td><td>24 hours</td></tr> </tbody> </table>	Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm	Operation	Monday – Sunday	24 hours	Refer to Section 2.2.
Activity	Day	Time											
Earthworks and construction	Monday – Friday	7 am to 6 pm											
	Saturday	8 am to 1 pm											
Operation	Monday – Sunday	24 hours											
<b>B20</b>	Works outside of the hours identified in condition B19 may be undertaken in the following circumstances:	-											
<b>a)</b>	works that are inaudible at the nearest sensitive receivers;	Noted.											
<b>b)</b>	works agreed to in writing by the Planning Secretary;	Noted.											
<b>c)</b>	for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or	Noted.											
<b>d)</b>	where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.	Noted.											
<b>C1</b>	Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:												
<b>a)</b>	detailed baseline data	Refer to <b>Section 3.1</b> .											
<b>b)</b>	<p>details of:</p> <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul>	<ul style="list-style-type: none"> <li>(i) Refer to <b>Sections 1.2 and 1.4.2</b>.</li> <li>(ii) Refer to <b>Sections 3.1 and 3.2</b>.</li> <li>(iii) Refer to <b>Sections 3.5 and 4.3</b>.</li> </ul>											
<b>c)</b>	a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Refer to <b>Sections 3.1, 3.2 and 4.3</b> .											

<b>d)</b>	a program to monitor and report on the: (i) impacts and environmental performance of the development; and (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;	Refer to <b>Section 4.</b>
<b>e)</b>	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;	Refer to <b>Section 4.3.</b>
<b>f)</b>	a program to investigate and implement ways to improve the environmental performance of the development over time;	Refer to <b>Section 4.3.</b>
<b>g)</b>	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;	Refer to <b>Section 4.2.</b>
<b>h)</b>	(iii) failure to comply with statutory requirements; and a protocol for periodic review of the plan.	Refer to <b>Section 4.1.</b>

The planning requirements include the conditions set out in the Infrastructure Approval (SSI 9471) dated 24 May 2022 and the mitigation/management measures outlined in the EIS. The planning requirements and the corresponding traffic and access management measures applicable to Traffic Management for the Project are listed in **Table 4** (SSD-46516461 Requirements). Legislative and other requirements applicable to all aspects of the project are included in **Section 3.3** of the CEMP.

### 1.4.3 Penrith City Council Consultation

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No issues were raised from Penrith City Council's traffic or assets teams in an email correspondence dated 23 March 2023. See Appendix A for details.

### 1.4.4 TfNSW Consultation

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The CTMP has been reviewed by TfNSW for review. TfNSW, Greater Sydney Division has reviewed the CTMP and endorse the proposed temporary construction arrangements, subject to the following conditions:

- A prerequisite for approval of this CTPM, the proponent is to implement the temporary Left in Left Out (LILO) arrangement, prior to the commencement of construction activities involved with Warehouse 1, as approved by the deed.
- Proponent is to obtain separate approval of the Traffic Signal Plan by TfNSW Greater Sydney Customer Journey Planning, Network Operations.
- Any Traffic Guidance Schemes (TGS) prepared are to comply with AS1742.3 and Transport for NSW's "Traffic Control at Worksites" manual and be signed by a person with TfNSW certification to prepare a TGS.
- Proponent must apply and obtain approval from the Transport Management Centre for a Road Occupancy Licence (ROL) for any required lane closures and/or Speed Zone Authorisations as part of the ROL that may impact the state road network or is within 100m of traffic signals.
- Access to be maintained for residents, businesses and emergency vehicles at all times.



- No marshalling or queuing of construction vehicles is to occur on public roads. Arriving vehicles that are not able to use parking bay/work zone must continue to a holding point until space becomes available.
- When heavy vehicles are entering or leaving the site a traffic controller is to be provided to manage any conflicts between pedestrians and heavy vehicles.
- Transport for New South Wales reserve the right to alter the CTMP Conditions at any time to maintain safe and efficient traffic and pedestrian movements in this area.
- Any approved Works Zone should only be used for work activities. No infrastructure, including bins, tanks or traffic control equipment should be left on the road when the works zone is not in use by a vehicle. All non-vehicular items must be contained within the work area and not on the carriageway. When a work zone is not in use, the area/lane must be opened up to allow for normal trafficable conditions
- Should TfNSW Network and Asset Management, Network Operations, CJP Operations, Network and Safety or other TfNSW business area determine that more information is to be provided for review and acceptance, including other TCS locations, this information must be submitted prior to the CTMP being implemented, or otherwise agreed upon.
- Any traffic control devices, including signage and line marking, should be installed by the proponent and must conform with Australian Standards 1742.

It is noted that Qanstruct will adhere with the abovementioned conditions. TfNSW correspondence will be provided in Appendix A.

## 1.5 Site Related Data

### 1.5.1 Road Details

The key roads surrounding the Site are as identified within **Figure 2** and summarised in **Table 5**.

**TABLE 5: LOCAL ROAD NETWORK**

Road Name	Section	Speed Limit	Parking	Traffic Volumes and Peak Times	Urban / Rural
<b>Mamre Road</b>	Great Western Highway and M4 & Elizabeth Dr	80 km/hr	No	AM Peak: 1,391 <sup>1</sup> veh/hr PM Peak: 1,541 <sup>1</sup> veh/hr	Urban
<b>Ersline Park Road</b>	Mamre Rd & M4	70 km/hr	No	-	Urban
<b>Bakers Lane</b>	Mamre Rd & Aldington Rd	60 km/hr (40 km/hr during school peaks)	No	-	Urban
<b>Elizabeth Drive</b>	M7 & The Northern Rd, Hume Highway & Mamre Rd	80 km/hr	No	2021 ADT: 26,516 <sup>2</sup> veh/day	Urban

Notes: 1) According to Ason Group surveys conducted in 2018 on Mamre Road north of Bakers Lane W  
2) Transport for NSW Traffic Volume Viewer



## 1.5.2 Crash History

A review of TfNSW's crash database has been undertaken to establish the crash history in the vicinity of the Site; the crash history for the 5-year period 2017 to 2021 (inclusive) is outlined below in **Table 6**. Of those crashes, the ones that occurred near the Site can be seen below.

**TABLE 6: CRASH HISTORY**

Year	Location	RUM Code <sup>1</sup>	Injury/Death
2017	Mamre Road, North of Site	39 – Other Same Direction	nil
2017	Mamre Road, North of Site	32 – Right Rear	nil
2017	Mamre Road, South of Site	20 – Head On	2 Killed 8 Injured
2017	Mamre Road, South of Site	49 – Other Manoeuvring	2 Injured
2019	Mamre Road, North of Site	30 – Rear End	4 Injured
2020	Mamre Road, South of Site	20 – Head On	1 Killed 1 Injured
2020	Mamre Road, South of Site	20 – Head On	2 Injured

Source: TfNSW Crash Statistics Website

These crash statistics show that 2 fatal crashes occurred on Mamre Road between 2017 and 2021.

## 1.5.3 Vulnerable Road Users

Vulnerable road users (VRU) are road users not in a car, bus or truck. In the event of a crash, VRUs have little to no protection from crash forces, therefore, need to be addressed within this CTMP. **Table 8** provides context to VRUs surrounding the Site.

**TABLE 7: VULNERABLE ROAD USERS**

Road Name	Pedestrian	Cycling	Public Transport
Mamre Road	No	No	None close to Site

## 1.6 Stakeholder Engagement

### 1.6.1 Stakeholder Engagement Plan

Qanstruct will consult with required stakeholders regarding construction schedules and trucks routes and will raise any further conflicts with stakeholders at the earliest time. The Mamre Road Precinct Working Group (MRPWG) is a dedicated forum to consult with key stakeholders, and provides a platform to discuss programmes, impacts and any outcomes from previous engagements.

Engagement has been undertaken per 1.6.2 and is considered closed, as per evidence of engagement within **Appendix A**.

## 1.6.2 Stakeholder Notification

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

- If any future disruptions to roadways / footpaths are required, Council / TfNSW is to be notified first and depending on the extent of the disruption Qanstruct is to notify affected property occupiers using letter drops and Variable Message Sign (VMS)
- If any unforeseen disruptions to roadways / footpaths occur, Council / TfNSW is to be notified first and depending on the extent of the disruption Qanstruct is to notify affected property occupiers via traffic controllers and Variable Message Sign (VMS)
- In the event that heavy vehicle damage to Council / TfNSW assets / infrastructure, Qanstruct will notify Penrith City Council's Traffic & Transport team and / or Assets Branch.
- If any future disruptions to the surrounding community, they will be notified by Communications and Community Liaison Representative (CCLR) in accordance with the procedures detailed in **Section 4.4**.

**TABLE 8: STAKEHOLDER CONSULTATION ACTIONS**

Stakeholder	Action
<b>TfNSW</b>	Mirvac submitted CTMP to stakeholder. Mirvac to liaise with stakeholder to address comments and re-submit final CTMP.
<b>Penrith City Council</b>	Mirvac submitted CTMP to stakeholder. Council had no comments on the CTMP.
<b>Transport Management Centre (TMC)</b>	Mirvac submitted CTMP to stakeholder. Mirvac to liaise with stakeholder to address comments and re-submit final CTMP.

## 2 Proposed Works and Staging

### 2.1 Overview of Works

The works proposed are to ensure the construction of Warehouse 9 at Lot 54 – 58 Mamre Road, Kemps Creek. The stages of works are shown in **Table 9**. It is estimated that the total duration of the construction works will be approximately 12 months from the commencement date.

**TABLE 9: STAGES OF CONSTRUCTION**

Stage	Stage	Timeline
1	Establishment / Footings	03.05.23 until 31.05.23
2	Footings / Stormwater	07.06.23 until 28.06.23
3	Stormwater / Steel	05.07.23 until 26.07.23
4	Steel / Roofing / Precast	02.08.23 until 23.08.23
5	Precast / Roofing	30.08.23 until 28.09.23
6	WH Serv / Internal Pours	04.10.23 until 22.11.23
7	Office / External Pours	29.11.23 until 29.02.24
8	Warehouse / Office Fit out	05.03.24 until 26.03.24
9	Commissioning	02.04.24 until 29.05.24

#### 2.1.1 Stage 1

**TABLE 10: STAGE 1 CONSTRUCTION DETAILS**

Criteria	Response
Description of Key Activities	Establishment / Footings
Max. Vehicle Size	20.0m Articulated Vehicle
Vehicle Movement Frequency	Maximum 60 light vehicle movements / day + Maximum of 30 heavy vehicle movements / day
Truck Access Requirements	N/A
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
Qanstruct Parking	Up to 75 spaces provided to the north-eastern corner of the Site
Pedestrian Control	Fencing shall be provided at all boundaries of the Site
Public Transport Services Affected	N
Road Occupancy Requirements	N

(if yes, provide further details)	
Lane or Footpath Closures (if yes, provide further details)	N <sup>2</sup>
Traffic Control Plan	See <b>Appendix B</b> for applicable TGS

### 2.1.2 Stage 2

**TABLE 11: STAGE 2 CONSTRUCTION DETAILS**

Criteria	Response
Description of Key Activities	Footings / Stormwater
Max. Vehicle Size	20.0m Articulated Vehicle
Vehicle Movement Frequency	Maximum 70 light vehicle movements / day + Maximum of 30 heavy vehicle movements / day
Truck Access Requirements	N/A
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
Qanstruct Parking	Up to 75 spaces provided to the north-eastern corner of the Site
Pedestrian Control	Fencing shall be provided at all boundaries of the Site
Public Transport Services Affected	N
Road Occupancy Requirements (if yes, provide further details)	N
Lane or Footpath Closures (if yes, provide further details)	N <sup>2</sup>
Traffic Control Plan	See <b>Appendix B</b> for applicable TGS

### 2.1.3 Stage 3

**TABLE 12: STAGE 3 CONSTRUCTION DETAILS**

Criteria	Response
Description of Key Activities	Stormwater / Steel
Max. Vehicle Size	20.0m Articulated Vehicle
Vehicle Movement Frequency	Maximum 70 light vehicle movements / day + Maximum of 40 heavy vehicle movements / day
Truck Access Requirements	N/A

Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
Qanstruct Parking	Up to 75 spaces provided to the north-eastern corner of the Site
Pedestrian Control	Fencing shall be provided at all boundaries of the Site
Public Transport Services Affected	N
Road Occupancy Requirements (if yes, provide further details)	N
Lane or Footpath Closures (if yes, provide further details)	N <sup>2</sup>
Traffic Control Plan	See <b>Appendix B</b> for applicable TGS

#### 2.1.4 Stage 4

**TABLE 13: STAGE 4 CONSTRUCTION DETAILS**

Criteria	Response
Description of Key Activities	Steel / Roofing / Precast
Max. Vehicle Size	25.0m Articulated Vehicle
Vehicle Movement Frequency	Maximum 150 light vehicle movements / day + Maximum of 70 heavy vehicle movements / day
Truck Access Requirements	N/A
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
Qanstruct Parking	Up to 75 spaces provided to the north-eastern corner of the Site
Pedestrian Control	Fencing shall be provided at all boundaries of the Site
Public Transport Services Affected	N
Road Occupancy Requirements (if yes, provide further details)	N
Lane or Footpath Closures (if yes, provide further details)	N <sup>2</sup>
Traffic Control Plan	See <b>Appendix B</b> for applicable TGS

## 2.1.5 Stage 5

**TABLE 14: STAGE 5 CONSTRUCTION DETAILS**

Criteria	Response
Description of Key Activities	Precast / Roofing
Max. Vehicle Size	25.0m Articulated Vehicle
Vehicle Movement Frequency	Maximum 150 light vehicle movements / day + Maximum of 70 heavy vehicle movements / day
Truck Access Requirements	N/A
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
Qanstruct Parking	Up to 75 spaces provided to the north-eastern corner of the Site
Pedestrian Control	Fencing shall be provided at all boundaries of the Site
Public Transport Services Affected	N
Road Occupancy Requirements (if yes, provide further details)	N
Lane or Footpath Closures (if yes, provide further details)	N <sup>2</sup>
Traffic Control Plan	See <b>Appendix B</b> for applicable TGS

## 2.1.6 Stage 6

**TABLE 15: STAGE 6 CONSTRUCTION DETAILS**

Criteria	Response
Description of Key Activities	WH Serv. / Internal Pours
Max. Vehicle Size	20.0m Articulated Vehicle
Vehicle Movement Frequency	Maximum 150 light vehicle movements / day + Maximum of 70 heavy vehicle movements / day
Truck Access Requirements	N/A
Vehicle access / egress in a forward direction (Y / N)	Y
Out of Hours Deliveries (Y/N)	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
Qanstruct Parking	Up to 75 spaces provided to the north-eastern corner of the Site

<b>Pedestrian Control</b>	Fencing shall be provided at all boundaries of the Site
<b>Public Transport Services Affected</b>	N
<b>Road Occupancy Requirements (if yes, provide further details)</b>	N
<b>Lane or Footpath Closures (if yes, provide further details)</b>	N <sup>2</sup>
<b>Traffic Control Plan</b>	See <b>Appendix B</b> for applicable TGS

### 2.1.7 Stage 7

**TABLE 16: STAGE 7 CONSTRUCTION DETAILS**

Criteria	Response
<b>Description of Key Activities</b>	Office / External Pours
<b>Max. Vehicle Size</b>	20.0m Articulated Vehicle
<b>Vehicle Movement Frequency</b>	Maximum 150 light vehicle movements / day + Maximum of 70 heavy vehicle movements / day
<b>Truck Access Requirements</b>	N/A
<b>Vehicle access / egress in a forward direction (Y / N)</b>	Y
<b>Out of Hours Deliveries (Y/N)</b>	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
<b>Qanstruct Parking</b>	Up to 75 spaces provided to the north-eastern corner of the Site
<b>Pedestrian Control</b>	Fencing shall be provided at all boundaries of the Site
<b>Public Transport Services Affected</b>	N
<b>Road Occupancy Requirements (if yes, provide further details)</b>	N
<b>Lane or Footpath Closures (if yes, provide further details)</b>	N <sup>2</sup>
<b>Traffic Control Plan</b>	See <b>Appendix B</b> for applicable TGS

### 2.1.8 Stage 8

**TABLE 17: STAGE 8 CONSTRUCTION DETAILS**

Criteria	Response
<b>Description of Key Activities</b>	Warehouse / Office Fit out
<b>Max. Vehicle Size</b>	20.0m Articulated Vehicle



<b>Vehicle Movement Frequency</b>	Maximum 150 light vehicle movements / day + Maximum of 70 heavy vehicle movements / day
<b>Truck Access Requirements</b>	N/A
<b>Vehicle access / egress in a forward direction (Y / N)</b>	Y
<b>Out of Hours Deliveries (Y/N)</b>	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
<b>Qanstruct Parking</b>	Up to 75 spaces provided to the north-eastern corner of the Site
<b>Pedestrian Control</b>	Fencing shall be provided at all boundaries of the Site
<b>Public Transport Services Affected</b>	N
<b>Road Occupancy Requirements (if yes, provide further details)</b>	N
<b>Lane or Footpath Closures (if yes, provide further details)</b>	N <sup>2</sup>
<b>Traffic Control Plan</b>	See <b>Appendix B</b> for applicable TGS

### 2.1.9 Stage 9

**TABLE 18: STAGE 9 CONSTRUCTION DETAILS**

Criteria	Response
<b>Description of Key Activities</b>	Commissioning
<b>Max. Vehicle Size</b>	20.0m Articulated Vehicle
<b>Vehicle Movement Frequency</b>	Maximum 120 light vehicle movements / day + Maximum of 20 heavy vehicle movements / day
<b>Truck Access Requirements</b>	N/A
<b>Vehicle access / egress in a forward direction (Y / N)</b>	Y
<b>Out of Hours Deliveries (Y/N)</b>	No – refer to Section 2.2 for construction hours. Deliveries to align with these hours. <sup>1</sup>
<b>Qanstruct Parking</b>	Up to 75 spaces provided to the north-eastern corner of the Site
<b>Pedestrian Control</b>	Fencing shall be provided at all boundaries of the Site
<b>Public Transport Services Affected</b>	N
<b>Road Occupancy Requirements (if yes, provide further details)</b>	N
<b>Lane or Footpath Closures (if yes, provide further details)</b>	N <sup>2</sup>

- Notes: 1) Out of hours deliveries will be coordinated in accordance with the Conditions of Consent.
- 2) All verge and road works in future public road reserve to be completed as part of separate construction package; subject to a separate CTMP.

## 2.2 Construction Hours

In accordance with Condition B21, the approved construction hours are shown in **Table 19**:

**TABLE 19: HOURS OF WORK**

Activity	Day	Time
Construction of Warehouse 9	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm

No work Sundays or Public Holidays.

The above restrictions to work hours will also limit traffic/deliveries to site except as permitted by emergency/ out-of-hours work approval etc.

It is anticipated that construction works will not be conducted outside of the hours outlined above. Should out-of-hours work be required, Qanstruct will lodge an application for an Out of Work Hours Permit with Penrith City Council to seek approval for these works. The type of works that might be undertaken outside the recommended standard hours are:

- The delivery of oversized plant or structures that police or other authorities determine require special arrangements to transport along public roads
- Emergency work to avoid the loss of life or damage to property, or to prevent environmental harm
- Maintenance and repair of public infrastructure where disruption to essential services and/or considerations of worker safety do not allow work within standard hours
- Public infrastructure works that shorten the length of the project and are supported by the affected community
- Works where a proponent demonstrates and justifies a need to operate outside the recommended standard hours.

Condition 21 of the Conditions of Consent outline that Works outside of the hours identified in condition 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.

## 2.3 Truck Routes

### 2.3.1 Pre-Completion of New Signalised Intersection at Mamre Road

It is expected that all heavy vehicles will access the Site via the approved TfNSW Restricted Access Vehicles (RAV) Map for 26 m B-Double Access. The construction access shall be restricted to left-in-left-out until the signals are operational; the construction access routes on this basis are shown in **Figure 3**. Construction access will be via the approved heavy vehicle routes once the signalised intersection is complete.

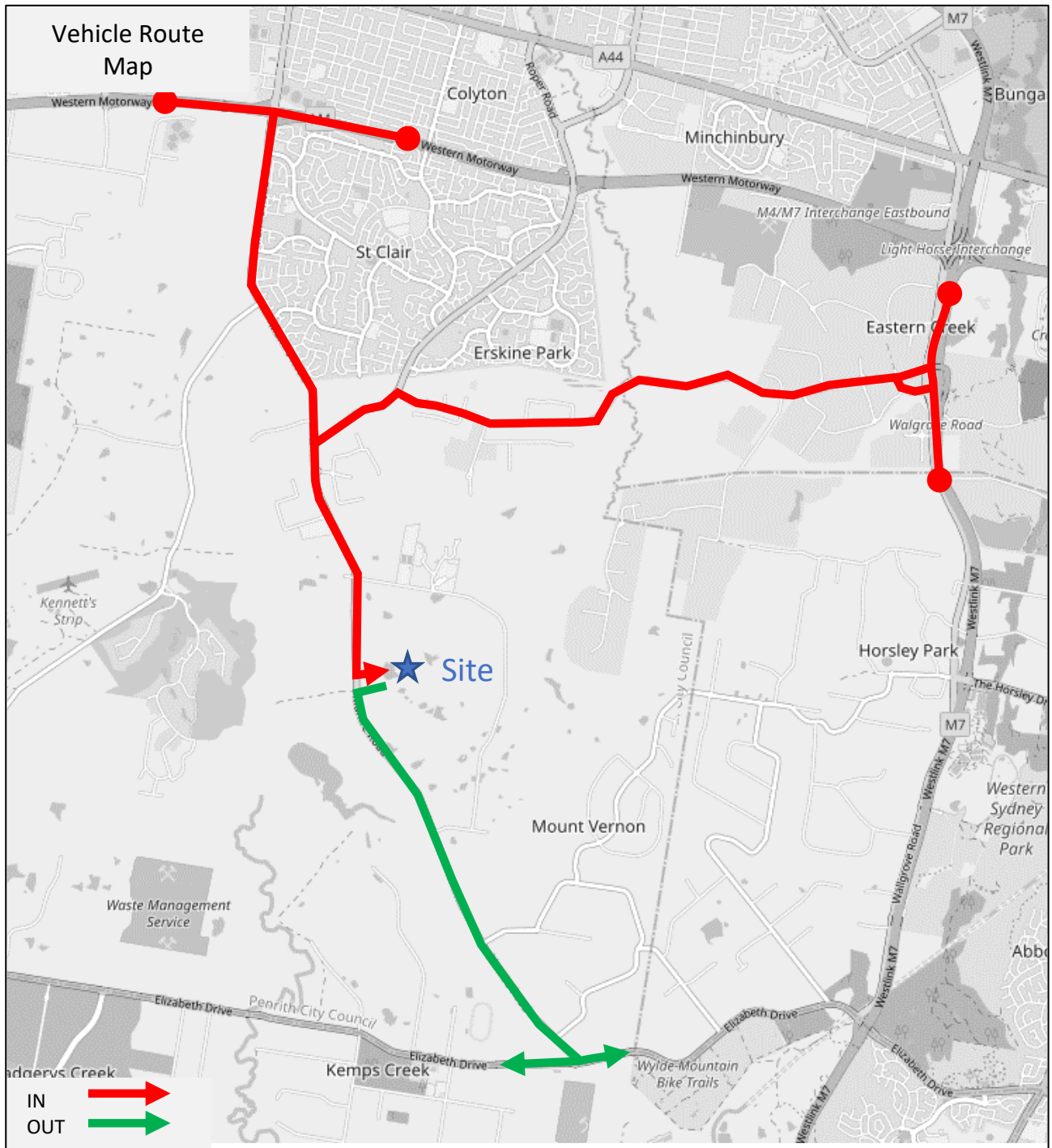


Figure 3: Construction Vehicle Route Map - Pre-Completion of New Signalised Intersection at Mamre Road

- Arrival Trips:
  - Route 1: From M4 Western Motorway, southbound along Mamre Road and left into the Site.
  - Route 2: From Westlink M7, westbound on Old Wallgrove Road, Lenore Drive and Erskine Park Road, then south along Mamre Road and left into the Site.
- Departure Trips:
  - Route 1: From the Site, left onto Mamre Road then south to Elizabeth Drive and left to the M7 Motorway and sub-regional routes to the east.
  - Route 2: From the Site, left onto Mamre Road then south to Elizabeth Drive and right to Badgerys Creek and The Northern Road to the west.

### 2.3.2 Post-Completion of New Signalised Intersection at Mamre Road

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When the new signalised intersection at Mamre Road is complete, the construction vehicles can enter and exit the Site via the New Signalised Intersection at Mamre Road on Mamre Road as shown in **Figure 4**.

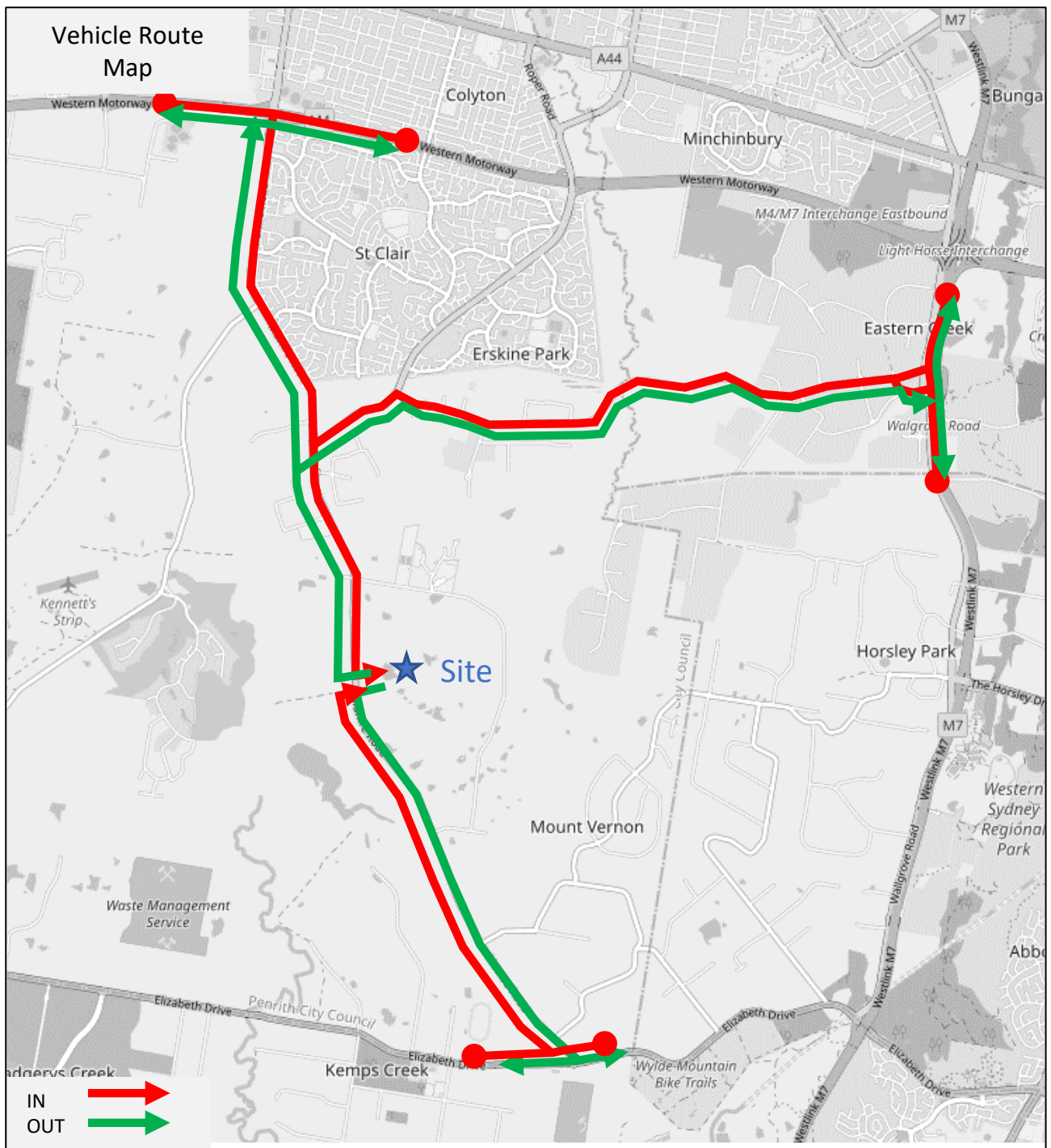


Figure 4: Construction Vehicle Route Map - Post-Completion of New Signalised Intersection at Mamre Road

A copy of the approved routes will be distributed by Qanstruct to all drivers before their arrival to Site. No trucks are to be queued on local roads. Mobile phones, two-way radios or application-based solutions should be used to coordinate truck arrivals.

As can be shown in **Figure 5**, the TfNSW Restricted Access Vehicles (RAV) Map illustrates that b-doubles are capable of traveling to and from the Site within approved routes.



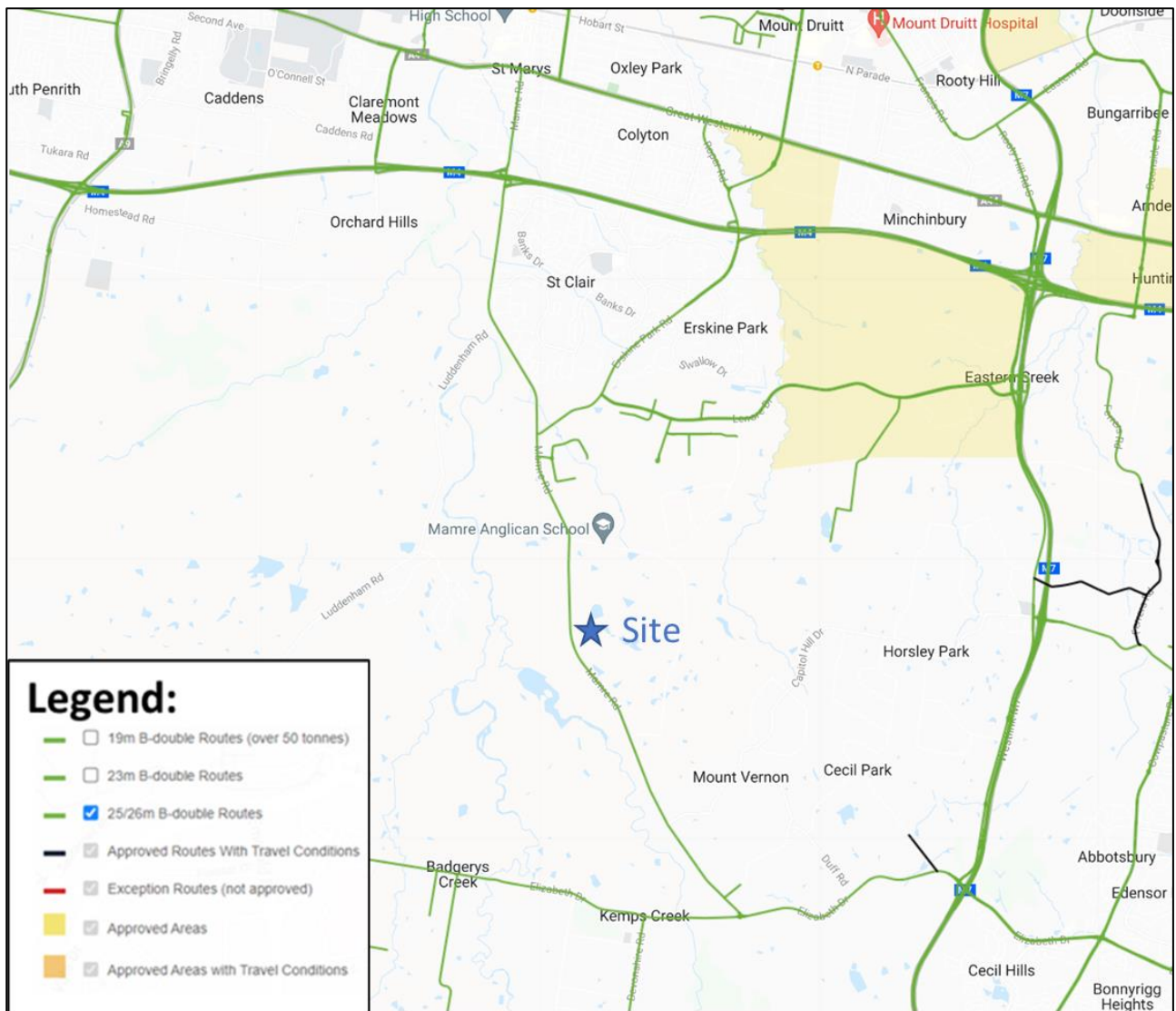


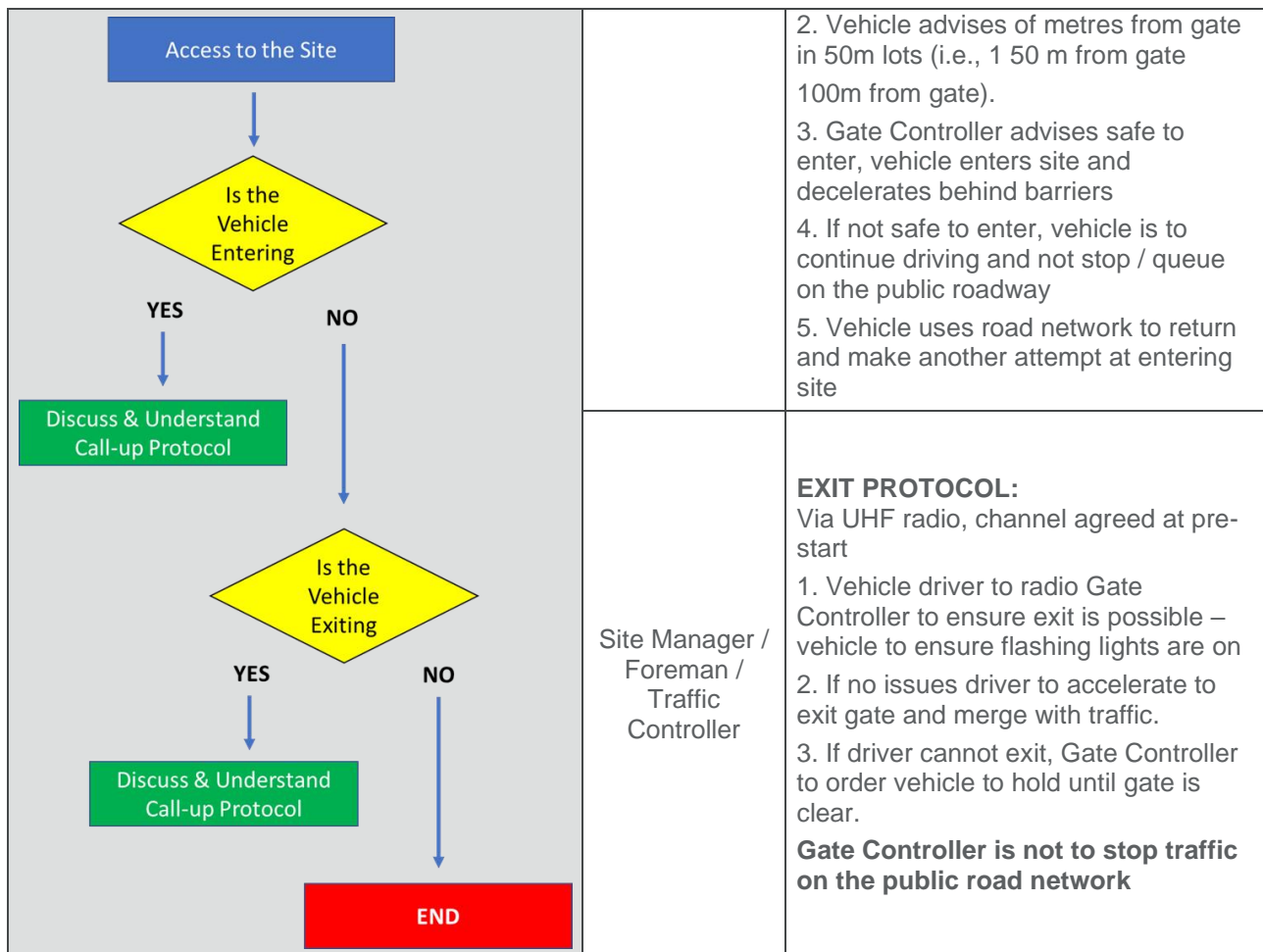
Figure 5: Restricted Access Map

## 2.4 Temporary Traffic Management Method

Traffic management shall be undertaken in accordance with the methodology outlined within the TGS within **Appendix B** and **Table 20**. All road users are expected to be directed around the worksite in order to physically separate the road user from any hazards within the worksite.

**TABLE 20: ACCESS PROTOCOLS & METHODOLOGY**

Procedure	Responsibility	Notes
	Site Manager / Foreman / Traffic Controller	<b>ENTRY PROTOCOL:</b> Via UHF radio, channel agreed at pre-start 1. Vehicle to advise gate controller when 200m from gate via UHF — vehicle to ensure flashing lights are on



## 2.5 Risk Assessment

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

## 2.6 Site Contact

The key contacts for the Site during Construction have been outlined below.



**TABLE 21: CONSTRUCTION CONTACT LIST**

Role	Name	Company	Contact
Project Principal	Daniel Brook	Mirvac	0421 128 584 <a href="mailto:Daniel.brook@mirvac.com">Daniel.brook@mirvac.com</a>
Qanstruct Project Manager	Christopher Cunico	Qanstruct	0417 005 477 <a href="mailto:ccunico@qanstruct.com.au">ccunico@qanstruct.com.au</a>
Project Environmental Representative	Maurice Pignatelli	OptimE	<a href="mailto:maurice@optimenv.com.au">maurice@optimenv.com.au</a>
Principal's Environmental Consultant	Carl Vincent	ERSED	0424 203 046 <a href="mailto:carl.vincent@ersed.com.au">carl.vincent@ersed.com.au</a>
Communications and Community Liaison Representative	Alanna Ryan	SLR	02 4037 3258 <a href="mailto:aryan@slrconsulting.com">aryan@slrconsulting.com</a>

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

## 2.7 Site Access

### 2.7.1 Interim Access

All access to the Site by construction personnel will be to/from Mamre Road via a temporary access driveway, reference TfNSW Work Authorisation Deed (WAD) DS2022 / 000659. Condition A9 of the Conditions outline that

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

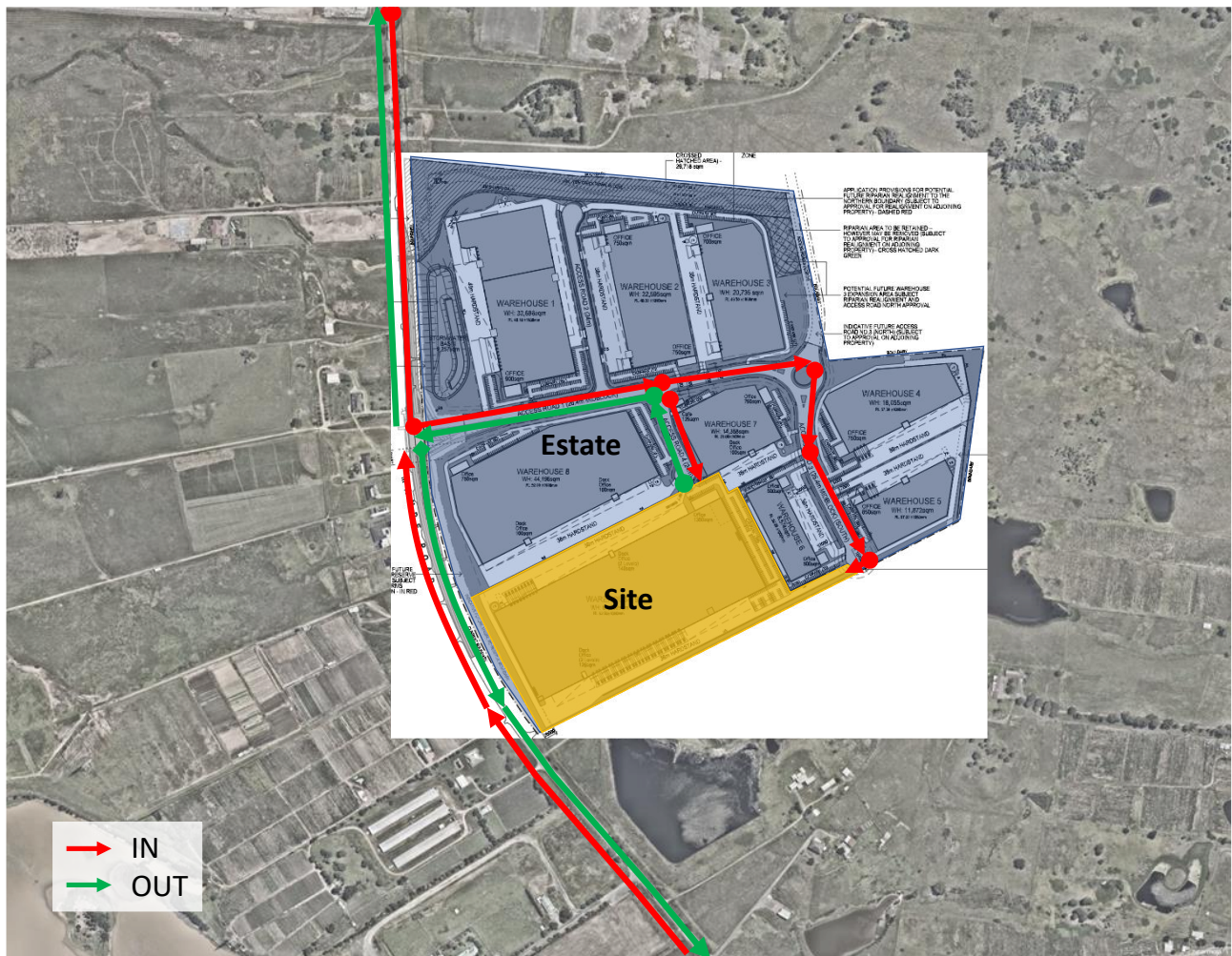
The largest vehicle which is proposed to access the Site via this intersection would be a 25 m extendable for roof sheets Articulated Vehicle (AV), which the temporary access driveway is designed to accommodate. Further, construction management protocols require that any vehicle entering the site access road will have right of way in order to ensure that there is no queuing on Mamre Road. As outlined earlier, the access to and from the Site onto Mamre Road will be restricted to left-in-left-out (LILO) movements until the signalised intersection becomes operational. This LILO access is illustrated in **Figure 6**. Access to emergency vehicles shall be maintained at all times. An emergency vehicle parking space will be maintained at all times and left vacant unless occupied by an emergency vehicle.

### 2.7.2 Pre-Completion of New Signalised Intersection at Mamre Road

Prior to the completion of the signalised intersection on Mamre Road, all vehicles will enter and depart the Site from / to Mamre Road via a temporary access driveway. It is anticipated that the largest vehicle accessing the Site would be a 25.0m Articulated Vehicle, which the temporary access driveway will be designed for. It is expected that two-way heavy vehicle flow would be enabled along Mamre Road. Regardless, construction management protocols will require that the vehicle entering site access road will have right of way in order to ensure that there is no queueing on Mamre Road. It is anticipated that for the first stages of construction (at least), access to and from the Site onto Mamre Road will be restricted to left-in and left-out movements.







## 3 Traffic Management

### 3.1 Approved Volumes

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The traffic report (Ason Group Ref: 1029r04) supporting the Concept Plan, outlined the following relevant figures with regard to future operational traffic volumes associated with the Site:

- AM Peak: 577 movements per hour (movements, in & out combined)
- PM Peak: 602 movements per hour (movements, in & out combined)

For the purpose of this report, 1 truck is equal to 1 inbound movement plus 1 outbound movement which equals to a total of 2 movements.

### 3.2 Construction Vehicle Traffic Generation

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#### 3.2.1 Other Estate Works

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For the assessment of the construction vehicle with reference to traffic report (Ason Group Ref: 1029r05v9) supporting the construction traffic management of the AIE, the approved AIE CTMP report nominates the following maximum construction vehicle generation associated with current works:

- 564 movements per day, with a maximum of 160 movements in either peak period

#### 3.2.2 Warehouse 09 Construction Traffic

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The anticipated vehicle movements generated by the construction of Warehouse 9 have been estimated having consideration of the likely requirements for construction staff, plant, equipment, and haulage. The anticipated construction schedule has been provided by Qanstruct, with the estimated traffic volumes are as follows:

- 150 Light Vehicle Movements per day  
(up to 10 movements in the AM & PM Peak Periods)
- 70 Heavy Vehicle Movements per day  
(up to 15 movements in the AM & PM Peak Periods)

Therefore, the expectation maximum daily construction vehicles generation is up to 220 movements per day, with a maximum of 50 movements in the peak period.

As such, it is shown that construction traffic will be less than the future operational traffic and will therefore not have any unacceptable impacts on the surrounding road network more broadly.

Notwithstanding a further breakdown of the directional split have been adopted for as shown below:

- Light & Heavy Vehicles: 0% north, 100% south

### 3.2.3 Cumulative Construction Traffic

Noting the construction of Warehouse 1, the internal road network and signalised intersection will still be underway whilst the construction of Warehouse 9 begins, it is important to determine the cumulative volumes as a result of both activities.

The following table outlines the expected construction volumes for Warehouse 1, the internal road network and signalised intersection.

**TABLE 22: DAILY FORECAST CONSTRUCTION VOLUMES**

Development	Approved Volumes	Forecast Construction Volumes	Difference
Internal Road Works	7,310	564	-6,060
Warehouse 1 Works		456	
Warehouse 9 Works		220	
Signalised Intersection Works		10	
<b>Total</b>	<b>7,310</b>	<b>1,250</b>	<b>-6,060</b>

## 3.3 Cumulative Construction Traffic Impacts

The maximum of 25 vehicle movements during either peak period would not create any unacceptable traffic impacts to the surrounding road network.

Cumulative traffic volumes, as shown in **Table 22**, are significantly lower than the approved volumes, which suggests that the cumulative construction shall not create any unacceptable traffic impacts to the road network. As such, the infrastructure designed is sufficient to cater for the proposed traffic volumes.

Furthermore, noting that construction works for the signalised intersection shall be underway during the construction works of the Site, Qanstruct for each project shall liaise regularly in order to avoid any conflict of large deliveries and to ensure that the cumulative construction impacts are minimised and do not exceed approved operational limits.

## 3.4 Impact Mitigation on Surrounding Network

The impacts of construction traffic and the mitigating measures to be implemented are outlined below.

- **Construction Traffic in Mamre Road:** Construction traffic will initially use a temporary intersection to access the work area for the works. To ensure the impacts to motorists within the area are kept to a minimum, construction traffic will be contained with the prescribed volumes, as outlined within WEM's CTMP.
- **Management of deliveries:** Qanstruct will manage deliveries to shall ensure that construction vehicles, particularly heavy vehicles, will not exceed approved limits
- **Safety During Construction:** Safety to motorists and pedestrians throughout the area will be maintained during construction through the preparation and execution of Traffic Guidance Schemes (TGS's). A range of TGS's will be incorporated to Qanstruct CTMPs, for each access throughout construction, to

identify all reasonably foreseeable hazards, assess the hazards, and manage the hazards as best possible by either eliminating or minimising the risks. TGS's shall be monitored and updated accordingly throughout the project.

- **Reporting:** Reporting and monitoring of movements during peak periods are to be undertaken to ensure that drivers are adhering to restricted times, and to ensure that the approved traffic generation, and subsequent impacts on the road network, are in line with those approved.

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

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

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

Mirvac will also be coordinating and scheduling works between contractors to manage cumulative traffic movements, and contractors will closely monitor their traffic numbers and works making sure the numbers do not exceed the maximum numbers.

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

### 3.5 Construction Traffic – Temporary Access Modelling

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A temporary access shall be construction to the facilitate construction works. Therefore, to ensure the development of a comprehensive assessment, the access to the Site shall be assessed through the provision of a left-in-left-out (LILO) access. The SIDRA layout for the proposed LILO intersection captured is provided below.

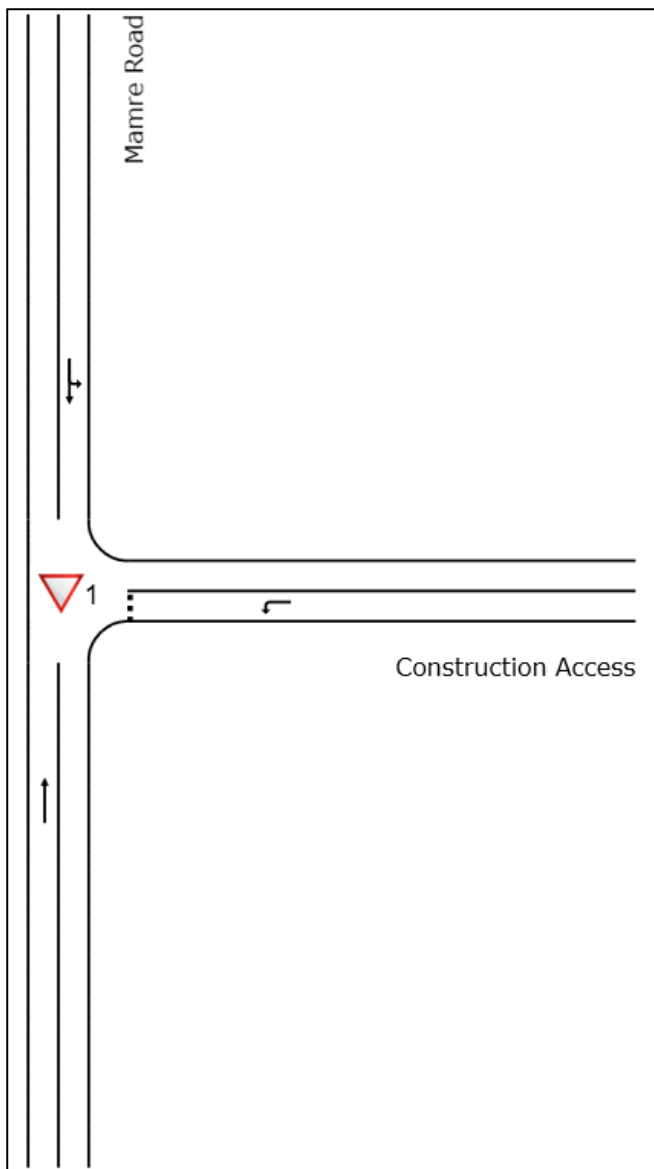


Figure 9: Interim Construction Access Layout Via Mamre Road / LILO

To ensure the development of a comprehensive baseline scenario, the cumulative impacts of both the following scenarios have been undertaken.

TABLE 23: INTERIM MODELLING SCENARIOS			
Scenario	Description	Assessed Periods	Captured
1	Existing Construction Traffic	AM + PM	Surveys + 3% Growth Rate + Construction Vehicles (Intersection & internal Road Works)
2	Cumulative Traffic Impact	AM + PM	Scenario 01 + WH1 Construction Traffic + Intersection and internal road network Construction Traffic + Warehouses 3 + the operational traffic of Warehouse 1



### 3.5.1 SIDRA Performance Testing

The performance of the existing road network is largely dependent on the operating performance of key intersections, which are critical capacity control points on the road network.

SIDRA Intersection 9 modelling software was used to assess the proposed peak hour operating performance of intersections on the surrounding road network at key intersections within proximity of the site.

In accordance with RMS (now Transport for NSW) *Guide to Traffic Generating Developments V2.2* (2002) (RMS Guide), the Levels of Service (LOS) relevant to local roads are used to evaluate the operational performance of intersections.

According to the RMS guidelines, roads operating at LOS D or better are generally considered to have acceptable flow conditions because they are below capacity. Roads operating at LOS E or worse are generally considered to have unacceptable flow conditions because they are at or above capacity. In this regard, the operating performance of the key intersections has been analysed using the SIDRA Intersection 9 software.

SIDRA modelling outputs a range of performance measures, in particular:

- **Level of Service (LOS)** – The LOS is a qualitative measure used to relate the quality of motor vehicle traffic service. LOS is used to analyse roadways and intersections by categorizing traffic flow and assigning quality levels of traffic based on performance measures like vehicle speed, density, congestion.
- **Average Vehicle Delay (AVD)** – The AVD (or average delay per vehicle in seconds) for intersections also provides a measure of the operational performance of an intersection and is used to determine an intersection's Level of Service (see below). For signalised intersections, the AVD reported relates to the average of all vehicle movements through the intersection. For priority (Give Way, Stop & Roundabout controlled) intersections, the AVD reported is that for the movement with the highest AVD.
- **Degree of Saturation (DOS)** – The DOS of an intersection (typically under traffic signal control) or a link measures the demand relative to the total capacity. A DoS value of 100% means that demand and capacity are equal and no further traffic is able to progress through the junction.

The SIDRA recommended criteria for the assessment of intersections as references by the RMS Guide are outlined in **Table 24**.

TABLE 24: RMS LEVEL OF SERVICE GUIDELINES			
Level of Service	Average Delay per Vehicle (Sec/Veh)	Traffic Signals, Roundabout	Give Way and Stop Signs
A	less than 14	Good operation	Good operation
B	15 to 28	Good with acceptable delays & spare capacity	Acceptable delays & spare capacity
C	29 to 42	Satisfactory	Satisfactory, but accident study required
D	43 to 56	Operating near capacity	Near capacity & accident study required
E	57 to 70	At capacity; at signals, incidents will cause excessive delays. Roundabouts require other control mode	At capacity, requires other control mode

<b>F</b>	More than 70	Unsatisfactory and requires additional capacity.	Unsatisfactory and requires other control mode or major treatment
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### 3.5.2 Baseline Modelling Results

The modelling results for Scenario 1 based on the implementation of base volumes are provided in the below table. Reference should be made to the full SIDRA modelling results in **Appendix E**.

<b>TABLE 25: SCENARIO 1 – CONSTRUCTION ACCESS</b>				
Intersection	Development Year	Period	Level of Service	Average Delay (sec)
<b>Mamre Road / Construction Access</b>	2022	AM	LoS A	11.1
		PM	LoS A	12.6

The above results demonstrate satisfactory performance for the intersection with a LoS of A for both the AM and PM periods, indicating that the temporary intersection contains adequate capacity for the base stage of the construction works.

### 3.5.3 Cumulative Construction Impacts

The modelling results for Scenario 2 based on the implementation of base volumes PLUS the cumulative volumes for the construction of the infra construction (intersection and internal road network) and Warehouses 3 and 9, as well as the operational traffic of Warehouse 1.

See the following table.

Development	AM			PM		
	In	Out	Total	In	Out	Total
<b>Infra Construction Traffic</b>	10	0	10	5	12	17
<b>WH 3 &amp; 9 Construction Traffic</b>	82	6	88	0	30	30
<b>WH1 Operational Traffic</b>	56	22	78	23	58	81
<b>Total</b>	<b>148</b>	<b>28</b>	<b>176</b>	<b>28</b>	<b>100</b>	<b>128</b>

The modelling results for Scenario 2 based on the implementation of base volumes PLUS construction volumes are provided in the below table. Reference should be made to the full SIDRA modelling results in **Appendix E**.

**TABLE 26: SCENARIO 2 – CONSTRUCTION ACCESS**

Intersection	Development Year	Period	Level of Service	Average Delay (sec)
<b>Mamre Road / Construction Access</b>	2023	AM	LoS B	19.7
		PM	LoS B	18.9

The above results demonstrate satisfactory performance for the intersection with a LoS of B in each development year for both the AM and PM periods, indicating that the new intersection contains adequate capacity for the construction phase.

## 3.6 Vehicle Management

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

Based on the crash data presented in **Section 1.5.2**, it is proposed the speed along Mamre Road will be reduced to 40km/hr to ensure safety for all users in the vicinity of the site access off Mamre Road.

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

All subcontractors must be inducted by Qanstruct to ensure that the procedures are met for all vehicles entering and exiting the construction site. Qanstruct will monitor the roads leading to and from the site and take all necessary steps to rectify any road deposits caused by site vehicles.

Vehicle movements to, from and within the site shall do so in a manner, which does not create unreasonable or unnecessary noise or vibration. No tracked vehicles will be permitted or required on any paved roads. Public roads, access points and internal parking areas will not be obstructed by any materials, unapproved vehicles, refuse skips or the like, under any circumstances. At no time shall heavy vehicles and bins associated with the development park on local roads or footpaths in the vicinity of the Site.

All vehicles are wholly contained on site before being required to stop. At no stage shall queuing or idling occur on the public road network. A schedule for deliveries of goods and materials will be established prior to that day, with Traffic Controllers to maintain radio contact with construction vehicles at all times. The anticipated deliveries will be made known to site personnel at daily prestart meetings.

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

### 3.7 Contractor & Heavy Vehicle Parking

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Contractors will likely drive since there is no easily accessible public transport in close proximity to the Site. Onsite parking will be available. Suitable pedestrian connectivity shall be maintained between the work areas and this contractor parking at all times.

A dedicated area for the parking of contractor and heavy vehicles shall be developed and updated / relocated as the project progresses. The number of parking spaces provided within the Site throughout the construction will change as construction progresses, which will likely increase as construction progresses.

As discussed in **Section 2.1**, there shall be enough parking to accommodate the expected maximum for that particular stage with the overall maximum being 75 light vehicles and 30 heavy vehicles.

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

### 3.8 Pedestrian and Cyclist Management

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Based on **Table 8**, there are no vulnerable road users along Mamre Road as Mamre Road does not have any footpaths, bicycle paths or shared paths along the Site's frontage.

However, in the unlikely event that there are pedestrians or cyclists needing to cross an access driveway they will be held temporarily by an accredited traffic controller while construction vehicles are entering or exiting the Site. Once the construction vehicles are clear, the traffic controller can allow pedestrians/cyclists to continue along their journey.

### 3.9 Fencing Requirements

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Fencing requirements will consist of fencing to the perimeter of the Site with a 1.8 m man-proof fence and temporary fence panels on the property boundary.

The fencing is to ensure unauthorised persons are kept out of the Site.

### 3.10 Traffic Guidance Scheme

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As noted about in **Section 3**, there shall be additional works pertaining to the Site to be undertaken at the same time as the works outlined within **Section 2.1**.

A site-specific Traffic Guidance Scheme (TGS) is provided in **Appendix B** for the Site access following the completion of the temporary access.

It should be noted that trained on-site personnel shall supervise construction vehicles entering and exiting the Site.

### 3.11 Authorised Traffic Controller

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

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

### 3.12 Driver Awareness & Code of Conduct

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

### 3.13 Worker Induction

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

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

# 4 Monitoring and Review

## 4.1 Monitoring Program

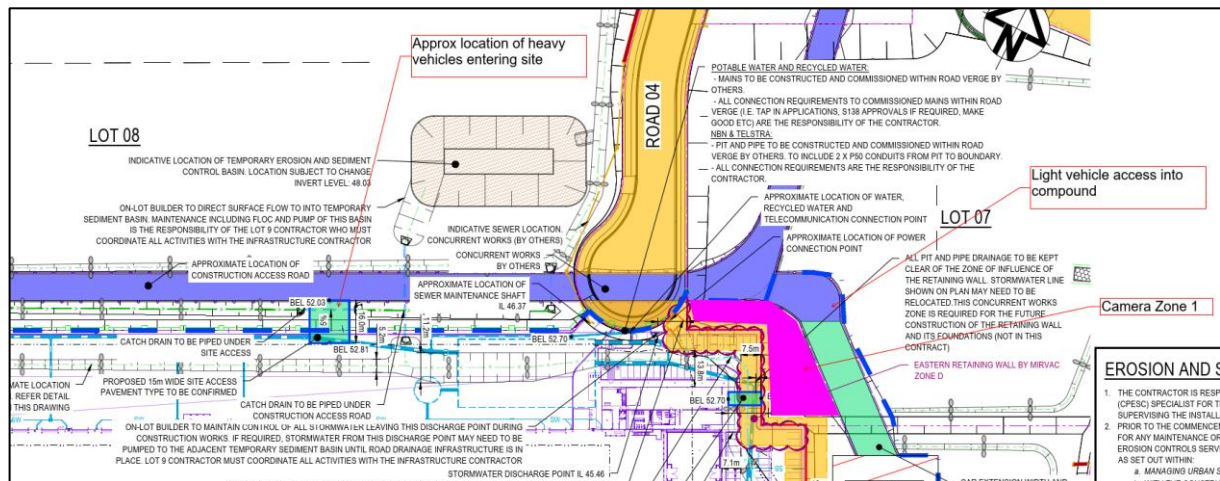
This CTMP shall be subject to a monthly review and will be updated accordingly. Regular reviews will be undertaken by the on-site coordinator during implementation and execution of this CTMP. Monitoring of this CTMP shall also be picked up in the Environmental checklists, with:

- In accordance with Condition C10 of SSD 46516461, The Planning Secretary be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 5 of SSD 46516461. See details in **Section 3.5** of the CEMP.
- reported within the weekly site meeting.

The monitoring shall be undertaken in accordance with Condition B1.

All and any reviews undertaken should be documented, however key considerations regarding the review of the CTMP shall be:

- To ensure the implementation of the CTMP and TGS's are consistent with the intent of this report, and that the most recent version of the CTMP and TGS (as approved by the Planning Secretary) is being implemented.
- Tracking deliveries against the volumes outlined within report. Deliveries will be tracked against approved volumes and will keep a vehicle log - including Rego & time of entry - for the purpose of assessing the effectiveness of these monitoring programs.
- Qanstruct will have managed car and truck entry/exit points to monitor the number of light and heavy vehicles entering and exiting the Site, as shown in the following figure.



- It is expected Qanstruct will undertake a truck and car count/review with Mirvac to ensure volumes are within Condition Green of Table 29, and will be undertaken once a month. In addition, Qanstruct is required to retain a log of all vehicles accessing the Site on a daily basis.
- To identify any shortfalls and develop an updated action plan to address issues that may arise during construction (Parking and access issues)
- To ensure TGS's are updated (if necessary) by "Prepare a Work Zone Traffic Management Plan" card holders to ensure they remain consistent with the set-up on-site.

- Regular checks to ensure all loads are entering and leaving site covered as outlined within this CTMP.

As such the table below provides triggers to monitor and review this CTMP.

**TABLE 27: MONITORING & REVIEWS OF CTMP**

Type of Review	Frequency	Considerations
<b>Scheduled</b>	The scheduled TMP review must be undertaken monthly or as specified otherwise	<p>The scheduled CTMP review must consider the following:</p> <ul style="list-style-type: none"> <li>• CTMP and TGS are approved;</li> <li>• Identify required variations to the TGS, and ensure that they are updated, recorded, and approved;</li> <li>• Review any departures or variations of the CTMP and/or TGS to ensure they have been documented and approved;</li> <li>• Speed control effectiveness; and</li> <li>• Construction vehicle entry/egress suitability, with no queuing on the public road network at any time.</li> <li>• Periodic monitoring for queuing on public roads</li> <li>• Construction vehicle daily / peak hour movements are compliant with approved volumes, with monthly reviews of Qanstruct's daily log book of vehicles required.</li> <li>• Periodic checks to ensure that heavy vehicles are using the correct access route</li> <li>• Periodic checks of noise generating items to ensure they are less than the prescribed 45 dBA.</li> </ul>
<b>Change Generated Review</b>	The change generated review must be undertaken when implementing new traffic stages, switches, or other construction-based activities .	<p>The change generated CTMP review must consider the following:</p> <ul style="list-style-type: none"> <li>• The work site is operating safely;</li> <li>• Delineation is effective with appropriate signage installed for changed conditions;</li> <li>• Safe passage is provided for all road users;</li> <li>• Road Safety Audits are arranged or confirmed as required</li> <li>• Accountability for approval and inspection is well understood and documented</li> </ul>
<b>Non-Compliance, Post Incident or Near Miss Review</b>	The Non-Compliance, post-incident or near miss review must be undertaken following an incident or near miss.	<p>Any non-compliance must be reported to immediately to the supervisor. A non-compliance is anything other than 'Condition Green' as outlined within Table 29.</p> <p>All workplace incidents must be reported immediately to the supervisor, who is to determine responsibility for investigating the incident. The incident and investigation must also be recorded in the incident reporting system of Transport</p> <p>The post incident or near miss CTMP review must consider:</p> <ul style="list-style-type: none"> <li>• Causal factors;</li> <li>• Contributory factors or changes required; and</li> <li>• Identified changes to TGS are completed, approved, recorded, and communicated. For any incidents or near miss (where required) a safety alert must also be prepared and distributed by the Transport project manager to share learnings with other work sites.</li> </ul>



This monitoring process is expected to form part of the monitoring plan required to be included as part of the overarching Construction Environmental Management Plan (CEMP), of which this CTMP forms a part. The roadway (including footpath) must be kept in a serviceable condition for the duration of construction. At the direction of Council, undertake remedial treatments such as patching at no cost to Council.

## 4.2 Work Site Inspections, Recording and Reporting

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

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

**TABLE 28: EXAMPLE REVIEW OF ACTIVITIES**

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

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

#### 4.2.1 Incident Management

For the purposes of this CTMP, an ‘incident’ is 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. Furthermore, a ‘non-compliance’ is an occurrence, set of circumstances or development that is a breach of the consent.

All incidents related to traffic, including those of Qanstruct, subcontractors, and/or visitors that occur during construction works will be managed in conjunction with the requirements outlined in Mirvac’s Incident and Non-compliance Response and Handling Procedure (outlined within Section 3.5 of the CEMP).

Whilst it is noted that Qanstruct will be implementing their own environmental management system procedures and processes, Mirvac will be responsible for ensuring that these systems and processes satisfy the requirements of the CEMP, including the incident management components. Qanstruct will be responsible for providing all necessary documentation with regards to the incident investigation and close-out actions where required. The timing of the provision of this documentation is to align with Mirvac requirements.

Mirvac’s Project Manager must be notified immediately of any environmental incident or near miss related to traffic. Such incidents may include, but not limited to:

- Vehicle crash or injury resulting from construction traffic related to the project
- Queuing onto Mamre Road, in breach of the requirements set out under this CTMP.
- Spill of any dangerous goods or hazardous substance to ground or water.
- Substantiated complaints received from members of the community or regulatory authorities relating to traffic management.
- Land-based off-site sediment loss to the environment, including sediment tracking onto the roadway.

Mirvac’s Project Manager will be responsible for all notifiable environmental incidents in line with the regulatory notification requirements (outlined within Section 3.5.1 of the CEMP).

All environmental incidents will be reported immediately to DPE in writing via the Planning Portal after Mirvac becomes aware of the incident, as per Condition E10 of the conditions. Any notification to DPE must identify the development, including the application number, and set out the location and nature of the incident.

In the event of a notifiable non-compliance incident arising, Qanstruct will notify Mirvac's Project Manager immediately, who is then required to notify DPE in writing (via the Planning Portal) within 7 days, as per Condition 11 of the conditions. Any notification to DPE must

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

## 4.3 Contingency Plan

A contingency plan shall be established by Qanstruct and is to be included in the overarching CEMP, in accordance with Condition E1(e). Notwithstanding, **Table 29** outlines an indicative plan to be undertaken by Qanstruct in the event that the monitoring program identifies the management plan is not effective in managing the construction impacts.

This contingency plan can also be used for works on the Mamre Road / Access Road 1 intersection; however, it is expected that WEM who prepared the site specific CTMP's for the intersection works shall also provide an updated Contingency Plan. A Compliance Report must be submitted to the Department reviewing the environmental performance of the development to:

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

**TABLE 29: CONTINGENCY PLAN**

Risk		Condition Green	Condition Amber	Condition Red
Construction Movements	Trigger	Both peak hour and daily Construction traffic volumes are in accordance with volume and time constraints as outlined within Section 3.1 (150 LV & 70 HV Movements per day / 10 LV & 15 HV Movements in Peak Periods) and <b>Section 3.2</b>	Construction traffic volumes exceeds programmed Peak volumes but is within permissible daily volume constraints (150 LV & 70 HV Movements per day / 10 LV & 15 HV Movements in Peak Periods)	Construction traffic volumes exceeds permissible volume and time constraints (150 LV & 70 HV Movements per)
	Response	No response required	Review and investigate construction activities, and where appropriate, implement additional remediation measures such as:	As with Condition Amber, plus; <ul style="list-style-type: none"> <li>• If it is concluded that construction activities were directly responsible for the exceedance, submit an incident</li> </ul>

			<ul style="list-style-type: none"> <li>Review CTMP and update where necessary</li> <li>Provide additional training.</li> </ul>	<p>report to government agencies.</p> <ul style="list-style-type: none"> <li>Stop all transportation into and out of the site.</li> </ul>
<b>Queuing</b>	Trigger	No queuing identified	Queuing identified within site, but not on to public road	Queuing identified on the public road
	Response	No response required Continue monitoring program	Review the delivery schedule prepared by Qanstruct. If drivers are not following the correct schedule, then they should be provided with additional training and an extra copy of the Driver Code of Conduct	<p>As with Condition Amber, plus</p> <ul style="list-style-type: none"> <li>Review and investigate construction activities.</li> <li>If it is concluded that construction activities were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>Temporary halting of activities and resuming when conditions have improved.</li> <li>Stop all transportation into and out of the site.</li> <li>Review CTMP and update where necessary, provide additional training.</li> </ul>
<b>Noise</b>	Trigger	Noise levels do not exceed imposed noise constraints, as outlined within the Noise Assessment Report (<45dBA), nor has there been a traffic noise related complaint	Noise levels in minor excess (<10dBA) of imposed noise constraints, or receipt of a single noise complaint	Noise levels greatly in excess (>10dBA) of imposed noise constraints or consistent noise complaints.
	Response	No response required	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts.	As with Condition Amber If noise levels cannot be kept below applicable limits, then a different construction method or equipment must be utilised.

<b>Traffic Guidance Scheme</b>	Trigger	No observable issues (TGS implements according to plan)	Minor inconsistencies with TGS to onsite operations (such as covered signs, missing signs, fallen cones, etc.)	Failure to implement plan effectively (even if there has been no near miss or incident)
	Response	No response required	Traffic Controller to amend TGS on site and to keep a log of all changes	Stop work until an investigation has been undertaken into the incident. There are to be changes made to the TGS to ensure that the safety of all workers, students and civilians are catered for.
<b>Dust</b>	Trigger	No observable dust	Minor quantities of dust in the air and tracking on to the road	Large quantities of dust in the air and tracking on to the road
	Response	No response required	<p>Review and investigate construction vehicle movements and activities and respective control measures, where appropriate. Implement additional remedial measures, such as:</p> <ul style="list-style-type: none"> <li>• All drivers of vehicles transporting loose materials will be required to ensure the entire load is covered using a tarpaulin or similar impervious material.</li> <li>• Deployment of additional water sprays</li> <li>• Wheel wash station shall be positioned at the exit point of all gates.</li> <li>• Temporary halting of vehicle movements and activities and resuming when conditions have improved</li> <li>• The roads will also be cleaned on a regular basis to minimise dust/dirt particles depositing externally from the site.</li> </ul>	<p>As with Condition Amber.</p> <ul style="list-style-type: none"> <li>• If it is concluded that construction vehicle activities and movements were directly responsible for the exceedance, submit an incident report to government agencies.</li> <li>• Implement relevant responses and undertake immediate review to avoid such occurrence in future.</li> </ul>

## 4.4 Communications Strategy

Community consultation and complaints at Stage 2 – Building Works for Lot 9 will be managed in accordance with the Community Consultation and Complaints Handling Strategy (CCCHS) (SLR 2023). See **Section 4.11** of the CEMP for details.

A Communications and Community Liaison Representative (CCLR) shall be elected and shall be responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental complaint. The roles of the CCLR would comprise:

- Lead and manage the community involvement activities, including liaison with property owners and key stakeholders;
- Be the primary daily contact to the public handling of enquiries / complaints management / interface issues;
- Maintain the complaints register and make available the complaints register to the ER on a daily basis.
- Be available for contact by local residents and the community at all reasonable times to answer any questions;
- Liaise with property owners to co-ordinate access and to deal with specific property related issues arising from the upgrade works;
- Lead the delivery of communication and community engagement strategies and plans;
- Facilitate meetings, forums and arranging interviews to address concerns from community;
- Provide advice and participate with the project teams to improve and enhance the delivery of communication services to the community;
- Build, maintain collaborative and consultative working relationships with internal and external stakeholders; and
- Be available for contact by local residents, key stakeholders and community representatives to answer queries and provide more information or feedback.

All employees who are made aware of a complaint, either verbal or written, are to immediately notify Qanstruct's Project Manager, who will then contact the CCLR. Upon becoming aware of a complaint, the protocol outlined below will be followed.

**TABLE 30: RESPONSE STRATEGY**

Ref	Protocol	Action
1	Record and acknowledge	<p>Any employee who takes receipt of a complaint, either verbal or written, are to immediately notify Qanstruct's Project Manager who will then contact the Communications and Community Liaison Representative.</p> <p>Qanstruct's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works. In the normal course of events, the first contact for complaints will usually be made in person or by telephone.</p> <p>The complainant's name, address, and contact details, along with the nature of the complaint, will be requested. If the complainant refuses to supply the requested information, a note will be made on the form and complainant advised of this.</p>
2	Assess and prioritise	<p>The CCLR will prioritise all complaints by severity for the risk to health and safety and will attempt to provide an immediate response via phone or email.</p>
3	Investigate	<p>An on-site investigation will be initiated in an attempt to confirm details relevant to the complaint and the cause of the problem. Any monitoring information</p>

		and/or records at and around the time of the complaint will be reviewed for any abnormality or incident that may have resulted in the complaint.
4	Action or rectify	<p>Once the cause of the complaint has been established, every possible effort will be made to undertake appropriate action to rectify the cause of the complaint and mitigate any further impact.</p> <p>The CCLR will assess whether the complaint is founded or unfounded and delegate the remediation of the issue to Qanstruct's Project Manager for action, as required.</p>
5	Respond to Complainant	<p>The CCLR will oversee the rectification of the issue and respond to the complainant once the issue has been resolved.</p> <p>The complainant will be provided with a follow up verbal response on what action is proposed within two hours during night-time works (between the hours of 6:00 pm and 10:00 pm) and 24 hours at other times.</p> <p>Where a complaint cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant within ten days.</p>
6	Record	<p>It is imperative that an assessment of the situation is carried out and documented to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Community Correspondence Register.</p> <p>A copy of the completed form will be maintained for at least five years</p>
7	Preventative Action	<p>Once the complaint has been suitably handled, appropriate measures will be identified and implemented to negate the possibility of re-occurrence.</p> <p>The Community Correspondence Register is not finalised until the preventative actions are completed and recorded on the form.</p>

In addition to the above, the CCLR is to notify the community liaison representative when traffic is expected to exceed the parameters set within "Condition Green" of Table 29. Notwithstanding, **Table 31** outlines an indicative communication strategy to ensure that adequate communication with key stakeholders have been met.

**TABLE 31: COMMUNICATIONS STRATEGY**

Risk	Impact	Comms Channel
<b>Wider Traffic Disruption</b>	Wider community and stakeholders informed through local and wider advertising and notification	Stakeholder Meetings Stakeholder email blast
<b>Construction related traffic</b>	<p>Ensure construction crews use traffic routes identified in the Traffic Management Plan,</p> <p>and</p> <p>Ensure residents in area are notified in advance to any traffic changes that may affect them</p>	<p>Communications and Community Liaison Representative</p> <p>See Section 4.11 of the CEMP for details.</p>

Furthermore, ongoing communication will be undertaken so that all stakeholders are kept up to date of works and potential impacts.



## **Appendix A. Evidence of Consultation with TfNSW, Penrith City Council and Other Stakeholders**

## Meg Kong

---

**From:** Christopher Cunico <ccunico@qanstruct.com.au>  
**Sent:** Wednesday, 29 March 2023 8:20 AM  
**To:** Meg Kong  
**Cc:** Luca Cossetto; Steve Pavic  
**Subject:** FW: SSD-46516461 - Post Approval - Consultation with Council - CTMP

Hi Meg,

See below email from Council confirming they have no comments on the CTMP. Please can update the CTMP to capture this consultation and transmit this to the team on aconex?

Regards



**Christopher Cunico**  
Project Manager  
Qanstruct (Aust) Pty Ltd

☎ 0398 108 300 | 📠 0417 005 477

---

**From:** Daniel Brook <daniel.brook@mirvac.com>  
**Sent:** Tuesday, 28 March 2023 1:48 PM  
**To:** Christopher Cunico <ccunico@qanstruct.com.au>  
**Cc:** Luca Cossetto <lcossetto@qanstruct.com.au>; Chee Hui Chan <cheehui.chan@mirvac.com>; Graham Pinney <graham@planpm.com.au>; Daniel Setioso <daniel@planpm.com.au>  
**Subject:** FW: SSD-46516461 - Post Approval - Consultation with Council - CTMP

Hi Chris

Please see the below email from Council confirming they have no comments on the CTMP.

Please can Qanstruct request Ason update the CTMP to capture this consultation.

We have followed up with TfNSW and requested comments by 31 March.

Regards  
Daniel

**Daniel Brook**  
Senior Development Manager  
Investments

**M:** +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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FOR GENDER EQUALITY**  
2022 and 2023 by Equileap

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PLACES TO WORK**  
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

---

**From:** Kathryn Saunders <[kathryn.saunders@penrith.city](mailto:kathryn.saunders@penrith.city)>  
**Sent:** Thursday, 23 March 2023 4:32 PM  
**To:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>  
**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>  
**Subject:** RE: SSD-46516461 - Post Approval - Consultation with Council - CTMP

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Hi Daniel,

Thank you for sending the CTMP across for review. No issues are raised from Council's traffic or assets teams.

Kind regards,

**Kathryn Saunders**  
Principal Planner  
Development Services

E [kathryn.saunders@penrith.city](mailto:kathryn.saunders@penrith.city)  
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[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)



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**From:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>  
**Sent:** Sunday, March 19, 2023 5:55 PM  
**To:** Kathryn Saunders <[kathryn.saunders@penrith.city](mailto:kathryn.saunders@penrith.city)>  
**Cc:** Phil Saverimuttu <[Phil.Saverimuttu@penrith.city](mailto:Phil.Saverimuttu@penrith.city)>; Penrith City Council - RECORDS <[council@penrith.city](mailto:council@penrith.city)>; Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>  
**Subject:** SSD-46516461 - Post Approval - Consultation with Council - CTMP

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Dear Kathryn

Please see link below to the Construction Traffic Management Plan for Warehouse 9 (Winning Appliances) required under the abovementioned Consent.

Link:  [2.08 - Transport](#)

In accordance with Condition B1 and B2 of the Consent, the CTMP is required to be prepared in consultation with Council and is required to be finalised and approved by the Planning Secretary prior to the commencement of construction. We therefore seek Council's comments on the Warehouse 9 CTMP which will ultimately be incorporated into the Construction Environmental Management Plan required under the consent.

The Lot 9 CTMP relates to construction of Warehouse 9 (Winning) only but has regard for the cumulative impact of preceding construction activities on the estate.

Condition	Mirvac target finalisation / issue to Planning Secretary for approval	To enable issue to Planning Secretary - we are seeking TfNSW comments by
Condition B1 – Construction Traffic Management Plan (CTMP)	Tuesday, 4 April 2023	Friday, 31 March 2023

Relevant Condition extract for ease of reference

#### **TRAFFIC AND ACCESS**

##### **Construction Traffic Management Plan**

**B1.** Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition 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 traffic management and contingency measures that are to be implemented for the site, particularly during the construction works for the Mamre Road/Access Road 1 intersection, to ensure access to the site and road safety and network efficiency is maintained, including interim traffic safety controls and management measures;
- d) detail heavy vehicle routes, access, and parking arrangements;
- e) include a Driver Code of Conduct to:
  - i. minimise the impacts of earthworks and construction on the local and regional road network;
  - ii. minimise conflicts with other road users;
  - iii. minimise road traffic noise; and
  - iv. ensure truck drivers use specified routes;
- f) include a program to monitor the effectiveness of these measures; and
- g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

**B2.** The Applicant must:

- a) not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary;
- and
- b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

Please don't hesitate to give me a call should you have any questions.

Regards

**Daniel Brook**  
Senior Development Manager  
Investments

**M:** +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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BEST PLACES  
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AFR Boss

**RANKED #1  
GLOBALLY FOR  
GENDER EQUITY**  
in Equileap's 2022 Gender Equality Index

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia and pays our respect to their Elders.

---

**From:** Development Applications <[Developments.CJP@transport.nsw.gov.au](mailto:Developments.CJP@transport.nsw.gov.au)>

**Sent:** Thursday, 13 April 2023 8:10 AM

**To:** Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>

**Cc:** Development Applications <[Developments.CJP@transport.nsw.gov.au](mailto:Developments.CJP@transport.nsw.gov.au)>; Benjamin Borger <[Benjamin.BORGER@transport.nsw.gov.au](mailto:Benjamin.BORGER@transport.nsw.gov.au)>; Adnan Islam <[Adnan.Islam@transport.nsw.gov.au](mailto:Adnan.Islam@transport.nsw.gov.au)>; Benjamin Conlon <[benjamin.conlon@mirvac.com](mailto:benjamin.conlon@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>; Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>

**Subject:** RE: SSD-46516461 - Post Approval - Consultation with TfNSW - CTMP

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Transport for NSW (TfNSW), Greater Sydney Division has reviewed the CTMP and endorse the proposed temporary construction arrangements, subject to the following conditions:

- A prerequisite for approval of this CTMP, the proponent is to implement the temporary Left in Left Out (LILO) arrangement, prior to the commencement of construction activities involved with Warehouse 1, as approved by the deed.
- Proponent is to obtain separate approval of the Traffic Signal Plan by TfNSW Greater Sydney Customer Journey Planning, Network Operations.
- Any Traffic Guidance Schemes (TGS) prepared are to comply with AS1742.3 and Transport for NSW's "Traffic Control at Worksites" manual and be signed by a person with TfNSW certification to prepare a TGS.
- Proponent must apply and obtain approval from the Transport Management Centre for a Road Occupancy Licence (ROL) for any required lane closures and/or Speed Zone Authorisations as part of the ROL that may impact the state road network or is within 100m of traffic signals.
- Access to be maintained for residents, businesses and emergency vehicles at all times.
- No marshalling or queuing of construction vehicles is to occur on public roads. Arriving vehicles that are not able to use parking bay/work zone must continue to a holding point until space becomes available.
- When heavy vehicles are entering or leaving the site a traffic controller is to be provided to manage any conflicts between pedestrians and heavy vehicles.
- Transport for New South Wales reserve the right to alter the CTMP Conditions at any time to maintain safe and efficient traffic and pedestrian movements in this area.
- Any approved Works Zone should only be used for work activities. No infrastructure, including bins, tanks or traffic control equipment should be left on the road when the works zone is not in use by a vehicle. All non-vehicular items must be contained within the work area and not on the carriageway. When a work zone is not in use, the area/lane must be opened up to allow for normal trafficable conditions
- Should TfNSW Network and Asset Management, Network Operations, CJP Operations, Network and Safety or other TfNSW business area determine that that more information is to be provided for review and acceptance, including other TCS locations, this information must be submitted prior to the CTMP being implemented, or otherwise agreed upon.
- Any traffic control devices, including signage and line marking, should be installed by the proponent and must conform with Australian Standards 1742

Endorsement of the CTMP is not an approval to the type of traffic management or delineation devices used, nor is it an approval to any traffic guidance schemes depicted within the CTMP. It is assumed that the proponent has used type approved devices and has developed its traffic guidance schemes in accordance with the relevant Australian Standards and Guidelines.

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

Please ensure this CTMP is shared and adhered to by all contractors. If the CTMP changes, please forward a copy to [Developments.CJP@transport.nsw.gov.au](mailto:Developments.CJP@transport.nsw.gov.au) or further review and endorsement.

Operational Change | Customer Journey Planning | Greater Sydney  
25 Garden Street Eveleigh NSW 2015  
Transport for NSW



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# Appendix B. Traffic Guidance Scheme



# LEGEND

	WORK AREA
	TEMPORARY SIGN
	FENCING (1.8M) (SHADE CLOTH COVERING)
	ACCESS GATE
	TRAFFIC CONTROLLER

- ALL PUBLIC ROADS WILL HAVE A SPEED LIMIT OF 50KM/H UNLESS IDENTIFIED OTHERWISE
- NOT ALL DIMENSIONS SHOWN ARE TO SCALE
- LOCATION OF SIGNS ARE TO BE CONFIRMED ON-SITE TO ENSURE APPROPRIATE VISIBILITY
- ALL SIGNS ARE TO BE MINIMUM SIZE A
- ALL SIGNS ARE TO BE CLASS 1 RETROREFLECTIVE
- ALL TRAFFIC CONTROL PLANS ARE TO BE IMPLEMENTED IN ACCORDANCE WITH TfNSW'S TRAFFIC CONTROL AT WORK SITES TECHNICAL MANUAL ISSUE 6 (RELEASED 2020) AND AUSTRALIAN STANDARDS AS 1742-3:2019 MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, PART 3. TRAFFIC CONTROL DEVICES FOR WORKS ON ROADS
- THIS TRAFFIC CONTROL PLAN MUST BE SET UP BY A PERSON HOLDING AN 'IMPLEMENT TRAFFIC MANAGEMENT PLAN' TICKET AND TfNSW'S TRAFFIC CONTROL AT WORK SITES CHECKLIST SHALL BE COMPLETED PRIOR TO IMPLEMENTATION
- THE ACCREDITED PERSONNEL SHALL IMPLEMENT THE APPROVED TOP BEFORE ANY PHYSICAL WORK COMMENCES AND ENSURE A COPY OF THE TOP IS KEPT ON-SITE. THE ACCREDITED PERSONNEL SHALL ALSO DRIVE THROUGH THE SITE BEFORE WORKS BEGIN TO ENSURE THAT THE TOP HAS BEEN IMPLEMENTED CORRECTLY AND THAT THE IT WILL WARN, INSTRUCT AND GUIDE ROAD USERS AS DESIGNED. ANY VARIATIONS TO THE PLAN MUST BE MARKED ON THE PLAN AND INITIALED BY THE ACCREDITED PERSONNEL
- IT IS THE RESPONSIBILITY OF THE AN ACCREDITED PERSONNEL WITH A 'PREPARE A WORK ZONE TRAFFIC MANAGEMENT PLAN' TO ENSURE THE FOLLOWING:
  - \* THE INTEGRITY OF ALL TRAFFIC CONTROL MEASURE THROUGH TO THE FINAL REMOVAL. THIS INCLUDES DAILY CHECKS OF ALL SIGNS AND DEVICES. THE CORRESPONDING RECORDS OF CHECKS SHALL BE KEPT ON FILE FOR AUDITING PURPOSES.
  - \* VEHICULAR ACCESS AND SERVING REQUIREMENTS ARE TO BE MAINTAINED AT ALL TIMES TO ADJACENT PROPERTIES AFFECTED BY TRAFFIC CONTROL MEASURES
  - \* AT ALL TIMES AN UP-TO-DATE COPY OF "TRAFFIC CONTROL AT WORK SITES" SHALL BE AVAILABLE FOR REFERENCE AND IMPLEMENTATION AS REQUIRED ON-SITE
- ALL WORKERS WILL BE CONFINED TO THE DEDICATED WORKS AREA SHOWN ON THE PLAN
- IF THE WORKSITE IS LEFT UNATTENDED IT IS THE CONTRACTORS DUTY TO ENSURE THAT THE APPROPRIATE MEASURES ARE TAKEN TO PROVIDE A SAFE ENVIRONMENT FOR VEHICLES AND PEDESTRIANS TO RELEVANT AUSTRALIAN STANDARDS
- TRAFFIC CONTROLLER (T1-34) AND PREPARE TO STOP (T1-18) SIGNS ARE TO BE COVERED OR REMOVED WHEN TRAFFIC CONTROLLER'S ARE NOT ON SITE.
- ALL SIGNAGE IS TO BE CLEAN, CLEARLY VISIBLE AND NOT OBSCURED
- ALL WORKERS MUST ADHERE TO THE APPLICABLE SAFE WORK DISTANCE AS DESCRIBED IN AS1742.3:2019
- ALL DISTANCES BETWEEN SIGNS ARE TO BE IN ACCORDANCE WITH SECTION 2.5.2 OF AS1742.3:2019.

HOWEVER, MODIFICATIONS CAN BE MADE TO SUIT SITE CONDITIONS

- IF REQUIRED, A TGS MUST BE SELECTED, DEVELOPED AND IMPLEMENTED BY A SUITABILITY QUALIFIED PERSON (PWZMP AND T/CP QUALIFICATIONS)

### TEMPORARY DRIVEWAY

CONCURREN  
WALL CON

EXISTING SURFACE  
LEVEL.

**NOTE**  
ESC DESIGN IS INDICATIVE ONLY. FIN  
PROVIDED AND CERTIFIED BY CONT

AL GRADIENT  
0.3% MINIMUM.

TYPICAL CATCH DRAIN DETAIL

SCALE 1:20

AMENDMENTS						
01	21.12.22	DRAFT			SB	MK
REV	DATE	DESCRIPTION			DRW	CHK
						APP

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Aerial image acquired from Nearmap, dated 29.11.22.

Mamre Road has a posted speed limit of 80km/h.

Swept path assessments completed at 10 km/h and 300mm clearance.

DESIGNED Meg Kong	PAPER SIZE A3	<b>CLIENT</b> QANSTRUCT  <b>PROJECT</b> 2190  WAREHOUSE 9, LOTS 54-58 MAMRE RD, KEMPS CREEK
CHECKED BY M. KONG	DATE 21.12.2022	
APPROVED BY M. KONG	SCALE 1:500	

## TRAFFIC GUIDANCE SCHEME

ALL CONSTRUCTION TRAFFIC

DRAWING STATUS	FILE NAME	SHEET
DRAFT	AG2190-02-V03.dwg	AG01



# Appendix C. Risk Assessment

## Proposed Warehouse Development – Warehouse 1, Aspect Industrial Estate

### Risk Assessment and Communication Tool

Project Number	2190r01		
Project Name	Construction of warehouse and ancillary office		
Site Location	Warehouse 9, Lot 54 – 58 Mamre Rd, Kemps Creek		
Date of Assessment	27 February 2023		
Revision	Issue I		
Name	Company	Title	
<b>Document Control</b>			
Date Issued	Revision	Issued By	Checked By
27/02/2023	Draft	M. Kong	

Risk Matrix		Consequence				
		Minor	Major	Severe	Critical	Catastrophic
		A	B	C	D	E
Very Unlikely	1	Low	Low	Medium	Medium	Medium
Unlikely	2	Low	Low	Medium	Medium	High
Possible	3	Low	Medium	High	High	High
Likely	4	Medium	Medium	High	High	Extreme
Almost Certain	5	Medium	High	High	Extreme	Extreme

Description	
A - Minor	Could result in injury or illness not resulting in a lost work day or minimal environmental damage not required to be notified under jurisdiction requirements.
B - Major	Could result in injury or illness resulting in one or more lost work day(s) or environmental damage can be mitigated and is not required to be notified under jurisdiction
C - Severe	requirements where restoration activities can be accomplished.
D - Critical	Could result in permanent partial disability, injuries or illness that may result in
E - Catastrophic	hospitalisation of persons or environmental damage can be mitigated and is required to be notified under jurisdiction requirements.

Likelihood Descriptor	Design Likelihood
1 - Very unlikely	Industry experience suggests design failure is very unlikely. It can be assumed failure
2 - Unlikely	Industry experience suggests design failure is unlikely to occur in the life of design.
3 - Possible	Industry experience suggests design failure is possible some time during the life of the
4 - Likely	Industry experience suggests design failure is likely to occur during the life of the product.
5 - Almost certain	Industry experience suggests design failure is almost certain to occur during the life of the

## Risk Assessment and Communication Tool

### Example

ID. Ref	Risk and/ or Hazard	Risk Description	Location	Existing Control	Initial Risk Rating			Design Response to risk and /or hazard	Status of Risk	Assignment of risk or hazard	Residual risk rating		
					C	L	RR				C	L	RR
1	Unauthorized Access to the Site	Site prevents unauthorised access	Entire Site	Nil	C	3	High	Exclusion barriers will be provided as part of the main works. The design provides a defined separation between construction and work areas.	Design Solution	Qanstruct	B	2	Low
2	Interaction between pedestrians and vehicles	Vehicles and pedestrians to be separates as best possible	Entire Site & Access Roads	Nil	D	3	High	Dedicated footpath, pedestrian crossings and additional signage shall be provided to separate vehicles and pedestrians as best possible.	Design Solution	Qanstruct	B	2	Low
3	Potential vehicle conflict points	Vehicles can crash with each other while manoeuvring through the site	Entire Site & Access Roads	Nil	B	3	Medium	Roadways are capable of two-way flow. Nonetheless, Traffic Controllers shall limit movements within disrupted areas to limit any safety issues. Low speeds throughout the site also reduce potential for crashes	Design Solution	Qanstruct	B	1	Low

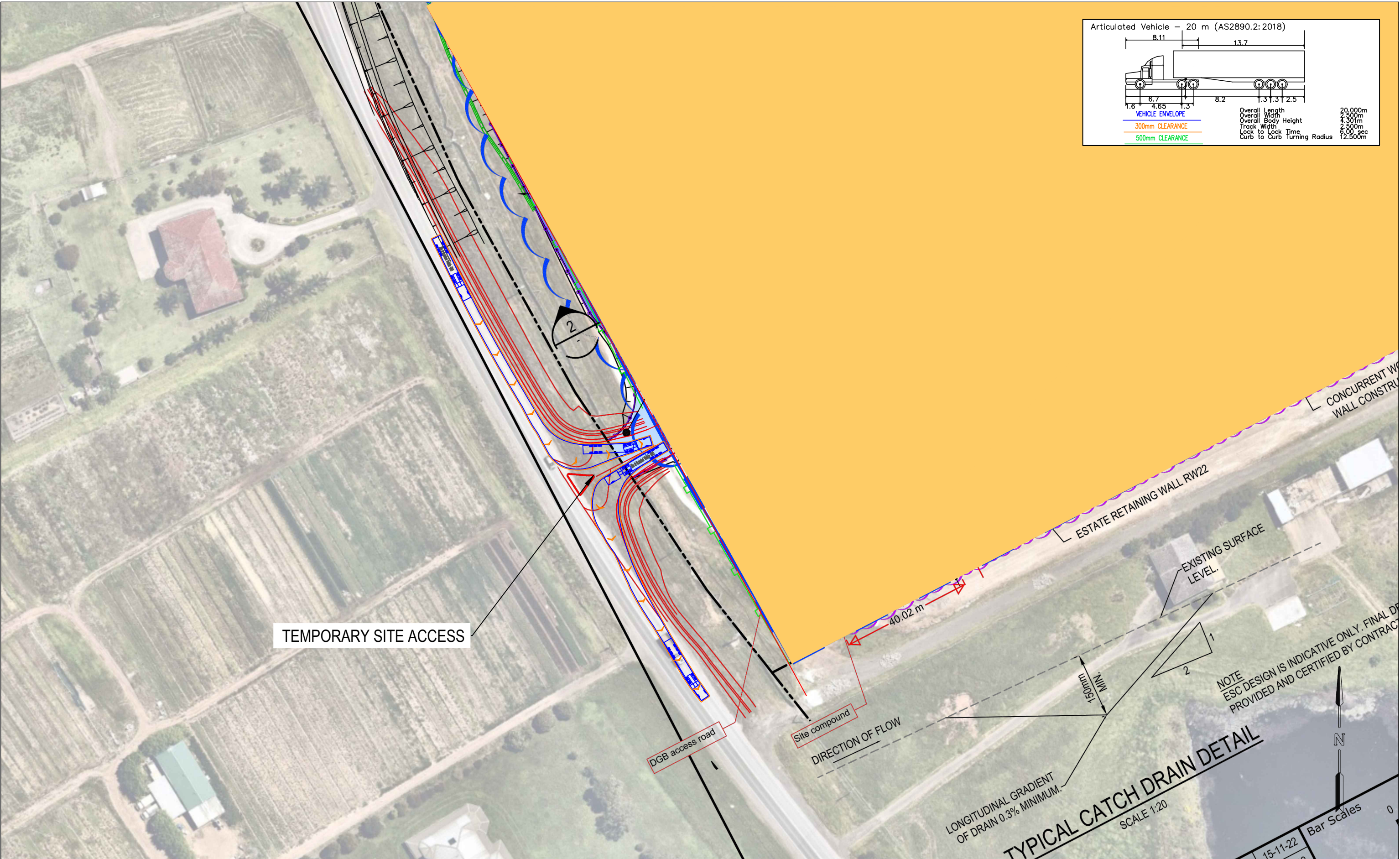
4	Fatigue	Injury caused by fatigue	Entire Site	Nil	C	3	High	Toolbox meetings and regular breaks (in line with WHS practices) to minimise fatigue	Design Solution	Qanstruct	B	1	Low
5	Fall risks	Injury due to falls (in general)	Entire Site	Nil	E	3	High	Ensuring level changes across the site to be minimised as best possible, with additional black & yellow hazard tape/markings being installed where appropriate. Installation of handrails where level changes / ramps grades are significant.	Design Solution	Qanstruct	C	2	Medium
6	Misdirected access into neighbouring site	Vehicle in unsafe locations	Entire Site	Nil	C	3	High	Ensuring appropriate directional signage has been provided to ensure vehicles do not access the wrong construction site, which could create potential safety breaches and hazards for all parties	Design Solution	Qanstruct	B	2	Low
7	Conflicting Traffic Management	Coordinating Traffic Controllers could create misleading and wrong advice	Entire Site	Nil	C	3	High	Toolbox meetings, regular liaison with all construction teams and review of signage plans on site in order to minimise contradicting signage.	Design Solution	Qanstruct	C	2	Medium




# Appendix D. Swept Path Assessments



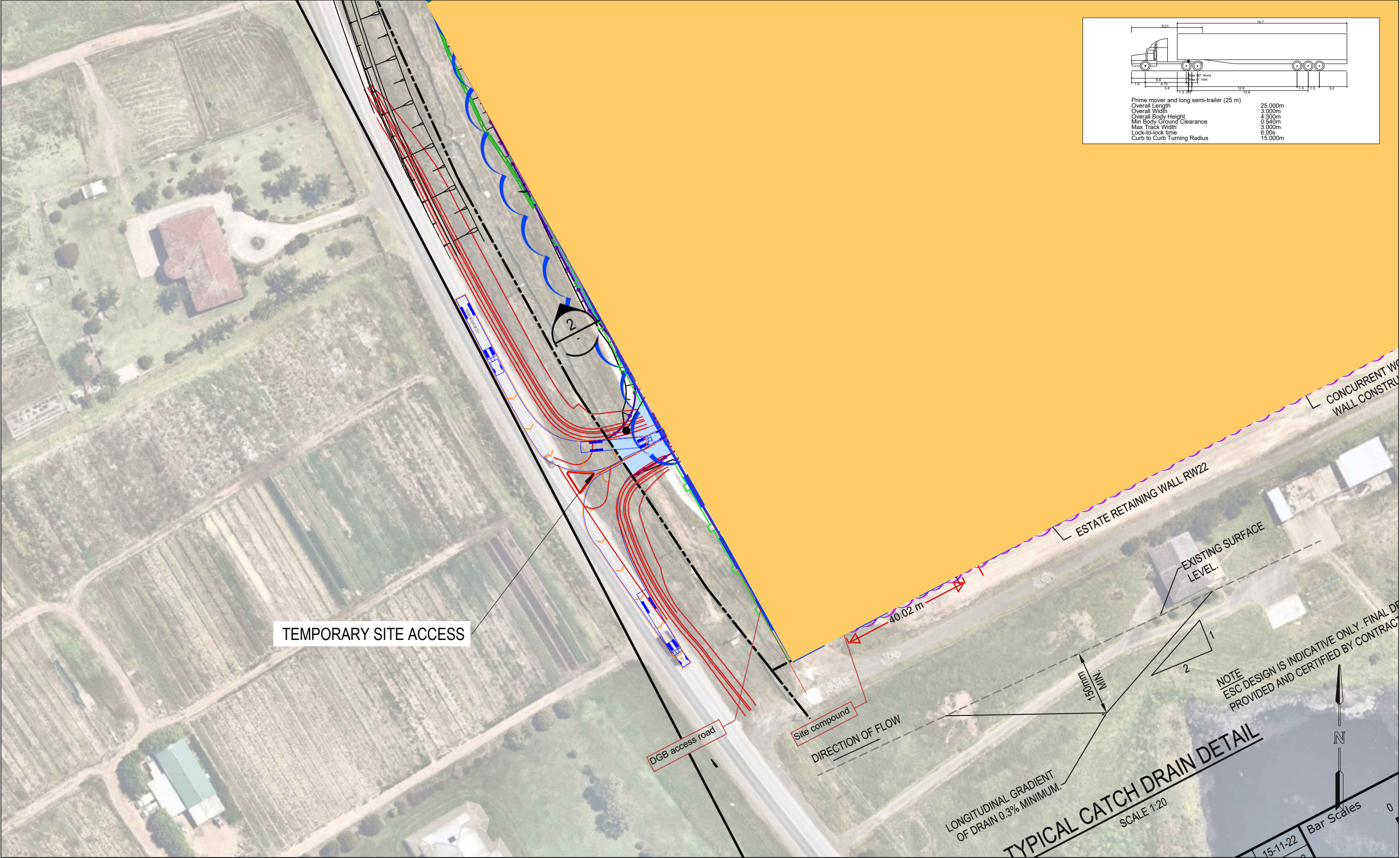
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	<div>APPROVED BY</div> <div>M. KONG</div>	<div>DATE</div> <div>21.12.2022</div>	<div>PROJECT</div> <div>2190</div>	<div>SWEPT PATH ASSESSMENT</div>		
	<div>SCALE</div> <div>1:1000</div>	<div><div>0</div><div>10</div><div>20</div></div>	<div>WAREHOUSE 9, LOTS 54-58 MAMRE RD, KEMPS CREEK</div>		<div>FILE NAME</div> <div>AG2190-01-V02.dwg</div>	



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Mamre Road has a posted speed limit of 80km/h.  
Swept path assessments completed at 10 km/h and 300mm clearance.  
Design vehicle: 25.0m Articulated Vehicle      Check Vehicle: 25.0m Articulated Vehicle

DESIGNED Meg Kong, B	PAPER SIZE A3	CLIENT QANSTRUCT
APPROVED BY M. KONG	DATE 21.12.2022	PROJECT 2190
SCALE 1:1000	0 10 20	WAREHOUSE 9, LOTS 54-58 MAMRE RD, KEMPS CREEK

DOCUMENT INFORMATION	
MAMRE ROAD ACCESS	
SWEPT PATH ASSESSMENT	
FILE NAME AG2190-01-V03.dwg	SHEET AG01

**asongroup**

Suite 17.02, Level 17, 1 Castlereagh St  
Sydney NSW 2000  
info@asongroup.com.au



## Appendix E. SIDRA Modelling Results

# Baseline (Existing Construction)

# MOVEMENT SUMMARY

▼ Site: 101 [Scenario 1: 2022 Basline - Existing (Mamre Rd / Temp Site Access)\_AM Peak (Site Folder: Baseline)]

Site: Mamre Road / Site Access  
Scenario: AM Peak Existing  
Site Category: (None)  
Give-Way (Two-Way)

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[ Total veh/h	HV ] veh/h	[ Total veh/h	HV ] %				[ Veh. veh	Dist ] m				
South: Mamre Road														
2	T1	778	124	819	15.9	0.463	0.2	LOS A	0.0	0.0	0.00	0.00	0.00	59.6
Approach		778	124	819	15.9	0.463	0.2	NA	0.0	0.0	0.00	0.00	0.00	59.6
East: Construction Access														
4	L2	1	0	1	0.0	0.002	11.1	LOS A	0.0	0.0	0.69	0.69	0.69	49.6
Approach		1	0	1	0.0	0.002	11.1	LOS A	0.0	0.0	0.69	0.69	0.69	49.6
North: Mamre Road														
7	L2	1	0	1	0.0	0.001	5.5	LOS A	0.0	0.0	0.00	0.58	0.00	53.6
8	T1	817	153	860	18.7	0.495	0.2	LOS A	0.0	0.0	0.00	0.00	0.00	59.6
Approach		818	153	861	18.7	0.495	0.2	NA	0.0	0.0	0.00	0.00	0.00	59.6
All Vehicles		1597	277	1681	17.3	0.495	0.2	NA	0.0	0.0	0.00	0.00	0.00	59.6

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
Vehicle movement LOS values are based on average delay per movement.  
Minor Road Approach LOS values are based on average delay for all vehicle movements.  
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.  
Delay Model: SIDRA Standard (Geometric Delay is included).  
Queue Model: SIDRA Standard.  
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).  
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

# MOVEMENT SUMMARY

▼ Site: 101 [Scenario 1: 2022 Basline - Existing (Mamre Rd / Temp Site Access)\_PM Peak (Site Folder: Baseline)]

Site: Mamre Road / Site Access  
Scenario: AM Peak Existing  
Site Category: (None)  
Give-Way (Two-Way)

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[ Total veh/h	HV ] veh/h	[ Total veh/h	HV ] %				[ Veh. veh	Dist ] m				
South: Mamre Road														
2	T1	777	100	818	12.9	0.455	0.2	LOS A	0.0	0.0	0.00	0.00	0.00	59.6
Approach		777	100	818	12.9	0.455	0.2	NA	0.0	0.0	0.00	0.00	0.00	59.6
East: Construction Access														
4	L2	1	0	1	0.0	0.003	12.6	LOS A	0.0	0.1	0.75	0.73	0.75	48.6
Approach		1	0	1	0.0	0.003	12.6	LOS A	0.0	0.1	0.75	0.73	0.75	48.6
North: Mamre Road														
7	L2	1	0	1	0.0	0.001	5.5	LOS A	0.0	0.0	0.00	0.58	0.00	53.6
8	T1	925	112	974	12.1	0.539	0.3	LOS A	0.0	0.0	0.00	0.00	0.00	59.5
Approach		926	112	975	12.1	0.539	0.3	NA	0.0	0.0	0.00	0.00	0.00	59.5
All Vehicles		1704	212	1794	12.4	0.539	0.2	NA	0.0	0.1	0.00	0.00	0.00	59.5

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
Vehicle movement LOS values are based on average delay per movement.  
Minor Road Approach LOS values are based on average delay for all vehicle movements.  
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.  
Delay Model: SIDRA Standard (Geometric Delay is included).  
Queue Model: SIDRA Standard.  
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).  
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.



# Project Case (with WH9 Construction Traffic)

# MOVEMENT SUMMARY

▼ Site: 101 [Scenario 2: 2022 Project - Existing + Construction  
+ WH1 Operation (Mamre Rd / Temp Site Access)\_AM (Site  
Folder: Project Case)]

Site: Mamre Road / Site Access  
Scenario: AM Peak Existing  
Site Category: (None)  
Give-Way (Two-Way)

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[ Total veh/h	HV ] veh/h	[ Total veh/h	HV ] %				[ Veh. veh	Dist ] m				
South: Mamre Road														
2	T1	778	124	819	15.9	0.463	0.2	LOS A	0.0	0.0	0.00	0.00	0.00	59.6
Approach		778	124	819	15.9	0.463	0.2	NA	0.0	0.0	0.00	0.00	0.00	59.6
East: Construction Access														
4	L2	28	17	29	60.7	0.116	19.7	LOS B	0.4	4.0	0.82	0.92	0.82	43.0
Approach		28	17	29	60.7	0.116	19.7	LOS B	0.4	4.0	0.82	0.92	0.82	43.0
North: Mamre Road														
7	L2	149	31	157	20.8	0.097	5.8	LOS A	0.0	0.0	0.00	0.57	0.00	52.7
8	T1	817	153	860	18.7	0.495	0.2	LOS A	0.0	0.0	0.00	0.00	0.00	59.6
Approach		966	184	1017	19.0	0.495	1.1	NA	0.0	0.0	0.00	0.09	0.00	58.4
All Vehicles		1772	325	1865	18.3	0.495	1.0	NA	0.4	4.0	0.01	0.06	0.01	58.6

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
Vehicle movement LOS values are based on average delay per movement.  
Minor Road Approach LOS values are based on average delay for all vehicle movements.  
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.  
Delay Model: SIDRA Standard (Geometric Delay is included).  
Queue Model: SIDRA Standard.  
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).  
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

# MOVEMENT SUMMARY

▼ Site: 101 [Scenario 2: 2022 Project - Existing + Construction  
+ WH1 Operation (Mamre Rd / Temp Site Access)\_PM (Site  
Folder: Project Case)]

Site: Mamre Road / Site Access  
Scenario: AM Peak Existing  
Site Category: (None)  
Give-Way (Two-Way)

Vehicle Movement Performance														
Mov ID	Turn	INPUT VOLUMES		DEMAND FLOWS		Deg. Satn	Aver. Delay	Level of Service	95% BACK OF QUEUE		Prop. Que	Effective Stop Rate	Aver. No. Cycles	Aver. Speed
		[ Total veh/h	HV ] veh/h	[ Total veh/h	HV ] %				[ Veh. veh	Dist ] m				
South: Mamre Road														
2	T1	777	100	818	12.9	0.455	0.2	LOS A	0.0	0.0	0.00	0.00	0.00	59.6
Approach		777	100	818	12.9	0.455	0.2	NA	0.0	0.0	0.00	0.00	0.00	59.6
East: Construction Access														
4	L2	100	21	105	21.0	0.332	18.9	LOS B	1.2	10.2	0.85	0.98	1.02	44.4
Approach		100	21	105	21.0	0.332	18.9	LOS B	1.2	10.2	0.85	0.98	1.02	44.4
North: Mamre Road														
7	L2	28	16	29	57.1	0.022	6.2	LOS A	0.0	0.0	0.00	0.57	0.00	51.3
8	T1	925	112	974	12.1	0.539	0.3	LOS A	0.0	0.0	0.00	0.00	0.00	59.5
Approach		953	128	1003	13.4	0.539	0.4	NA	0.0	0.0	0.00	0.02	0.00	59.2
All Vehicles		1830	249	1926	13.6	0.539	1.3	NA	1.2	10.2	0.05	0.06	0.06	58.3

Site Level of Service (LOS) Method: Delay (RTA NSW). Site LOS Method is specified in the Parameter Settings dialog (Site tab).  
Vehicle movement LOS values are based on average delay per movement.  
Minor Road Approach LOS values are based on average delay for all vehicle movements.  
NA: Intersection LOS and Major Road Approach LOS values are Not Applicable for two-way sign control since the average delay is not a good LOS measure due to zero delays associated with major road movements.  
Delay Model: SIDRA Standard (Geometric Delay is included).  
Queue Model: SIDRA Standard.  
Gap-Acceptance Capacity: SIDRA Standard (Akçelik M3D).  
HV (%) values are calculated for All Movement Classes of All Heavy Vehicle Model Designation.

# Appendix F. Drive Code of Conduct

## Drivers Code of Conduct

Safe Driving Policy for Warehouse 9, Lot 54 – 58 Mamre Road, Kemps Creek.

### Objectives of the Drivers Code of conduct

- To minimise the impact of earthworks on the local and regional road network;
- To minimise conflict with other road users;
- To minimise road traffic noise; and
- To ensure truck drivers use specified heavy vehicles routes between the Site and the sub-regional road network.

### Code of Conduct

The code of conduct requires that while driving any vehicle for work-related purposes. Drivers are to be issued with a copy of the Drivers Code of Conduct, and must comply with all of the following:

- Demonstrate safe driving and road safety activities.
- Abide by traffic, road, and environmental legislations.
- Follow site signage and instructions.
- Drivers must only enter and exit the site via the approved entry and exit points and travel routes.

The below activities in any vehicles will be considered as a breach of conduct and will result in removal from site:

- Reckless or dangerous driving causing injury or death.
- Driving whilst disqualified or not correctly licensed.
- Drinking or being under the influence of drugs while driving
- Failing to stop after an incident.
- Loss of demerit points leading to suspension of licence.
- Any actions that warrant the suspension of a licence
- Exceeding the speed limit in place on any permanent or temporary roads

## Driver Responsibilities

All Drivers on site must:

- Be responsible and accountable for their actions when operating a company vehicle or driving for the purposes of work.
- Display the highest level of professional conduct when driving a vehicle at all times.
- Ensure they have a current driver licence for the class of vehicle they are driving, and this licence is to be carried at all times.
- Immediately notify their supervisor or manager if their drivers' licence has been suspended, cancelled, or has had limitations applied.
- Comply with all traffic and road legislation when driving.
- Assess hazards while driving.
- Undertake daily pre-start checks of mufflers, oil, tyre pressures, radiator, and battery levels of company vehicles they regularly used.
- Drive within the legal speed limits, including driving to the conditions.
- Not drive outside of the approved heavy vehicle routes. All drivers must obey weight, length and height restrictions imposed by the National Vehicle Regulator, and other Government agencies. Heavy Vehicles shall adhere to the selected routes.
- Do not queue on public roads unless a prior approval has been sought.
- Be aware that at no time may a tracked plant be permitted or required on a paved road.
- Never drive under the influence of alcohol or drugs, including prescription and over the counter medication if they cause drowsiness – to do so will merit disciplinary measures.
- All drivers to report to their supervisor if they have been prescribed medication prior to the start of work.
- Wear a safety seat belt at all times when in the vehicle.
- Avoid distraction when driving – the driver will adjust car stereos/mirrors etc. before setting off or pull over safely to do so.
- Report ALL near-misses, crashes, and scrapes to their manager,
- Report infringements to a manager at the earliest opportunity.
- Report vehicle defects to a manager prior to the next use of the vehicle.
- Follow speed limits as imposed within the estate.
- Keep loads covered at all times.
- Park in dedicated light vehicle or heavy vehicle parking spaces.
- Follow the approved site access/egress routes only.

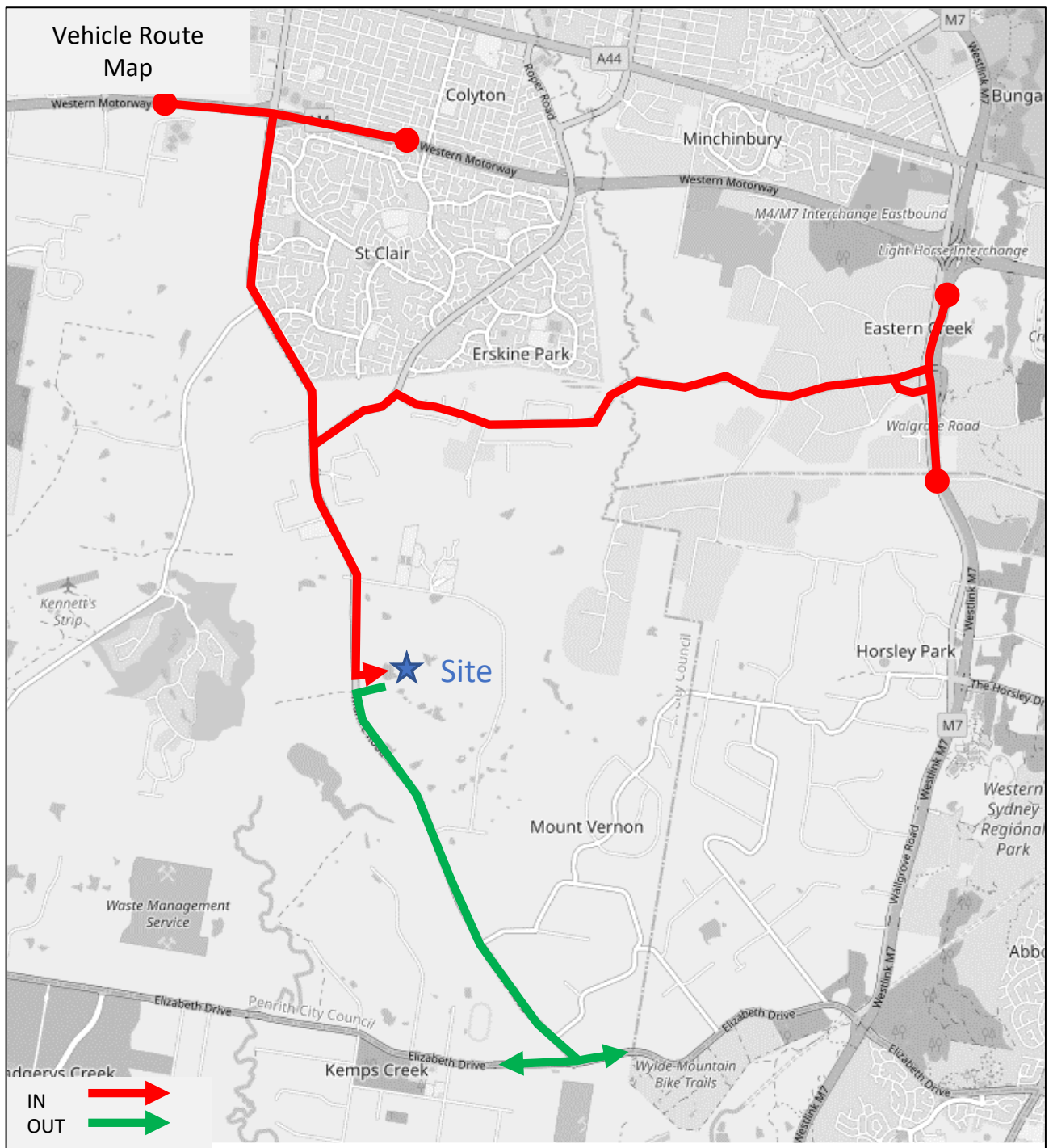


Figure A: Construction Vehicle Route Map - Pre-Completion of New Signalised Intersection at Mamre Road



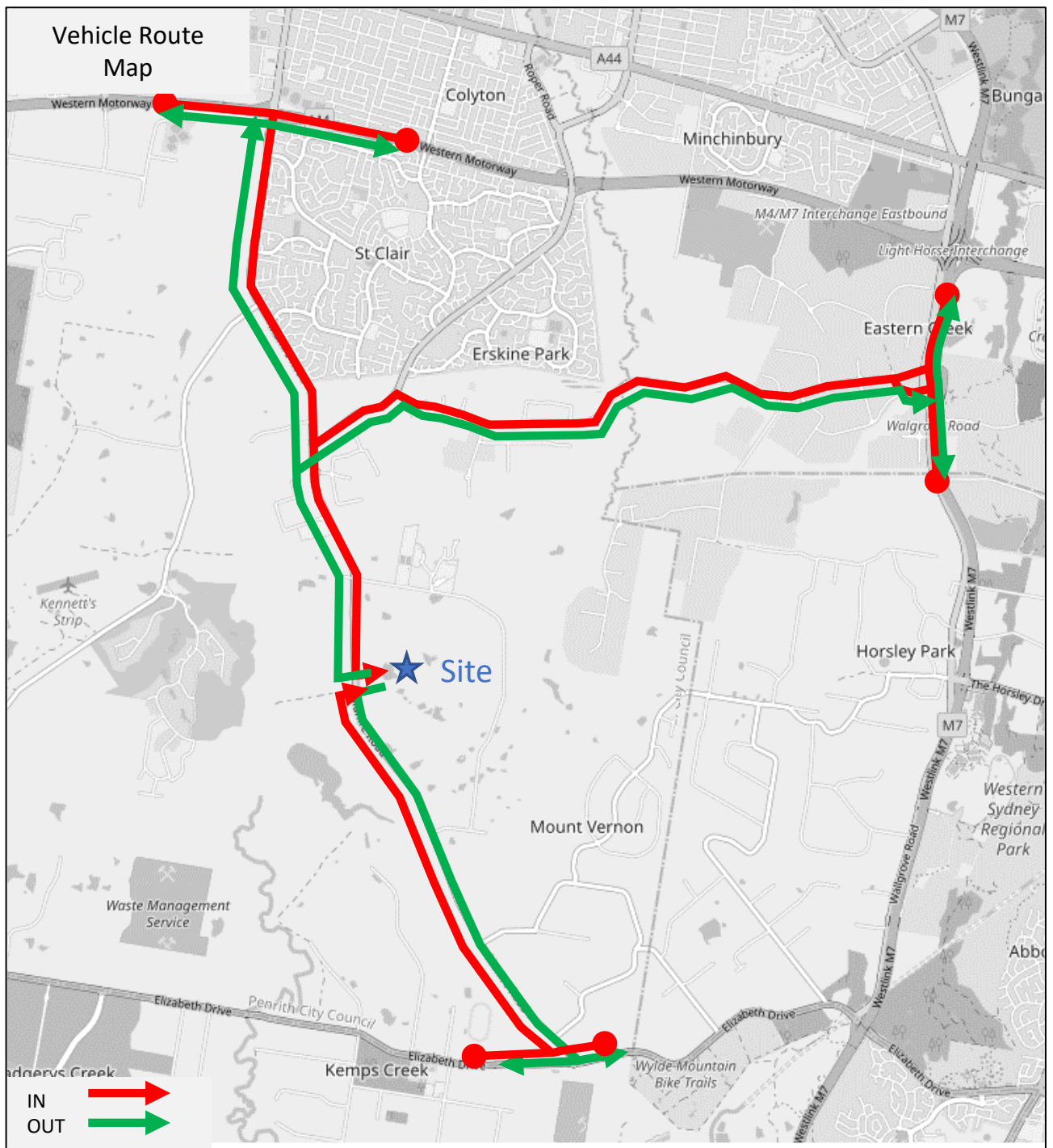


Figure B: Construction Vehicle Route Map - Post-Completion of New Signalised Intersection at Mamre Road

## Road Traffic Noise

Generating excessive noise is governed by legislation and is an offence. Heavy trucks generate a higher level of noise than light vehicles.

The amenity of surrounding road users/residents is to be maintained as far as practical during the construction process. Vehicles traveling to, from and within the site shall not create unreasonable or unnecessary noise or vibration to minimise interference to adjoining building operations.

No tracked vehicles will be permitted or required on any paved roads. All heavy vehicle operators are required to adhere to the following during the course of their duty:

- If possible, minimise road traffic noise by not using engine brakes near residences and built-up areas
- All vehicles must be fitted with audible reversing alarms. These are essential for the safety of all personnel. Reversing alarms are, however, the source of potential noise complaints from neighbouring residents, so all drivers should be aware of this and try to minimise reversing when possible
- Avoid loading and unloading of materials/deliveries outside of daytime hours
- Trucks should not idle near residential receivers
- Stationary sources of noise, such as generators, should be located away from sensitive receivers
- Project personnel, including relevant sub-contractors, to acquaint themselves with noise and vibration requirements and the location of sensitive receivers during inductions and toolbox talks
- Delivery vehicles should be fitted with straps rather than chains for unloading, wherever possible
- Truck drivers should avoid compression-braking and overrevving as far as practicable when accessing the site during the approved hours and avoid them entirely outside of the approved work hours
- Where night-time works are required, trucks should use broadband reversing alarms.

## The Site Team Responsibilities

Qanstruct is responsible to take all steps necessary to ensure company vehicles are as safe as possible and will not require staff to drive under conditions that are unsafe.

This will be achieved by undertaking the following:

- Ensuring all vehicles are well maintained and that the equipment enhances driver, operator, and passenger safety by way of:
  - Pre-commencement checks for all new plant arriving on-site and prior to undertaking any work.
  - Daily prestart inspections for all plant, vehicles, and equipment currently on-site.
  - All construction plant must be fitted with a flashing light, fire extinguisher and reverse alarms (or squawkers).
  - Ensure all operators onsite have a current verification of competency (VOC) for their current driver's licence of the appropriate class.
  - Ensure maintenance requirements are met and recorded.
- Identify driver training needs and arranging appropriate training or re-training. This may include providing the below:
  - Operator VOC assessment as part of all inductions.
  - Regular Toolbox discussions on safety features, managing fatigue, approved heavy routes, driver responsibility and drink-driving.
- Encouraging Safe Driving behaviour by:
  - Ensuring the subcontractor is informed if their staff become unlicensed.
  - Not covering or reimbursing staff speeding or other infringement notices
  - Ensuring Legal use of mobile phones in vehicles while driving only and that illegal use is not undertaken.
- Encouraging better fuel efficiency by:
  - Use of other transport modes or remote conferencing, whenever practical.
  - Providing training on, and circulating information about, travel planning and efficient driving habits.

## Crash or incident Procedure

- Stop your vehicle as close to it as possible to the scene, making sure you are not hindering traffic. Ensure your own safety first, then help any injured people and seek assistance immediately if required.
- Ensure the following information is noted:
  - Details of the other vehicles and registration numbers
  - Names and addresses of the other vehicle drivers.
  - Names and addresses of witnesses.
  - Insurers details
- Give the following information to the involved parties:
  - Name, address, and company details
- If the damaged vehicle is not occupied, provide a note with your contact details for the owner to contact the company.
- Ensure that the police are contacted should the following circumstances occur:
  - If there is a disagreement over the cause of the crash.
  - If there are injuries.
  - If you damage property other than your own.
- As soon as reasonably practical, report all details gathered to your manager.

## Environmental Procedures

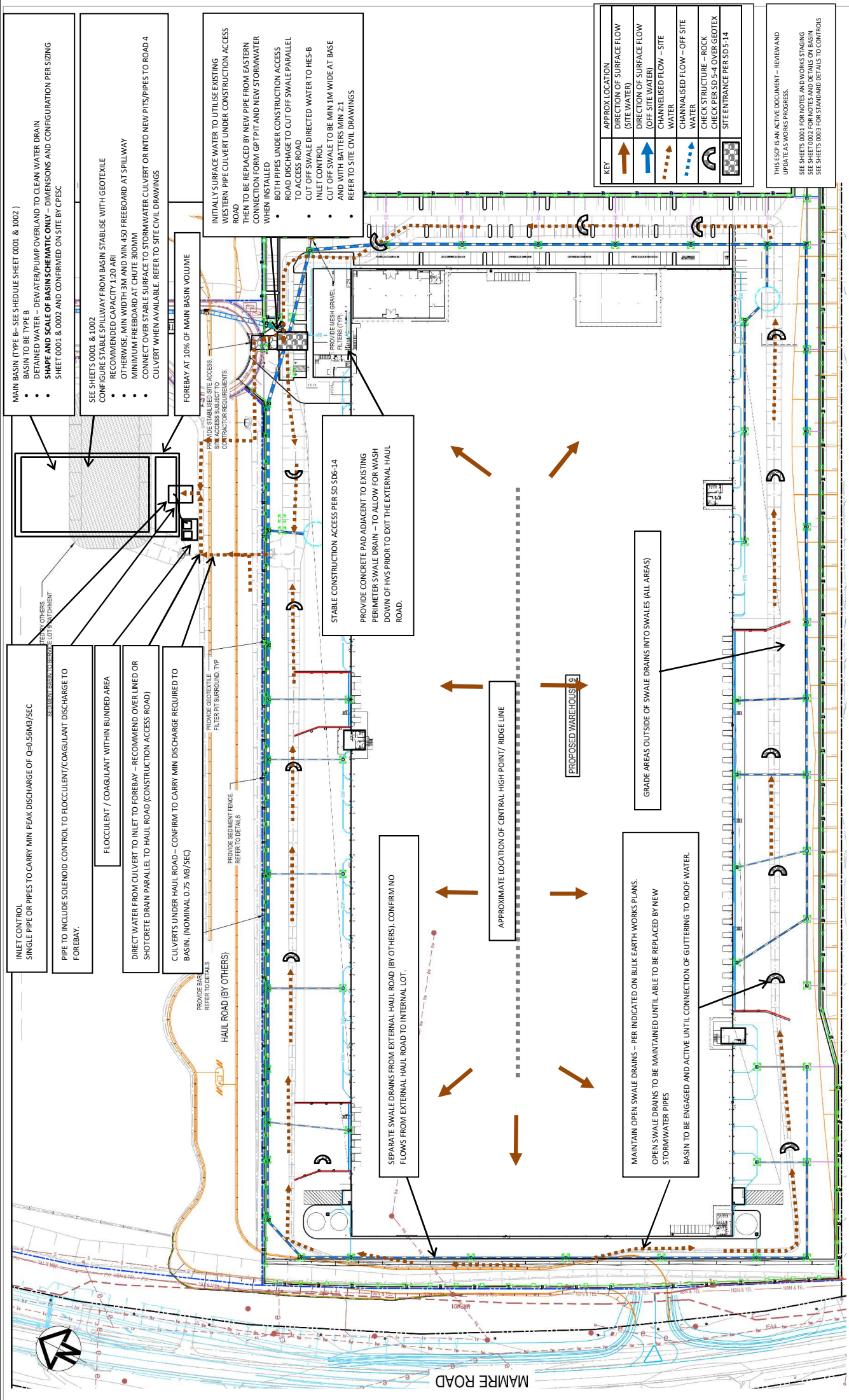
A range of measures shall be implemented to ensure the following;

- No dirt or debris from the construction vehicles is tracked on to the public road network.
- Reduce the impacts to sensitive receivers, including, where practicable, starting noisy equipment away from sensitive receivers and implementing respite periods.
- Watering of dusty activities will be undertaken, or activities temporarily halted and then resumed once weather conditions have improved.
- Containment measures for spillages will be provided at appropriate locations and in close proximity to staff car park areas, dangerous goods stores areas and main Project work areas.
- All vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria, and
- Keep an accurate record which includes the range of measures undertaken to reduce environmental impacts.

# APPENDIX F

Erosion and Sediment Control Plan





**MAIN BASIN (TYPE B- SEE SCHEDULE SHEET 0001 & 1002 )**

- BASIN TO BE TYPE B
- DETAINED WATER - DEWATER/PUMP OVERLAND TO CLEAN WATER DRAIN
- SHAPE AND SCALE OF BASIN SCHEMATIC ONLY - DIMENSIONS AND CONFIGURATION PER SIZING SHEET 0001 & 0002 AND CONFIRMED ON SITE BY CPESC**

SEE SHEETS 0001 & 1002

- CONFIGURE STABLE SPILLWAY FROM BASIN STABILISE WITH GEOTEXTILE
- RECOMMENDED CAPACITY 120 ARI
- OTHERWISE, MIN WIDTH 3M AND MIN 450 FREEBOARD AT SPILLWAY
- MINIMUM FREEBOARD AT CHUTE 300MM
- CONNECT OVER STABLE SURFACE TO STORMWATER CULVERT OR INTO NEW PITS/PIPES TO ROAD 4
- CULVERT WHEN AVAILABLE. REFER TO SITE CIVIL DRAWINGS

**FOREBAY AT 10% OF MAIN BASIN VOLUME**

PROVIDE STABILISED SITE ACCESS

PROVIDE CONCRETE PAD ADJACENT TO EXISTING PERIMETER SWALE DRAIN - TO ALLOW FOR WASH DOWN OF HVS PRIOR TO EXIT THE EXTERNAL HAUL ROAD.

STABLE CONSTRUCTION ACCESS PER SD S06-14

PROVIDE STABILISED SITE ACCESS

PROVIDE GEOTEXTILE FILTER PIT SURROUND TYP

PROVIDE SEGMENT FENCE REFER TO DETAILS

HAUL ROAD (BY OTHERS)

SEPARATE SWALE DRAINS FROM EXTERNAL HAUL ROAD (BY OTHERS). CONFIRM NO FLOWS FROM EXTERNAL HAUL ROAD TO INTERNAL LOT.

INLET CONTROL

SINGLE PIPE OR PIPES TO CARRY MIN PEAK DISCHARGE OF Q=0.56M3/SEC

PIPE TO INCLUDE SOLENOID CONTROL TO FLOCCULENT/COAGULANT DISCHARGE TO FOREBAY.

FLOCCULENT / COAGULANT WITHIN BUNDED AREA

DIRECT WATER FROM CULVERT TO INLET TO FOREBAY - RECOMMEND OVER LINED OR SHOTCRETE DRAIN PARALLEL TO HAUL ROAD (CONSTRUCTION ACCESS ROAD)

CULVERTS UNDER HAUL ROAD - CONFIRM TO CARRY MIN DISCHARGE REQUIRED TO BASIN (NOMINAL 0.75 MB/SEC)

PROVIDE GEOTEXTILE FILTER PIT SURROUND TYP

PROVIDE SEGMENT FENCE REFER TO DETAILS

HAUL ROAD (BY OTHERS)

SEPARATE SWALE DRAINS FROM EXTERNAL HAUL ROAD (BY OTHERS). CONFIRM NO FLOWS FROM EXTERNAL HAUL ROAD TO INTERNAL LOT.

STABLE CONSTRUCTION ACCESS PER SD S06-14

PROVIDE CONCRETE PAD ADJACENT TO EXISTING PERIMETER SWALE DRAIN - TO ALLOW FOR WASH DOWN OF HVS PRIOR TO EXIT THE EXTERNAL HAUL ROAD.

PROVIDE STABILISED SITE ACCESS

PROVIDE GEOTEXTILE FILTER PIT SURROUND TYP

PROVIDE SEGMENT FENCE REFER TO DETAILS

HAUL ROAD (BY OTHERS)

SEPARATE SWALE DRAINS FROM EXTERNAL HAUL ROAD (BY OTHERS). CONFIRM NO FLOWS FROM EXTERNAL HAUL ROAD TO INTERNAL LOT.

INITIALLY SURFACE WATER TO UTILISE EXISTING WESTERN PIPE CULVERT UNDER CONSTRUCTION ACCESS ROAD THEN TO BE REPLACED BY NEW PIPE FROM EASTERN CONNECTION FORM GPT PIT AND NEW STORMWATER WHEN INSTALLED

BOTH PIPES UNDER CONSTRUCTION ACCESS ROAD DISCHARGE TO CUT OFF SWALE PARALLEL TO ACCESS ROAD

CUT OFF SWALE DIRECTED WATER TO HES-B INLET CONTROL

CUT OFF SWALE TO BE MIN 1M WIDE AT BASE AND WITH BATTERS MIN 2:1

REFER TO SITE CIVIL DRAWINGS

**KEY**


APPROX LOCATION	DIRECTION OF SURFACE FLOW (SITE WATER)	DIRECTION OF SURFACE FLOW (OFF SITE WATER)	CHANNELISED FLOW - SITE WATER	CHANNELISED FLOW - OFF SITE WATER	CHECK STRUCTURE - ROCK	CHECK PER SD 5-4 OVER GEOTEX	SITE ENTRANCE PER SD 5-14
	↑	↑	↑	↑	↑	↑	↑

THIS ESCP IS AN ACTIVE DOCUMENT - REVIEW AND UPDATE AS WORKS PROGRESS.

SEE SHEETS 0001 FOR NOTES AND WORKS STAGING

SEE SHEET 0002 FOR NOTES AND DETAILS ON BASIN

SEE SHEETS 0003 FOR STANDARD DETAILS TO CONTROLS

	ErSed Environmental Pty Ltd PO Box 1124 Leichhardt 2040 M. 0424 203 046 E:info@ersed.com.au	PLAN PREPARED BY  C VINCENT (CPESC # 2385)	SHEETS IN THIS PLAN SET		CLIENT	QANSTRUCT	PROGRESSIVE EROSION AND SEDIMENT CONTROL PLAN			
			1. GENERAL ARRANGMENT (SHEET 1001)		DRAWN	CV	ASPECT INDUSTRIAL ESTATE – MAMPRE ROAD KEMPS CREEK GENERAL ARRANGMENT			
			2. NOTES AND DETAILS TO ESC (SHEET 0001)		CREATED	APRIL 2023				
			3. NOTES AND DETAILS TO TYPE B BASINS (SHEET 0002)							
			4. STANDARD DETAILS TO ESC (SHEET 0003)		APPENDIX TO ESCP – AIE GA WITH COMMENTS (SHEET 0004)					
CLIENT BASE PLAN: 22-1046-C8970			SHEET	ERSED REF	PLAN	PREFIX	SHEET NUMBER	AMDT	DATE	
			-	23001	ESC	EW	1001	4	25/07/23	

CONSTRUCTION STAGING FOR EROSION AND SEDIMENT CONTROL

THE FOLLOWING STAGING IS PREPARED TO ADDRESS THE REQUIREMENTS OF CONDITION OF CONSENT B13(C) WHICH REQUIRES THAT THE ESCP DEMONSTRATE THE CONSTRUCTION APPROACH AND TIMING TO ENSURE THE CONSTRUCTION PHASE STORMWATER QUALITY TARGETS CAN BE MET.

1. SEDIMENT BASIN AND PRIMARY CONTROLS TO BE INSTALLED AND OPERATIONAL PRIOR TO COMMENCEMENT OF EARTHWORKS – CERTIFICATION TO BE PROVIDED BY CPESC
2. SITE ENTRANCE AND OTHER PRIMARY ACCESS CONTROLS TO BE IN PLACE PRIOR TO SITE ENTRY/EXIT BY HV
3. EXISTING SURFACE WATER CONTROLS – BY OTHERS – TO BE INSPECTED AND CONFIRMED IN ACCORDANCE WITH THE ESCP AT COMMENCEMENT BY PM/PEP SUPERINTENDENT AND CONFIRMED WITH THE ESCP
4. FOLLOWING REGULAR INSPECTIONS AND WORKS CONFIRMATION WITH PROJECT TEAM – THIS ESCP MAY BE REVISED / UPDATED
5. THE MAIN BASIN (TYPE B) TO BE MAINTAINED UNTIL ROOF WATER IS PLUMBED TO STORMWATER AT MINIMUM
6. MAIN DRAINAGE SWALES TO BE MAINTAINED UNTIL REPLACED BY STORMWATER – STORMWATER MUST STILL REPORT TO BASIN UNTIL RETIRED BY CPESC

GENERAL NOTES TO SOIL AND WATER MANAGEMENT

LIMITED DISTURBANCE

1. NIL ACCESS OUTSIDE LIMIT OF APPROVED WORKS/DEFINED PROJECT BOUNDARIES.
2. MINIMISE DISTURBANCE OF EXISTING PAVEMENTS AND OTHERWISE STABLE (E.G. SEALED) AREAS.

SEPARATION OF WATERS

1. MAINTAIN SURFACE WATER CONTROLS INSTALLED AT COMMENCEMENT OF PROJECT UNTIL REPLACED BY OTHER AUTHORISED CONTROLS
2. NO SURFACE WATER FROM EXTERNAL CATCHMENTS, ADJACENT CONSTRUCTION LOTS OR CONSTRUCTION ACCESS ROAD TO ENTER SITE SURFACE WATER SYSTEM
3. DIRECT SITE WATERS TO SITE SEDIMENT CONTROLS – DO NOT REMOVE ANY SURFACE WATER DRAINAGE MEASURES UNTIL REPLACED BY CONTROLS DETAILED IN REVISED ESCPS

EROSION CONTROL

1. NIL DISTURBANCE OUTSIDE DEFINED LIMIT OF WORKS AREA.
2. KEEP EXPOSED FILL SURFACES SMOOTH AND COMPACTED AT SHUT DOWN TO REDUCE GENERATION OF DUST AND SEDIMENT RUNOFF.
3. KEEP STOCKPILES CONSOLIDATED AND WITHIN DEFINED STOCKPILE AREAS
4. KEEP STOCKPILES SMOOTH AND SEALED. STABILISE WITH POLYMER STOCKPILES NOT ACTIVE FOR >30 DAYS
5. STABILISE DISTURBED SURFACES WITH POLYMER APPLICATION – AREAS NOT ACTIVE FOR >20 DAYS
6. ALLOCATE AREAS WHICH MAY NOT BE DISTURBED – ROLL AND STABILISE WITH POLYMER TO REDUCE GENERATION OF DUST. THESE AREAS MAY BE USED FOR MATERIAL LAY DOWN AND STORAGE.
7. MAIN CHECK DAMS WITHIN SURFACE WATER SWALES
8. FOR SHUT DOWN IN ADVANCE OF LARGER EVENTS – SHAPE AND ROLL ACCESS WAYS – SHAPE AND DRAIN AWAY FROM MAIN ACCESS ROUTES TO LIMIT SATURATION.

SEDIMENT CONTROL

1. SHAPE ALL WORKS AREA TO PERIMETER SURFACE CONTROLS.
2. SITE WATER DIRECTED TO SEDIMENT CONTROL BASIN PER ESCPS
3. A REVISED ESCP IS TO BE PREPARED FOR WHEN SURFACE WATER DRAINS ARE REPLACED WITH NEW STORMWATER.
4. STABLE SITE ENTRANCE AT ACCESS POINTS – FOR EXIT POINTS PROVIDE ACCESS CONTROL PER SD 6-14
5. FOR MAIN ACCESS ESTABLISH CONCRETE SLAB WITH WASH DOWN TO ADJACENT SWALE DRAIN. USE FOR WHEEL WASH FOR HV PRIOR TO LEAVING LOT TO CONSTRUCTION ACCESS
6. DEMATERING PER NOTES THIS SHEET OR OTHERWISE AS DETAILED WITHIN CEMP
7. FOR SHUT DOWN AND IN ADVANCE OF SIGNIFICANT RAIN EVENTS – INSPECT BASINS AND CONFIRM THAT MINIMUM DESIGN VOLUME IS AVAILABLE – SEE BASIN SCHEDULE THIS SHEET

SURFACE WATER MANAGEMENT & DEMATERING

1. WATER DETAINED WITHIN EXCAVATIONS AND SUMPS TO BE TRANSFERRED TO MAIN BASIN FOR MANAGEMENT
2. NO SURFACE WATER FROM CONCRETE WASHOUT TO INTERACT WITH SITE SURFACE WATER MANAGEMENT
3. WATER IS ONLY TO BE ACTIVELY (EG PUMPED) DISCHARGED WHEN IT IS TESTED AND CONFIRMED TO SATISFY THE FOLLOWING MINIMUM CRITERIA.
  - A. NO FUEL OIL LEAKAGE
  - B. NO FUEL OIL LEAKAGE
  - C. TSS <50 PPM OR BELOW CORRELATED NTU
4. ALL DEMATERING ACTIVITIES ARE TO BE SIGNED OFF BY APPROVED SITE PERSONNEL (PM OR PE) AND NOTIFIED TO MAIN INFRASTRUCTURE CONTRACTOR
5. DEMATERING RECORDS TO BE RETAINED BY TPE AND PROVIDED TO PRINCIPAL AS REQUESTED.
6. ONLY AUTHORISED AND INDUCTED PERSONNEL TO OPERATE PUMPS
7. PUMPING ACTIVITIES TO BE CONTINUALLY MONITORED/OBSERVED
8. WATER WITHIN BASIN IS ONLY TO BE DEMATERED TO STABLE CLEAN WATER DISCHARGE POINT AND CONFIRMED WITH CPESC

DUST CONTROL

1. SEE ALSO PROJECT AQMP FOR MITIGATION MEASURES
2. EXPOSED SURFACES ARE TO BE MAINTAINED ROLLED AND SMOOTHED
3. MAINTAIN ACCESS TO ALL AREAS THROUGH EFFECTIVE HOUSEKEEPING AND MATERIALS MANAGEMENT
4. DUST TO BE CONTROLLED WITH WATER CART OR APPLICATION OF POLYMER OVER AREAS NOT TO BE DISTURBED FOR >20DAYS
5. SEE GENERAL MANAGEMENT OF STOCKPILES

GENERAL STOCKPILES

1. STOCKPILE MATERIALS ONLY AT DESIGNATED STOCKPILE AREAS – TBC ON SITE
2. STABILISE STOCKPILES NOT WORKED FOR >20 DAYS.
3. SHAPE AND SMOOTH STOCKPILES AS FORMED

ACCESS CONTROL

1. ESTABLISH PREFERRED ACCESS ROUTES AT ESTABLISHMENT WITH CONSIDERATION TO LAYDOWN AREAS AND STOCKPILE AREAS
2. WHERE POSSIBLE KEEP ACCESS ROUTES IN RAISED LOCATION AND FREE DRAINING AWAY TO SURFACE WATER SWALE DRAINS
3. ESTABLISH AND MAINTAIN STABLE ACCESS AT MAIN SITE ENTRANCE AND WHERE ACCESS LEADS ONTO AND FROM PAVED SURFACES
4. LIMIT ACCESS IN WET CONDITIONS TO REDUCE TRACKING AND REQUIREMENTS FOR ONGOING WHEEL WASH DOWN
5. LOCATE CONCRETE WASH DOWN FACILITIES FOR READY ACCESS AND MANAGEMENT

SHUTDOWN PROCEDURE IN PREPARATION OF RAIN EVENTS >50% CHANCE OF >10MM

1. CONFIRM SITE ACCESS IS CLEAN OF SEDIMENT AND STABLE
2. CONFIRM AUTODRAINING UNIT AND FLOCCULANT IS PREPARED TO RECEIVE WATER FLOW (FOR TYPE B BASIN)
3. INSPECT SEDIMENT CONTROLS AND CONFIRM THEY ARE CORRECTLY INSTALLED AND MAINTAINED
4. INSPECT PRIMARY INTERNAL ACCESS ROUTES AND CONFIRM THEY ARE SHAPED AND ROLLED TO FREE DRAIN AND NOT HOLD WATER

MONITORING AND REVIEW

1. THIS ESCP IS AN ACTIVE DOCUMENT REVIEW AND AMEND AS REQUIRED
2. ESCP IS TO BE INSPECTED BY SITE CPESC, ENVIRONMENTAL CONSULTANT AND PROJECT ENVIRONMENTAL REPRESENTATIVE
3. RECORDS OF INSPECTIONS ARE TO BE RETAINED ON SITE AND PROVIDED TO APPROPRIATE PERSONNEL FOR ACTION AND CLOSE OUT
4. ADDITIONAL INSPECTIONS OF CONTROLS TO BE CARRIED OUT PRIOR AND FOLLOWING EXTENDED SHUT DOWN & FOLLOWING RAINFALL EVENTS >10MM
5. REVISE ESCP PRIOR TO ANY SUBSTANTIAL AMENDMENTS OR CHANGES TO SURFACE WATER MANAGEMENT AND REMOVAL OF DRAINAGE INFRASTRUCTURE
6. APPROXIMATE LOCATION OF CONTROLS ONLY – LOCATION TO BE CONFIRMED BY SITE SUPERINTENDANT OR NOMINATED ENVIRONMENTAL STAFF/CPESC

GENERAL SITE MANAGEMENT

1. ALL SITE CHEMICALS FUELS AND OTHER PRODUCTS TO BE MANAGED AND STORED IN ACCORDANCE WITH THE CEMP
2. NO UN-ATTENDED FUEL CONTAINERS TO BE LEFT ON SITE
3. CONCRETE WASH OUT AND WASTE MANAGEMENT AT DESIGNATED MANAGEMENT AREAS ONLY
4. SITE WASTE TO BE MANAGED IN ACCORDANCE WITH CEMP – SEPARATE BINS AND SKIDS TO BE PROVIDED
5. ALL INCIDENTS TO BE MANAGED AND REPORTED IN ACCORDANCE WITH THE CEMP AND IMMEDIATELY NOTIFIED TO THE CONSTRUCTION SUPERINTENDENT.

NOTES TO SEDIMENT BASIN

1. SEDIMENT BASIN TO BE CONSTRUCTED AND OPERATIONAL PRIOR TO COMMENCEMENT OF CONSTRUCTION
2. CONDITION OF CONSENT B12(B) REQUIRES A TYPE A/B SEDIMENT BASIN
3. SEDIMENT BASIN TO BE SIZED AND ESTABLISHED TO FUNCTION AS A TYPE B (HIGH EFFICIENCY SEDIMENT BASIN)
4. MINIMUM CAPACITY TO BE INDICATED WITH MARKER POLE AND CONFIRMED WITH SURVEY
5. DETAINED WATERS TO BE DOWATERED OFF SITE IN ACCORDANCE WITH SURFACE WATER MANAGEMENT & DEMATERING (THIS SHEET)
6. SEE SIZING AND CALCULATIONS WITHIN BASIN SCHEDULE – THIS SHEET

DESIGN PROCEDURE FOR TYPE B BASINS (SEE IECA 2008 APPENDIX B)

STEP	NOTES	VALUES
1B (EQ B18)	DETERMINE DESIGN DISCHARGE Q <b>Q=0.5Q1</b> WHERE Q3= 1IN 1YR ARI OR 63% AEP 1. TDC = 25 MIN • MAX OVERLAND FLOW = 125M AT 0.5% (18M N) • MAX CHANNEL LENGTH = 925M AT 2M/SEC (7 MIN) 2. DESIGN RAINFALL = 41.1MM/HR (BOM FID TABLES) 3. Q11 = • CATCHMENT AREA = 11.0 • SOIL HYDROLOGICAL GROUP D • RUNOFF COEFFICIENT = 0.60* • 2712M3/HR OR 0.75 M3/SEC  *NOTE: APPLICATION OF RUNOFF COEFFICIENT C10 FOR 1YR ARI RAINFALL GIVES 0.48 X 0.8 OR = 0.34. CV OF 0.6 USES AS CONSERVATIVE VALUE AND CONSISTENT WITH TYPE D BASIN CALCULATIONS	Q=0.5Q1 Q=38 M3/SEC Q=38 M3/SEC
2B	DETERMINE SETTLEMENT COEFFICIENT (KS) • DEFAULT VALUE IN ABSENCE OF JAR TEST = KS=12000 • JAR TEST VALUE PENDING	KS=12000
3B (EQ B19)	CALCULATE MIN SURFACE AREAS OF THE SETTLING ZONE $A_s = K_s Q$ • $W_s = -\sqrt{Q/A_s/3}$ • $L_s = 3 \times W_s$	$A_s=4521M^2$ $W_s=21.3M$ $L_s=63.8M$
4B	ADOPT SETTLING ZONE D <sub>s</sub> (FOR OPTION 1B D <sub>s</sub> MIN = 0.5 & FOR OPTION 2B D <sub>s</sub> MIN = 0.6 – ADOPT 0.6 FOR BOTH)	D <sub>s</sub> = 0.6
5B (EQ B21)	CHECK FOR RE-SUSPENSION OF SETTLED SEDIMENT • D <sub>s</sub> < 0.6 (SEE STEP 4B) • K <sub>s</sub> = 12000 • W <sub>s</sub> = 116.4 (SEE STEP 3B) • L <sub>s</sub> (critical) = 40.015. L <sub>s</sub> = 108	$L_{s(critical)} = 108M$ $L_s = 116.4M$
EQ B22 NOW EQ B20	$L_{s(critical)} < L_s$ THEREFORE THE LARGER SEDIMENT SIZE WILL BE REQUIRED TO REMAIN IN THE BASIN <b>D<sub>s</sub> W<sub>s</sub> = 66.7 (Q) OR = (0.6/2.0)Q/1</b> • Q=38M3/SEC • W <sub>s</sub> =21.3M (FROM 3B) • D <sub>s</sub> =0.65M (FROM 3B) THEN VELOCITY $V_s = Q/(D_s W_s) = 0.38$ (0.65X0.38) = 0.015 • V = OK	D <sub>s</sub> W <sub>s</sub> = 66.7 (Q) W <sub>s</sub> = 21.3M D <sub>s</sub> = 0.65
ALTERNATIVE DESIGN PROCEDURE FOR TYPE B OPTION 2B		
1B	DETERMINE DESIGN DISCHARGE Q <b>SAME AS DESIGN OPTION 1B ABOVE</b>	Q=0.5Q1 Q=38 M3/SEC
2B	NOMINATE D <sub>eff</sub> (1/200000) & D <sub>eff</sub> (1/2000) WHERE: • D <sub>s</sub> >= 0.6 (EQ B24) & • D <sub>s</sub> >= 0.6 (EQ B25) • D <sub>s</sub> <= 2M (FOR CALCULATIONS ONLY – CAN BE DUG DEEPER ON SITE)	D <sub>s</sub> = 0.6 & D <sub>s</sub> = 2M
3B (EQ B26)	<b>CALCULATE A<sub>s</sub>=K<sub>s</sub>Q</b> $A_s = 10D_s / D_s K_s Q = (0.6/2.0)120000.38 = 1356M^2$ $W_s = -\sqrt{Q/A_s/3}$ & $L_s = 3 \times W_s$	$A_s = 1356M^2$ $W_s = 21.3M$ $L_s = 63.8M$
4B (EQ B27)	CHECK FOR RE-SUSPENSION OF SETTLED SEDIMENT USING VELOCITY $V_s = Q/(D_s W_s)$ • D <sub>s</sub> = 2M • Q = 0.38 • W <sub>s</sub> = 21.3M (FROM 3B) • V = 0.03 – WHICH IS GREATER THAN 0.015M3 <b>USE PERMEABLE BARRIERS TO SLOW FLOW AND MITIGATE RE-SUSPENSION OF FLOCCULANT AS REQUIRED</b>	D <sub>s</sub> = 0.6 D <sub>s</sub> = 2M W <sub>s</sub> = 21.3M L <sub>s</sub> = 63.8M V <sub>critical</sub> = 0.298M3 V <sub>critical</sub> = 298M3
SUMMARY OF DIMENSIONS D <sub>s</sub> = 2M = DEPTH OF BASIN NOT INCLUDING 0.2M FOR SEDIMENT STORAGE D <sub>T</sub> = 2.2M = TOTAL DEPTH OF EXCAVATION W <sub>s</sub> = 21.3M = AVERAGE WIDTH OF FIRST 0.6M DEPTH OF CLEAR WATER ABOVE FLOC L <sub>s</sub> = 63.8M = AVERAGE LENGTH OF FIRST 0.6M DEPTH OF CLEAR WATER ABOVE FLOC VOLUME = D <sub>s</sub> X A <sub>s</sub> X 2.2 X 1356 = 298.3M3 = TOTAL VOLUME IN MAIN BASIN V <sub>AVAILABLE</sub> = 298M3 – VOLUME IN FOREBAY		

ASSESSMENT OF EROSION RISK

SOIL LOSS CALCULATION/RULE (REVISED UNIVERSAL SOIL LOSS EQUATION)		
R <sub>i</sub> = 2500	K=0.05*	L <sub>s</sub> = 1.0 C= 1.0 P= 1.3
GIVES: SOIL LOSS AT 162.5 TONNES/HA (EROSION CLASS - VERY LOW)		
STORAGE VOLUME = 125 M3/HA/YR AT 1.3 T/M3		

BASIN SCHEDULE AND SIZING

SEE THIS SHEET FOR

- DESIGN PROCEDURE FOR TYPE B BASINS (FROM IECA 2008 APPENDIX B OPTION 1B)

SEE SHEET 0002 FOR

- BASIN STANDARD DETAILS
- TYPE D BASIN SIZING FOR COMPARISON OF VOLUMES
- NOTES ON BASIN CONSTRUCTION

TYPE B BASIN CALCULATION - SEE NOTES TO DESIGN PROCEDURE THIS SHEET									
DESIGN PROCEDURE FOR TYPE OPTION 2B									
CATCHMENT AREA	11.0 HA	PEAK DISCHARGE 1YR ARI DESIGN STORM	1.10 M3/SEC	ASSUMED DEFAULT IN ABSENCE OF JAR TESTS					
Q1	40.501								
K <sub>s</sub>	12000								
D <sub>s</sub>	2.0M	FOR LARGE BASIN	D <sub>s</sub>						0.6M
D <sub>s</sub> (MIN)	1356M2	PREFERRED LW	3:1						63.8 M
A <sub>s</sub>									21.3 M
VOLUME	=45.105(DSS)								2983 M3
TOTAL (MIN)									298 M3
FOREBAY (MIN)									
TOTAL									3281 M3
USE PERMEABLE BARRIERS TO SLOW FLOW & MITIGATE RE-SUSPENSION OF FLOCCULANT AS REQUIRED									

STANDARD NOTES TO BASIN CONSTRUCTION (FROM IECA 2008)	
1. SEDIMENT BASIN TYPE	TYPE B
2. LENGTH TO WIDTH RATIO	3:1 PREFERRED – USE OF BARRIERS AS REQUIRED
3. MIN DEPTH SETTLING ZONE D <sub>s</sub>	0.5M (TYPE D AND TYPE B)
4. INLET CONTROL	PINNED MEDIUM GRADE GEOTEXTILE PER SD 5-7 EXTEND TO 1M BELOW WETTED AREA INTERNAL FACE
5. OUTLET CONTROL	PINNED MEDIUM GRADE GEOTEXTILE PER SD 5-7 EXTEND TO 1M BELOW WETTED AREA INTERNAL FACE. REINFORCE WITH 150MM+ BALLAST AS SCOUR PROTECTION
CAPACITY OF OUTLET TO BE MIN TO ACCOMMODATE 1:20 ARI AS MINIMUM SIZING TO BE CONFIRMED AT CONSTRUCTION	
6. MIN FREEBOARD	450MM (BETWEEN MAX WATER LEVEL AND TOP OF BASIN WALL
7. MIN EMBANKMENT/DAM WALL	300MM (WITHIN OUTLET CHANNEL)
8. CREST WIDTH	2.5M (FOR BASINS WITH COMPACTED FILL WALL)
9. MAX GRADIENT ACCESS RAMP	6:1 IF REQUIRED FOR MAINTENANCE
10. FLOCCULANT/TREATMENT (TYPE D OR OTHER DETAINED WATERS)	OTHERWISE CONFIRM WITH SITE ENGINEER OR GEOTECHNICAL ENGINEER
11. FLOCCULANT/TREATMENT (TYPE B)	ALUMINIUM CHLOROHYDRATE OR OTHER FLOCCULANT AT RATES PER SUPPLIERS SPECIFICATION FOLLOWING JAR TESTS

TYPE D BASIN SIZING CALCULATIONS (FOR COMPARISON ONLY)			
A	STORAGE ZONE A2 (HA)	2 MONTHS STORAGE VOLUME = 125 (6= 20.83	
B	SETTLING ZONE B3 (HA)	CV=0.6	EL(65%5 DAY) = 32.2
		10 X CV X W <sub>s</sub>	193.2
	ESTIMATED BASIN VOLUME (A+B)=	214.0 M3/HA X 3/4	11.1M
	TOTAL BASIN VOLUME		2949 M3
	VALUE REFERENCES		
FACTOR		NOTES	
R <sub>i</sub>	RAINFALL FREQUENCY	BLUE BOOK APPENDIX 8	
L <sub>s</sub>	SOIL ERODIBILITY	DEFAULT CONSERVATIVE VALUE FOR GENERAL FILL	
C	LENGTH SLOPE	100000% OR EQUIVALENT – BLUE BOOK APPENDIX A4	
P	COSSER	MAXIMUM VALUE FOR ZERO COVER – BLUE BOOK APP A4	
Q	COSSER CONTROL PRACTICE	COMPACTED/SMOOTH – BLUE BOOK APPENDIX A5	
CV	BULDOZE COEFFICIENT	HYDROLOGICAL GROUP D – BLUE BOOK APPENDIX F	
R <sub>i</sub>	DESIGN RAINFALL DEPTH	BLUE BOOK TABLE 6a – VALUE FOR BLACKTOWN	
	X%ILE/5DAY		



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PLAN PREPARED BY

C VINCENT (CPESC # 2385)

SHEETS IN THIS PLAN SET

1. GENERAL ARRANGEMENT (SHEET 1001)
2. NOTES AND DETAILS TO ESC (SHEET 0001)
3. NOTES AND DETAILS TO TYPE B BASINS (SHEET 0002)
4. STANDARD DETAILS TO ESC (SHEET 0003)
5. APPENDIX TO ESCP – AIE GA WITH COMMENTS (SHEET 0004)

CLIENT

DRAWN

CREATED

-

SHEET

ERSED REF

23001

QANSTRUCT

CV

APRIL 2023

23001

PROGRESSIVE EROSION AND SEDIMENT CONTROL PLAN

LOT 9 ASPECT INDUSTRIAL ESTATE – MAMRE ROAD KEMPS CREEK  
NOTES AND DETAILS TO ESC

ESC	EW	0001	6	02/08/23
PLAN	PREFIX	SHEET NUMBER	AMDT	DATE









# APPENDIX G

Flood Emergency Plan



# ASPECT INDUSTRIAL ESTATE - STAGE 2 (SSD10448 AND SSD 4656461)

## Flood Emergency Response Plan

### Prepared for:

Qanstruct (Aust) Pty Ltd  
500 Burwood Road  
Hawthorn VIC 3122

SLR Ref: 630.30595.00000-R01  
Version No: v1.0  
May 2023



## PREPARED BY

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## BASIS OF REPORT

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

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

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30259-R01-v1.2	30 May 2023	Paul Delaney	Alanna Ryan	Alanna Ryan
630.30259-R01-v1.1	16 May 2023	Paul Delaney	Alanna Ryan	
630.30259-R01-v1.0	24 April 2023	Paul Delaney	Alanna Ryan	

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# 1 Introduction

## 1.1 Subject Property

The proposed Aspect Industrial Estate is a warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) which forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

The Aspect Industrial Estate is located at 788-882 Mamre Road, Kemps Creek, on the property described as Lots 54-58 DP259135.

This Flood Emergency Response Plan (FERP) is specific to proposed Lot 9 Warehouse of the Aspect Industrial Estate.

## 1.2 Purpose

The FERP provides a plan of action that informs what measures should be taken once the threat of a flood is determined to be imminent. This will include requirements for evacuation. It involves planning for extreme events which are greater than those used to derive the Flood Planning Level ie events greater than the 1% AEP (or 100 year) flood.

This site-specific FERP is intended to identify requirements which are specific to the subject property, which supplement the general requirements of the Penrith City Local Flood Emergency Sub-Plan endorsed by the Penrith Local Emergency Management committee on 8<sup>th</sup> February 2022, administered by the NSW State Emergency Service (SES).

## 1.3 Consent

The development concept for Lot 9 Warehouse has been approved in SSD 46516461, while the concept for the broader AIE is approved in SSD 10448.

The requirement for a FERP is included in the development consent SSD 46516461, conditions B19 and B20 reproduced in **Table 1**.

**Table 1 SSD 46516461 Conditions of Consent**

Condition	Where Addressed in this document
<b>B19. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the CEMP required by condition C2 and the OEMP required by condition C5 and must:</b>	
<i>a) be prepared by a suitably qualified and experienced person(s) in consultation with EHG and State Emergency Service;</i>	Section 9
<i>(b) include details of:</i> <i>(i) the flood emergency responses for both construction and operation phases of the Stage 2 Development;</i>	Sections 6 & 7
<i>(ii) measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;</i>	Not relevant to this plan, which documents emergency responses to flood levels previously identified in the 'Flood Risk Assessment' prepared by Cardo0 in July 2022.
<i>(iii) predicted flood levels;</i>	Section 5
<i>(iv) flood warning time and flood notification;</i>	Section 5.4
<i>(v) assembly points and evacuation routes;</i>	See Figure 5 Figure 5 assembly/ muster point shown
<i>(vi) evacuation and refuge protocol; and</i>	Section 5.4
<i>(vii) awareness training for employees and contractors</i>	Section 5.3
<b>B20. The Applicant must:</b> <i>(a) not commence construction until the FERP required by condition is approved by the Planning Secretary; and</i>	Section 7
<i>(b) implement the most recent version of the FERP approved by the Planning Secretary for the duration of the Stage 2 development.</i>	Section 6

Condition	Where Addressed in this document
<b><i>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</i></b>	
a) detailed baseline data;	Section 5
b) details of: <ul style="list-style-type: none"> <li><i>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</i></li> </ul>	Section 4
<i>ii. any relevant limits or performance measures and criteria; and</i>	Section 8 (requirements for review of FERP)
<i>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;</i>	Section 6.4
c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Section 6
d) a program to monitor and report on the: <ul style="list-style-type: none"> <li><i>i. impacts and environmental performance of the development; and</i></li> </ul>	Section 6
<i>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</i>	Section 6
e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;	Section 7
f) a program to investigate and implement ways to improve the environmental performance of the development over time;	Section 8
g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li><i>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</i></li> <li><i>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</i></li> <li><i>ii. complaint;</i></li> </ul>	CEMP
h) a protocol for periodic review of the plan.	Section 8
Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans	Noted

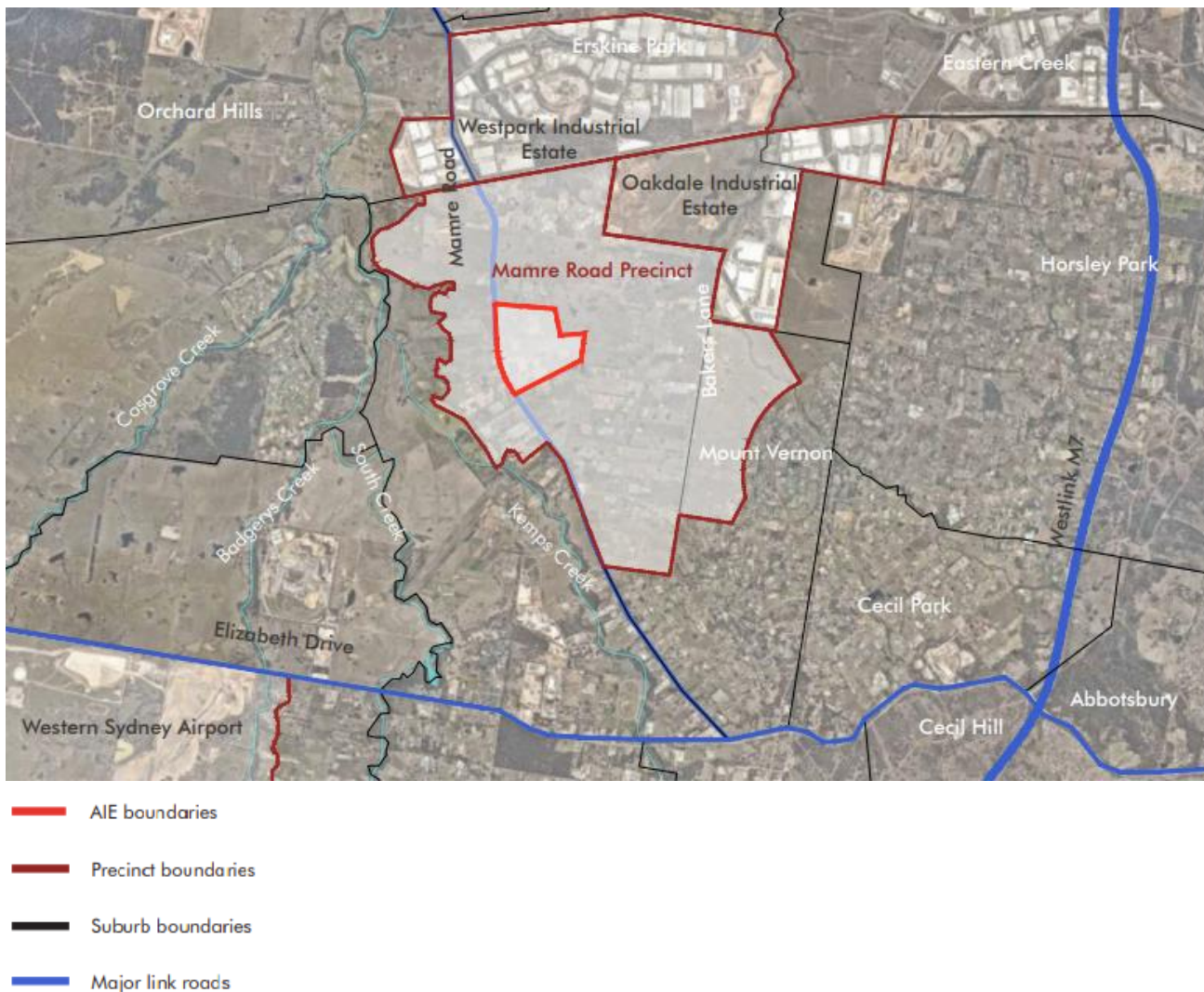
## 2 Development Description

### 2.1 Site Location

Aspect Industrial Estate (AIE) is a regional warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

AIE is located east of Mamre Road, Kemps Creek within the Penrith Local Government Area (LGA). The site has approximately 950m of direct frontage to Mamre Road with a proposed intersection providing vehicular access via Mamre Road to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south.

**Figure 1** Locality Plan



## 2.2 Site Plan and Levels

The context of the site within the broader Aspect Industrial Estate, and the proposed concept site layout are shown on **Figure 2** and **Figure 3**.

The approved concept site plan for Lot 9 Warehouse indicates a floor level of RL52.6 +/- 1000mm.

Road access is via a temporary access road via the frontage to Mamre Road.

## 2.3 Hydrological Context

The AIE is located within the catchment of South Creek. There are two overland flow paths which traverse the AIE generally from east to west, and these will be diverted as part of the estate stormwater works. These overland flow paths do not affect lot 9 Warehouse.

**Figure 2 Aspect Industrial Estate**





[illegible]

## 3 Policy and Guidelines Framework

### 3.1 Principles

Key principles that are applied to emergency management in New South Wales are:

- **Prevention:** to eliminate or reduce the level of the risk or severity of emergencies;
- **Preparation:** to enhance capacity of agencies and communities to cope with the consequences of emergencies;
- **Response:** to ensure the immediate consequences of emergencies to communities are minimised; and
- **Recovery:** measures which support individuals and communities affected by emergencies in the reconstruction of physical infrastructure and restoration of physical, emotional, environmental and economic well-being.

### 3.2 Penrith Local Environmental Plan

The Penrith Local Environmental Plan (LEP) zones the land within the Penrith LGA and imposes standards to control development or implements a state or local policy outcome. The Penrith LEP provides the details of items which the consent authority must satisfy themselves of before providing development consent:

The LEP aims to ensure that the development:

- Is compatible with the flood hazard of the land;
- Is not likely to adversely affect flood behaviour, flow distributions or velocities resulting in detrimental increases in the potential flood affectation of other development or properties or the environment (including stability of waterways and riparian vegetation);
- Is not likely to adversely affect the safe and effective evacuation of the land and the surrounding area;
- Is not likely to result in unsustainable social and economic costs to the community as a consequence of flooding; and
- Manages the risk to life from flood Risk Assessment Mirvac Aspect Industrial Estate 27 July 2022 Cardno now Stantec Page 3, Figure 2 Relationship of University of Aspect Industrial Estate to Precincts.

#### 3.2.1 Penrith City Local Emergency Sub Plan

The Penrith Flood Emergency Sub Plan is a sub plan of the Penrith Local Emergency Management Plan (EMPLAN). It has been prepared in accordance with the provisions of the *State Emergency Service Act 1989* (NSW) and is endorsed by the Local Emergency Management Committee in accordance with the provisions of the *State Emergency and Rescue Management Act 1989* (NSW).

The plan sets out Penrith City's local arrangements for prevention, preparation, response and initial recovery for flooding in Penrith City LGA.

## Prevention/Mitigation

The NSW Floodplain Development Manual outlines the NSW Government's Flood Prone Lands Policy and provides guidelines including the concept of a Flood Planning Level for use in land-use planning.

Flood risk at Lot 9 Warehouse is mitigated by:

- The location of Lot 9 warehouse on lands which above the estimated PMF flood event; and
- Elevation of floor levels above the estimated PMF flood event.

## Preparation

Preparation includes arrangements or plans to deal with an emergency or the effects of an emergency.

- NSW SES develop, review and maintain Flood Sub Plans;
- Develop and review this FERP as required. Local Flood Plans outline the specific arrangements for management of flood events; and
- Awareness training for workers at Lot 9 Warehouse as to risks associated with flooding.

## Response

### Information and Warnings to the Community – Triggers to start preparing for a flood event

The Bureau of Meteorology issue public weather and flood warnings before and during a flood.

The NSW SES issues:

- Local Flood Advice and Bulletins;
- NSW SES Evacuation Warning;
- NSW SES Evacuation Order; and
- NSW SES All Clear.

NSW SES will provide alerts and flood information using a variety of communication methods including:

- Emergency Alert (SMS and voice message alerting system);
- Door knocking; and
- Variable message signs.

Road closure information is provided via Council websites and the Road and Maritime Services 'Live Traffic' website [www.livetraffic.com](http://www.livetraffic.com) or Transport InfoLine 131500.

## 3.3 Floodplain Risk Management Guideline (LFP , 2022)

NSW SES advocates for the recognition of emergency management considerations through participation in the floodplain risk management program. These actions include:

- NSW SES will provide coordinated and consistent emergency management advice to councils and other agencies in relation to the management of land that is subject to flooding or coastal inundation; and
- NSW SES will provide advice, support and technical resources for NSW SES representatives to contribute effectively to local Floodplain Management Committees.

---

## Australian Rainfall & Runoff 2016/2019

While it is recognised that AR&R2016 provides improved methodologies for flood estimation, and that climate change should be accounted for, the development approval for this site is based on flood studies that utilise rainfall temporal patterns from AR&R 1987. Given the non-criticality of flooding at this particular site ie, developed site is not inundated in a PMF event) it is recommended that a review of this FERP can be carried out when updated flood levels are available. A review period of 10 years maximum is recommended.

## 4 Flood Behaviour

### 4.1 Flooding Abbreviations/Terminology

**FPL** – Flood Planning Level – at Penrith this is the 1% AEP flood level plus an additional 0.50m.

**PMF** - The Probable Maximum Flood – this is the maximum conceivable flood that could occur at any location.

**1% AEP** - The 1 Percentile Annual Exceedance Probability – this is the event that has a 1% chance of being exceeded each year. It is equivalent to the former terminology '100-year flood' event.

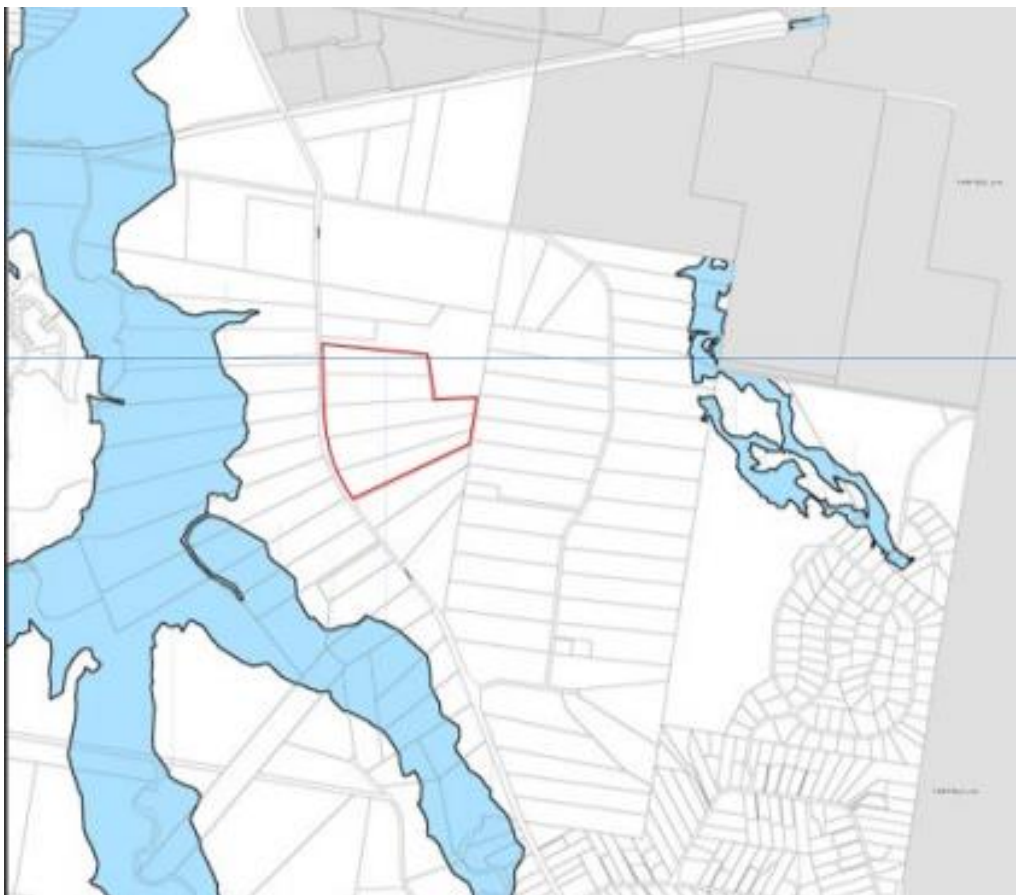
### 4.2 Flooding along South Creek

Flood behaviour along South Creek is well established and described in the Updated South Creek Flood Study, prepared by Worley Parsons in 2015 for Penrith Council. Flood levels predicted in the South Creek Flood Study have a nominated accuracy of 0.2m. The study does not appear to account for climate change impacts on the severity and frequency of extreme events.

The AIE is traversed by two first order watercourses which report to South Creek, but is located outside of the actual floodplain of South Creek.

The subject site is therefore not directly affected by flooding along South Creek, and is outside of the South Creek flood plain identified in the 2010 Local Environmental Plan.

**Figure 4** Extract from Penrith LEP 2010 Flood Planning Area and AIE



## 4.3 Local Watercourses / Overland Flow

A Flood Risk Assessment was prepared by Stantec Australia in July 2022 to assess pre-development flood conditions at the site. The Stantec study included a 1D/2D flood model of the local terrain for a range of events.

### Flooding of Lot 9 Warehouse Site

The Stantec flood modelling indicates that the Warehouse 9 site itself is not flooded in a 100 year, 500 year or PMF flood events.

Finished floor levels in the approved concept plan are identified as floor level of RL52.6 +/- 1000mm. The final floor level will be designed to be at least 0.5m above the 100 year flood level taking into account any localised flows along the AIE roads.

### Flooding on surrounding road network

The Stantec flood study identifies that Mamre Road is subject to low hazard flooding in 100 year flood events at the location immediately north of the proposed AIE intersection, but is flood free in a 5 year ARI flood event. This flooding is likely to be short in duration and associated with localised intense rainfall, rather than longer duration flooding along South Creek.

Mamre Road is also cut by localised flooding at a locations south of Lot 9 Warehouse.

It is very dangerous to cross floodwaters in vehicles.

## 4.4 Flood Warning

### 4.4.1 South Creek

Flood warnings for flooding along South Creek will exceed 6 hours and provide ample time for informing occupants whose travel plans may be impacted by inundation of roads. As noted above, Lot 9 itself will not be inundated.

### 4.4.2 Mamre Road (evacuation route)

Mamre Road is subject to localised flooding where creeks cross the road. These flooding events may result from heavy rainfall over short durations and there is no reliable flood warning system. The Flood Warden should monitor Bureau of Meteorology warnings which may indicate potential for flooding of Mamre Road.



## 5 Flood Emergency Response Plan for Facility – Operational Phase

### 5.1 Use approved version

During the operational phase always, 'implement the most recent version of the Flood Emergency Response Plan approved by the Planning Secretary for the duration of the development'.

### 5.2 Prevention

Flooding risk at the Facility has been minimised by the land planning process such that the subject site is elevated above the FPL. It is also not flood-prone during the extreme flood events including the estimated PMF event.

### 5.3 Preparation/training

Site occupants should undergo flood awareness training as part of site induction processes. At a minimum training should include:

- Occupants be made aware of the Flood Emergency Response Plan, and where to find it;
- That the Facility itself is not flood-prone;
- The proximity of potential flood waters to the site;
- The muster location in the event of flooding shown by the red dot on **Figure 5 Muster Location**;
- The recommended safe egress route and the dangers of crossing floodwaters; and
- The need to take direction from the Flood Warden.

Facility management should ensure that a Flood Warden (or delegate) is present on site at all times when a flood warning is active.

#### People with a disability:

- ⇒ Identify a care or support person if required for people with disabilities to assist them during flood events.

**LOT 9 - WAREHOUSE**  
RL 52.60 ±1000mm

**DOCK OFFICE 2 LEVELS (120M²)**

**DOCK OFFICE 2 LEVELS (110M²)**

**LOT 9 AREA SCHEDULE**

LOT 9 AREA SCHEDULE	
SITE AREA	113,002 m²
CAR PARKING SPACES	196
PROVISIONAL	61
TOTAL	257
DOCK OFFICE	240m²
OFFICE	1200m²
WAREHOUSE	84720m²
TOTAL GFA	86250m²

**BYE LEGEND**

- BYE 1: 1.0m MINIMUM FENCE
- BYE 2: 1.0m MINIMUM FENCE
- BYE 3: 1.0m MINIMUM FENCE
- BYE 4: 1.0m MINIMUM FENCE
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- BYE 96: 1.0m MINIMUM FENCE
- BYE 97: 1.0m MINIMUM FENCE
- BYE 98: 1.0m MINIMUM FENCE
- BYE 99: 1.0m MINIMUM FENCE
- BYE 100: 1.0m MINIMUM FENCE

**GENERAL NOTE:**  
ALL RECEIVED DOORS TO BE TAGGATE DOORS.

**LOT 9 SITE & WAREHOUSE FLOOR PLAN**

3/3/2023 1:17:00 PM 1/250 1/250 1/250

**SB**

**Mirvac Design**

Lot 13, 200 Dargaville Rd  
Dargaville, VIC 3617  
Tel: 03 9400 0000  
Fax: 03 9400 0001  
Email: info@mirvac.com.au

**ASPECT INDUSTRIAL ESTATE**

LOT 54-58 MAMRE ROAD, KEMPS CREEK

If a major flood appears likely based on weather forecasts either along South Creek or localised flooding on Mamre Road the situation should be monitored by the Flood Warden, who should advise occupants accordingly.

- **NSW SES Website** – for Flood Bulletins - [www.ses.nsw.gov.au](http://www.ses.nsw.gov.au);
- **SES Penrith City Local Headquarters** - phone-in information service including information on river heights, flood behaviour, and road closures - 132 500;
- **The Bureau (of Meteorology) website** for the latest Flood Forecasts and warnings - [bom.gov.au/nsw/](http://bom.gov.au/nsw/); and
- Road Closures at the **Live Traffic website** - [livetraffic.com.au](http://livetraffic.com.au).
- Safe Egress Route
- Listen to your local radio station for local warnings, updates and information:

702 ABC SYDNEY 702 AM  
2CH 1170 AM  
2DAY FM 104.1 FM  
2GB 873 AM  
2ME 1638 AM  
2SM/GORILLA 1269 AM  
2UE 954 AM  
C91.3 FM 91.3 FM  
MIX 106.5 106.5 FM  
NOVA 96.9 FM  
RADIO 2MORO 1620 AM  
RADIO 2RDJ 88.1 FM  
SBS RADIO 97.7 FM  
SYDNEY'S 95.3 95.3 FM  
TRIPLE M 104.9 FM  
WFSM 101.7 FM

The site is not subject to flooding in a PMF event, so evacuation or egress from the facility to avoid 'threat to life' flooding is not necessary.

If unforeseen flood events greater than the estimated PMF levels occur, then site occupants should assemble at the Muster Point and take direction from the Flood Warden, who will provide direction on the safest refuge location to wait until floodwaters recede.

If occupants take refuge, they should only leave when advised by the Flood Warden that it is safe to do so. The Flood Warden should monitor road closure advice on the [livetraffic.com.au](http://livetraffic.com.au) website.

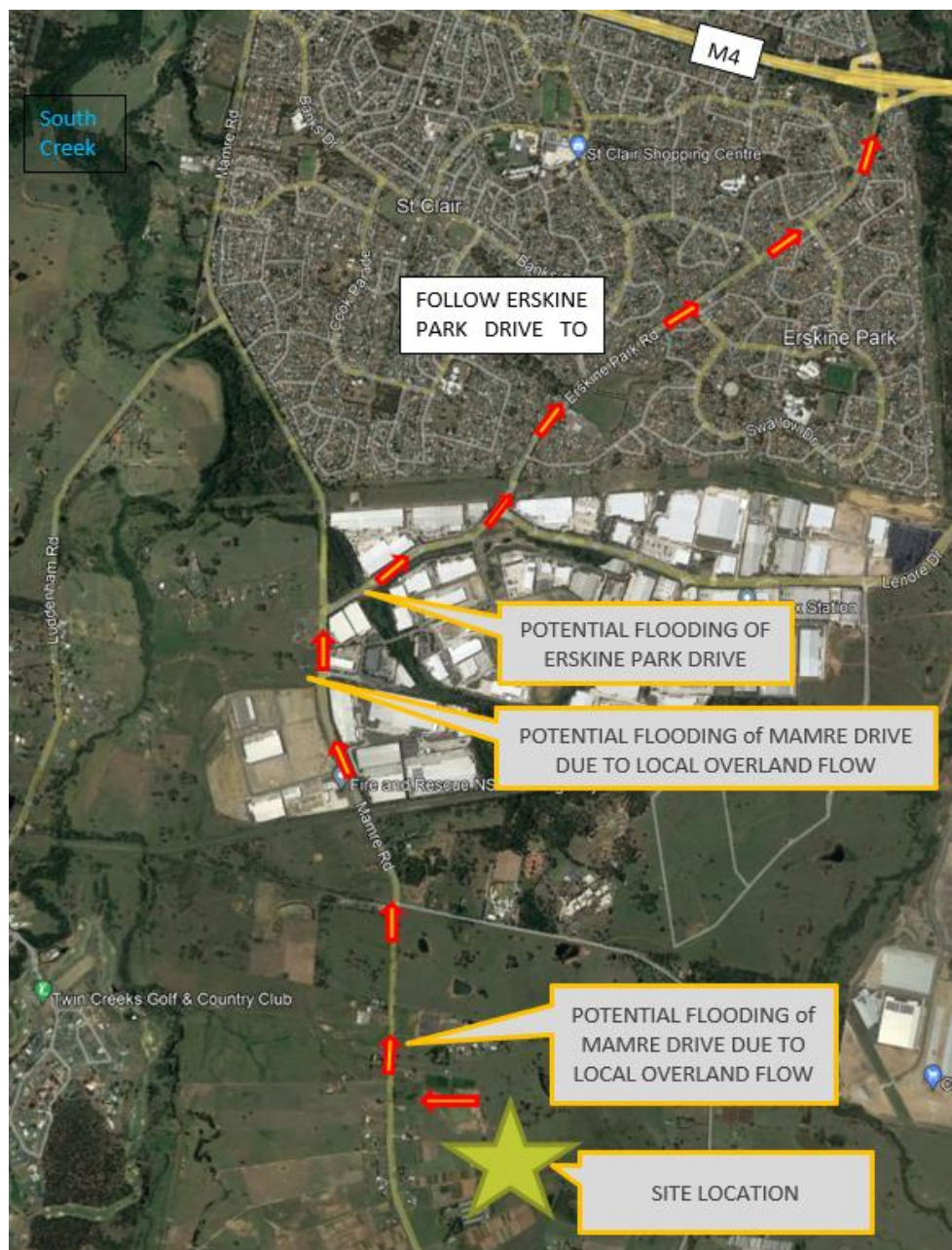
An egress route is shown on **Figure 6**. This route is unlikely to provide a safe route free of floodwaters across the road in a 100 year flood event, and possibly not in localised overland flows events of shorter duration. If flooding or extreme weather is predicted then the Flood Warden should decide:

- If egress can be safely achieved in advance of flooding; or
- If occupants should take refuge in the Lot 9 warehouse.

The Flood Warden's decision on whether it is safe to leave the site should be informed by road closure information via Council websites, the Road and Maritime Services 'Live Traffic' website [www.livetraffic.com](http://www.livetraffic.com) or Transport InfoLine 131500.

If doubt exists then refuge is recommended. The greatest threat to life will be from people unnecessarily crossing flooded roads.

**Figure 6 Evacuation Route**



Emergency phone contacts:

- Police/Ambulance 000
- SES (for life threatening situations call 000) 132500

## 5.5 Recovery

Recovery is the process of returning an affected community to its proper level of functioning after an emergency. It will generally commence simultaneously with the Response phase.

Recovery operations will be initiated and conducted as outlined in the NSW State EMPLAN and as further detailed in the NSW Recovery Supporting Plan.

---

## 6 Flood Emergency Response Plan for Facility – Construction Phase

The conditions of planning approval require that, *‘not commence construction until the Flood Emergency Response Plan required by condition B38 is approved by the Planning Secretary’*.

The requirements for construction phase are the same as for the operational phase.

---

## 7 Review of this Plan

This plan should be reviewed periodically.

An initial review should be carried out when design floor levels are confirmed and prior to occupation.

The minimum period for review should be every 10 years, or sooner if new flood study information materially affects the flood susceptibility of the site.

Reviews must consider any updated flood information available for Kemps Creek, which may be available from Council.

Performance of the Plan should also be reviewed following any major flood events, and if necessary amendments should be made to the Plan to capture any identified improvements.

During the operational phase always, *'implement the most recent version of the Flood Emergency Response Plan approved by the Planning Secretary for the duration of the development'*.



---

## 8 Plan Preparation by suitably qualified and experienced persons

This FERP has been prepared by Paul Delaney B. Eng. (Hons) MEA, a Civil Engineer with over 30 years' experience in stormwater management, flood assessment, hydrology and surface water assessments.

---

## 9 References

- NSW Floodplain Development Manual, 2005
- Floodplain Risk Management Guidelines, OEH 2007
- Flood Risk Management Manual, NSW Department of Planning and Environment, 2022
- SES (2022) - Penrith Local Emergency Management Plan
- SSD 46516461 – Environmental Impact Statement Appendix S- Flood Risk Assessment, Aspect Industrial Estate, Stantec 2021
- SSD 46516461 Assessment Report, NSW Planning 2022
- [Aspect Industrial Estate Stage 2 Development \(Warehouse 9\) | Planning Portal - Department of Planning and Environment \(nsw.gov.au\)](#)

---

## Appendix A – Consultation with EHG and SES

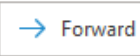
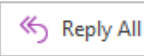
## EHG Response - Aspect Industrial Estate | SSD 46516461 - Stage 2 Development (Wareh...



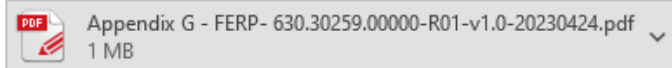
Susan Harrison <Susan.Harrison@e

To: Daniel Brook

Cc: Bruce Zhang; Marnie Stewart



Fri 19-May-2023 10:31 AM



**CAUTION:** This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you recognise the sender and know the content is authentic and safe.

Hello Daniel

EHG commented on the draft conditions and advised DPE Planning that EHG did not have a role in the Flood Emergency Response Plan (FERP) and therefore EHG has no comment to make. SES is the appropriate authority to comment on this plan.

EHG also commented (ii) *measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events* and (iii) *predicted flood levels* should be a separate condition and not part of the FERP. EHG therefore concurs with MIRVAC's comment Table 1 (see below) in the FERP:

(ii) *measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;* | Not relevant to this plan.

Regards

Susan

**Susan Harrison**

**Senior Team Leader Planning, Greater Sydney**

Biodiversity and Conservation | Department of Planning and Environment

T 02 9995 6864 | E [susan.harrison@environment.nsw.gov.au](mailto:susan.harrison@environment.nsw.gov.au)

Level 14, 4 Parramatta Square, Parramatta

[www.dpie.nsw.gov.au](http://www.dpie.nsw.gov.au)



**From:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>

**Sent:** Tuesday, 16 May 2023 6:43 PM

**To:** Marnie Stewart <[Marnie.Stewart@environment.nsw.gov.au](mailto:Marnie.Stewart@environment.nsw.gov.au)>

**Cc:** Aspect <[aspect@mirvac.com](mailto:aspect@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>

**Subject:** HPE CM: Aspect Industrial Estate | SSD 46516461 - Stage 2 Development (Warehouse 9) - FERP

Dear Marnie

Please find attached the Flood Emergency Response Plan (FERP) for Warehouse 9 (Winning Appliances) required under the abovementioned Consent.

In accordance with Condition B19, the FERP is required to be prepared in consultation with EHG and is required to be finalised and approved by the Planning Secretary prior to the commencement of construction. We therefore seek EHG's comments on the FERP which will ultimately be incorporated into the Construction Environmental Management Plan required under the consent.

To enable issue to Planning Secretary, we are seeking EHG's comments by COB 19 May 2023, noting the report is in a standard template.

To enable issue to Planning Secretary, we are seeking EHG's comments by COB 19 May 2023, noting the report is in a standard template.

I apologise for the short timeframe but as the Department is aware, there is significant timing pressure to deliver the Winning facility to avoid impacting their national operations. The site is ready for construction to commence immediately, subject to resolution of the pre-commencement items.

Relevant Condition extracted below for ease of reference:

#### Flood Management

B19. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the CEMP required by condition C2 and the OEMP required by condition C5 and must:

- (a) be prepared by a suitably qualified and experienced person(s) in consultation with EHG and State Emergency Service;
- (b) include details of:
  - (i) the flood emergency responses for both construction and operation phases of the Stage 2 Development;
  - (ii) measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;
  - (iii) predicted flood levels;
  - (iv) flood warning time and flood notification;
  - (v) assembly points and evacuation routes;
  - (vi) evacuation and refuge protocol; and
  - (vii) awareness training for employees and contractors.

Please don't hesitate to give me a call should you have any questions.

Regards

**Daniel Brook**  
Senior Development Manager  
Integrated Investment Portfolio

M: +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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in Equileap's 2022 Global Report

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

**Daniel Brook**  
Senior Development Manager  
Investments

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Level 28, 200 George Street Sydney NSW 2000 Australia

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FOR GENDER EQUALITY**  
2022 and 2023 by Equileap

**2022 WINNER BEST  
PLACES TO WORK**  
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

## SES email dated May 19, 2023

---

**From:** NSW SES Risk Reduction <[rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au)>  
**Sent:** Friday, May 19, 2023 1:18 PM  
**To:** Jessica Keegan <[jkeegan@slrconsulting.com](mailto:jkeegan@slrconsulting.com)>  
**Cc:** NSW SES Risk Reduction <[rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au)>  
**Subject:** RE: SES Contact for Aspect Industrial Estate Development- located at 788-882 Mamre Road, Kemps Creek

You don't often get email from [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au). [Learn why this is important](#)

Hi Jessica

Thank you for getting back to me.

The NSW SES Planning team does not usually get involved in the development phase of producing a Flood Emergency Response Plan (FERP) or private flood evacuation plan. However, once a draft document has been produced it could be sent to us for review and feedback and a meeting arranged to discuss the risks and any mitigation practices we can provide at that time.

NSW SES has a template to support the development of a business emergency plan to assist in being prepared for, responding to and recovering from flooding:

<http://www.sesemergencyplan.com.au/>. Also note, the NSW SES has no statutory authority to endorse or approve private flood emergency management plans.

Kind regards  
Sharon Ladeira



## SES email dated 29 May, 2023 acknowledging receipt of draft FERP for comment

ACK ID 1977 RE: SES Contact for Aspect Industrial Estate Development- located at 788-882 Mamre Road, Kemps ...



NSW SES Risk Reduction <rra@ses.nsw.gov.au>  
To: Paul Delaney  
Cc: Alanna Ryan; Jessica Keegan; NSW SES Risk Reduction



Mon 29-May-2023 11:36 AM

You don't often get email from [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au). [Learn why this is important](#)

Good Morning Paul

Thank you for the above referral which has been registered as ID 1977. Please quote this ID on any related future correspondence.

The referral will be assessed and if deemed applicable, a response will be forthcoming in due course.

Please note that staff may be involved in NSW SES Operations which could result in a delay in response times.

Kind regards,

*Daniela*



**Daniela Mitreski**  
Program Support Officer | Emergency Risk Management Branch  
NSW State Emergency Service – State Headquarters  
E: [rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au)

93-99 Burelli Street Wollongong, NSW 2500  
PO Box 6126 Wollongong, NSW 2500  
[www.ses.nsw.gov.au](http://www.ses.nsw.gov.au)



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**FOR EMERGENCY HELP IN FLOODS, STORMS AND TSUNAMI CALL THE NSW SES ON 132 500**

*The NSW SES acknowledges the traditional custodians of the lands on which we walk, work and live. We recognise their continuing connection to land, waters and culture and pay respect to Elders, past and present.*

This message is intended for the addressee named and may contain confidential information. If you are not the intended recipient, please delete it and notify the sender. Views expressed in this message are those of the individual sender, and are not necessarily the views of the NSW State Emergency Service.

**From:** Paul Delaney <[pdelaney@slrconsulting.com](mailto:pdelaney@slrconsulting.com)>  
**Sent:** Friday, 26 May 2023 12:50 PM  
**To:** NSW SES Risk Reduction <[rra@ses.nsw.gov.au](mailto:rra@ses.nsw.gov.au)>  
**Cc:** Alanna Ryan <[aryan@slrconsulting.com](mailto:aryan@slrconsulting.com)>; Jessica Keegan <[jkeegan@slrconsulting.com](mailto:jkeegan@slrconsulting.com)>  
**Subject:** FW: SES Contact for Aspect Industrial Estate Development- located at 788-882 Mamre Road, Kemps Creek

**EXTERNAL EMAIL:** This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hi Sharon,

Thanks for your email to Jessica. A draft FERP has been prepared and is attached.

If SES has any comments could you please send these through? This matter is now urgent for our client, and if it is possible for an expedited response this would be greatly appreciated.

By way of context the property in question is located at Kemps Creek, and is above the flood envelope for the 100 year and Probable Maximum Flood. The main issues for emergency response are around egress, and the draft plan promotes staying put on site if local roads are flooded.

Regards

Paul Delaney

**Paul Delaney**

Technical Director - Civil & Structural Engineering

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SLR Consulting Australia Pty Ltd  
10 Kings Road, New Lambton NSW Australia 2305



SLR acknowledges the traditional custodians of Country and recognises their continuing stewardship and connection to land, water and community. We pay our respect to Aboriginal and Torres Strait Islander cultures; and to Elders past and present.

---

## **Appendix B – Supplementary Advice to flooding report relating to condition 19.b) ii) [Stantec Letter]**

Our Ref: AWE200083-L03: BCP/bcp  
Contact: Dr Brett C. Phillips

19<sup>th</sup> May 2023

The Senior Development Manager  
Integrated Investment Portfolio  
Mirvac  
Level 28, 200 George Street  
**SYDNEY NSW 2000**

Attention: Daniel Brook

Stantec Australia Pty Ltd  
ABN 17 007 820 322

Level 16  
207 Kent Street  
Sydney NSW 2000  
Australia

**Phone: 61 2 9493 9700**

[www.stantec.com](http://www.stantec.com)

Dear Daniel,

**CONDITION B19 OF CONSENT FOR SSD-46516461,  
ASPECT INDUSTRIAL ESTATE, KEMPS CREEK, NSW**

Development Consent was granted to SSD-46516461 on 2 March 2023 subject to the conditions specified in Schedule 2 of the consent.

Conditions relating to flood management include, in part:

***Flood Management***

*B19. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Flood Emergency Response Plan (FERP) to the satisfaction of the Planning Secretary. The FERP must form part of the CEMP required by condition C2 and the OEMP required by condition C5 and must:*

- (a) be prepared by a suitably qualified and experienced person(s) in consultation with EHG and State Emergency Service;*
- (b) include details of:*
  - (i) the flood emergency responses for both construction and operation phases of the Stage 2 Development;*
  - (ii) measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;*
  - (iii) predicted flood levels;*
  - (iv) flood warning time and flood notification;*
  - (v) assembly points and evacuation routes;*
  - (vi) evacuation and refuge protocol; and*
  - (vii) awareness training for employees and contractors.*

## 1. 2022 FERP – CONSTRUCTION

In May 2022 a detailed Flood Emergency Response Plan (FERP) was prepared for the construction phase of the Aspect Industrial Estate development<sup>1</sup>. This provides a comprehensive template for the operations FERP.

The FERP describes:

- Flood behaviour on the site in floods up to a Probable Maximum Flood (PMF) at different stages of the site development,
- A Flood Emergency Response Plan for the construction phase, including:
  - Flood risks both on the project site and external to the project site;
  - Evacuation strategy, measures, procedures, and plan; and
  - A FloodSafe Plan

It identifies that actions that must be co-ordinated by the Flood Wardens.

- Monitoring rainfall and any runoff entering the site and any flooding on the site;
- Assessing if site operations can continue safely during inclement weather;
- Restricting any site operations that continue during inclement weather to areas well away from any flooding on the site;
- If it is unsafe for site operations to continue then directing workers on the site to retreat to the designated flood refuges located in the Site Compound; and
- Monitoring any regional flooding and road closures through Council's Disaster Dashboard and the Live Traffic Website and advising whether it is safe for workers to depart the site depending on their planned destination(s).

The FERP describes flood risks under:

- Current conditions
- Interim Conditions
- Stage 1 Conditions and
- Masterplan Conditions

## 2. CONDITION B19 (b) (ii)

The condition requires that the FERP include a description of:

- (ii) *measures to eliminate or reduce downstream flood impact on properties to the west of Mamre Road for all flooding events;*

It is considered that the measures already included in Stage 1 and the Masterplan comply with this requirement based on the assessment of downstream impacts.

---

<sup>1</sup> Cardno now Stantec (2022) "Flood Emergency Response Plan, Aspect Industrial Estate (AIE), Kemps Creek", Revision 2, prepared for Mirvac, May, 33 pp + Apps

The Flood Impact Assessment for the Aspect Industrial Estate prepared by Cardno now Stantec in July 2022<sup>2</sup> describes the assessment of the impact of Modification 3 of the approved Stage 1 development for the Aspect Industrial Estate as well as Modification 3 of the approved Final Masterplan.

The AEP of the PMF is 1 in 10,000,000. The PMF was estimated based on centring the PMP ellipses over the centroid of the local catchment not over the centroid of the South Creek catchment.

Under both Stage 1 Conditions and Final Masterplan Conditions under Modification 3, flood level difference plots disclosed that there are negligible adverse impacts on flood level downstream of Mamre Road in the 2 yr ARI, 5 yr ARI, 100 yr ARI, 200 yr ARI and 500 yr ARI events. There is some change in the extent of shallow inundation. In a PMF greater decreases in the flood levels are experienced downstream of Mamre Road. There are some small increases upstream of the southern boundary in an existing farm dam which it is expected would be resolved when a drainage corridor is re-established in this area.

Under both Stage 1 Conditions and Final Masterplan Conditions under Modification 3, flood velocity difference plots disclose that there are minor impacts in the watercourse downstream of Mamre Road and negligible adverse impacts on flood velocities elsewhere downstream of Mamre Road in the 2 yr ARI, 5 yr ARI, 100 yr ARI, 200 yr ARI and 500 yr ARI events. In a PMF there are localised modest increases in the flood velocities are experienced downstream of Mamre Road.

### **Flood Management Measures**

The Stage 1 development responds to the flooding risks by separating upstream runoff from local internal runoff and implementing the following measures:

- (i) Capturing upstream runoff just inside the southern site boundary and conveying this via the proposed diversion line comprising a 1500 mm diameter conduit with a 1.5 m x 1.5 m RCBC road crossing to convey upstream runoff to the head of the extended riparian corridor which conveys the combined upstream runoff from the southern and eastern drainage lines to the existing Mamre Road crossing in all events up to the 100 yr ARI event as a minimum; and
- (ii) Directing all runoff from within the Stage 1 development to a dual purpose basin in order to mitigate the impacts on the rate of runoff in all events up to the 100 yr ARI event and to mitigate impacts on stormwater quality. The basin is sized on the masterplan conditions when all stages of development of the industrial estate have been completed ie. it is planned to construct the full basin in Stage 1.

The Masterplan development responds to the flooding risks based on the measures implemented in Stage 1 and by directing all runoff from within the Masterplan development to the basin in order to mitigate the impacts on the rate of runoff in all events up to the 100 yr ARI event and to mitigate impacts on stormwater quality.

Yours faithfully



.....  
*Dr Brett C. Phillips*  
**Senior Principal**  
**for Stantec Australia**

---

<sup>2</sup> Cardno now Stantec (2022b) "Flood Impact Assessment, Aspect Industrial Estate (AIE)", Final Report, Version 2B, prepared for Mirvac, 24 pp + Apps

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# APPENDIX H

## Construction Noise and Vibration Management Plan

# ASPECT INDUSTRIAL ESTATE

## Lot / Warehouse 9 Construction Noise & Vibration Management Plan

### Prepared for:

Qanstruct Australia Pty Ltd  
9 Power Avenue,  
Alexandria NSW 2015

SLR Ref: 630.30472-R04  
Version No: -v1.0  
April 2023



## PREPARED BY

SLR Consulting Australia Pty Ltd  
ABN 29 001 584 612  
Tenancy 202 Submarine School, Sub Base Platypus, 120 High Street  
North Sydney NSW 2060 Australia  
T: +61 2 9427 8100  
E: sydney@slrconsulting.com www.slrconsulting.com

## BASIS OF REPORT

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

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

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30472-R04-v1.0	21 April 2023	Lloyd Mears Joshua Ridgway	Mark Irish	Mark Irish

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- Appendix B Planning Secretary's Endorsement
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# 1 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been engaged by Qanstruct Australia Pty Ltd (Qanstruct) to prepare a Construction Noise and Vibration Management Plan (CNVMP) for construction works associated with the development of Lot 9 / Warehouse 9 (the Project) within Aspect Industrial Estate (AIE) located at Mamre Road, Kemps Creek, NSW.

This CNVMP addresses the potential noise and vibration impacts associated with the construction of Lot 9 / Warehouse 9 and details the mitigation and management procedures for dealing with potential impacts. Construction noise and vibration impacts were previously assessed for the estate as part of the *Aspect Industrial Estate SSDA Noise and Vibration Impact Assessment* prepared by SLR in February 2021 (the NVIA) and a Construction Noise and Vibration Management Plan for AIE was prepared by SLR in July 2022.

Specific acoustic terminology is used in this report. An explanation of common acoustic terms is provided in **Appendix A**.

SLR is suitably qualified to produce this CNVMP and is a member of the Australian Acoustical Society (AAS). SLR is also a member firm of the Association of Australasian Acoustical Consultants (AAAC). Author qualifications are listed in **Table 1** below:

**Table 1 Author Qualifications**

Name, Role & Division	Qualifications	Experience
<b>Mark Irish</b> Principal Consultant Acoustics and Vibration	MDes Sc BE(Elec) MAAS MIOA	Mark is a team leader at SLR and a Principal Consultant with over 20 years of industry experience. Mark's areas of expertise include building acoustics, planning assessments and the assessment and mitigation of industrial noise impacts. Mark has extensive experience of DA and SSDA assessments and brings detailed knowledge of the NSW planning guidelines relevant to noise and vibration, and a long track record of delivering multi-disciplinary projects on-time and to the required quality expectations.
<b>Joshua Ridgway</b> Associate Consultant Acoustics and Vibration	MDesSc (Audio & Acoustics) DipPM	Joshua is an Associate Consultant with over 12 years industry experience. Joshua has worked on a broad range of assessments involving field measurements, analysis, modelling, reporting and management of construction and operational impacts from a variety of projects. Joshua has extensive experience in delivering key State Significant Development projects in NSW and brings detailed knowledge of the complexities of assessing and managing construction and industrial noise impacts and a thorough understanding of the regulatory, stakeholder and community expectations for SSDA assessments and noise management plans.

Name, Role & Division	Qualifications	Experience
<b>Lloyd Mears</b> Senior Consultant Acoustics and Vibration	BCre Tech	<p>Lloyd is a Senior Consultant with over 5 years industry experience.</p> <p>Lloyd is experienced in acoustic testing, architectural acoustic modelling and design, building acoustics and environmental noise control.</p> <p>Lloyd has extensive experience in the measurement of acoustic parameters, architectural acoustic modelling, delivering specialist design advice in the built environment sector and the planning and delivery of operational noise assessments for Development Approval (DA).</p> <p>Lloyd has a strong understanding of NSW planning policies and guidelines related to noise and vibration and strives to deliver projects on time and above the quality expectations of the client.</p>

## 1.1 Procedure for Implementing this CNVMP

This general procedure will be followed in order to implement this CNVMP on site:

1. Review the requirements of the Development Consent Conditions relevant to construction noise and vibration (refer to **Section 3**), the location of the nearest sensitive receivers (refer to **Section 2.1**) and the applicable Noise Management Levels (NMLs) (refer to **Section 5.2.2**).
2. Prior to commencement of construction phases/activities, confirm the assumptions regarding construction activities/locations/equipment/methodology detailed in **Section 6.1** are accurate and remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken in accordance with **Section 6.1.1**.
3. Review the predicted noise levels for the proposed construction activities (refer to **Section 6.3** and any updated assessment undertaken in step 2) to confirm the predicted impacts for each activity. Each activity has “typical” noise level predictions, and “peak” noise level predictions using the noisiest equipment for that activity.
4. Where the noise impacts are predicted to be:
  - Below the relevant NMLs – undertake best practice noise management measures to minimise noise impacts
  - Above the NMLs – implement all feasible and reasonable noise mitigation and management measures relevant to that activity (refer to **Section 7.2**) to reduce the impacts (to below the NMLs where possible). Measures considered/implemented must be documented for inclusion in the Construction Contractor’s Monthly Report to Mirvac.
  - Above 75 dBA – implement mitigation and management measures for highly noise affected receivers as per **Section 7.2** including consideration of respite periods, duration respite, and alternative accommodation. Consultation with the individual highly noise affected residences must be undertaken to discuss the appropriate mitigation/respite solution for high noise works and must be documented for inclusion in the Construction Contractor’s Monthly Report to Mirvac.
5. Review the minimum working distances for vibration intensive plant (refer to **Section 5.4.2**) and the vibration assessment results (refer to **Section 6.4**). Where vibration intensive plant is proposed to be used within the minimum working distances of vibration sensitive structures/receivers implement feasible and reasonable mitigation and management measures as per **Section 7.2**.

6. Undertake noise and/or vibration monitoring in accordance with **Section 7.3**, where required.
7. Where works are required out of the standard construction hours, additional assessment and documentation must be prepared for approval by the Planning Secretary (refer to **Section 6.2**).
8. Resolve any noise/vibration issues during construction works as per the contingency plan (refer to **Section 7.5**), and document and report incidents and complaints as per the requirements in **Section 7.5** and **Section 7.4**, respectively.

## 2 Development Overview

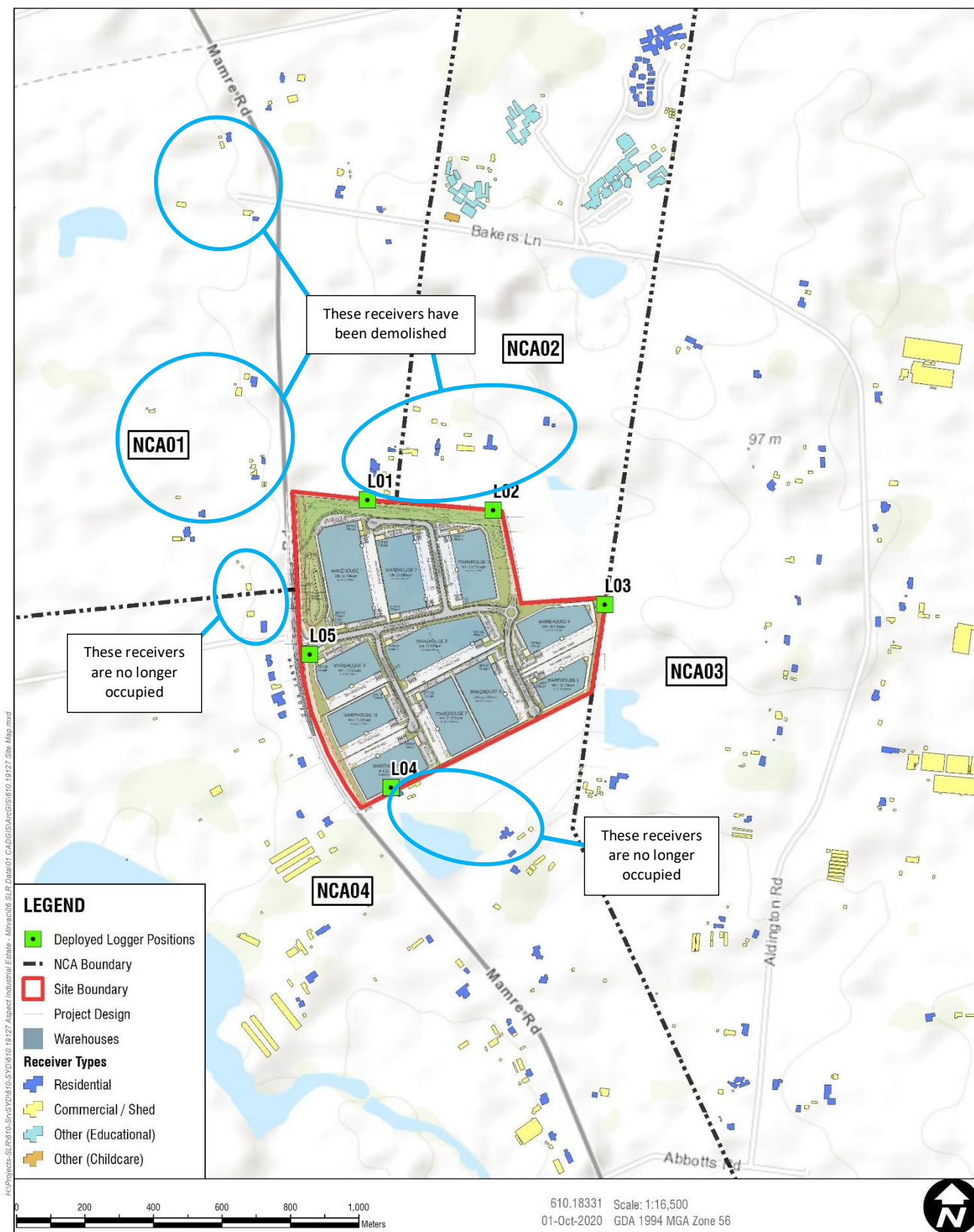
Aspect Industrial Estate (the estate) is legally described as Lots 54-58 in DP 259135, with an area of around 56.3 hectares (ha). The site is located east of Mamre Road, Kemps Creek, within the Penrith Local Government Area. Warehouse 9 is located on the south western portion of the site.

The estate has around 950 m of direct frontage to Mamre Road with a proposed intersection providing vehicular access via Mamre Road to the M4 Motorway and Great Western Highway to the north and Elizabeth Drive to the south. The estate is located around 4 km northeast of the future Western Sydney Nancy-Bird Walton Airport, 13 km southeast of the Penrith CBD and 40 km west of the Sydney CBD.

The locations of the Project site and surrounding receivers are shown in **Figure 1**. The approved MOD3 Masterplan design is shown in **Figure 2** and the MOD3 Staging Plan is shown in **Figure 3**. This CNVMP only concerns the construction of Warehouse 9 shown in **Figure 3**, and does not include the works to construct any other infrastructure associated with Stage 2.

It is noted that the nearest residences to the north and northeast of the site in NCA01 and NCA02 have been demolished since the preparation of the NVIA. The residences to the south of the site on the adjacent lots in NCA04 have been confirmed by the developer of those lots to be vacant with no intention of occupation prior to being demolished (refer to **Appendix C**). Several receivers to the west in NCA04 have also been vacated following purchase by a developer. These receivers are identified in blue circles in **Figure 1**, and have been excluded from the assessment of construction noise and vibration.

**Figure 1 Site Location, Sensitive Receivers Areas and Modelled Buildings**



Note 1: Figure sourced from the NVIA.





## 2.1 Nearest Sensitive Receivers

The area surrounding the site has been divided into four Noise Catchment Areas (NCAs). The NCAs group together sensitive receivers with similar existing noise environments.

The NCAs and sensitive receivers in the area around the site are detailed in **Table 2** and shown in **Figure 1**.

**Table 2 Sensitive Receivers**

NCA	Direction from Site	Description
NCA01	Northwest North	<p>This NCA includes receivers to the north and west of the site where the noise environment is influenced by road traffic noise from Mamre Road.</p> <p>The receivers in this NCA are primarily scattered rural residential dwellings with associated commercial/shed structures.</p> <p>The closest residential receivers to the site boundary are around 300 m to the west. The nearest clusters of receivers have been demolished and are not included in this assessment (refer to <b>Figure 1</b>).</p>
NCA02	North	<p>This NCA includes receivers to the north of the site where the noise environment is less influenced by road traffic noise from Mamre Road. Distant road traffic, natural noises (such as wind and insects), and local traffic on Bakers Lane primarily influence the noise environment in this NCA.</p> <p>The receivers in this NCA include several schools (eg Mamre Anglican School), a childcare centre, and the Emmaus Village residential area, all located to the north of Bakers Lane.</p> <p>The closest residential receivers to the site boundary (Emmaus Village) are around 1,250 m to the north, with the closest childcare and educational receivers around 800 m to the north. The cluster of receivers close to the northern site boundary have been demolished and are not included in this assessment (refer to <b>Figure 1</b>).</p>
NCA03	East	<p>This NCA includes receivers to the east of the site where the noise environment is influenced by distant road traffic noise, natural noises (such as wind and insects), and local road traffic on Aldington Road.</p> <p>The receivers in this NCA are primarily scattered rural residential dwellings with associated commercial/shed structures.</p> <p>The closest residential receivers to the site boundary are around 250 m to the southeast and around 500 m to the east.</p>
NCA04	South Southwest West	<p>This NCA includes receivers to the south, southwest and west of the site where the noise environment is influenced primarily by road traffic noise from Mamre Road.</p> <p>The receivers in this NCA are primarily scattered rural residential dwellings with associated commercial/shed structures.</p> <p>The closest residential receivers to the site boundary are around 70 m to the west and around 350 m to the south. The clusters of receivers on the lots adjacent to the southern site boundary have been confirmed by the developer of those lots to be vacant with no intention of occupation prior to being demolished and are not included in this assessment (refer to <b>Figure 1</b>). Similarly, several receivers to the west of the site have been vacated following purchase by a developer.</p>



### 3 Development Consent

This CNVMP has been prepared to accompany the Construction Environmental Management Plan (CEMP) for the development.

Development Consent for the project was approved by the Minister for Planning and Public Spaces in SSD 46516461, dated March 2023. The conditions relevant to this CNVMP are reproduced in **Table 3**.

**Table 3 Development Consent Conditions**

Development Consent				Where Addressed								
Operation of Plant and Equipment												
A19. All plant and equipment used on site, or to monitor the performance of the development, must be: <div><div>a. Maintained in a proper and efficient condition; and</div><div>b. Operated in a proper and efficient manner.</div></div>				Section 7.2								
Hours of Work												
B21. The applicant must comply with the hours detailed in Table 2. Table 2 <i>Hours of Work</i>				Section 6.2								
<table><tr><th>Activity</th><th>Day</th><th>Time</th></tr><tr><td rowspan="2">Earthworks and construction</td><td>Monday – Friday</td><td>7 am to 6 pm</td></tr><tr><td>Saturday</td><td>8 am to 1 pm</td></tr></table>					Activity	Day	Time	Earthworks and construction	Monday – Friday	7 am to 6 pm	Saturday	8 am to 1 pm
Activity	Day	Time										
Earthworks and construction	Monday – Friday	7 am to 6 pm										
	Saturday	8 am to 1 pm										
B22. Work hours outside of the hours identified in condition B21 may be undertaken in the following circumstances: <div><div>a. works that are inaudible at the nearest sensitive receivers;</div><div>b. works agreed to in writing by the Planning Secretary;</div><div>c. for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</div><div>d. where it is required in an emergency to avoid loss of lives, property or to prevent environmental harm.</div></div>				Section 6.2								
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 management and mitigation measures in the Appendix 4.				Section 1.1 & Section 5.2.2 & Section 6 Section 7								
Construction Noise management Plan												
B24. Prior to commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Noise Management Plan (CNMP) for the development to the satisfaction of the Planning Secretary. The CNMP must form part of a CEMP in accordance with condition C1 and must: <div><div>a. be prepared by a suitably qualified and experienced noise expert(s);</div></div>				This CNVMP  Section 1								

Development Consent	Where Addressed
<ul style="list-style-type: none"> <li>b. be approved by the Planning Secretary prior to the commencement of construction of each stage of the development;</li> <li>c. describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time);</li> <li>d. describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;</li> <li>e. include strategies that have been developed with the community for managing high noise generating works; and</li> <li>f. describe the community consultation undertaken to develop the strategies in condition B24(e).</li> <li>g. include a complaints management system that would be implemented for the duration of the development.</li> </ul>	<p><b>Section 6.2</b></p> <p><b>Section 1.1</b></p> <p>HNA identified in <b>Table 17</b> Measures detailed in <b>Section 7.2</b></p> <p><b>Section 7.1 &amp; 7.2</b></p> <p><b>Section 7.1</b></p> <p><b>Section 7.4</b></p>
<p>B25. The Applicant must:</p> <ul style="list-style-type: none"> <li>a. not commence construction of the Stage 2 Development until the CNMP required by condition B24 is approved by the Planning Secretary; and</li> <li>b. implement the most recent version of the CNMP approved by the Planning Secretary for the duration of construction.</li> </ul> <p><b>Note:</b> The Applicant may update an existing and approved CNMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B20. Any updated CNMP must be to the satisfaction of the Planning Secretary.</p>	<p><b>Section 8</b></p>
Environmental Management	
<p><b>Management Plan Requirements</b></p> <p>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>a) detailed baseline data;</li> <li>b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> <li>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development; and</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> </ul>	<p>This CNVMP</p> <p><b>Section 4</b></p> <p><b>Section 3</b></p> <p><b>Section 5</b></p> <p><b>Section 6.1.1 &amp; Section 7</b></p> <p><b>Section 7</b></p> <p><b>Section 7.3</b></p> <p><b>Section 7.5</b></p>

Development Consent	Where Addressed
<ul style="list-style-type: none"> <li>f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> </li> <li>h) a protocol for periodic review of the plan.</li> </ul> <p><b>Note:</b> the Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	<p><b>Section 8</b></p> <p><b>Section 7.5</b></p> <p><b>Section 7.4</b>  <b>Section 7.5</b>  <b>Section 8</b></p>

## 4 Existing Environment

### 4.1 Unattended Ambient Noise Monitoring

Unattended noise monitoring was completed at five locations at the boundary of the site in November 2019 as part of the NVIA. The measured noise levels have been used to determine the existing noise environment and to set the criteria used to assess the potential impacts from the project.

The monitoring equipment was positioned to measure existing noise levels that are representative of receivers potentially most affected by the project.

The noise monitoring equipment continuously measured existing noise levels in 15-minute periods during the daytime, evening and night-time.

The noise monitoring locations are shown in **Figure 1** and the results are summarised in **Table 4**. Further information regarding the monitoring, including methodology and detailed data, is provided in the NVIA.

**Table 4 Summary of Ambient Noise Levels**

ID	Address	Measured Noise Levels (dBA)					
		Background Noise (RBL)			Average Noise (LAeq)		
		Day	Evening	Night	Day	Evening	Night
L01	Lot 58 DP259135	39	39	32	50	49	50
L02	Lot 58 DP259135	35	33	32	43	42	43
L03	Lot 56 DP259135	34	33	29	44	41	41
L04	Lot 54 DP259135	39	40	32	52	53	54
L05	Lot 56 DP259135	42	43	34	59	59	56

Note 1: The assessment periods are the daytime which is 7 am to 6 pm Monday to Saturday and 8 am to 6 pm on Sundays and public holidays, the evening which is 6 pm to 10 pm, and the night-time which is 10 pm to 7 am on Monday to Saturday and 10 pm to 8 am on Sunday and public holidays. See the NSW EPA *Noise Policy for Industry*.

Additional noise monitoring was undertaken by the contractor in July and August 2022 prior to commencement of construction (refer to Acoustic Works letter report *1022082 L01A Aspect Industrial Estate Mamre Road Kemps Creek MTG*, dated 11 August 2022). Monitoring was undertaken at three residential receivers adjacent to the AIE site, west of Mamre Road in NCA04. The additional monitoring locations are shown in **Figure 4** and the results detailed in **Table 5**.

**Table 5 Additional Noise Monitoring Results**

ID	Address	Measured Noise Levels (dBA)					
		Background Noise (RBL)			Average Noise (LAeq)		
		Day	Evening	Night	Day	Evening	Night
AL1	819 Mamre Road	51	44	35	63	60	60
AL2	833A Mamre Road	49	43	34	61	57	57
AL3	845A Mamre Road	44	38	30 <sup>1</sup>	55	52	52

Note 1: RBL increased to the minimum RBL specified in the NSW EPA *Noise Policy for Industry* (NPfI).

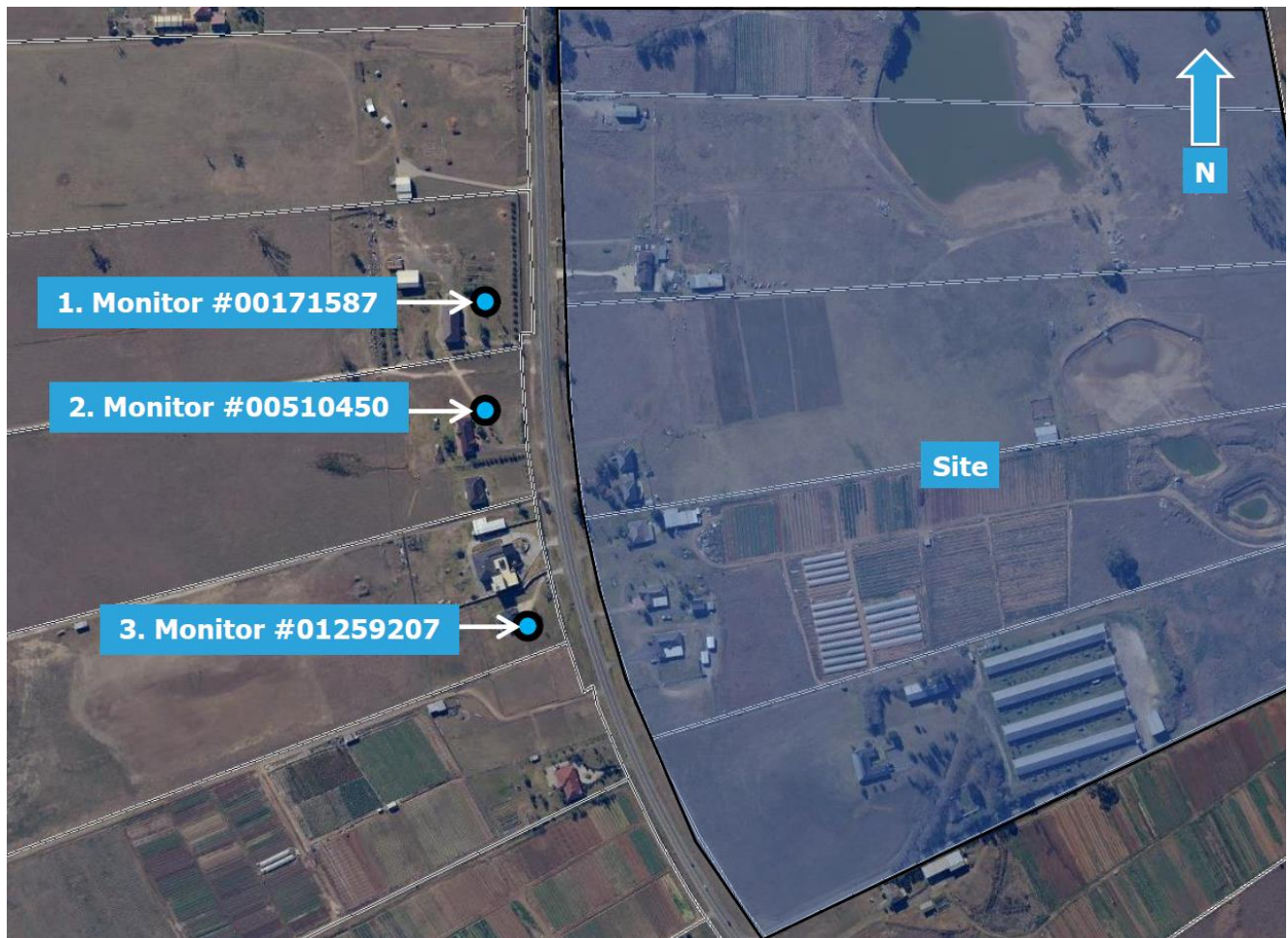
The results at AL2 (833A Mamre Road) are considered to be representative of noise levels at residential receivers 833A, 833B, 859 and 885 Mamre Road, where the residences are located a similar distance from Mamre Road.

The results at AL3 (845A Mamre Road) are considered to be representative of noise levels at residential receivers 845A and 845B Mamre Road, as these properties have a boundary fence between the residences and Mamre Road.

The above additional monitoring has been adopted for these receivers as it is considered to be more representative of these specific receivers than the previous noise monitoring undertaken at L04, which was around twice the distance from Mamre Road as these receivers. L04 is considered representative of all other receivers in NCA04.

Results at AL1 (819 Mamre Road) have been excluded as this receiver has been identified as permanently vacated (refer to **Figure 1**).

**Figure 4 Additional Noise Monitoring Locations**



Note 1: Figure taken from Acoustic Works letter report 1022082 L01A Aspect Industrial Estate Mamre Road Kemps Creek MTG, dated 11 August 2022.

## 5 Assessment Criteria

### 5.1 Construction Noise and Vibration Guidelines

The standards and guidelines relevant to the development are listed in **Table 6**. These guidelines aim to protect the community and environment from excessive noise and vibration impacts during construction of projects.

**Table 6 Construction Noise and Vibration Standards and Guidelines**

Guideline/Policy Name	Where Guideline Used
<i>Interim Construction Noise Guideline</i> (ICNG) (DECC, 2009)	Assessment of airborne noise impacts on sensitive receivers
<i>Construction Noise and Vibration Guideline</i> (CNVG) (Roads and Maritime Services, 2016)	Assessment and management protocols for noise and vibration impacts
<i>Road Noise Policy</i> (RNP) (DECCW, 2011)	Assessment of construction traffic impacts
<i>BS 7385 Part 2-1993 Evaluation and measurement for vibration in buildings Part 2</i> , BSI, 1993	Assessment of vibration impacts (structural damage) to non-heritage sensitive structures
<i>DIN 4150:Part 3-2016 Structural vibration – Effects of vibration on structures</i> , Deutsches Institute fur Normung, 1999	Screening assessment of vibration impacts (structural damage) to heritage sensitive structures, where the structure is found to be unsound
<i>Assessing Vibration: a technical guideline</i> (DEC, 2006)	Assessment of vibration impacts on sensitive receivers

### 5.2 Interim Construction Noise Guideline

The NSW *Interim Construction Noise Guideline* (ICNG) is used to assess and manage impacts from construction noise on residences and other sensitive land uses in NSW.

The ICNG contains procedures for determining project specific Noise Management Levels (NMLs) for sensitive receivers based on the existing background noise in the area. The 'worst-case' noise levels from construction of a project are predicted and then compared to the NMLs in a 15-minute assessment period to determine the likely impact of the project.

The NMLs are not mandatory limits, however, where construction noise levels are predicted or measured to be above the NMLs, feasible and reasonable work practices to minimise noise emissions are to be investigated.

#### Residential Receivers

The ICNG approach for determining NMLs at residential receivers is shown in **Table 7**.

**Table 7 ICNG NMLs for Residential Receivers**

Time of Day	NML LAeq(15minute)	How to Apply
Standard Construction Hours Monday to Friday	Noise affected RBL <sup>1</sup> + 10 dB	<ul style="list-style-type: none"> <li>The noise affected level represents the point above which there may be some community reaction to noise</li> <li>Where the predicted or measured LAeq(15minute) is greater than the</li> </ul>



Time of Day	NML LAeq(15minute)	How to Apply
7:00 am to 6:00 pm Saturday 8:00 am to 1:00 pm No work on Sundays or public holidays		<p>noise affected level, the proponent should apply all feasible and reasonable work practices to meet the noise affected level</p> <ul style="list-style-type: none"> <li>The proponent should also inform all potentially impacted residents of the nature of works to be carried out, the expected noise levels and duration, as well as contact details.</li> </ul>
	Highly Noise Affected 75 dBA	<ul style="list-style-type: none"> <li>The Highly Noise Affected (HNA) level represents the point above which there may be strong community reaction to noise</li> <li>Where noise is above this level, the relevant authority (consent, determining or regulatory) may require respite periods by restructuring the hours that the very noisy activities can occur, taking into account: <ul style="list-style-type: none"> <li>Times identified by the community when they are less sensitive to noise (such as before and after school for works near schools or mid-morning or mid-afternoon for works near residences)</li> <li>If the community is prepared to accept a longer period of construction in exchange for restrictions on construction times.</li> </ul> </li> </ul>
Outside Standard Construction Hours	Noise affected RBL + 5 dB	<ul style="list-style-type: none"> <li>A strong justification would typically be required for works outside the recommended standard hours</li> <li>The proponent should apply all feasible and reasonable work practices to meet the noise affected level</li> <li>Where all feasible and reasonable practises have been applied and noise is more than 5 dB above the noise affected level, the proponent should negotiate with the community.</li> </ul>

Note 1: The RBL is the Rating Background Level and the ICNG refers to the calculation procedures in the NSW *Industrial Noise Policy* (INP). The INP has been superseded by the NSW EPA *Noise Policy for Industry* (NPfi).

## 'Other Sensitive' Land Uses and Commercial Receivers

The ICNG NMLs for 'other sensitive' non-residential land uses are shown in **Table 8**.

**Table 8 NMLs for 'Other Sensitive' Receivers**

Land Use	Noise Management Level LAeq(15minute) (dBA) (Applied when the property is in use)	
	Internal	External
Classrooms at schools and other educational institutions	45	55 <sup>1</sup>
Commercial	-	70

Note 1: It is assumed that these receivers have windows partially open for ventilation which results in internal noise levels being around 10 dB lower than the external noise level.

## Sleep Disturbance

A method for assessing sleep disturbance is contained in the NPfi. Although the NPfi sleep disturbance criteria relates to industrial noise, it is also considered relevant for reviewing potential impacts from construction noise as a screening criteria to identify the need for further assessment. The NPfi notes that a detailed maximum noise level assessment should be undertaken where a project results in night-time noise levels which exceed 52 dBA LA<sub>Fmax</sub> or the prevailing background level plus 15 dB, whichever is the greater.

Works will be undertaken during standard daytime construction hours, in accordance with Condition B21. For works required during out of hours periods, and approved under Condition B22, the sleep disturbance screening level of night-time RBL plus 15 dB will be applied.

### 5.2.2 NML Summary

The NMLs for the project have been determined in accordance with the requirements of the ICNG and are shown in **Table 9**. Further information regarding the NMLs is provided in the NVIA.

**Table 9 Project Specific Noise Management Levels (dBA)**

Receiver Type	NCA	Representative Noise Monitoring Location	NML (LAeq(15minute) – dBA)				Sleep Disturbance Screening Level (LAmax dBA)
			Standard Construction Hours (RBL+10dB)	Out of Hours <sup>4</sup> (RBL+5dB)			
			Daytime	Daytime <sup>3</sup>	Evening	Night-time	Night-time
Residential	NCA01	L01	49	44	44	37	52
Residential	NCA02	L02	45	40	38	37	52
Residential	NCA03	L03	45 <sup>1</sup>	40	38	35	52
833, 859, 885 Mamre Rd	NCA04	AL2	59	54	47	39	52
845 Mamre Rd		AL3	54	49	43	35 <sup>1</sup>	52
All other NCA04 Residential		L04	49	44	44 <sup>2</sup>	37	52
Educational	NCA01	n/a	55	55 (when in use)			-
Commercial	Various	n/a	70	70 (when in use)			-

Note 1: RBL increased to the minimum RBL specified in the NPfI.

Note 2: Where the evening RBL is higher than the daytime RBL, the daytime RBL has been used.

Note 3: Daytime out of hours is 7 am to 8 am and 1 pm to 6 pm on Saturday, and 8 am to 6 pm on Sunday and public holidays.

Note 4: In accordance with Condition D41, works will be undertaken during standard daytime construction hours. Where out of hours works are required and are approved under Condition D42, the out of hours NMLs apply.

## 5.3 Construction Road Traffic Noise Guidelines

The potential impacts from construction traffic on public roads are assessed under the NSW EPA *Road Noise Policy* (RNP) and Roads and Maritime (now Transport for NSW) *Construction Noise and Vibration Guideline* (CNVG).

An initial screening test is first applied to evaluate if existing road traffic noise levels are expected to increase by more than 2.0 dB as a result of construction traffic. Where this is considered likely, further assessment is required using the RNP base criteria shown in **Table 10**.

**Table 10 RNP Criteria for Assessing Construction Vehicles on Public Roads**

Road Category	Type of Project/Land Use	Assessment Criteria (dBA)	
		Daytime (7 am – 10 pm)	Night-time (10 pm – 7 am)
Freeway/ arterial/ sub-arterial roads	Existing residences affected by additional traffic on existing freeways/arterial/sub-arterial roads generated by land use developments	LAeq(15hour) 60 (external)	LAeq(9hour) 55 (external)
Local roads	Existing residences affected by additional traffic on existing local roads generated by land use developments	LAeq(1hour) 55 (external)	LAeq(1hour) 50 (external)

The NVIA predicted construction traffic to result in a minimal increase (i.e. less than 2 dB) in the overall traffic noise levels along the construction haulage routes. As such, construction traffic noise impacts have not been assessed further.

## 5.4 Vibration Guidelines

The effects of vibration from construction work can be divided into three categories:

- Those in which the occupants of buildings are disturbed (**human comfort**). People can sometimes perceive vibration impacts when vibration generating construction work is located close to occupied buildings. Vibration from construction work tends to be intermittent in nature and the EPA's *Assessing Vibration: a technical guideline* (2006) provides criteria for intermittent vibration based on the Vibration Dose Value (VDV), as shown in **Table 11**.
- Those where building contents may be affected (**building contents**). People perceive vibration at levels well below those likely to cause damage to building contents. For most receivers, the human comfort vibration criteria are the most stringent and it is generally not necessary to set separate criteria for vibration effects on typical building contents. Exceptions to this can occur when vibration sensitive equipment, such as electron microscopes or medical imaging equipment, are in buildings near to construction work. No such equipment has been identified in the study area.
- Those where the integrity of the building may be compromised (**structural/cosmetic damage**). If vibration from construction work is sufficiently high, it can cause cosmetic damage to elements of affected buildings. Industry standard cosmetic damage vibration limits are specified in British Standard BS 7385 and German Standard DIN 4150. The limits are shown in **Table 12** and **Table 13**.

**Table 11 Human Comfort Vibration – Vibration Dose Values for Intermittent Vibration**

Building Type	Assessment Period	Vibration Dose Value <sup>1</sup> (m/s <sup>1.75</sup> )	
		Preferred	Maximum
Critical Working Areas (eg operating theatres or laboratories)	Day or night-time	0.10	0.20
Residential	Daytime	0.20	0.40
	Night-time	0.13	0.26
Offices, schools, educational institutions and places of worship	Day or night-time	0.40	0.80
Workshops	Day or night-time	0.80	1.60

Note 1: The VDV accumulates vibration energy over the daytime and night-time assessment periods, and is dependent on the level of vibration as well as the duration.

**Table 12 Cosmetic Damage – BS 7385 Transient Vibration Values for Minimal Risk of Damage**

Group	Type of Building	Peak Component Particle Velocity in Frequency Range of Predominant Pulse	
		4 Hz to 15 Hz	15 Hz and Above
1	Reinforced or framed structures. Industrial and heavy commercial buildings	50 mm/s at 4 Hz and above	
2	Unreinforced or light framed structures. Residential or light commercial type buildings	15 mm/s at 4 Hz increasing to 20 mm/s at 15 Hz	20 mm/s at 15 Hz increasing to 50 mm/s at 40 Hz and above

Note 1: Where the dynamic loading caused by continuous vibration may give rise to dynamic magnification due to resonance, especially at the lower frequencies where lower guide values apply, then the guide values may need to be reduced by up to 50%.

**Table 13 Cosmetic Damage – DIN 4150 Guideline Values for Short-term Vibration on Structures**

Group	Type of Structure	Guideline Values Vibration Velocity (mm/s)				
		Foundation, All Directions at a Frequency of			Topmost Floor, Horizontal	Floor Slabs, Vertical
		1 to 10 Hz	10 to 50 Hz	50 to 100 Hz	All frequencies	All frequencies
1	Buildings used for commercial purposes, industrial buildings and buildings of similar design	20	20 to 40	40 to 50	40	20
2	Residential buildings and buildings of similar design and/or occupancy	5	5 to 15	15 to 20	15	20
3	Structures that, because of their particular sensitivity to vibration, cannot be classified as Group 1 or 2 <b>and</b> are of great intrinsic value (eg heritage listed buildings)	3	3 to 8	8 to 10	8	20 <sup>1</sup>

Note 1: It may be necessary to lower the relevant guideline value markedly to prevent minor damage.

#### 5.4.1 Heritage Buildings or Structures

Heritage listed buildings and structures should be considered on a case-by-case basis but as noted in BS 7385 should not be assumed to be more sensitive to vibration, unless structurally unsound. Where a heritage building is deemed to be sensitive, the more stringent DIN 4150 Group 3 guideline values in **Table 13** can be applied.

No heritage buildings have been identified in the vicinity of the development.

#### 5.4.2 Minimum Working Distances for Vibration Intensive Works

Minimum working distances for typical vibration intensive construction equipment are provided in the CNVG and are shown in **Table 14**. The minimum working distances are for both cosmetic damage (from BS 7385 and DIN 4150) and human comfort (from the NSW EPA *Assessing Vibration: a technical guideline*). They are calculated from empirical data which suggests that where work is further from receivers than the quoted minimum distances then impacts are not considered likely.

**Table 14 Recommended Minimum Working Distances from Vibration Intensive Equipment**

Plant Item	Rating/Description	Minimum Distance		
		Cosmetic Damage		Human Response (NSW EPA Guideline)
		Residential and Light Commercial (BS 7385)	Heritage Items (DIN 4150, Group 3)	
Vibratory Roller	<50 kN (1–2 tonne)	5 m	11 m	15 m to 20 m
	<100 kN (2–4 tonne)	6 m	13 m	20 m
	<200 kN (4–6 tonne)	12 m	25 m	40 m
	<300 kN (7–13 tonne)	15 m	31 m	100 m
	>300 kN (13–18 tonne)	20 m	40 m	100 m
	>300 kN (>18 tonne)	25 m	50 m	100 m
Small Hydraulic Hammer	300 kg (5 to 12 t excavator)	2 m	5 m	7 m
Medium Hydraulic Hammer	900 kg (12 to 18 t excavator)	7 m	15 m	23 m
Large Hydraulic Hammer	1,600 kg (18 to 34 t excavator)	22 m	44 m	73 m
Vibratory Pile Driver	Sheet piles	2 m to 20 m	5 m to 40 m	20 m
Piling Rig – Bored	≤ 800 mm	2 m (nominal)	5 m	4 m
Jackhammer	Hand held	1 m (nominal)	3 m	2 m

The minimum working distances are indicative and will vary depending on the particular item of equipment and local geotechnical conditions. The distances apply to cosmetic damage of typical buildings under typical geotechnical conditions.

## 6 Construction Noise and Vibration Assessment

### 6.1 Construction Activities

Construction scenarios and corresponding items of plant have been assumed based on previous assessments of construction noise conducted for WH1 within AIE.

The construction scenarios have been categorised into ‘peak’ and ‘typical’ works which have been used to define the likely range of potential noise impacts:

- **‘Peak’** works represent the noisiest stages and can require noise intensive equipment, such as rockbreakers or concrete saws. While ‘peak’ works would be required at times, the noisiest works would not occur for the full duration of the works.
- **‘Typical’** works represent typical noise emissions when noise intensive equipment is not in use. The ‘Typical’ works generally include most items of equipment for a given activity except for the loudest item. These items generally support the ‘Peak’ works activity and are referred to as ‘supporting equipment’.

The representative construction activities and associated items of plant that will be used during the works are detailed in **Table 15**.

**Table 15 NVIA Construction Scenario Descriptions**

Equipment		Backhoe	Bobcat	Concrete Mixer Truck	Elevated Working Platform	Excavator (22 tonne)	Front End Loader	Generator	Grader	Hand Tools	Mobile Crane (100 tonne)	Roller - Smooth Drum	Truck	Ute	Water Pump	Water Tanker (8000 litre)	Excavator - Ripper	Truck (Hiab)
Sound Power Level		102	104	103	97	105	110	102	108	94	100	107	108	98	83	98	105	108
Scenario	Earthworks & Ingrounds	X	X	X		X	X	X	X			X	X	X	X	X	X	
	Structure		X	X	X	X	X	X		X	X	X	X	X	X			X
	Finishes, Fitout and Landscaping		X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

Note 1: Equipment classed as ‘annoying’ in the ICNG and requires a 5 dB correction.

Note 2: Sound power level data is taken from the DEFRA Noise Database, RMS *Construction and Vibration Guideline* and TfNSW *Construction Noise and Vibration Strategy*.

Prior to commencement of the construction stages included in **Table 15**, the methodology and equipment will be reviewed and confirmation provided that the assumptions in the CNVMP remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken to ensure that the proposed mitigation measures are anticipated to be sufficient.



Where feasible, validation of noise levels during high noise works must be measured in advance of commencement of the works, ie test measurements of the equipment undertaking the works for a short period prior full commencement of the works.

### 6.1.1 Confirmation of Construction Activities Prior to Commencement

Prior to commencement of the construction stages included in **Table 15**, the methodology and equipment will be reviewed and confirmation provided that the assumptions in the CNVMP remain valid. Where different methodology or equipment is proposed, further validation of the predicted noise levels will be undertaken to ensure that the proposed mitigation measures are anticipated to be sufficient.

Where feasible, validation of noise levels during high noise works must be measured in advance of commencement of the works, ie test measurements of the equipment undertaking the works for a short period prior full commencement of the works. For example, measurement for a short period during the daytime of equipment/activities proposed to be undertaken during night works.

## 6.2 Hours of Construction

In accordance with Condition B24(b) this CNVMP must be approved by the Planning Secretary prior to the commencement of construction of each stage of the development.

Condition B21 requires construction activities to only be undertaken during the following hours:

- 7:00 am to 6:00 pm, Mondays to Fridays
- 8:00 am to 1:00 pm on Saturdays
- At no time on Sundays or Public Holidays.

Notwithstanding, Condition B22 allows out of hours work to 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
- Where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Works that are inaudible at the nearest receivers would typically be limited to fitout works inside fully enclosed buildings. Where noisier internal works or any external works are required out of hours a construction noise impact statement (CNIS) must be prepared detailing the proposed out of hours works activities, predicted noise and vibration impacts, and proposed mitigation and management measures. CNIS for out of hours works will be provided to the Planning Secretary for approval.

## 6.3 Construction Noise Predictions

The assessment of construction noise shows the predicted impacts based on the exceedance of the management levels, as per the categories in **Table 16**.

**Table 16 Exceedance Bands and Impact Colouring**

Exceedance of Management Level	Subjective Classification	Impact Colouring
No exceedance	Negligible	
1 to 10 dB	Low impact	
11 dB to 20 dB	Moderate impact	
>20 dB	High impact	

The predicted airborne noise impacts from construction works are summarised in **Table 17** for the scenarios shown in **Table 15** during daytime standard construction hours. The predictions are representative of the highest noise levels that would likely be experienced at the surrounding receivers when the works are at their closest. The number of receivers predicted to experience exceedances of the NMLs are summarised in bands of 10 dB and are separated by construction works scenarios and activities.

For most construction activities, it is expected that the construction noise levels would frequently be lower than predicted at the most-exposed receiver, as the noise levels presented are based on each scenario occurring at the nearest point of the site to the receiver.

**Table 17 Overview of NML Exceedances – NVIA Construction Scenarios – Day Standard Hours**

Receiver Category	NCA	Exceedance Category <sup>1</sup>	Number of Receivers with Day Standard Hours NML Exceedance <sup>2</sup>					
			Earthworks & Ingrounds		Structure		Finishes, Fitout & Landscaping	
			'Typical'	'Peak'	'Typical'	'Peak'	'Typical'	'Peak'
Residential	NCA01	1-10 dB	-	-	-	-	-	-
		11-20 dB	-	-	-	-	-	-
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-
	NCA02	1-10 dB	-	1	-	1	1	1
		11-20 dB	-	-	-	-	-	-
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-
	NCA03	1-10 dB	1	2	1	2	2	4
		11-20 dB	-	1	-	1	1	1
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-
833, 859, 885 Mamre Rd.	NCA04	1-10 dB	2	2	2	2	2	2
		11-20 dB	-	-	-	-	-	-
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-
845 Mamre Rd		1-10 dB	2	2	2	2	2	2
		11-20 dB	-	-	-	-	-	-
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-
All other NCA04 Residential		1-10 dB	5	6	5	6	6	8
		11-20 dB	-	-	-	-	-	-
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-
Other Sensitive	All NCAs	1-10 dB	-	-	-	-	-	-
		11-20 dB	-	-	-	-	-	-
		>20 dB	-	-	-	-	-	-
		HNA	-	-	-	-	-	-

Note 1: HNA = Highly Noise Affected, based on ICNG definition (i.e. predicted LAeq(15minute) noise at residential receiver is 75 dBA or greater).

Note 2: Based on worst-case predicted noise levels.

The assessment of construction noise levels presented above identifies the following:

- No exceedances of the NML's are predicted at NCA01, or at any 'Other Sensitive Receivers' for all construction scenarios, including childcare, educational and commercial receivers.

- Minor (low impact) exceedances of the NML's have been predicted in NCA02 for peak 'Earthworks and Inground' as well as 'Structure' work scenarios. Minor exceedances have been predicted for typical and peak 'Finishes, Fitout and Landscaping' scenarios.
- Minor to moderate exceedances of the NML's have been predicted in NCA03 for all work scenarios. Worst-case noise levels in NCA03 are predicted to be 65 dBA during the peak 'Finishes, Fitout and Landscaping' scenario. These noise levels would only occur at receivers that are in close proximity to the site when noise intensive equipment, such as the front-end loader, are used nearby.
- Minor (low impact) exceedances of the NML's have been predicted at NCA04 for all work scenarios.
- Individual receivers would be subject to a large range of worst-case impacts, depending on how far from the works they are. The highest impacts are seen when works are near to receivers and are generally lower when works are further away.

All feasible and reasonable noise mitigation measures will be applied to the construction work. Construction noise and vibration mitigation measures are discussed in **Section 7**.

## 6.4 Construction Vibration

Vibration intensive items of plant proposed for use during the construction of the site would include the use of smooth drum rollers.

Offset distances for the vibration intensive equipment have been determined from the CNVG minimum working distances for cosmetic damage and human response (see **Table 14**). Buildings within the minimum working distances are shown in **Figure 5**. This figure assumes that vibration intensive works are occurring at the site boundaries.

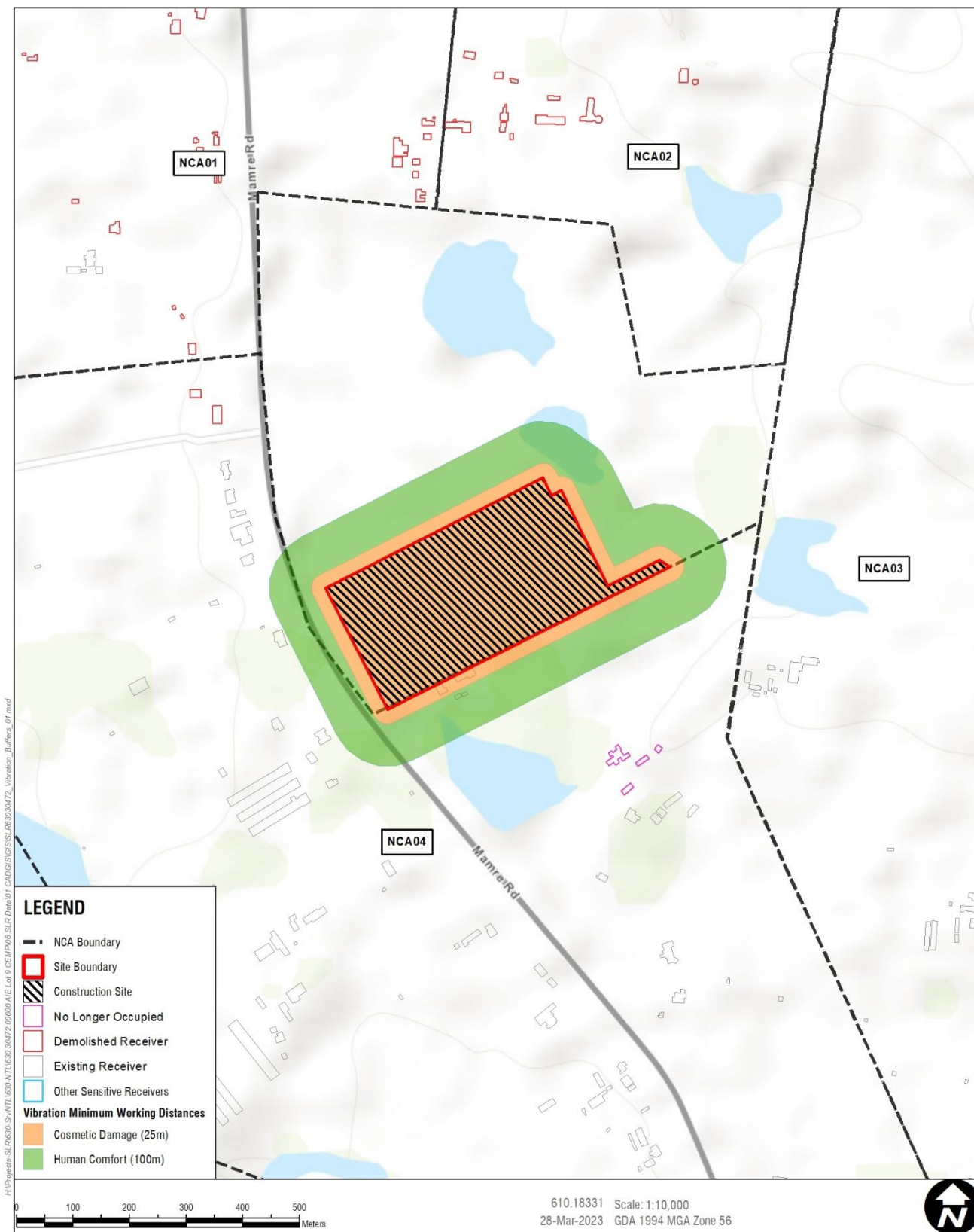
### Cosmetic Damage Assessment

**Figure 5** shows that there are no vibration sensitive receivers/structures within the minimum working distances for cosmetic damage.

### Human Comfort Vibration Assessment

**Figure 5** shows that there are no vibration sensitive receivers/structures within the minimum working distances for Human Comfort.

**Figure 5 Receivers within Construction Vibration Minimum Working Distances**





## 7 Mitigation and Management Measures

The ICNG acknowledges that due to the nature of construction works it is inevitable that there will be impacts where construction is near to sensitive receivers. The worst-case noise impacts during construction of the project are predicted to be 'moderate' to 'high', however, this would likely only occur on an infrequent basis when noise intensive works are being completed near to receivers. Works are also generally limited to daytime hours only, with the exception of intersection works which will be undertaken during out of hours periods.

All appropriate feasible and reasonable mitigation measures will be applied to the work to minimise the potential impacts, as far as practicable.

Specific receivers eligible for noise mitigation are identified in Figure 7 in Appendix 3 of the Development Consent. These receivers are shown in **Figure 6**.

**Figure 6 Mitigation Eligible Receivers**





## 7.1 Consultation Undertaken to Date

The consultation activities undertaken to date are summarised below:

- A fact sheet and letterbox drop outlining the key features of the proposal and contact details for feedback was distributed in May 2020 to households on Mamre Road, Bakers Lane and Aldington Road, Kemps Creek.
- A near neighbour information letter was distributed accompanying the fact sheet and letterbox drop.
- Stakeholder notification was provided to members of Council and Government, along with the retirement village, schools and childcare centres in the area.
- An engagement email and phone line was established for feedback arising from the above fact sheets.
- Social media monitoring was undertaken to gather community thoughts, feedback and sentiment regarding the proposal.
- Agency consultation was undertaken with multiple government agencies.
- Responses were provided to agency and stakeholder feedback.

Consultation activities are detailed in full in the *Urbis Mamre Road Rezoning – Engagement Outcomes Report*.

## 7.2 Standard Mitigation and Management Measures

The mitigation and management measures that would be applied to the project are detailed in **Table 18**.

**Table 18 Environmental Management Controls for Construction Noise and Vibration**

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Project Planning			
Use quieter and less vibration emitting construction methods where feasible and reasonable.	Project Manager	Ongoing	Best practice
Works will be completed during standard daytime construction hours outlined in <b>Section 6.2</b> . Out of hours works will be requested as required with sufficient notification provided to DPE for approval.			
Truck routes to site will be limited to major roads (refer to CTMP for details of traffic route control measures).			
Scheduling for High Noise or Vibration Generating Works			
Respite offers will be considered where high-noise works are predicted to exceed 75 dBA for residential receivers. For schools and other sensitive receivers a lower level of 65 dBA will be used to account for the sensitive daytime uses of these receivers. Respite offers will be considered for high-vibration works where the works are undertaken within the human comfort minimum working distances for all receiver types. Consultation with these receivers will be undertaken to determine appropriate respite periods, such as exam periods for schools.	Project Manager/ Communications and Community Liaison Representative	Ongoing	Best practice/ Condition B24(d)

Measure	Person Responsible	Timing / Frequency	Reference / Notes
High-noise or vibration generating works will be carried out in continuous blocks no longer than three hours in length, with a minimum respite period of one hour between each block. ‘Continuous’ includes any period during which there is less than a one hour respite between ceasing and recommencing these works.			
Duration Respite will be considered where it may be beneficial to sensitive receivers to increase the duration of blocks of work or number of consecutive periods in order to complete the works more quickly. The project team will engage with the community where Duration Respite is considered in accordance with the Community Communication Strategy (CCS).			
In addition to respite periods and/or duration respite, temporary relocation measures can be offered to sensitive receivers where high-noise works are predicted to exceed 75 dBA, such as offer of alternative accommodation for high-noise works during out of hours periods.			
Notification detailing work activities, dates and hours, impacts and mitigation measures, indication of work schedule over the night-time period, any operational noise benefits from the works (where applicable) and contact telephone numbers will be undertaken in accordance with the CCS.			
Site Layout			
Compounds and worksites will be designed to promote one-way traffic and minimise the need for vehicle reversing.	Project Manager	Ongoing	Best practice
Where practicable, work compounds, parking areas, and equipment and material stockpiles will be positioned away from noise-sensitive locations and take advantage of existing screening from local topography.			
Documentation of how site layout has been considered to reduce noise impacts must be provided to the Contractor’s Project Manager for inclusion in the Monthly Report to Mirvac. This must occur any time there are significant changes to the site layout.			
Equipment that is noisy will be started away from sensitive receivers			
Training			
Training will be provided to all personnel on noise and vibration requirements for the project. Inductions and toolbox talks to be used to inform personnel of the location and sensitivity of surrounding receivers.	Project Manager	Ongoing	Best practice

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Plant and Equipment Source Mitigation			
All plant and equipment must be maintained in a proper and efficient condition, operated in a proper and efficient manner, and feature standard noise amelioration measures where applicable.	Project Manager	Ongoing	Condition A19
Where practicable, tonal reversing alarms (beepers) will be replaced with non-tonal alarms (squawkers) on all equipment in use (subject to occupational health and safety requirements).			Best practice/ Condition B24(e)
Noisy equipment will be sited behind structures that act as barriers, or at the greatest distance from the noise-sensitive area. Equipment will be oriented so that noise emissions are directed away from any sensitive areas, where possible.			
Noise generating equipment will be regularly checked and effectively maintained, including checking of hatches/enclosures regularly to ensure that seals are in good condition and doors close properly against seals.			
Noise monitoring spot checks of equipment will be completed to ensure individual items are operating as expected			
Dropping materials from a height will be avoided.			
Loading and unloading will be carried out away from noise sensitive areas, where practicable.			
Trucks will not queue outside residential properties. Truck drivers will avoid compression braking as far as practicable.			
Truck movements will be kept to a minimum, ie trucks are fully loaded on each trip.			
Screening			
Where possible, install purpose-built screening or enclosures will be used around long-term fixed plant that has the potential to impact nearby receivers	Project Manager	Ongoing	Best practice
The layout of the site will take advantage of existing screening from local topography, where possible. Site huts, maintenance sheds and/or containers will be positioned between noisy equipment and the affected receivers.			
Community Consultation			
Notifications will be provided to the affected community where high impacts are anticipated or where out of hours works are required. Notification will be a minimum of 24 hours.	Communications and Community Liaison Representative	Ongoing	Best practice
Where complaints are received, work practices will be reviewed and feasible and reasonable practices implemented to minimise any further impacts. Refer to <b>Section 7.4</b> .			

Measure	Person Responsible	Timing / Frequency	Reference / Notes
Monitoring			
A real-time noise monitoring system must be installed at a location representative of the most-affected residences on the western side of Mamre Road to identify occurrence of highly noise affected levels (refer to <b>Figure 6</b> ). Requirements of the real-time noise monitoring system are detailed in <b>Section 7.3</b> .	Environmental Coordinator	Ongoing	Best practice
Noise and/or vibration monitoring will be conducted (as appropriate) when noise/vibration intensive works are being undertaken in close proximity to sensitive receivers.			
Noise and/or vibration monitoring will be conducted (as appropriate) in response to any complaints received to verify that levels are not substantially above the predicted levels.			
Refer to <b>Section 7.3</b> for full details of monitoring requirements.			
Vibration			
<p>If vibration generating works are required within the minimum cosmetic damage working distances and considered likely to exceed the criteria:</p> <ul style="list-style-type: none"><li>• Different construction methods with lower source vibration levels will be investigated and implemented, where feasible</li><li>• Attended vibration measurements will be undertaken at the start of the works to determine actual vibration levels at the item. Works will cease if the monitoring indicates vibration levels are likely to, or do, exceed the relevant criteria.</li></ul>	Environmental Coordinator	Ongoing	Best practice
Where works are required within the cosmetic damage minimum working distances, building condition surveys will be completed before and after the works to ensure no cosmetic damage has occurred.			

## 7.3 Monitoring

### 7.3.1 Construction Noise Monitoring

A real-time noise monitoring system must be installed at a location representative of the most-affected residences on the western side of Mamre Road (refer to **Figure 6**) to identify occurrence of highly noise affected levels as defined in the *Interim Construction Noise Guideline* (refer to **Table 7**). This equipment is to be real-time enabled with an online portal, allowing the project team to investigate the noise impacts of work either as it happens or immediately afterward. Notifications (SMS/email) of exceedances of the established trigger level (75 dBA rolling  $L_{Aeq(15\text{minute})}$ ) will be enabled. The noise monitoring system is required to be capable of recording audio when noise levels approach 75 dBA  $L_{Amax}$  so that the source of the noise can be determined. Triggered photographs or video recording during audio recording is not required but would also assist in determining sources of noise.

To supplement the real-time noise monitoring, attended noise measurements will be undertaken at the start of noise intensive works that are near to sensitive receivers to verify the levels are as predicted and to check the effectiveness of mitigation and management measures. The contractor will undertake attended noise monitoring for rock excavation works where hammering and ripping of rock will be occurring, for demolition of existing structures works, and also for out of hours works associated with the intersection works. Attended noise monitoring will be conducted quarterly at a minimum.

Where feasible, validation of noise levels during high noise works must be measured in advance of commencement of the works, ie test measurements of the equipment undertaking the works for a short period prior full commencement of the works. For example, measurement for a short period during the daytime of equipment/activities proposed to be undertaken during night works.

Attended noise monitoring will also be undertaken in response to any formal complaints. All monitoring will be completed by suitably qualified acoustic specialists. The location and extent of attended monitoring will be determined in consultation with project staff and would be dependent on the activities taking place.

The monitoring will take place during the expected noisiest construction periods and be representative / indicative of the impacts at the potentially affected sensitive receivers.

A noise monitoring report will be prepared after each attended monitoring survey. Monthly monitoring reports will be prepared for the real-time monitor.

All items of acoustic instrumentation utilised will be designed to comply with *IEC 61672.1-2004 Electroacoustics – Sound level meters* (AS IEC 61672) and carry current calibration certificates.

### 7.3.2 Construction Vibration Monitoring

Where vibration intensive works (such as rockbreaking, vibratory rolling or plate compacting) are required within the minimum working distances of sensitive receivers or structures (refer to **Section 5.4.2**), vibration will be monitored continuously for the duration of works within the minimum working distances.

Attended vibration measurements will be undertaken at the start of vibration intensive works within the minimum working distances to confirm the levels of vibration are below the applicable vibration limits (refer to **Section 5.4**).

Geophones will be installed by an acoustic consultant at the closest points of the sensitive structure to the vibration intensive works to continuously monitor vibration for the duration of the works. Should the works location change, the geophones will be relocated to remain at the closest point of the structure to the works.

The vibration monitoring equipment will have visible and audible alarms installed where operators of equipment can see/hear them:

- A warning vibration level of 2/3 of the applicable vibration limit will trigger a 'warning' alarm if exceeded.
- A 'halt work' alarm will trigger if vibration is measured equal to the applicable vibration limit. Actions to be carried out if the exceedance alarms are triggered are detailed in **Section 7.5**.

Vibration monitoring data will be downloaded and reported at the following timeframes:

- Monthly during works (at a minimum)

- Within one week of an exceedance of the vibration limit alarm level
- Upon completion of vibration monitoring.

All items of vibration instrumentation will be designed to comply with applicable guidelines and carry current calibration certificates.

### 7.3.3 Monitoring Reports

Noise and/or vibration monitoring reports will be provided to the relevant regulatory authorities after review, unless otherwise agreed by the relevant regulatory authorities. Monitoring reports would include the following details, at a minimum:

- Noise/vibration monitoring/measurement locations
- Date, time and length of noise monitoring/measurements
- Weather conditions during the measurements
- Name and position of personnel undertaking measurements
- Construction activities being undertaken during measurements
- Locations of construction equipment and distance from monitoring location
- Measured  $L_{Aeq}$  and  $L_{Amax}$  noise levels during construction works (for each activity) along with a comparison to the predicted noise levels (noise monitoring only)
- Measured  $L_{A90}$  background noise level in absence of the construction works (noise monitoring only)
- Measured vibration levels during construction works (for each activity) along with a comparison to the relevant vibration criteria (vibration monitoring only)
- Measured vibration levels and relevant details of any of exceedance of the warning vibration level or vibration limits (vibration monitoring only)
- Measured background vibration level in absence of the construction works (vibration monitoring only)
- Operator observations noting any extraneous noise/vibration sources or other points of relevance.

Note: A summary of monitoring and reporting is included in Section 5 of the CEMP for quick reference.

## 7.4 Complaints Management

Any complaint received in relation to the environmental performance or management of the development shall be managed and reported in accordance with Section 3.6 of the CEMP.

## 7.5 Contingency Plan

The following contingency management plan, shown in **Table 19**, would be used to manage noise and vibration impacts that are higher than expected.

Any incident or non-compliance shall be handled and reported in accordance with Section 3.5 of the CEMP. All Condition Amber and Condition Red occurrences will be recorded in the Construction Contractor's Monthly Report to Mirvac and discussed during the toolbox talks.



The following events constitute an incident in terms of noise and vibration:

- Trigger of Condition Red for noise impacts during the standard construction hours detailed in Condition B21
- Any works occurring outside the standard construction hours detailed in Condition B21, where those works do not meet the allowable circumstances defined in Condition B22, including being agreed in writing by the Planning Secretary
- Trigger of Condition Red for vibration impacts at sensitive receivers.

**Table 19 Contingency Management Plan**

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Noise impacts at sensitive receiver locations	Trigger	LAeq(15minute) noise levels do not exceed applicable NMLs	LAeq(15minute) noise levels exceed applicable NMLs	LAeq(15minute) noise levels exceed Highly Noise Affected criteria (75 dBA)
	Response	On-going best practice management measures to minimise noise emissions	Undertake all feasible and reasonable mitigation and management measures to minimise noise impacts (aiming to achieve NMLs)	Works exceeding the Highly Noise Affected criteria will be managed in accordance with the strategies for high-noise generating works determined through community consultation, as detailed in <b>Section 7.1</b> and <b>7.2</b> .
Vibration impacts at sensitive receiver locations	Trigger	Vibration intensive works undertaken outside minimum working distance for the specific equipment in use	Vibration intensive works undertaken within minimum working distance for the specific equipment in use	Vibration levels exceed applicable vibration limits
	Response	On-going best practice management measures to minimise vibration emissions	Undertake vibration monitoring for the duration of the works to confirm vibration levels.	Stop work. Undertake all feasible and reasonable mitigation and management measures to ensure vibration levels are below applicable limits. If vibration levels cannot be kept below applicable limits then a different construction method or equipment must be utilised.

Note: This contingency management plan is replicated in Section 5 of the CEMP for quick reference.

## 7.6 Internal Audits

Periodic internal audits will be conducted to ensure that the development consent conditions and commitments and environmental management controls outlined in this CNVMP are being properly implemented. Audit reports will be used to inform of any corrective actions.

## 7.7 Roles and Responsibilities

Overall roles and responsibilities relating to the project are outlined in the CEMP. The key responsibilities specifically for noise and vibration management are as follows:

### 7.7.1 Contractor's Project Manager

- Ensuring appropriate resources are available for the implementation of this CNVMP
- Assessing data from inspections and providing project-wide advice to ensure consistent approach and outcomes are achieved
- Providing necessary training for project personnel to cover noise and vibration management
- Reviewing and update of this CNVMP, where necessary
- Commissioning suitably qualified consultants to complete noise and vibration monitoring. Ensuring environmental coordinators appropriately undertake attended noise and vibration measurements required by this CNVMP
- Assessing and (as required) mitigating risks of high noise and vibration levels before commencing works and ensuring that the appropriate controls are implemented
- Ceasing works in the event of excessive noise and vibration generation
- In the event that a noise or vibration complaint is received, implementing the procedure outlined in **Section 7.4**.

### 7.7.2 Environmental Coordinator

- Coordinating noise and/or vibration monitoring program, where required
- Review control measures in accordance with the CNVMP
- Identifying and reporting any high or non-compliant noise and vibration emissions.

### 7.7.3 All Workers on Site

- Observing any noise and vibration emission control instructions and procedures that apply to their work
- Taking action to prevent or minimise noise and vibration emission incidents
- Identifying and reporting noise and vibration emission incidents.

---

## 8 Review and Improvement of Noise Management Plan

Reviews, investigations, and improvements to this plan and the environmental performance shall be undertaken in accordance with Section 6 of the CEMP.

This CNVMP will be reviewed, and if necessary, updated in the following circumstances:

- Significant changes to the equipment, machinery and plant operated within the site
- Where it is identified via monitoring that the performance of the project is not meeting the objectives of the CNVMP
- At the request of the relevant regulatory authority or other relevant government agency

All employees and contractors will be informed of any revisions to the CNVMP by Site Management during toolbox talks. The most recent version of the CNVMP as approved by the Planning Secretary, will be implemented for the duration of construction works.

# Appendix A:

## Acoustic Terminology

### 1. Sound Level or Noise Level

The terms 'sound' and 'noise' are almost interchangeable, except that 'noise' often refers to unwanted sound.

Sound (or noise) consists of minute fluctuations in atmospheric pressure. The human ear responds to changes in sound pressure over a very wide range with the loudest sound pressure to which the human ear can respond being ten million times greater than the softest. The decibel (abbreviated as dB) scale reduces this ratio to a more manageable size by the use of logarithms.

The symbols SPL, L or LP are commonly used to represent Sound Pressure Level. The symbol LA represents A-weighted Sound Pressure Level. The standard reference unit for Sound Pressure Levels expressed in decibels is  $2 \times 10^{-5}$  Pa.

### 2. 'A' Weighted Sound Pressure Level

The overall level of a sound is usually expressed in terms of dBA, which is measured using a sound level meter with an 'A-weighting' filter. This is an electronic filter having a frequency response corresponding approximately to that of human hearing.

People's hearing is most sensitive to sounds at mid frequencies (500 Hz to 4,000 Hz), and less sensitive at lower and higher frequencies. Different sources having the same dBA level generally sound about equally loud.

A change of 1 dB or 2 dB in the level of a sound is difficult for most people to detect, whilst a 3 dB to 5 dB change corresponds to a small but noticeable change in loudness. A 10 dB change corresponds to an approximate doubling or halving in loudness. The table below lists examples of typical noise levels.

Sound Pressure Level (dBA)	Typical Source	Subjective Evaluation
130	Threshold of pain	Intolerable
120	Heavy rock concert	Extremely noisy
110	Grinding on steel	
100	Loud car horn at 3 m	Very noisy
90	Construction site with pneumatic hammering	
80	Kerbside of busy street	Loud
70	Loud radio or television	
60	Department store	Moderate to quiet
50	General Office	
40	Inside private office	Quiet to very quiet
30	Inside bedroom	
20	Recording studio	Almost silent

Other weightings (eg B, C and D) are less commonly used than A-weighting. Sound Levels measured without any weighting are referred to as 'linear', and the units are expressed as dB(lin) or dB.

### 3. Sound Power Level

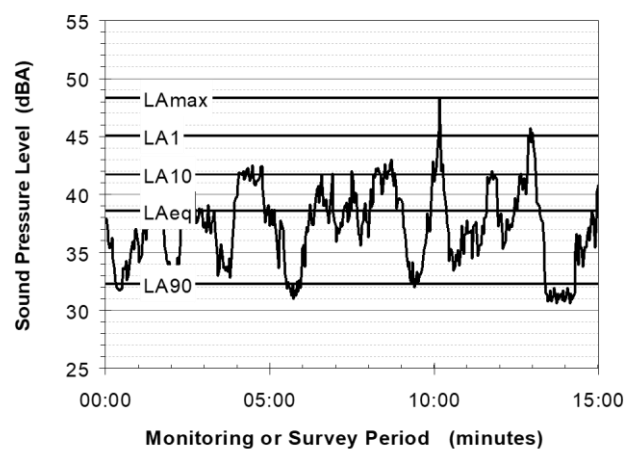
The Sound Power of a source is the rate at which it emits acoustic energy. As with Sound Pressure Levels, Sound Power Levels are expressed in decibel units (dB or dBA), but may be identified by the symbols SWL or LW, or by the reference unit  $10^{-12}$  W.

The relationship between Sound Power and Sound Pressure is similar to the effect of an electric radiator, which is characterised by a power rating but has an effect on the surrounding environment that can be measured in terms of a different parameter, temperature.

### 4. Statistical Noise Levels

Sounds that vary in level over time, such as road traffic noise and most community noise, are commonly described in terms of the statistical exceedance levels LAN, where LAN is the A-weighted sound pressure level exceeded for N% of a given measurement period. For example, the LA1 is the noise level exceeded for 1% of the time, LA10 the noise exceeded for 10% of the time, and so on.

The following figure presents a hypothetical 15 minute noise survey, illustrating various common statistical indices of interest.



Of particular relevance, are:

LA1 The noise level exceeded for 1% of the 15 minute interval.

LA10 The noise level exceeded for 10% of the 15 minute interval. This is commonly referred to as the average maximum noise level.

LA90 The noise level exceeded for 90% of the sample period. This noise level is described as the average minimum background sound level (in the absence of the source under consideration), or simply the background level.

LAeq The A-weighted equivalent noise level (basically, the average noise level). It is defined as the steady sound level that contains the same amount of acoustical energy as the corresponding time-varying sound.

### 5. Frequency Analysis

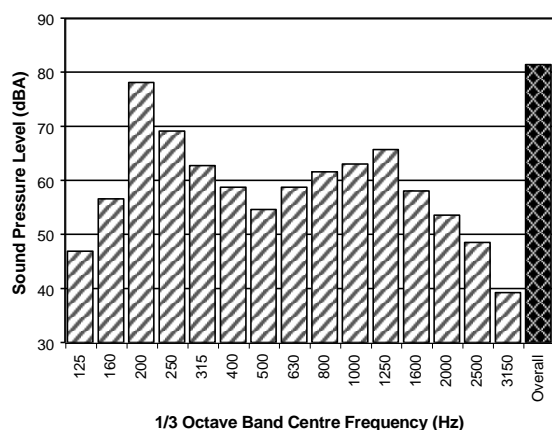
Frequency analysis is the process used to examine the tones (or frequency components) which make up the overall noise or vibration signal.

The units for frequency are Hertz (Hz), which represent the number of cycles per second.

Frequency analysis can be in:

- Octave bands (where the centre frequency and width of each band is double the previous band)
- 1/3 octave bands (three bands in each octave band)
- Narrow band (where the spectrum is divided into 400 or more bands of equal width)

The following figure shows a 1/3 octave band frequency analysis where the noise is dominated by the 200 Hz band. Note that the indicated level of each individual band is less than the overall level, which is the logarithmic sum of the bands.



## 6. Annoying Noise (Special Audible Characteristics)

A louder noise will generally be more annoying to nearby receivers than a quieter one. However, noise is often also found to be more annoying and result in larger impacts where the following characteristics are apparent:

- **Tonality** - tonal noise contains one or more prominent tones (ie differences in distinct frequency components between adjoining octave or 1/3 octave bands), and is normally regarded as more annoying than 'broad band' noise.
- **Impulsiveness** - an impulsive noise is characterised by one or more short sharp peaks in the time domain, such as occurs during hammering.
- **Intermittency** - intermittent noise varies in level with the change in level being clearly audible. An example would include mechanical plant cycling on and off.
- **Low Frequency Noise** - low frequency noise contains significant energy in the lower frequency bands, which are typically taken to be in the 10 to 160 Hz region.

## 7. Vibration

Vibration may be defined as cyclic or transient motion. This motion can be measured in terms of its displacement, velocity or acceleration. Most assessments of human response to vibration or the risk of damage to buildings use measurements of vibration velocity. These may be expressed in terms of 'peak' velocity or 'rms' velocity.

The former is the maximum instantaneous velocity, without any averaging, and is sometimes referred to as 'peak particle velocity', or PPV. The latter incorporates 'root mean squared' averaging over some defined time period.

Vibration measurements may be carried out in a single axis or alternatively as triaxial measurements (ie vertical, longitudinal and transverse).

The common units for velocity are millimetres per second (mm/s). As with noise, decibel units can also be used, in which case the reference level should always be stated. A vibration level  $V$ , expressed in mm/s can be converted to decibels by the formula  $20 \log (V/V_0)$ , where  $V_0$  is the reference level ( $10^{-9}$  m/s). Care is required in this regard, as other reference levels may be used.

## 8. Human Perception of Vibration

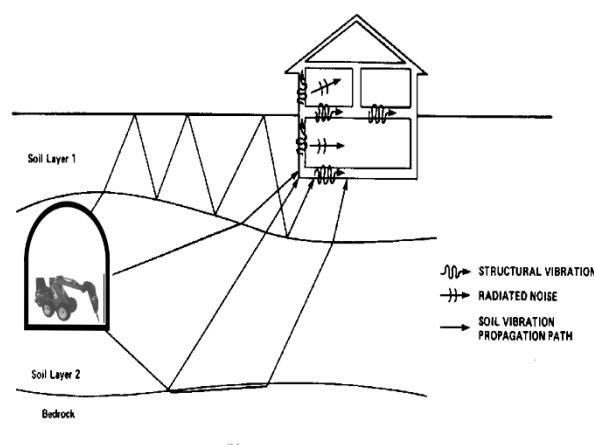
People are able to 'feel' vibration at levels lower than those required to cause even superficial damage to the most susceptible classes of building (even though they may not be disturbed by the motion). An individual's perception of motion or response to vibration depends very strongly on previous experience and expectations, and on other connotations associated with the perceived source of the vibration. For example, the vibration that a person responds to as 'normal' in a car, bus or train is considerably higher than what is perceived as 'normal' in a shop, office or dwelling.

## 9. Ground-borne Noise, Structure-borne Noise and Regenerated Noise

Noise that propagates through a structure as vibration and is radiated by vibrating wall and floor surfaces is termed 'structure-borne noise', 'ground-borne noise' or 'regenerated noise'. This noise originates as vibration and propagates between the source and receiver through the ground and/or building structural elements, rather than through the air.

Typical sources of ground-borne or structure-borne noise include tunnelling works, underground railways, excavation plant (eg rockbreakers), and building services plant (eg fans, compressors and generators).

The following figure presents an example of the various paths by which vibration and ground-borne noise may be transmitted between a source and receiver for construction activities occurring within a tunnel.



The term 'regenerated noise' is also used in other instances where energy is converted to noise away from the primary source. One example would be a fan blowing air through a discharge grill. The fan is the energy source and primary noise source. Additional noise may be created by the aerodynamic effect of the discharge grill in the airstream. This secondary noise is referred to as regenerated noise.



# Appendix B:

## Planning Secretary's Endorsement

## Department of Planning and Environment



Our ref: SSD-10448-PA-5

Mr Russel Hogan

Mirvac Projects Pty Ltd

Level 28, 200 George Street

SYDNEY NSW 2000

16 June 2022

---

**Subject: Aspect Industrial Estate (SSD-10448) Approval of Noise Consultants**

Dear Mr Hogan

I refer to your request for the Planning Secretary's endorsement of suitably qualified and experienced noise consultants to prepare a Construction Noise Management Plan (CNMP) for the Stage 1 Development of the Aspect Industrial Estate (AIE) (SSD-10448). The request has been submitted in accordance with Condition D44(a), Schedule 2 of development consent SSD-10448.

The Department has carefully reviewed the request and curriculum vitae of Mr Joshua Ridgway, Mr Mark Irish, and Mr Antony Williams. The Department considers the nominated consultants to be suitably qualified and experienced.

The Department hereby approves the appointment of Mr Joshua Ridgway, Mr Mark Irish, and Mr Anthony Williams as the noise consultants to prepare the CNMP for the Stage 1 Development of the AIE.

Pleasure ensure that the approval is placed on the project website at the earliest convenience.

Should you have any questions in relation to this matter, please contact Bruce Zhang on 9274 6137 or [bruce.zhang@planning.nsw.gov.au](mailto:bruce.zhang@planning.nsw.gov.au).

Yours sincerely,

A handwritten signature in black ink, appearing to read "Pamela Morales".

Pamela Morales

A/Team Leader

Industry Assessments

As nominee of the Planning Secretary

# Appendix C:

## Evidence of Consultation

**29 April 2022**

Russell Hogan  
Senior Development Manager  
Mirvac  
Level 28, 200 George St Sydney NSW 2000

Sent via Email [russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)

Dear Russell,

Altis Kemps Creek Pty Ltd as trustee for the Altis Kemps Creek Investment Trust (**Altis**) is the owner of the properties being 884-902 Mamre Rd, Kemps Creek, and 904-928 Mamre Rd, Kemps Creek. Altis has lodged a State Significant Development Application (SSD-17647189) for the development of these properties and intend to commence development immediately following receipt of the SSD approval. Altis can confirm that the above-mentioned properties are both currently vacant and are not intended to be occupied for residential use prior to redevelopment of the site.

Yours sincerely,



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# APPENDIX I

## Construction Air Quality Management Plan



# ASPECT INDUSTRIAL ESTATE - LOT 9

## Construction Air Quality Management Plan

### Prepared for:

Qanstruct (Aust) Pty Ltd  
9 Power Ave  
Alexandria NSW 2015

SLR Ref: 630.30472-R02  
Version No: -v1.0  
April 2023



## PREPARED BY

SLR Consulting Australia Pty Ltd  
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## BASIS OF REPORT

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

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

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
630.30472-R02-v1.0	21 April 2023	Sahar Bagheri	Varun Marwaha	

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# 1 Introduction

SLR Consulting Australia Pty Ltd (SLR) has been commissioned by Qanstruct (Aust) Pty Ltd (Qanstruct) to prepare a Construction Air Quality Management Plan (CAQMP) for construction works associated with the development of Lot 9 / Warehouse 9 (the Project) within Aspect Industrial Estate (AIE) located at Mamre Road, Kemps Creek, NSW (the Development Site).

The aim of this CAQMP is to address potential air quality impacts on nearby sensitive receivers during the construction works. The proposed development complies with SSD 46516461 dated March 2023 (as modified up to MOD3).

## Objectives of the CAQMP

The objectives of this CAQMP are as follows:

- Maintain acceptable levels of amenity for surrounding receptors;
- Ensure compliance with relevant ambient air quality criteria for particulate matter and deposited dust at surrounding receptors;
- Maintain an effective response mechanism to deal with issues and complaints relating to dust emissions from the construction works;
- Outline air quality management commitments and responsibilities, including air quality compliance monitoring and reporting requirements; and
- Promote environmental awareness among employees and subcontractors.



## 2 Statutory Requirements

This CAQMP has been prepared to accompany the Construction Environmental Management Plan (CEMP) for the Development Site.

Development consent for the Project was approved by the Minister for Planning and Public Spaces in SSD 46516461, dated March 2023. The conditions relevant to this CAQMP are reproduced in **Table 1**.

**Table 1 Development Consent Conditions**

Development Consent	Where addressed
<b>Dust Minimisation</b>	
<b>Condition B37</b>	
The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this development consent.	<b>Section 8</b>
<b>Condition B38</b>	
During construction of the Stage 2 Development, the Applicant must ensure that: <ul style="list-style-type: none"> <li>(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;</li> <li>(b) all trucks entering or leaving the site with loads have their loads covered;</li> <li>(c) trucks associated with the development do not track dirt onto the public road network;</li> <li>(d) public roads used by these trucks are kept clean; and</li> <li>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</li> </ul>	<b>Section 8</b>
<b>Construction Air Quality Management Plan</b>	
<b>Condition B39</b>	
Prior to commencement of construction works, 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 D2 and be prepared in accordance with Condition D1, the CAQMP must: <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s)</li> </ul>	2-page CV of the author is attached in <b>Appendix D</b>
<ul style="list-style-type: none"> <li>(b) detail and rank all emissions from all sources of the Development, including particulate emissions</li> </ul>	<b>Section 7</b>
<ul style="list-style-type: none"> <li>(c) describe a program that is capable of evaluating the performance of the construction and determining compliance with key performance indicators;</li> </ul>	<b>Section 11</b>
<ul style="list-style-type: none"> <li>(d) identify the control measures that will be implemented throughout construction works;</li> </ul>	<b>Section 8</b>

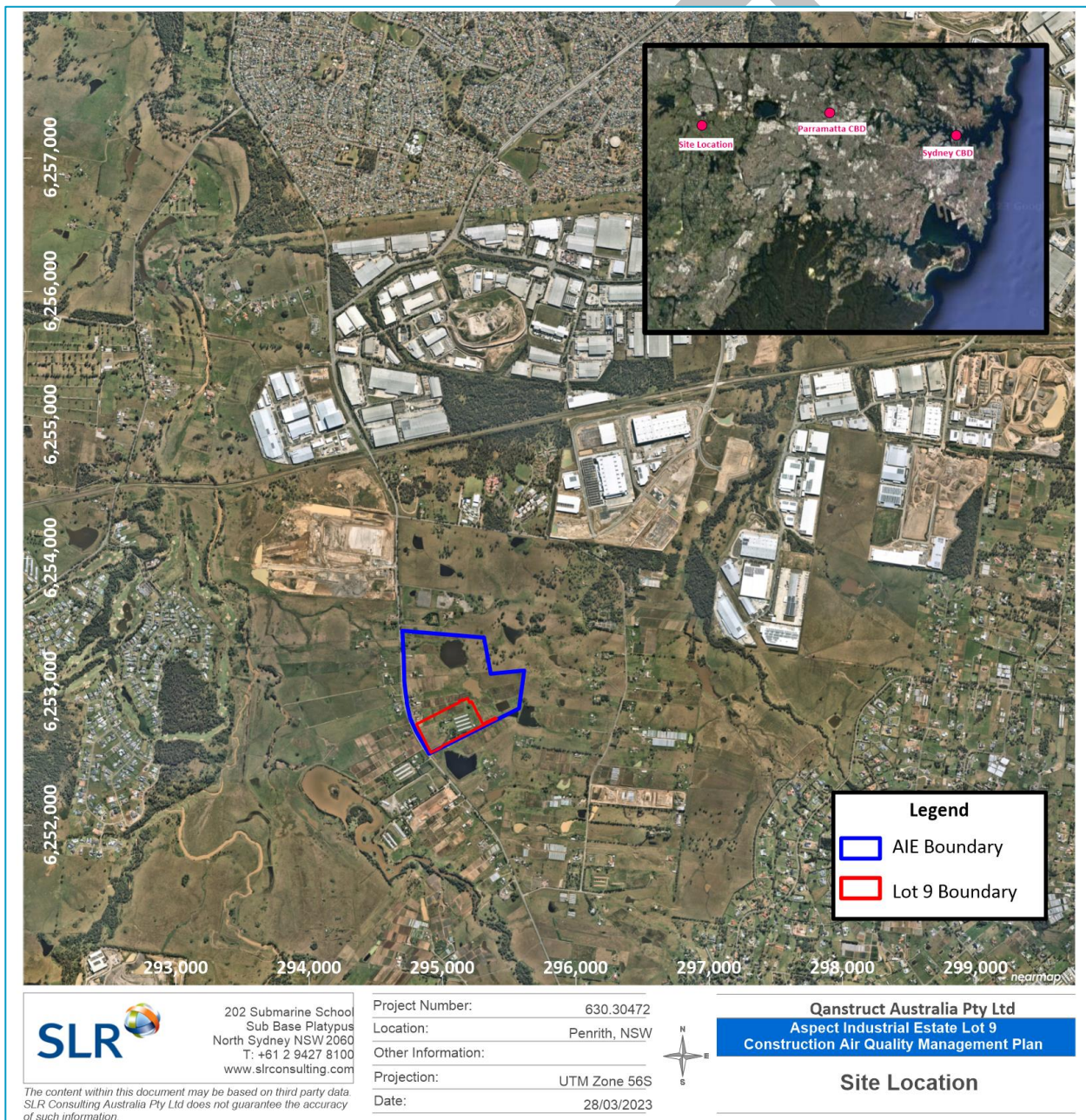
Development Consent	Where addressed
<p>(e) nominate the following for each of the proposed controls:</p> <ul style="list-style-type: none"> <li>i. key performance indicator;</li> <li>ii. monitoring method;</li> <li>iii. location, frequency, and duration of monitoring;</li> <li>iv. record keeping;</li> <li>v. complaints register;</li> <li>vi. response procedures; and</li> <li>vii. compliance monitoring.</li> </ul>	<p><b>Section 11</b> <b>Section 10</b> <b>Section 10</b> <b>Section 11</b> Section 3.6 of CEMP <b>Section 11</b> <b>Section 10</b></p>
<b>Condition B40</b>	
<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence construction until the CAQMP required by condition B39 is approved by the Planning Secretary; and</li> <li>(b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of the development.</li> </ul>	This CAQMP
<b>Condition C1</b>	
<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> </ul>	<b>Section 6</b>
<ul style="list-style-type: none"> <li>(b) details of: <ul style="list-style-type: none"> <li>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> </ul> </li> </ul>	<p><b>Section 2</b> <b>Section 5</b> <b>Section 5.4</b></p>
<ul style="list-style-type: none"> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> </ul>	<b>Section 8</b>
<ul style="list-style-type: none"> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development; and</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> </ul>	<b>Section 10</b>
<ul style="list-style-type: none"> <li>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> </ul>	<b>Section 11</b>
<ul style="list-style-type: none"> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> </ul>	<b>Section 13</b>
<ul style="list-style-type: none"> <li>(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and</li> </ul> </li> </ul>	<p><b>Section 11</b> <b>Section 9</b></p>
<ul style="list-style-type: none"> <li>(h) a protocol for periodic review of the plan.</li> </ul>	<b>Section 13</b>

## 3 Project Overview

### 3.1 Site Location

AIE is legally described as Lots 54-58 in DP 259135, with an area of approximately 56.3 hectares (ha). The Development Site is located east of Mamre Road, Kemps Creek, within the Penrith Local Government Area. Warehouse 9 is located on the southwestern portion of the site. The Development Site is located approximately 39 kilometres (km) west-northwest of the Sydney Central Business District (CBD) and 20 km west-southwest of the Parramatta CBD. The local setting of the Development Site is shown in **Figure 1**.

**Figure 1 Site Location**

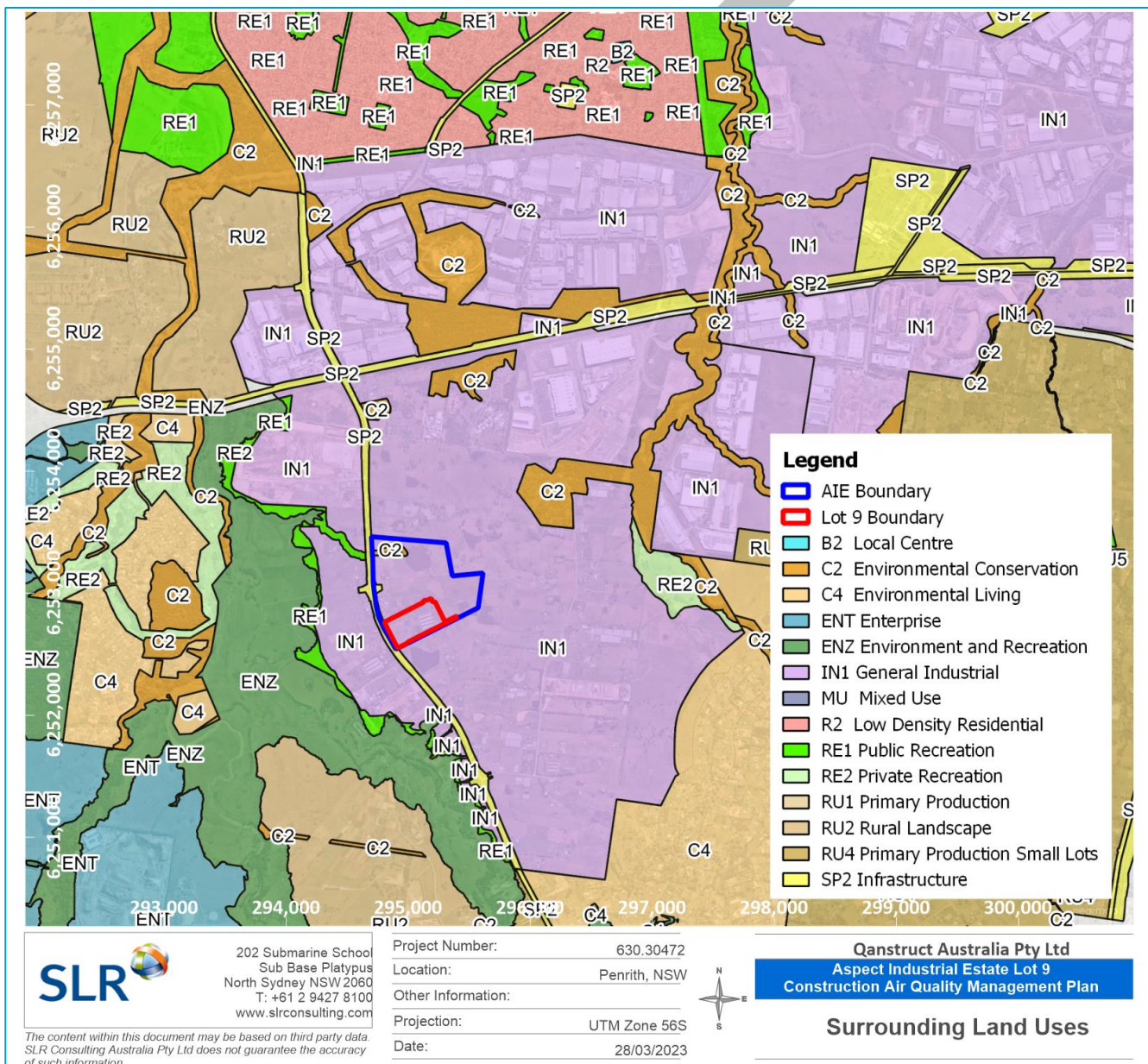




## 3.2 Surrounding Land Uses and Sensitive Receptors

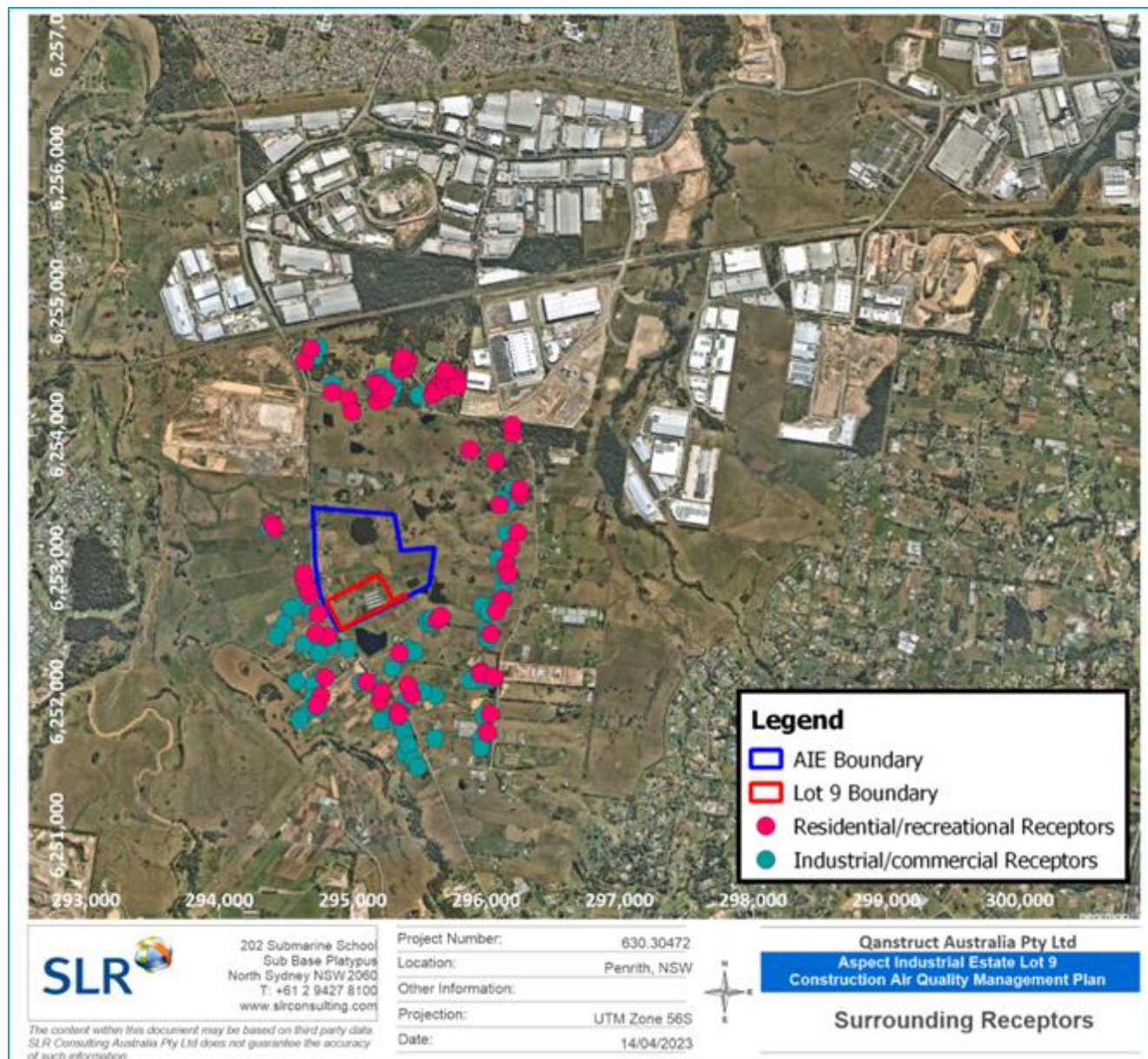
As shown in **Figure 2**, adjacent areas to the north, south, and east of the Development Site are zoned as IN1 (General Industrial) and there are areas zoned as SP2 (Infrastructure) to the west of the Development Site. As shown in **Figure 3**, the nearest industrial/commercial receptors are located approximately 100 m to the west of the Development Site boundary including amenities (such as office buildings or workshops) within this zone, where individuals are likely to experience air quality impacts due to construction activities at the Development Site.

**Figure 2 Surrounding Land Uses**





**Figure 3 Surrounding Receptors**



### 3.3 Site Layout

The approved MOD3 Masterplan design is shown in **Figure 4**. This CAQMP only concerns the construction of Warehouse 9 shown in **Figure 4**, and does not include the works to construct any other infrastructure associated with Stage 2.

**OVERALL DEVELOPMENT DATA**

Total Site Area	558,323 m <sup>2</sup>
Manure Rd Reserve Area	14,554 m <sup>2</sup>
Re-Boundary Site Area	543,770 m <sup>2</sup>
Active Business Area	35,875 m <sup>2</sup>
Industrial Area	3,373 m <sup>2</sup>
Crane Region Area	26,719 m <sup>2</sup>
Revised Region Area	6,542 m <sup>2</sup>
Basin Lot Area	92,157 m <sup>2</sup>
Total Development Area	448,952 m <sup>2</sup>
Total Office Area (on-site)	9,708 m <sup>2</sup>
Total Warehouse Area	277,973 m <sup>2</sup>
Cells	125 m <sup>2</sup>
Total Building Area	287,645 m <sup>2</sup>
Proportion of Crane Area	4,613 m <sup>2</sup>

**WAREHOUSE 1**

Site Area	85,179 m <sup>2</sup>
Office	980 m <sup>2</sup>
Warehouse	32,688 m <sup>2</sup>
Stock Office	300 m <sup>2</sup>
Total GFA	33,968 m <sup>2</sup>
Crane Provision	541

**WAREHOUSE 2**

Site Area	46,172 m <sup>2</sup>
Office	1,300 m <sup>2</sup>
Warehouse	23,888 m <sup>2</sup>
Stock Office	200 m <sup>2</sup>
Total GFA	25,388 m <sup>2</sup>
Crane Provision	180

**WAREHOUSE 3**

Site Area	42,750 m <sup>2</sup>
Office	750 m <sup>2</sup>
Warehouse	25,728 m <sup>2</sup>
Stock Office	100 m <sup>2</sup>
Total GFA	27,578 m <sup>2</sup>
Crane Provision	89

**WAREHOUSE 4**

Site Area	41,385 m <sup>2</sup>
Office	750 m <sup>2</sup>
Warehouse	18,935 m <sup>2</sup>
Stock Office	100 m <sup>2</sup>
Total GFA	19,835 m <sup>2</sup>
Crane Provision	85

**WAREHOUSE 5**

Site Area	38,182 m <sup>2</sup>
Office	600 m <sup>2</sup>
Warehouse	11,872 m <sup>2</sup>
Stock Office	100 m <sup>2</sup>
Total GFA	12,572 m <sup>2</sup>
Crane Provision	40

**WAREHOUSE 6**

Site Area	16,638 m <sup>2</sup>
Office	1,000 m <sup>2</sup>
Warehouse	6,574 m <sup>2</sup>
Stock Office	50 m <sup>2</sup>
Total GFA	7,624 m <sup>2</sup>
Crane Provision	71

**WAREHOUSE 7**

Site Area	27,120 m <sup>2</sup>
Office	750 m <sup>2</sup>
Warehouse	14,558 m <sup>2</sup>
Stock Office	100 m <sup>2</sup>
Total GFA	15,408 m <sup>2</sup>
Crane Provision	84

**WAREHOUSE 8**

Site Area	75,712 m <sup>2</sup>
Office	750 m <sup>2</sup>
Warehouse	44,166 m <sup>2</sup>
Stock Office	200 m <sup>2</sup>
Total GFA	45,116 m <sup>2</sup>
Crane Provision	186

**WAREHOUSE 9**

Site Area	113,382 m <sup>2</sup>
Office	1,385 m <sup>2</sup>
Warehouse	54,142 m <sup>2</sup>
Stock Office	243 m <sup>2</sup>
Total GFA	55,770 m <sup>2</sup>
Crane Provision	287

**Notes:**

- \*Areas are measured to Future Manure Rd boundary in red
- \*\*All areas subject to survey

**ASPECT INDUSTRIAL ESTATE**

LOTS 54-58 (DP259135) MANURE ROAD, KEMPS CREEK

**SSDA-MOD 3 ESTATE MASTERPLAN**

DATE: 07.02.2023 1:4000 @ A3 27250 MP340 4

Notification of commencement of construction will be in accordance with Condition A7. of SSD 46516461, reproduced below:

In the event that the construction of the Stage 2 Development is to be staged, the Planning Secretary will be notified in writing, at least one month before the commencement of each stage (*or other timeframe agreed with the Planning Secretary*), of the date of commencement and the development to be carried out in that stage. This is accordance with A8 of SSD SSD 46516461.

### Table 2 Construction Staging and Activities

Stage	Indicative Dates	Indicative Duration	Activities
Stage 2 – Building Works (Lot 9)	May 2023 to April 2024	11 months	Warehouse / Lot 9 construction

### 3.5 Construction Hours

Construction hours will be in accordance with Conditions B21 and B22 of Development Consent SSD 46516461, which are reproduced below:

*B21. The applicant must comply with the hours detailed in Table 2.*

*Table 2 Hours of Work*

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

*B22. Work hours outside of the hours identified in condition B21 may be undertaken in the following circumstances:*

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

The approved construction hours will be provided to all staff and contractors in their inductions. The movements of staff and contractors will be recorded for this project.

### 3.6 Construction Site Access

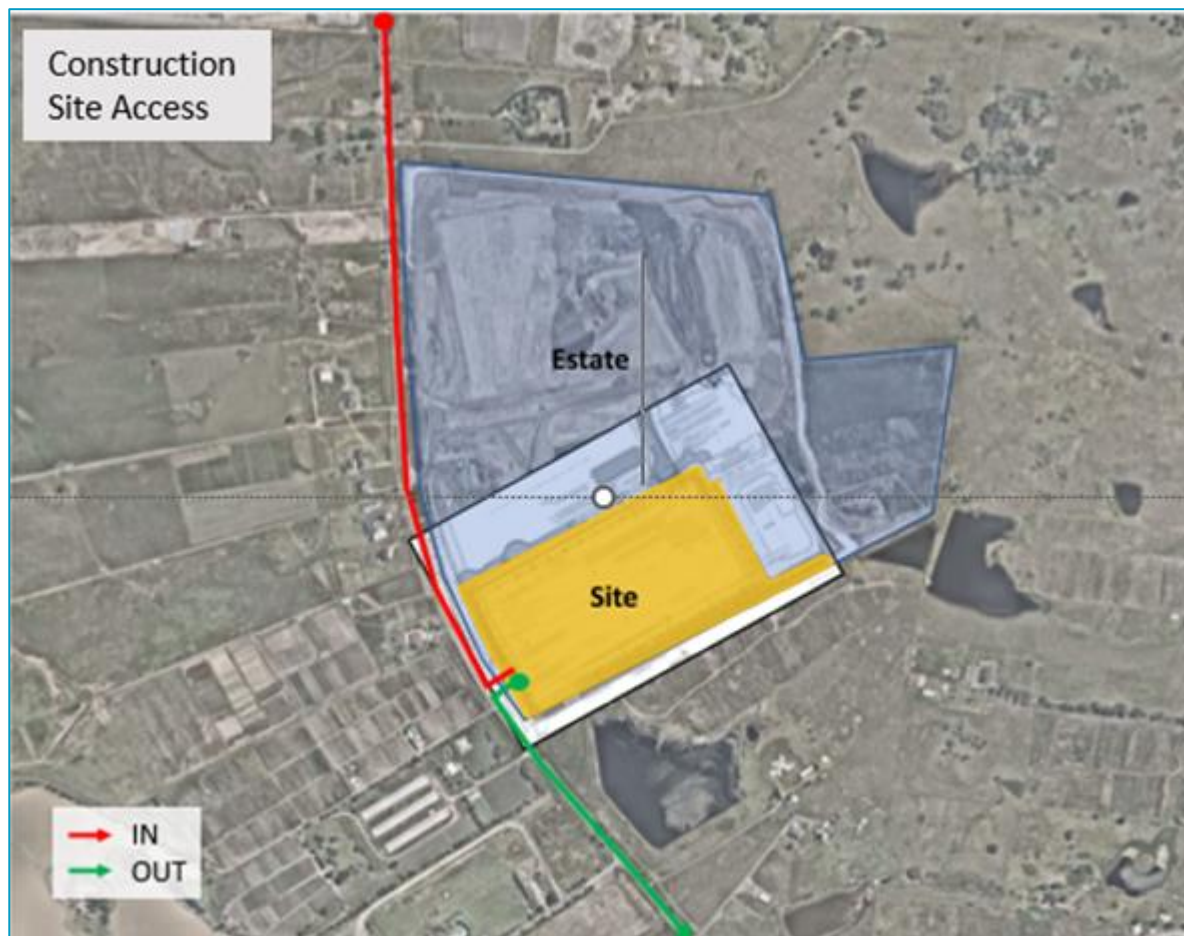
All construction vehicles for the AIE stage 2 will enter and depart the site from / to Mamre Road via a temporary access driveway. It is anticipated that the largest vehicle accessing the site will be a 20 m Articulated Vehicle (AV), which the temporary driveway will be designed for.

Further, in accordance with the Construction Traffic Management Plan (CTMP) (March 2023), construction management protocols require that vehicles entering the site access road will have right of way in order to ensure that there is no queuing on Mamre Road.

The access to and from Warehouse 9 onto Mamre Road will be restricted to left-in and left-out movements. Site access is detailed within **Figure 5** below.



**Figure 5 Construction Site Access**



### 3.7 Construction Contact Details

**Table 3** lists the key contacts during the construction of Stage 2 – Building Works for Lot 9.

**Table 3 Construction Contact List**

Role	Name	Company	Contact Details
Project Principal	xx	Mirvac	xx
Contractor's Project Manager	Christopher Cunico	Qanstruct	Ph: 0417 005 477 Email: <a href="mailto:ccunico@qanstruct.com.au">ccunico@qanstruct.com.au</a>
Contractor's Environmental Advisor	Jacob Lourey	Qanstruct	Ph: 0439 344 448 Email: <a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>
Contractor Work Health and Safety (WHS) Coordinator	Jacob Lourey	Qanstruct	Ph: 0439 344 448 Email: <a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>
Project Environmental Representative	Allistair Morris	Qanstruct	Ph: 0417 204 875 Email: <a href="mailto:amorris@qanstruct.com.au">amorris@qanstruct.com.au</a>

Role	Name	Company	Contact Details
Principal's Environmental Consultant (PEC)	Carl Vincent	ERSED	0424 203 046 <a href="mailto:carl.vincent@ersed.com.au">carl.vincent@ersed.com.au</a>
Communications and Community Liaison Representative	Alanna Ryan	SLR Consulting	0407 430 453 <a href="mailto:aryan@slrconsulting.com">aryan@slrconsulting.com</a>

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## 4 Potential Sources of Air Emissions

The Air Quality Impact Assessment (AQIA) for the construction and operation of the Development Site was prepared by SLR in October 2020 (SLR 2020). As stated in the AQIA, the main emissions to air during the construction phase will be emissions of particulate matter (as TSP, PM<sub>10</sub> and PM<sub>2.5</sub>) and nuisance dust from the movement of vehicles and construction equipment, excavation and rehabilitation, demolition, clearing and grading, truck loading and unloading and wind erosion.

During the construction works, the key potential sources of dust have been identified as:

- Dust emissions from earthworks activities (e.g. excavation and loading of soils to trucks);
- Wind-generated dust from disturbed surfaces and stockpiles;
- Wheel-generated dust and particulate matter emissions in diesel exhaust emissions from on-site plant and equipment and construction traffic movements; and
- Particulate matter associated with exhaust emissions from increased/congested traffic emissions due to road closures or diversions.

In addition to the construction activities being carried out at any point in time, a number of other environmental factors may also affect the generation and dispersion of dust emissions, including:

- Wind direction - determines whether dust and suspended particles are transported in the direction of the sensitive receptors;
- Wind speed - governs the potential suspension and drift resistance of particles;
- Surface type - more erodible surface material types have an increased soil or dust erosion potential;
- Surface material moisture - increased surface material moisture reduces soil or dust erosion potential;
- Other external factors such as current works being undertaken by others outside of the defined Project boundaries and current climatic (dry) weather conditions;
- Rainfall or dew - rainfall or heavy dew that wets the surface of the soil reduces the risk of dust generation.

Potential air quality impacts associated with the proposed construction works, and the relative risk ratings, are addressed in **Section 7**.

## 5 Relevant Pollutants and Air Quality Criteria

### 5.1 Pollutants of Concern

As identified in **Section 4**, potential air pollutants of interest for the construction activities are considered to be both:

- Suspended particulate matter; and
- Deposited dust.

The following sections outline the potential health and amenity issues associated with the above pollutants, while **Section 5.2** outlines relevant air quality assessment criteria.

#### 5.1.1 Suspended Particulate Matter

Airborne contaminants that can be inhaled directly into the lungs can be classified on the basis of their physical properties as gases, vapours or particulate matter. In common usage, the terms “dust” and “particulates” are often used interchangeably. The health effects of particulate matter are strongly influenced by the size of the airborne particles. Smaller particles can penetrate further into the respiratory tract, with the smallest particles having a greater impact on human health as they penetrate to the gas exchange areas of the lungs. Larger particles primarily cause nuisance associated with coarse particles settling on surfaces.

The term “total particulate matter” (TSP) refers to a category of airborne particles, typically less than 30 microns (µm) in diameter. Particulate matter with an aerodynamic diameter of 10 microns or less is referred to as PM<sub>10</sub>. The PM<sub>10</sub> size fraction is sufficiently small to penetrate the large airways of the lungs, while PM<sub>2.5</sub> (2.5 microns or less) particulates are generally small enough to be drawn in and deposited into the deepest portions of the lungs. Potential adverse health impacts associated with exposure to PM<sub>10</sub> and PM<sub>2.5</sub> include increased mortality from cardiovascular and respiratory diseases, chronic obstructive pulmonary disease and heart disease, and reduced lung capacity in asthmatic children. In an urban setting, the emission of PM<sub>2.5</sub> is primarily associated with vehicle exhausts resulting from the incomplete combustion of diesel.

#### 5.1.2 Deposited Dust

**Section 5.1.1** is concerned in large part with the health impacts of particulate matter. Nuisance impacts need also to be considered, mainly in relation to deposited dust. Dust can cause nuisance by settling on surfaces and possessions, affecting visibility and contaminating tank water supplies. High rates of dust deposition can also adversely affect vegetation by blanketing leaf surfaces.

### 5.2 Ambient Air Quality Criteria

There are no air quality criteria outlined within Development Consent SSD 46516461, therefore the NSW EPA criteria have been adopted in **Table 4**.

State air quality guidelines specified by the NSW Environmental Protection Agency (EPA) for the pollutants identified in **Section 5.1** are published in the *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales* (EPA 2017) (hereafter 'Approved Methods'). The ground level air quality impact assessment criteria listed in Section 7 of the Approved Methods have been established by NSW EPA to achieve appropriate environmental outcomes and to minimise associated risks to human health as published in the Approved Methods. They have been derived from a range of sources and are the defining ambient air quality criteria for NSW and are considered to be appropriate for use in this assessment.

A summary of the relevant impact assessment criteria for particulate matter is provided in **Table 4**. The relevant criterion for nuisance dust deposition is provided in **Table 4**. The rate of dust deposition is measured by means of a collection gauge, which catches the dust settling over a fixed surface area and over a period of about 30 days.

**Table 4 NSW EPA Impact Assessment Criteria for Particulate Matter and Nuisance Dust**

Pollutant	Averaging Period	Assessment Criteria
		( $\mu\text{g}/\text{m}^3$ )
Particulate matter ( $\text{PM}_{10}$ )	24-hours	50
	Annual	25
Particulate matter ( $\text{PM}_{2.5}$ )	24-hours	25
	Annual	8
Pollutant	Averaging Period	Assessment Criteria ( $\text{g}/\text{m}^2/\text{month}$ )
Deposited dust	Annual	2 (maximum increase in deposited dust level) 4 (maximum total deposited dust level)

Source: EPA 2017

### 5.3 Government Air Quality Toolkit

The NSW EPA has developed the Local Government Air Quality Toolkit (EPA 2018), in response to requests from local Council officers for information and guidance on the common air quality issues they manage. Guidance is available under Part 3 of the Local Government Air Quality Toolkit for Construction Sites, which lists the common sources of emissions, and mitigation and management measures to control airborne dust levels from construction sites, and has been consulted in the development of this CAQMP.

### 5.4 Key Performance Indicators

As required by condition C1 (b) (iii), **Table 5** summarises the parameters identified to assess the effectiveness of the control measures shown in **Section 8**.

**Table 5 Summary of the Parameters to Assess the Effectiveness of Control Measures**

Parameter	Visible Dust	Dust Deposition	Complaints
Key Performance Indicator	No visible dust leaving the Project boundary	<4g/m <sup>2</sup> /month	No complaints related to dust or other air quality issues
Monitoring Method	Visual inspection/observations	Dust Deposition gauges	-
Location, frequency, and duration of monitoring	Daily onsite inspection	<b>Section 12</b>	-
Record keeping	In a logbook		
Response Procedures	<b>Section 11</b>		
Compliance Monitoring	-	<b>Section 12</b>	-

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## 6 Existing Environment

### 6.1 Local Meteorology

The Bureau of Meteorology (BoM) maintains and publishes data from weather stations across Australia. The closest such station recording wind speed and wind direction data is the Horsley Park Automatic Weather Station (AWS) (Station ID 67119), located approximately 5 kilometres (km) southeast of the Development Site. The annual and seasonal wind roses and long term rainfall patterns observed at the Horsley Park AWS indicate that:

- Winds that would blow fugitive dust emissions from the demolition/construction works towards the nearest receptors located to the north, east, and west of the proposed construction activities occur rarely during (less than 8%) of the time.
- The long term wind and rainfall patterns suggest that construction activities at the Development Site have the greatest potential to impact on surrounding sensitive receptors during the months of May (autumn), and July (winter) to September (spring).

Full analysis of the wind roses and rainfall can be found in **Appendix A**.

### 6.2 Background Air Quality

Air quality monitoring is performed by the NSW Department of Planning and Environment (DPE) at a number of monitoring stations across NSW. The closest such station with data for the last five years is the St Marys Air Quality Monitoring Station (AQMS), which is located approximately 5.5 km to the northwest of the Development Site. Considering the relatively flat terrain between the Development Site and St Marys AQMS, as well as similar land use surrounding both locations, it is assumed that the air quality monitoring data recorded at the AQMS is a reasonable representation of the air quality experienced at the Development Site. The following relevant air pollutants are monitored at this station:

- Fine particles as PM<sub>10</sub>; and
- Fine particles as PM<sub>2.5</sub>.

A summary of the PM<sub>10</sub> concentrations for the last five years (2018-2022) is tabulated in **Table 6** and presented graphically in **Figure 6** and **Figure 7**.

**Table 6 Summary of PM<sub>10</sub> Monitoring Data at St Marys AQMS (2018 – 2022)**

Year	PM <sub>10</sub> (µg/m <sup>3</sup> )		PM <sub>2.5</sub> (µg/m <sup>3</sup> )	
	24-hour	Annual	24-hour	Annual
2018	100.5	19.4	80.5	7.8
2019	159.8	24.7	88.3	9.8
2020	260.3	18.9	82.5	7.6
2021	54.9	16.2	40.3	5.8
2022	29.7	12.0	12.6	3.9
Criterion	50	25	25	8

Figure 6 Measured 24-Hour Average PM<sub>10</sub> Concentrations at St Marys AQMS (2018 – 2022)

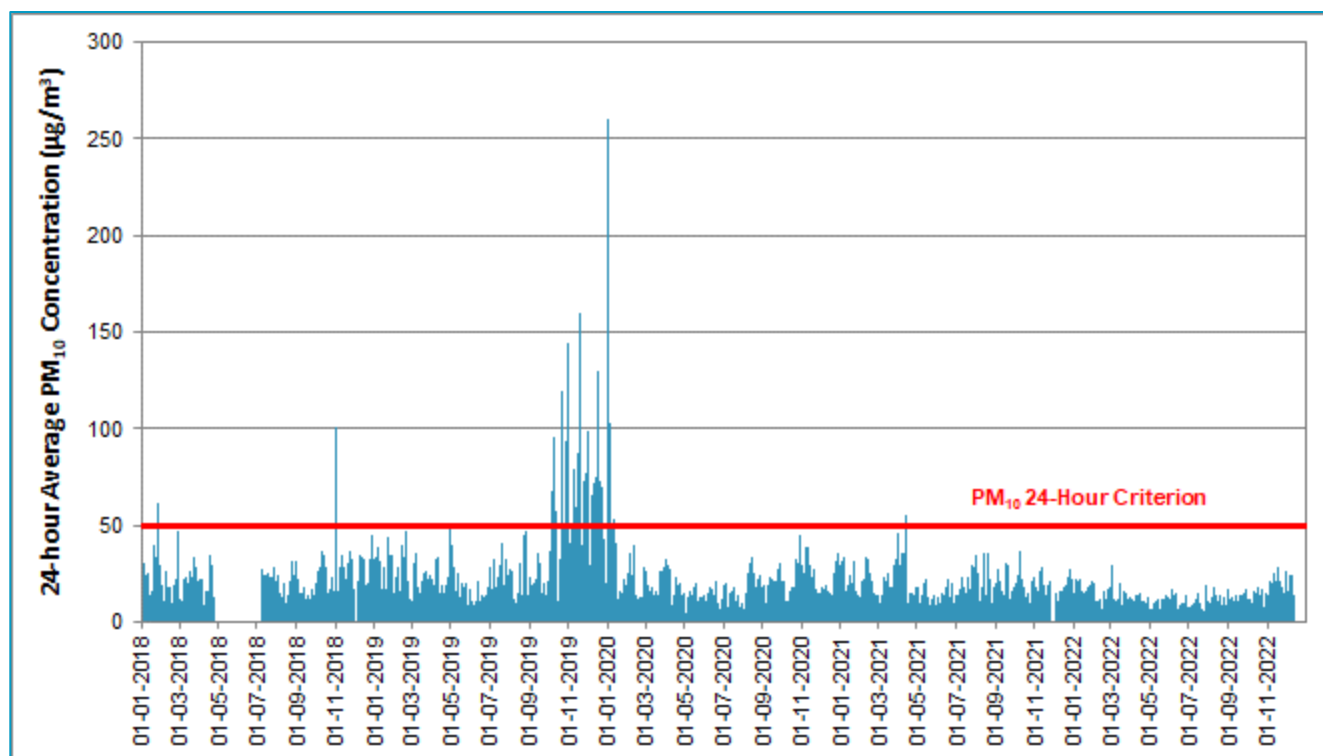
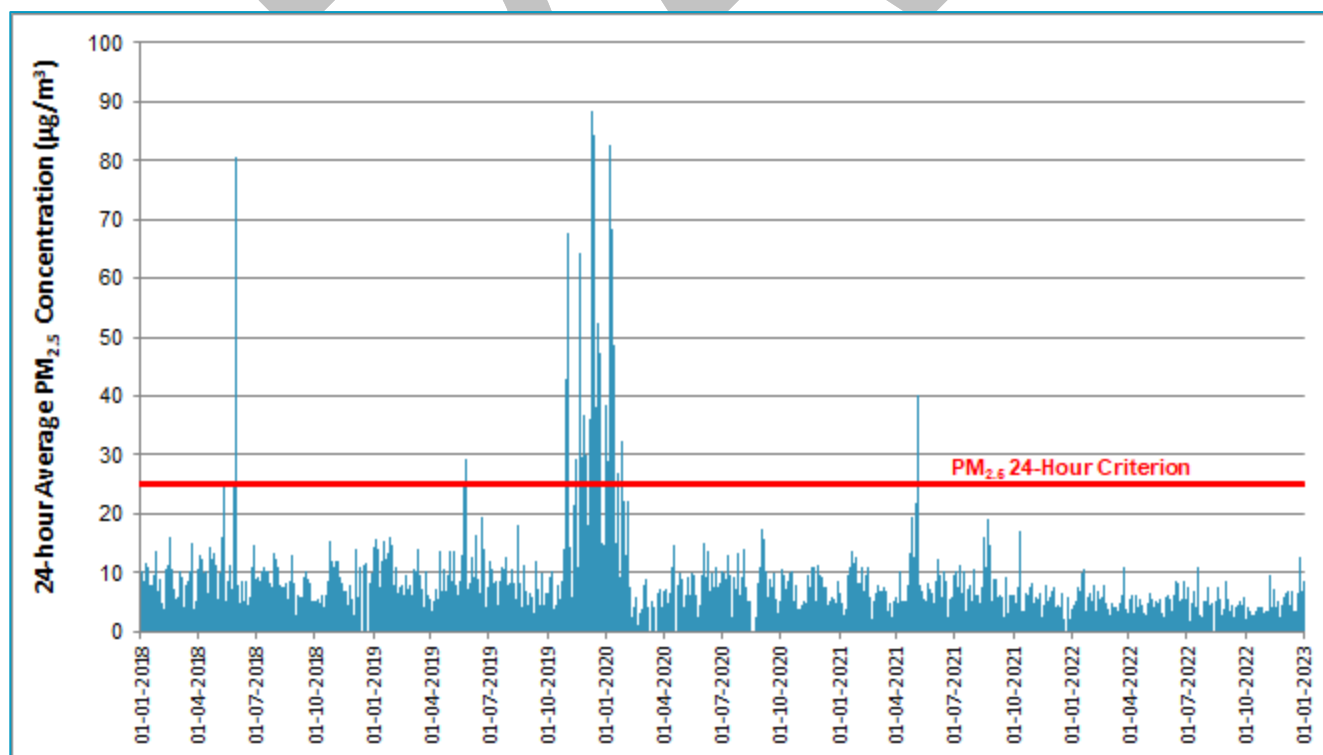


Figure 7 Measured 24-Hour Average PM<sub>2.5</sub> Concentrations at St Marys AQMS (2018 – 2022)



A review of the ambient air quality data presented in **Table 6**, **Figure 6**, and **Figure 7** shows that generally, the 24-hour average PM<sub>10</sub> and PM<sub>2.5</sub> concentrations recorded by the St Marys AQMS are below the relevant 24-hour average guidelines, however isolated exceedances (normally on less than ten days per year) have been recorded in most years. The exception to this was the November 2019 to January 2020 period, when unprecedented and extensive bushfires within NSW resulted in an extended period of very elevated particulate concentrations across Sydney that were significantly above the 24-hour average guidelines. A review of the available compliance monitoring reports indicates that the intermittent exceedance days recorded during the other years were also primarily due to exceptional events such as bushfire emergencies, dust storms and hazard reduction burns.

In summary, the St Marys AQMS data show that background particulate levels in Sydney can be elevated at times. Effective dust mitigation measures therefore need to be implemented during the construction works so that the activities do not contribute to any additional exceedances of air quality criteria in the surrounding area.

## 7 Assessment of Dust Emissions during Construction

Potential impacts of dust emissions associated with proposed demolition and construction activities at the Development Site was performed in the AQIA (SLR, 2022) based on the methodology outlined in the Institute of Air Quality Management (UK) (IAQM) document, “*Assessment of dust from demolition and construction*” (Holman et al 2014). This guidance document provides a structured approach for classifying construction sites according to the risk of air quality impacts, to identify relevant mitigation measures appropriate to the risk (see **Appendix B** for full methodology).

The IAQM approach has been used widely in Australia for the assessment of air quality impacts from construction projects and the identification of appropriate mitigation measures, which has been accepted by regulators across all states and territories for a variety of construction projects.

The IAQM method uses a four-step process for assessing dust impacts from construction activities:

- **Step 1:** Screening based on distance to the nearest sensitive receptor; whereby the sensitivity to dust deposition and human health impacts of the identified sensitive receptors is determined.
- **Step 2:** Assess risk of dust effects from activities based on:
  - the scale and nature of the works, which determines the potential dust emission magnitude; and
  - the sensitivity of the area surrounding dust-generating activities.
- **Step 3:** Determine site-specific mitigation for remaining activities with greater than negligible effects.
- **Step 4:** Assess significance of remaining activities after management measures have been considered.

### 7.1 AIE Risk Assessment

**Table 7** presents the preliminary risk of air quality impacts from uncontrolled construction activities during the construction works derived using the risk matrix provided in **Table B4** in **Appendix B**, based on the identified receptor sensitivity and sensitivity of the area.

**Table 7 Preliminary Risk of Air Quality Impacts from Construction Activities (Uncontrolled)**

Impact	Sensitivity of Area	Dust Emission Magnitude				Preliminary Risk			
		Demolition	Earthworks	Construction	Trackout	Demolition	Earthworks	Construction	Trackout
Dust Soiling	Low	Medium	Large	Large	Large	Low Risk	Low Risk	Low Risk	Low Risk
Human Health	Low					Low Risk	Low Risk	Low Risk	Low Risk

The results indicate that there is a low risk of adverse dust soiling and a low risk of human health impacts occurring at the off-site sensitive receptor locations even if no mitigation measures were to be applied to control emissions during the works.

Based on the dust emission magnitudes and the preliminary risk from these activities, the activities are ranked as (highest risk to lowest risk):

1. Demolition
2. Earthworks
3. Construction
4. Track out

For almost all construction activity, the IAQM Methods notes that the aim should be to prevent significant effects on receptors through the use of effective mitigation, and experience shows that this is generally possible.

## 7.2 Lot 9 Risk Assessment

The outcomes of the 2022 AQIA mentioned in **Section 7.1** are applicable to the construction of Lot 9. However for completeness, the scale of the construction activities related to Lot 9 are also assessed as presented in **Table 8**. As no demolition is planned as part of construction works for Lot 9, the risks associated with this stage is not applicable.

**Table 8 Preliminary Risk of Air Quality Impacts from Construction Activities for Lot 9 (Uncontrolled)**

Impact	Sensitivity of Area	Dust Emission Magnitude				Preliminary Risk			
		Demolition	Earthworks	Construction	Trackout	Demolition	Earthworks	Construction	Trackout
Dust Soiling	Low	NA	Large	Large	Large	NA	Low Risk	Low Risk	Low Risk
Human Health	Low					NA	Low Risk	Low Risk	Low Risk

<sup>1</sup> the total area of Lot 9 is approximately 105,000 m<sup>2</sup>.

<sup>2</sup> the total building area to be built on is approximately 65,000 m<sup>2</sup> with an elevation of 14.6 m.

## 8 Mitigation Measures

As per **Section 7.1**, construction works at the Development Site pose a *low risk* to neighbouring sensitive receptors during earthworks, construction, and trackout phases. Nonetheless, in accordance with best practice construction methodology, and minimise potential for cumulative impacts on local air quality during periods of high background concentrations, a range of dust mitigation measures will be implemented during the construction works to minimise dust emissions.

**Table 9** lists the mitigation measures to be adopted during the construction works.

**Table 9 Site-Specific Management Measures Recommended by the IAQM**

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Communications			
The Community Communications Strategy will be implemented.	Communications and Community Liaison Representative	Prior to commencing construction and ongoing	Best practice
The name and contact details of person(s) accountable for air quality and dust issues will be displayed on the site boundary. This may be the Contractor's Project Manager.	Construction Contractor		
The head or regional office contact information will be displayed on site signage.			
Site Management			
All dust and air quality incidents will be undertaken as per Section 3.5 of the CEMP.	Construction Contractor	Ongoing	Section 9 of this document
All dust and air quality complaints will be undertaken as per Section 9 of this CAQMP.			
Where excessive dust events occur (i.e. prolonged visual dust in a particular area), additional watering of dust producing activities will be undertaken or activities temporarily halted until such times that the dust source is under control.		During excessive dust events	Best practice
Horsley Park Bureau of Meteorology station weather forecast will be reviewed daily (i.e. wind, rain) to inform site dust management procedures for the day.			
Preparing and Maintaining the Site			
All reasonable steps to minimise dust generated will be undertaken during construction.	Construction Contractor	Ongoing	Best practice
Exposed surfaces and stockpile will be suppressed by regular watering or use of approved dust suppressants.			
Land stabilisation works will be carried out in such a way on site to minimise exposed surfaces.			
Dust generating activities in areas close to receptors will be closely monitored and additional mitigation applied as required to best manage potential dust emissions			

Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Stockpiles that will be in place for more than 20 days and are not actively used as well as any stockpiles that are susceptible to wind or water erosion will be suitably protected from erosion within 10 days of the establishment of each stockpile.  Temporary stabilisation of disturbed surfaces will be undertaken within two weeks of the stockpile being established.			
Site fencing and barriers will be kept clean using wet methods.			
<b>Operating Vehicle/Machinery and Sustainable Travel</b>			
Trucks associated with construction works will not track dirt off site and onto the public road network.			
Project access roads used by delivery trucks will be kept clean.			
All on-road vehicles will comply with relevant vehicle emission standards (prescribed by the NSW TfNSW), where applicable, and will be maintained in good condition, in accordance with manufacturer's specifications and POEO Act.			
Delivery trucks will switch off engines whilst undertaking a delivery on-site, if idling time is likely to exceed 5 minutes.	Construction Contractor	Ongoing	Best practice
Vehicle speed limit restrictions are implemented on site, including: <ul style="list-style-type: none"> <li>General - 20km/h</li> <li>High risk area - 10km/h</li> <li>Haul routes – 50 km/h</li> </ul>			
Truck queuing and unnecessary trips will be minimised through logistical planning and by the identification and use of specific park up/hold areas away from the Project.			
<b>Operations</b>			
Only cutting, grinding or sawing equipment fitted with suitable dust suppression systems, such as water sprays will be used.	Construction Contractor	Ongoing	
Adequate water supply will be available on the site for effective dust/particulate matter suppression/ mitigation using a combination of potable and non-potable water sources.			Best practice
Water carts will be used on all denuded or exposed surfaces and unsealed roads to minimise dust emissions.			
Equipment, inclusive of, but not limited to Environmental spill kits will be readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	Construction Contractor	Ongoing	



Environmental Management Control	Person Responsible	Timing / Frequency	Reference / Notes
Works will be assessed during strong winds or in weather conditions where high levels of airborne particulates may potentially impact the sensitive receivers. Continual monitoring of wind speed and direction will be undertaken to guide this decision and ensure that adequate mitigation measures are undertaken		Continuously and during high winds	
Waste Management			
All trucks entering or leaving the Site will have their loads covered.	Construction Contractor	Ongoing	Best practice
No waste materials, timbers or any other combustible materials will be burnt on site.			
Earthworks			
Scopes of work will be planned in such a way to assist in minimising the duration that surfaces are left denuded	Construction Contractor	Ongoing	Best practice
Rehabilitation of disturbed surfaces will be undertaken within 20 days of final construction levels.		Within 20 days of final construction levels	
If unanticipated strong odours or significant visual dust emissions are noted or observed on site, an investigation will be undertaken by the construction contractor Project Manager to identify the scope of work or source of the emission prior to undertaking and applying any additional mitigation measures.		Ongoing	
Construction			
Sand and other aggregates will not be allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.	Construction Contractor	Ongoing	Best practice
Trackout			
Water-assisted road sweeper(s) will be used on an as required basis should any material be tracked out of the site.	Construction Contractor	Ongoing	Best practice
Record all regular inspections and maintenance undertaken of site haul routes and project related access roads in a site log book.			
A wheel washing system and/or cattle grid system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site) will be implemented.			

## 9 Complaints Handling and Response Procedure

All complaints will be handled in accordance with the sections below.

### 9.1 Performance Objective

To ensure that all environmental complaints in relation to the air emissions from the construction activities are promptly and effectively received, handled and addressed.

### 9.2 Responsibility

The Communications and Community Liaison Representative is responsible for ensuring that the appropriate management response and handling procedures are instigated and carried through in the event of an environmental complaint. It should be ensured that all site employees are aware of and understand their obligations for complaints response.

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

### 9.3 Complaints Handling Procedure

Upon becoming aware of a complaint, the protocol outlined below will be followed.

#### 1. Record and Acknowledge

Any employee who takes receipt of a complaint, either verbal or written, is to immediately notify the Contractor's Project Manager who will then contact the Communications and Community Liaison Representative. The Contractor's Project Manager will be available 24 hours a day, seven days a week and have the authority to stop or direct works.

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

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

#### 2. Assess and Prioritise

The Communications and Community Liaison Representative will prioritise all complaints by considering the seriousness of the complaint including risk to health and safety and will attempt to provide an immediate response via phone or email.

#### 3. Investigate

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

#### 4. Action or Rectify

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

As outlined in **Section 11**, if a complaint regarding air quality impacts is concluded to be substantiated, the need for any changes to the air quality mitigation measures identified for the Project in **Section 8** and/or the air quality monitoring programme outlined in **Section 10** is to be reviewed and, the CAQMP updated as appropriate.

#### 5. Respond to Complainant

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

#### 6. Record

It is imperative that an investigation of the situation is carried out and proposed improvements documented in order to minimise the potential for similar complaints in the future. On this basis, every complaint received is to be recorded in the Complaint Enquiry Form. A copy of the completed form will be maintained for at least five years. The complaint will also be recorded in the Complaints Register.

#### 7. Preventative Action

Once the complaint has been suitably handled, proposed improvements will be investigated and implemented to minimise the potential of re-occurrence. The Complaint Enquiry Form will not be closed out until the preventative actions are completed and recorded on the form.

### 9.4 Complaints Register

A Complaints Register will be maintained during construction and will contain the following:

- A copy of the environmental complaint handling procedure;
- A separate reference sheet containing the contact details;
- Blank hard copies of the Complaint Enquiry Form; and

Copies of all completed Complaint Enquiry Forms, which are to be maintained for at least five years after the event to which they relate.

## 10 Proposed Air Quality Monitoring Program

As discussed in **Section 7**, the risk of construction dust emissions causing nuisance impacts at off-site sensitive receptor locations is concluded to be low. It is also noted that any impacts will be temporary and managed through the implementation of appropriate mitigation measures (see **Section 8**).

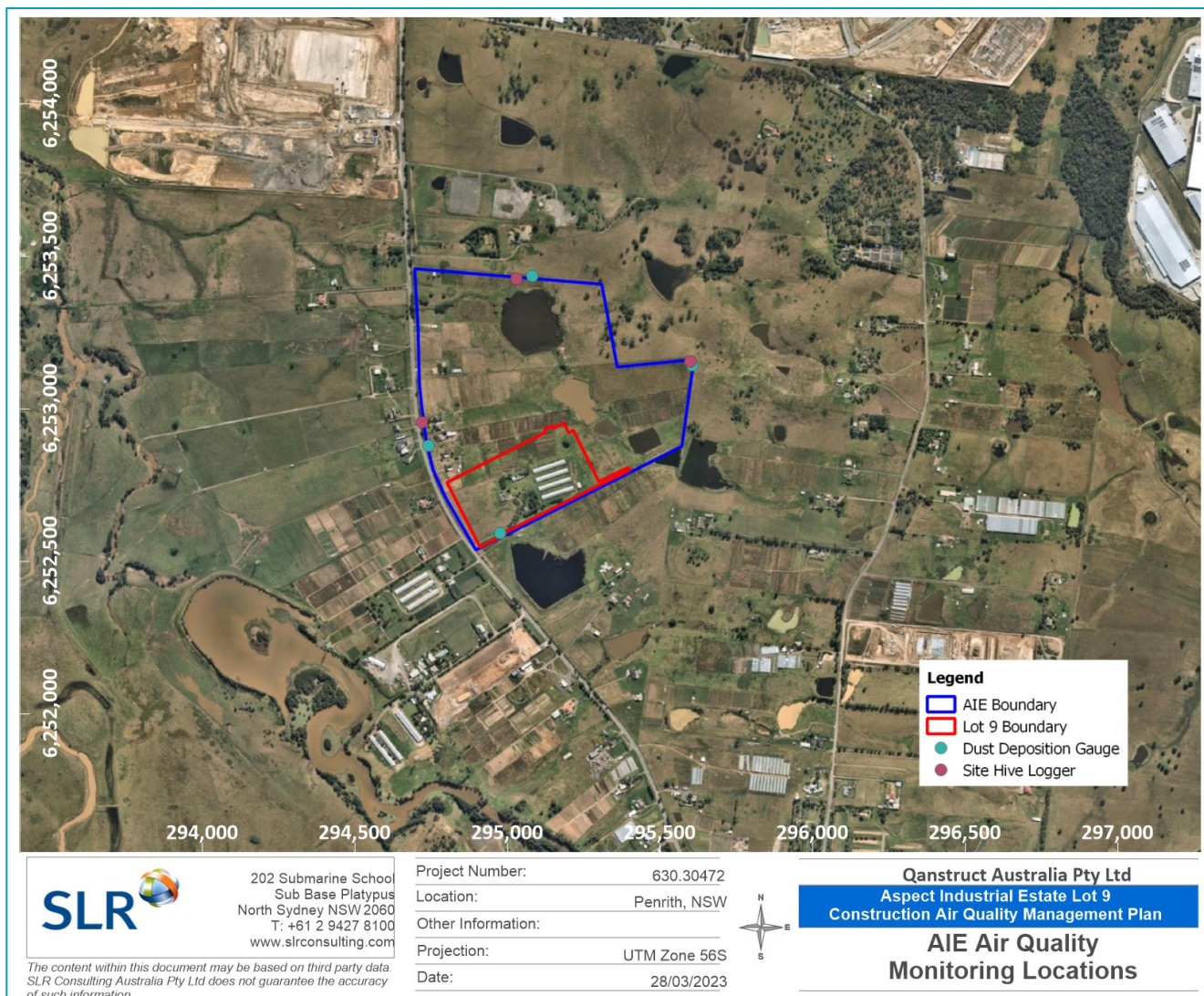
An air quality monitoring program has been implemented by Mirvac as part of the management of air emissions during construction of the AIE. The data from ongoing monitoring program for AIE will be utilised to inform the management measures and contingency response for the construction of Lot 9.

A summary of the on-site air quality monitoring programme at the AIE is shown in **Table 10**.

**Table 10 Summary of On-Site Monitoring Programme**

Pollutant	Equipment Used	Number of Monitoring Sites	Criterion (Averaging Period)
Deposited dust	Dust Deposition Gauges (DDGs)	4	4 g/m <sup>2</sup> /month (annual average)
Particulate matter	Site Hive logger	3	50 µg/m <sup>3</sup> (24-hr average)
Visible emissions	None	Each boundary	Daily recorded observations of visible dust by the site supervisor (or delegate)
Nuisance Dust	In consultation with a suitably qualified air quality professional at the complaint location (or as near as practicable)	-	4 g/m <sup>2</sup> /month (annual average)

**Figure 8 Air Quality Monitoring Locations for the AIE Construction Project**





## 11 Contingency Management Plan

The air quality contingency management plan for the construction activities is shown in **Table 11**. As noted in **Section 10**, data from the ongoing monitoring program will be utilised to inform the appropriate contingency response for the Development.

Any incident or non-compliance shall be handled and reported in accordance with Section 3.5 of the CEMP. All Condition Amber and Condition Red occurrences will be recorded in the Construction Contractor's Monthly Report to Mirvac and discussed during the toolbox talks.

**Table 11 Air Quality Contingency Management Plan for the Construction of Lot 9**

Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
Visible dust leaving the site	Trigger	Daily inspections show that there is no visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site.	Daily inspections show that there is visible dust leaving the site multiple times during a day OR from multiple locations within the site.
	Response	Continue monitoring program as normal.	Review and investigate construction activities and respective control measures. Where appropriate, implement additional remedial measures, such as: <ul style="list-style-type: none"> <li>Deployment of additional water sprays, water trucks etc</li> </ul>	Undertake an investigation of the dust generating activities, and if necessary, temporarily halt the dust generating activities
Dust deposition reading of >4g/m <sup>2</sup> /month	Trigger	Dust deposition rates are less than 4 g/m <sup>2</sup> /month at all the dust gauges.	Dust deposition rate greater than 4 g/m <sup>2</sup> /month is recorded by any of the dust gauges	Dust deposition rates greater than 4 g/m <sup>2</sup> /month are recorded by two or more dust gauges for two months in a row.



Key Element	Trigger / Response	Condition Green	Condition Amber	Condition Red
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>Qanstruct Project Managers to analyse data to try to identify the source(s) of dust.</li> <li>Construction Contractor to review operations to reduce dust emissions from the identified key source(s). Implement any additional mitigation measures as required, such as additional watering.</li> </ul>	<ul style="list-style-type: none"> <li>Qanstruct Project Managers to review and investigate construction activities and respective control measures for the monitoring period.</li> <li>If it is concluded that construction activities were directly responsible for the exceedance (i.e. the exceedance event was not caused due to high regional dust levels or local non-project dust source), Construction Contractor to submit an incident report to government agencies.</li> </ul>
Complaints received regarding nuisance dust	Trigger	There are no complaints received during the construction	An air-quality related complaint is received from a nearby resident	Further complaints are received from the same complainant after the additional mitigation measures have been implemented
	Response	Continue monitoring program as normal.	<ul style="list-style-type: none"> <li>Report the complaint to the regulator, in line with complaints handling procedure (See <b>Section 9</b> ).</li> <li>Review and investigate construction activities and increase dust suppression measures (additional watering, covering stockpiles etc), where appropriate.</li> </ul>	<ul style="list-style-type: none"> <li>Including real time monitors to measure PM<sub>10</sub> and PM<sub>2.5</sub>.</li> <li>Review real-time monitoring data at the existing continuous monitors to investigate the likelihood of onsite activities contributing (see <b>Appendix C</b>).</li> </ul>

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## 12 Roles and Responsibilities

The key responsibilities specifically for dust management are as follows:

### 12.1 Contractor's Project Manager

- Ensuring appropriate resources/plant/personnel are available for the implementation of this CAQMP;
- Assessing data from inspections and providing project-wide advice to ensure consistent approach and outcomes are achieved;
- Providing necessary training for project personnel to cover air quality management;
- Reviewing and update of this CAQMP;
- Assessing and engaging (as required) additional mitigation controls to best manage the risks of elevated dust levels before commencing works each day and ensuring that the appropriate controls are implemented and effective;
- Reviewing weather forecasts daily and current observations of meteorological conditions (as recorded at Horsley Park AWS);
- Ceasing particular scopes of works as required in the event of excessive dust generation due to extreme weather conditions or inadequately controlled construction activities (eg high winds, surface dirt accumulation, etc.); and
- In the event that an air quality complaint is received, the procedure in **Section 9** of this CAQMP will be implemented.

### 12.2 Environmental Coordinator

- Undertaking dust monitoring program; and
- Review that control measures are working in accordance with the CAQMP.

### 12.3 All Workers on Site

- Observing any dust emission control instructions and procedures that apply to their work;
- Taking action to prevent or minimise dust emission incidents; and
- Identifying and reporting dust emission incidents.

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## 13 Review and Improvement of the CAQMP

The review of the CAQMP will be undertaken at least quarterly and will include participation by Qanstruct. The review will comprise, as a minimum, the following:

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

This CAQMP will also be reviewed and, if necessary, revised in the following circumstances:

- Where there is any change to the scope of the construction activities and/or disturbance footprint;
- Where it is identified that the environmental performance is not meeting the objectives of the CAQMP;
- In the event of a substantiated complaint being received regarding air quality impacts; and/or
- At the request of a relevant regulatory authority.

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## 14 References

- DPIE 2020, *NSW Air Quality Statement 2019*, available online at <https://www.environment.nsw.gov.au/topics/air/air-quality-statement>, accessed 15 May 2020.
- EPA 2017, *Approved Methods for the Modelling and Assessment of Air Pollutants in New South Wales*, Environment Protection Authority NSW, January 2017.
- EPA 2018, *Local Government Air Quality Toolkit, Module 3 – Guidelines for Managing Air Pollution, Part 3 – Guidance Notes for Construction Sites*, available online at <https://www.epa.nsw.gov.au/your-environment/air/air-nsw-overview/local-government-air-quality-toolkit>, accessed on 17 July 2018.
- Holman *et al* 2014, *IAQM Guidance on the assessment of dust from demolition and construction*, Institute of Air Quality Management, London. <http://www.iaqm.co.uk/text/guidance/construction-dust-2014.pdf>.
- SLR 2020, *Aspect Industrial Estate - Air Quality and Odour Impact Assessment*, R01, v1.4 October 2020.
- Australian Standards / New Zealand Standards (AS/NZS) 3580.10.1:2016 “Methods for sample and analysis of ambient air – Determination of Particulates – Deposited Matter – Gravimetric method”.
- AS/NZS 3580.1.1:2016 “Methods for sampling and analysis of ambient air Part 1.1: Guide to siting air monitoring equipment”.

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## 15 Feedback

At SLR, we are committed to delivering professional quality service to our clients. We are constantly looking for ways to improve the quality of our deliverables and our service to our clients. Client feedback is a valuable tool in helping us prioritise services and resources according to our client needs.

To achieve this, your feedback on the team's performance, deliverables and service are valuable and SLR welcome all feedback via <https://www.slrconsulting.com/en/feedback>. We recognise the value of your time and we will make a \$10 donation to our 2022 Charity Partner – Lifeline, for every completed form.

# APPENDIX A

## WIND ROSES AND RAINFALL DATA ANALYSIS

### Wind Conditions

Local wind speed and direction influence the dispersion of air pollutants. Wind speed determines both the distance of downwind transport and the rate of dilution as a result of 'plume' stretching. Wind direction, and the variability in wind direction, determines the general path pollutants will follow and the extent of crosswind spreading. Surface roughness (characterised by features such as the topography of the land and the presence of buildings, structures and trees) will also influence dispersion.

The Bureau of Meteorology (BoM) maintains and publishes data from weather stations across Australia. The closest such station recording wind speed and wind direction data is the Horsley Park Automatic Weather Station (AWS) (Station ID 67119), located approximately 5 kilometres (km) southeast of the Development Site. Considering the relatively flat terrain between the Development Site and Horsley Park AWS, it is considered reasonable to assume that the wind conditions recorded at the Horsley Park AWS are representative of the wind conditions experienced at the Development Site.

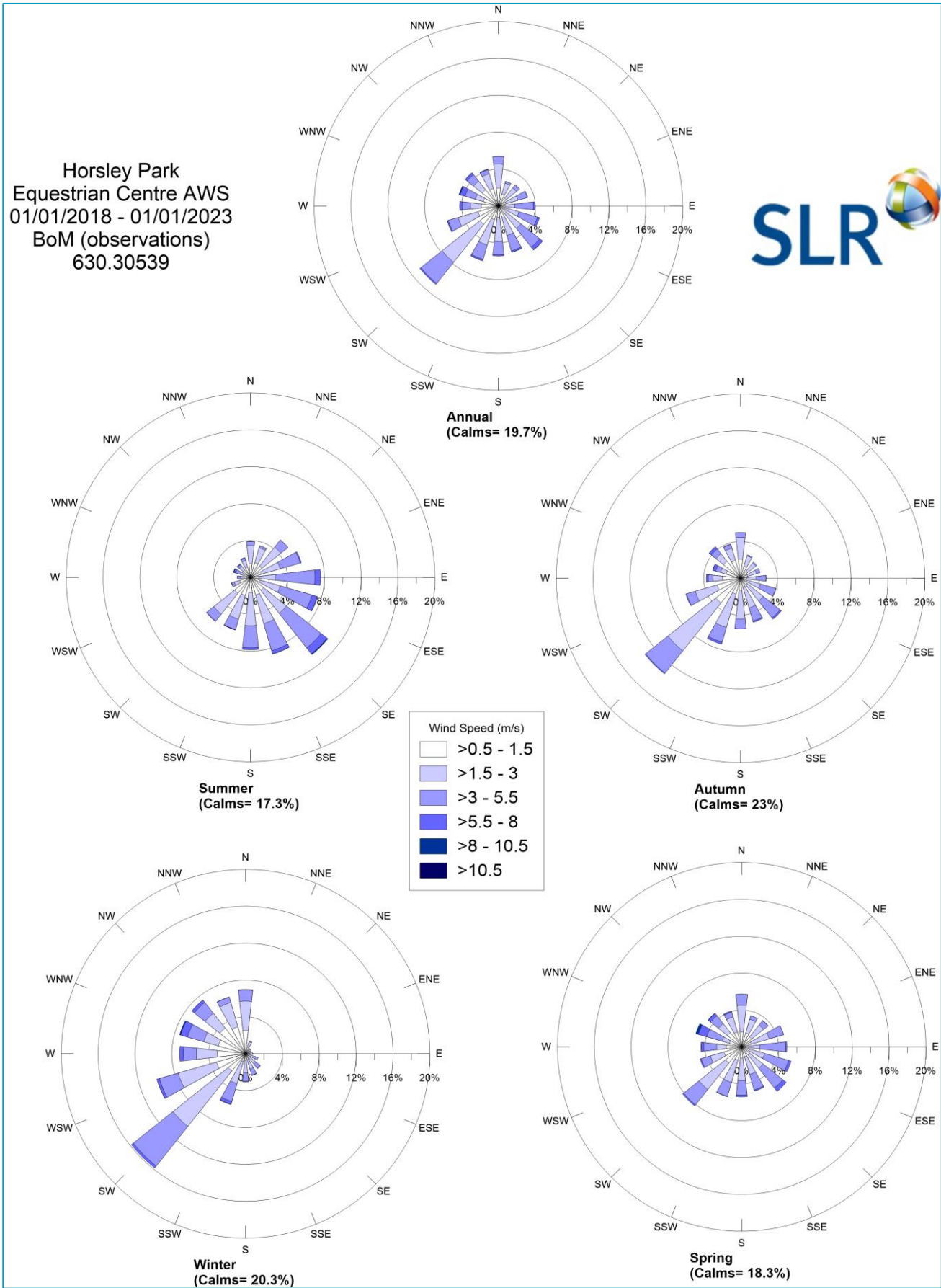
Annual and seasonal wind roses for the years 2018 to 2022 compiled from data recorded by the Horsley Park AWS are presented in **Figure A1**. Wind roses show the frequency of occurrence of winds by direction and strength. The bars correspond to the 16 compass points (degrees from North). The bar at the top of each wind rose diagram represents winds blowing from the north (i.e. northerly winds), and so on. The length of the bar represents the frequency of occurrence of winds from that direction, and the widths of the bar sections correspond to wind speed categories, the narrowest representing the lightest winds. Thus it is possible to visualise how often winds of a certain direction and strength occur over a long period, either for all hours of the day, or for particular periods during the day.

The annual wind rose (**Figure A1**) indicates that the predominant wind directions in the area are from the southwest direction. Calm wind conditions (wind speed less than 0.5 m/s) were recorded approximately 19.7% of the time throughout the five year period reviewed. The average seasonal wind roses for the years 2018-2022 indicate that:

- In summer, wind speeds ranged from calm to fresh winds (between 0.5 m/s and 9.8 m/s). The majority of winds originated from eastern and southern quadrants, with very few winds from westerly directions. Calm wind conditions were recorded approximately 17.3% of the time during summer.
- In autumn, wind speeds ranged from calm to fresh winds (between 0.5 m/s and 9.1 m/s). The majority of winds originated from the southwest quadrant, with very few winds from the northeast. Calm wind conditions were observed to occur approximately 23% of the time during autumn.
- In winter, wind speeds ranged from calm to fresh winds (between 0.5 m/s and 10.0 m/s). The majority of winds originated from the north and west quadrants, with very few winds from the east. Calm wind conditions were observed to occur approximately 20.3% of the time during winter.
- In spring, wind speeds ranged from calm to fresh winds (between 0.5 m/s and 10.0 m/s). The frequencies of winds were generally even from all directions. Calm wind conditions were observed to occur approximately 18.3% of the time during spring.

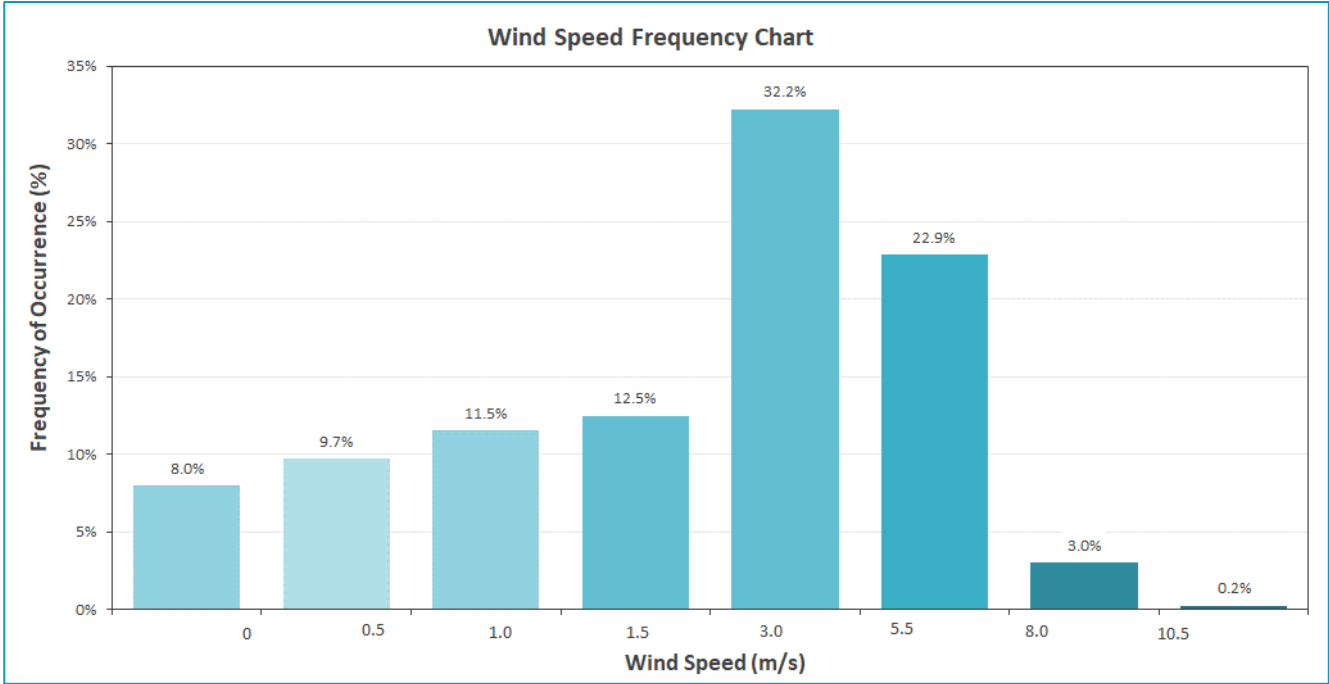


Figure A1 Annual and Seasonal Wind Roses for Horsley Park (2018 to 2022)



Wind erosion of dust from exposed surfaces (ie, during the construction phase of the development) is usually initiated when wind speeds exceed the threshold friction velocity for a given surface or material, however a general rule of thumb is that wind erosion can be expected to occur above 5 m/s (USEPA 2006). The frequency of wind speeds for the period of 2018-2022 is presented in **Figure A2**. The plot showed that the frequency of wind speeds exceeding 5 m/s for the period 2018-2022 at Horsley Park AWS was approximately 4.9%.

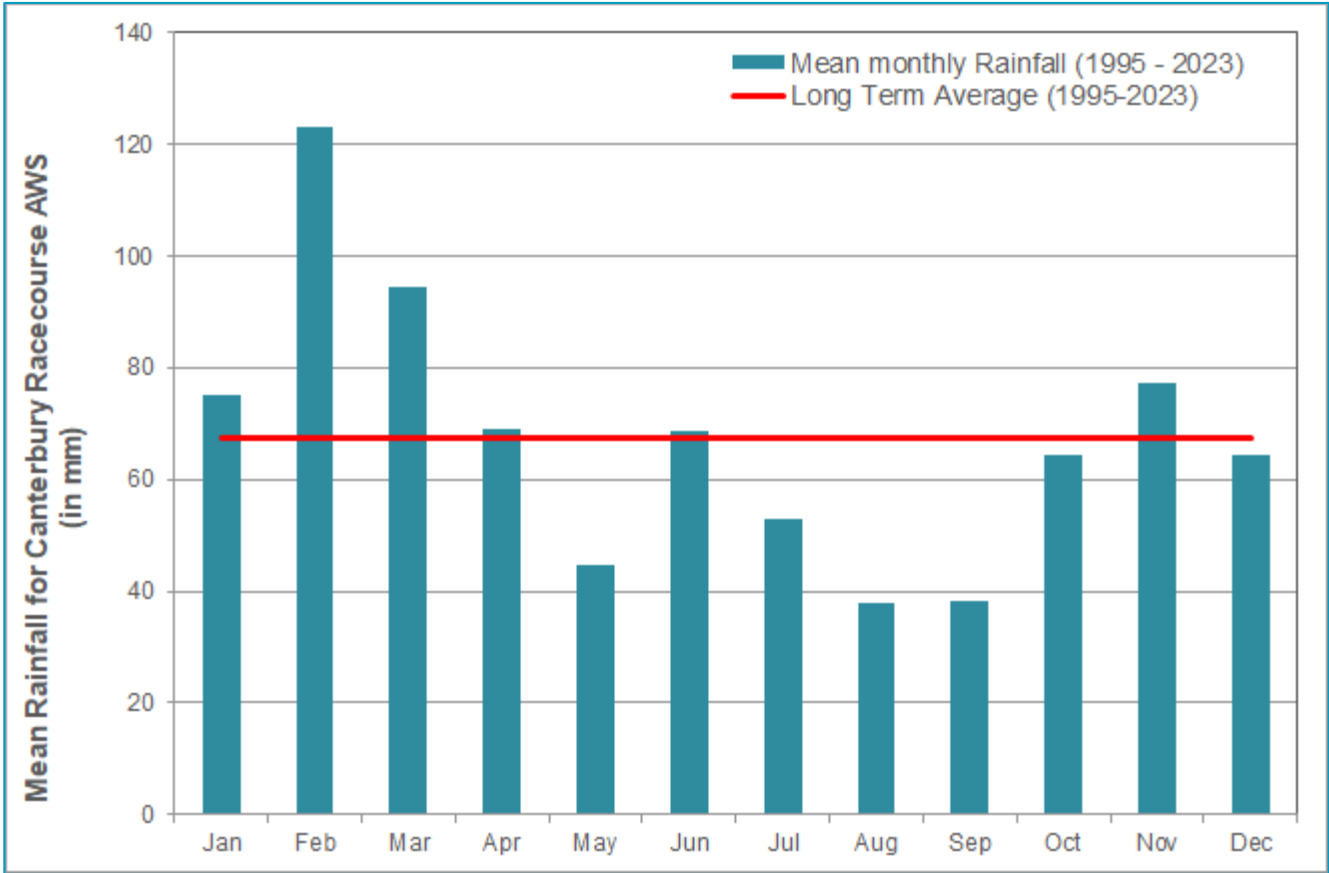
**Figure A2 Wind Speed Frequency Chart for Horsley Park AWS – 2018-2022**



### Rainfall

Dry periods (no rainfall) have the greatest potential for fugitive dust emissions during construction. The long-term monthly rainfall averages recorded at Horsley Park AWS rain gauge are shown in **Figure A3**. It is noted that generally rainfall is relatively low in mid-winter to mid spring periods. This rainfall pattern suggests that dust emissions from the construction activities at the Development Site have the greatest potential to impact on receptors for the period of late autumn to early spring.

Figure A3 Long term Mean Rainfall for Horsley Park AWS – 1995 to 2023



## CONSTRUCTION PHASE RISK ASSESSMENT METHODOLOGY

### Step 1 – Screening Based on Separation Distance

As noted in **Section 3.2**, a number of sensitive receptors (residential) are located within 100 m from the nearest AIE Site boundary.

The IAQM screening criteria for further assessment is the presence of a ‘human receptor’ within:

- 350 m of the boundary of the site; or
- 50 m of the route(s) used by construction vehicles on the public highway, up to 500 m from the site entrance(s).

As a ‘human receptor’ is located within 350 m of the boundary of the site, and within 500 m of the site entrance, further assessment is required. For the purpose of this assessment, the number of sensitive receptors is estimated to be between 10 and 100 within 100 m of the AIE Site boundary.

### Step 2a – Assessment of Scale and Nature of the Works

Step 2a of the assessment provides “dust emissions magnitudes” for each of four dust generating activities; demolition, earthworks, construction, and track-out (the movement of site material onto public roads by vehicles). The magnitudes are: *Large*; *Medium*; or *Small*, with suggested definitions for each category. The definitions given in the IAQM guidance for earthworks, construction activities and track-out, which are most relevant to this Development, are as follows:

*Demolition (Any activity involved with the removal of an existing structure [or structures]. This may also be referred to as de-construction, specifically when a building is to be removed a small part at a time):*

- **Large:** Total building volume >50,000 m<sup>3</sup>, potentially dusty construction material (e.g. concrete), on-site crushing and screening, demolition activities >20 m above ground level;
- **Medium:** Total building volume 20,000 m<sup>3</sup> – 50,000 m<sup>3</sup>, potentially dusty construction material, demolition activities 10-20 m above ground level; and
- **Small:** Total building volume <20,000 m<sup>3</sup>, construction material with low potential for dust release (e.g. metal cladding or timber), demolition activities <10m above ground, demolition during wetter months.

*Earthworks (Covers the processes of soil-stripping, ground-levelling, excavation and landscaping):*

- **Large:** Total site area greater than 10,000 m<sup>2</sup>, potentially dusty soil type (e.g. clay, which will be prone to suspension when dry due to small particle size), more than 10 heavy earth moving vehicles active at any one time, formation of bunds greater than 8 m in height, total material moved more than 100,000 t.
- **Medium:** Total site area 2,500 m<sup>2</sup> to 10,000 m<sup>2</sup>, moderately dusty soil type (e.g. silt), 5 to 10 heavy earth moving vehicles active at any one time, formation of bunds 4 m to 8 m in height, total material moved 20,000 t to 100,000 t.

- **Small:** Total site area less than 2,500 m<sup>2</sup>, soil type with large grain size (e.g. sand), less than five heavy earth moving vehicles active at any one time, formation of bunds less than 4 m in height, total material moved less than 20,000 t, earthworks during wetter months.

Construction (*Any activity involved with the provision of a new structure (or structures), its modification or refurbishment. A structure will include a residential dwelling, office building, retail outlet, road, etc*):

- **Large:** Total building volume greater than 100,000 m<sup>3</sup>, piling, on site concrete batching; sandblasting.
- **Medium:** Total building volume 25,000 m<sup>3</sup> to 100,000 m<sup>3</sup>, potentially dusty construction material (e.g. concrete), piling, on site concrete batching.
- **Small:** Total building volume less than 25,000 m<sup>3</sup>, construction material with low potential for dust release (e.g. metal cladding or timber).

Track-out (*The transport of dust and dirt from the construction / demolition site onto the public road network, where it may be deposited and then re-suspended by vehicles using the network*):

- **Large:** More than 50 heavy vehicle movements per day, surface materials with a high potential for dust generation, greater than 100 m of unpaved road length.
- **Medium:** Between 10 and 50 heavy vehicle movements per day, surface materials with a moderate potential for dust generation, between 50 m and 100 m of unpaved road length.
- **Small:** Less than 10 heavy vehicle movements per day, surface materials with a low potential for dust generation, less than 50 m of unpaved road length.

In order to provide a conservative assessment of potential impacts, it has been assumed that if at least one of the parameters specified in the 'large' definition is satisfied, the works are classified as large, and so on.

Based on the above, dust emission magnitudes have been categorised as presented in **Table B1**.

**Table B1 Categorisation of Dust Emission Magnitude**

Activity	Dust Emission Magnitude	Basis
Demolition	Medium	<p><b>IAQM Definition:</b> Total building volume 20,000 m<sup>3</sup> – 50,000 m<sup>3</sup>, potentially dusty construction material, demolition activities 10-20 m above ground level.</p> <p><b>Relevance to this Project:</b> <i>Total volume of the buildings to be demolished within the AIE Site is estimated to be approximately 50,000 m<sup>3</sup>.</i></p>
Earthworks	Large	<p><b>IAQM Definition:</b> Total site area greater than 10,000 m<sup>2</sup>, potentially dusty soil type (eg clay, which will be prone to suspension when dry due to small particle size), more than 10 heavy earth moving vehicles active at any one time, formation of bunds greater than 8 m in height, total material moved more than 100,000 t.</p> <p><b>Relevance to this Project:</b> <i>Total area of the AIE Site is estimated to be approximately 558,000 m<sup>2</sup>. Also there is some very high dust generating shale along the southern boundary of Development Site.</i></p>
Construction	Large	<p><b>IAQM Definition:</b> Total building volume greater than 100,000 m<sup>3</sup>, piling, on site concrete batching; sandblasting.</p> <p><b>Relevance to this Project:</b> <i>Multiple warehouses buildings are proposed at the AIE Site, the total building volume is estimated to be approximately 2,745,000 m<sup>3</sup> (total buildings are of 274,500 m<sup>2</sup> and average height of 10 m).</i></p>
Trackout	Large	<p><b>IAQM Definition:</b> More than 50 heavy vehicle movements per day, surface materials with a high potential for dust generation, greater than 100 m of unpaved road length.</p> <p><b>Relevance to this Project:</b> <i>It is estimated that more than 50 heavy vehicles movements per day will occur during the peak construction period.</i></p>

## Step 2b – Risk Assessment

### Assessment of the Sensitivity of the Area

Step 2b of the assessment process requires the sensitivity of the area to be defined. The sensitivity of the area takes into account:

- The specific sensitivities that identified sensitive receptors have to dust deposition and human health impacts;
- The proximity and number of those receptors;
- In the case of PM<sub>10</sub>, the local background concentration; and
- Other site-specific factors, such as whether there are natural shelters such as trees to reduce the risk of wind-blown dust.



Individual receptors are classified as having *high*, *medium* or *low* sensitivity to dust deposition and human health impacts (ecological receptors are not addressed using this approach). The IAQM method provides guidance on the sensitivity of different receptor types to dust soiling and health effects as summarised in **Table B2**. It is noted that user expectations of amenity levels (dust soiling) is dependent on existing deposition levels.

**Table B2 IAQM Guidance for Categorising Receptor Sensitivity**

Value	High Sensitivity Receptor	Medium Sensitivity Receptor	Low Sensitivity Receptor
Dust soiling	Users can reasonably expect a high level of amenity; or The appearance, aesthetics or value of their property would be diminished by soiling, and the people or property would reasonably be expected to be present continuously, or at least regularly for extended periods as part of the normal pattern of use of the land.	Users would expect to enjoy a reasonable level of amenity, but would not reasonably expect to enjoy the same level of amenity as in their home; or The appearance, aesthetics or value of their property could be diminished by soiling; or The people or property wouldn't reasonably be expected to be present here continuously or regularly for extended periods as part of the normal pattern of use of the land.	The enjoyment of amenity would not reasonably be expected; or Property would not reasonably be expected to be diminished in appearance, aesthetics or value by soiling; or There is transient exposure, where the people or property would reasonably be expected to be present only for limited periods of time as part of the normal pattern of use of the land.
	<i>Examples: Dwellings, museums, medium and long term car parks and car showrooms.</i>	<i>Examples: Parks and places of work.</i>	<i>Examples: Playing fields, farmland (unless commercially-sensitive horticultural), footpaths, short term car parks and roads.</i>
Health effects	Locations where the public are exposed over a time period relevant to the air quality objective for PM <sub>10</sub> (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day).	Locations where the people exposed are workers, and exposure is over a time period relevant to the air quality objective for PM <sub>10</sub> (in the case of the 24-hour objectives, a relevant location would be one where individuals may be exposed for eight hours or more in a day).	Locations where human exposure is transient.
	<i>Examples: Residential properties, hospitals, schools and residential care homes.</i>	<i>Examples: Office and shop workers, but will generally not include workers occupationally exposed to PM<sub>10</sub>.</i>	<i>Examples: Public footpaths, playing fields, parks and shopping street.</i>

According to the IAQM methods, the sensitivity of the identified individual receptors (as described above) is then used to assess the *sensitivity of the area* surrounding the active construction area, taking into account the proximity and number of those receptors, and the local background PM<sub>10</sub> concentration (in the case of potential health impacts) and other site-specific factors. Additional factors to consider when determining the sensitivity of the area include:

- any history of dust generating activities in the area;
- the likelihood of concurrent dust generating activity on nearby sites;
- any pre-existing screening between the source and the receptors;
- any conclusions drawn from analysing local meteorological data which accurately represent the area and if relevant, the season during which the works will take place;
- any conclusions drawn from local topography;
- the duration of the potential impact (as a receptor may be willing to accept elevated dust levels for a known short duration, or may become more sensitive or less sensitive (acclimatised) over time for long-term impacts); and
- any known specific receptor sensitivities which go beyond the classifications given in the IAQM document.

Based on the criteria listed in **Table B2**, the sensitivity of the identified receptors in this study is concluded to be *high* for health impacts and *high* for dust soiling, as they include residential areas where people may be reasonably expected to be present continuously as part of the normal pattern of land use.

The IAQM guidance for assessing the sensitivity of an area to dust soiling is shown in **Table B3**. The sensitivity of the area should be derived for each of activity relevant to the project (ie construction and earthworks).

**Table B3 IAQM Guidance for Categorising the Sensitivity of an Area to Dust Soiling Effects**

Receptor Sensitivity	Number of receptors	Distance from the source (m)			
		<20	<50	<100	<350
High	>100	High	High	Medium	Low
	10-100	High	Medium	Low	Low
	1-10	Medium	Low	Low	Low
Medium	>1	Medium	Low	Low	Low
Low	>1	Low	Low	Low	Low

Note: Estimate the total number of receptors within the stated distance. Only the *highest level* of area sensitivity from the table needs to be considered. For example, if there are 7 high sensitivity receptors < 20m of the source and 95 high sensitivity receptors between 20 and 50 m, then the total of number of receptors < 50 m is 102. The sensitivity of the area in this case would be high.

A modified version of the IAQM guidance for assessing the *sensitivity of an area* to health impacts is shown in **Table B4**. For high sensitivity receptors, the IAQM methods takes the existing background concentrations of PM<sub>10</sub> (as an annual average) experienced in the area of interest into account and is based on the air quality objectives for PM<sub>10</sub> in the UK. As these objectives differ from the ambient air quality criteria adopted for use in this assessment (i.e. an annual average of 19.1 µg/m<sup>3</sup> for PM<sub>10</sub>) the IAQM method has been modified slightly.

This approach is consistent with the IAQM guidance, which notes that in using the tables to define the *sensitivity of an area*, professional judgement may be used to determine alternative sensitivity categories, taking into account the following factors:

- any history of dust generating activities in the area;

- the likelihood of concurrent dust generating activity on nearby sites;
- any pre-existing screening between the source and the receptors;
- any conclusions drawn from analysing local meteorological data which accurately represent the area, and if relevant the season during which the works will take place;
- any conclusions drawn from local topography;
- duration of the potential impact; and
- any known specific receptor sensitivities which go beyond the classifications given in this document.

**Table B4 IAQM Guidance for Categorising the Sensitivity of an Area to Dust Health Effects**

Receptor sensitivity	Annual mean PM <sub>10</sub> conc.	Number of receptors <sup>a,b</sup>	Distance from the source (m)				
			<20	<50	<100	<200	<350
High	>25 µg/m <sup>3</sup>	>100	High	High	High	Medium	Low
		10-100	High	High	Medium	Low	Low
		1-10	High	Medium	Low	Low	Low
	21-25 µg/m <sup>3</sup>	>100	High	High	Medium	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	High	Medium	Low	Low	Low
	17-21 µg/m <sup>3</sup>	>100	High	Medium	Low	Low	Low
		10-100	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	<17 µg/m <sup>3</sup>	>100	Medium	Low	Low	Low	Low
		10-100	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Medium	>25 µg/m <sup>3</sup>	>10	High	Medium	Low	Low	Low
		1-10	Medium	Low	Low	Low	Low
	21-25 µg/m <sup>3</sup>	>10	Medium	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	17-21 µg/m <sup>3</sup>	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
	<17 µg/m <sup>3</sup>	>10	Low	Low	Low	Low	Low
		1-10	Low	Low	Low	Low	Low
Low	-	>1	Low	Low	Low	Low	Low

Notes:

(a) Estimate the total within the stated distance (e.g. the total within 350 m and not the number between 200 and 350 m); noting that only the highest level of area sensitivity from the table needs to be considered.

(b) In the case of high sensitivity receptors with high occupancy (such as schools or hospitals) approximate the number of people likely to be present. In the case of residential dwellings, just include the number of properties.

The nearest sensitive receptor is located within 350 m from the nearest AIE boundary. Based on the classifications shown in **Table B3** and **Table B4**, the sensitivity of the area to dust soiling and to health effects may both be classified as 'low'. This categorisation has been made considering the individual receptor sensitivities derived above, the annual mean background PM<sub>10</sub> concentration of 19.1 µg/m<sup>3</sup> recorded at St Marys AQMS (see **Section 6.2**) and the anticipated number of sensitive receptors present in the vicinity of the AIE.

### Risk Assessment

The dust emission magnitude from Step 2a and the receptor sensitivity from Step 2b are then used in the matrices shown in **Table B5** (earthworks and construction), **Table B6** (track-out) and **Table B7** (demolition) to determine the risk category with no mitigation applied.

**Table B5 Risk Category from Earthworks and Construction Activities**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Medium Risk	Low Risk
Low	Low Risk	Low Risk	Negligible

**Table B6 Risk Category from Track-out Activities**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Low Risk
Medium	Medium Risk	Low Risk	Negligible
Low	Low Risk	Low Risk	Negligible

**Table B7 Risk Category from Demolition Activities**

Sensitivity of Area	Dust Emission Magnitude		
	Large	Medium	Small
High	High Risk	Medium Risk	Medium Risk
Medium	High Risk	Medium Risk	Low Risk
Low	Medium Risk	Low Risk	Negligible

# APPENDIX C

## AIR QUALITY NOTIFICATION FORM

Construction of Lot 9	
<b>Air Quality Notification Form</b>	
<ul style="list-style-type: none"> <li>➤ This form to be completed within 24hrs of an exceedance of PM10 dust &gt;50 µg/m<sup>3</sup> (24hr average) on site (CAQMP Sect 5.2.1 Table 4 – 24hr average)</li> <li>➤ This form to be completed by the Contractor PM, PE or Environmental Representative</li> <li>➤ Please attach site observation photographs as required</li> </ul>	
Contract	
Prepared by (Print Name)	
Position (Project PM, Engineer etc)	
Time/Day/Date of notification	
What were the PM <sub>10</sub> levels recorded at the start of the shift?	
Was there scope of work specific dust generation observed during the reporting period? (If yes, please provide site specific area)	
Was the measured dust level influenced by dust from external sources? (yes/no/possible)	
Dust generating construction related activities at the time of the notification (1) Provide a brief description of works being undertaken at the time of the dust being observed	
Wind direction and speed relating to the reporting period (show variable wind directions and speed throughout the notification period. Attach wind charts if applicable) (3)	
Were additional dust mitigation resources implemented during the reporting period? (if yes, provide a brief description)	
Sign/Date	
<b>Qanstruct Contract Superintendent to Complete</b>	
Notified ER Time/Day/Date	
Follow up required (yes/no)	
Is this notification issued as a result of an external complaint?	
Sign/Date	

# APPENDIX D - CURRICULUM VITAE OF AUTHOR

## CURRICULUM VITAE



### SAHAR BAGHERI

#### SENIOR PROJECT CONSULTANT

#### Air Quality

#### QUALIFICATIONS

MSc	2016	Master's in Mechanical Engineering, Sharif University of Technology, Iran
BSc	2014	Bachelor of Science (Mechanical Engineering), Sharif University of Technology, Iran

#### Personal Profile

Sahar is a Senior Air Quality Consultant working within the Air Quality team. She has over 5 years of environmental engineering experience. Sahar has acquired broad environmental experience including air quality and odour, impact assessments, emission inventories (including National Pollutant Inventory and National Greenhouse and Energy Reporting), air quality dispersion modelling (including GRAL, CALPUFF and AERMOD), air quality and odour monitoring, meteorological monitoring, meteorological modelling (TAPM & CALMET), greenhouse gas assessments, and greenhouse gas management plans.

#### Key Capabilities/Expertise

- Project Management
- Air Quality Impact Assessments (AQIA) and Air Quality Management Plans (AQMP)
- Meteorological Modelling (TAPM, CALMET, AERMET) and Dispersion Modelling (GRAL, CALPUFF, AERMOD)
- Emissions Inventory Development
- National Pollutant Inventory and National Greenhouse and Energy Reporting
- Field Odour Surveys and Dust, Ambient Air Quality, and Odour Monitoring
- Greenhouse Gas Assessments

#### PROJECTS

Prestons Repair Hub (2022)	Lead air quality consultant to undertake an air AQIA for the potential operational impacts within a proposed automotive repair centre.
M7 Business Park (2022)	Project manager to conduct an AQIA in support of a State Significant Development (SSD) application for an expansion of the M7 Business Hub using a qualitative approach.
Aspect Industrial Estate (2021 – 2022)	Air quality specialist engaged by Mirvac to prepare a Construction Air Quality Management Plan (CAQMP) for the Aspect Industrial Estate (AIE) to maintain acceptable levels of amenity for surrounding residents during construction activities and ensure compliance with relevant ambient air quality criteria for particulate matter at surrounding receptor locations.
South Creek West Rezoning (2022)	Project manager to provide a detailed quantitative assessment of the potential air quality impacts of the Bringelly Brickworks operations on the Northwest Precinct within the South Creek West Land Release Area. The assessment has been modelled using a combination of the TAPM, CALMET and CALPUFF models.



<b>Moss Vale Sewage Treatment Plant Upgrade (2022)</b>	Lead air quality consultant to undertake a detailed odour impact assessment for the proposed upgrade of the Moss Vale STP using the CALMET/CALPUFF modelling software.
<b>Anzac Parade Air Quality Assessment (2021)</b>	Air quality specialist to model the emissions from the closest main road using the GRAMM/GRAL modelling system and predict the incremental impact of these emissions across the proposed development of a mixed-use building.
<b>Bombo Quarry Dust Monitoring (Ongoing)</b>	Project manager for the ongoing monitoring and reporting for dust deposition at 3 monitoring locations in accordance with legislative requirements to pro-actively manage on-site operations and stockpile dust impacts on sensitive receptors.
<b>Aussie Skips Dust Monitoring (Ongoing)</b>	Air quality specialist to conduct air quality monitoring of deposited dust and metals for the ongoing operations associated with waste management by Aussie Skips Recycling Pty Ltd.
<b>Compliance Monitoring (Lead, PM10 and TSP), Sydney Harbour Bridge, NSW, Australia (Ongoing)</b>	Air quality consultant for the project involving repainting the iconic Sydney Harbour Bridge. The process includes stripping the old paint (containing lead), preparation of the surface and repainting. Lead concentration in the air along with the concentration of particulate (PM <sub>10</sub> and TSP) is monitored in the project.
<b>ACT No-Waste, Odour Monitoring (Ongoing)</b>	Conduct a series of ambient odour field surveys to assess the intensity of odours in the area surrounding the Mugga Lane Resource Management Centre (MLRMC) Landfill. The project includes In-field measurements using photo-ionisation detector (PID) and/or gas detector measurements of surface gas and odour levels in the vicinity of the tarpaulin trials and collection of infield odour samples from the surface of landfill cells using a Flux Chamber technique and preparation of a report detailing the findings of the assessment as well as survey plots for each survey.
<b>Memberships</b>	Clean Air Society of Australia and New Zealand (CASANZ)  Emerging Air Quality Professionals (EAQP)
<b>Accreditations</b>	Certified Air Quality Professional (CAQP), CASANZ

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# APPENDIX J

Construction Waste Management Plan



Partner of choice

# ***Winning NSW – Waste Management Plan (WMP)***

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Revision Number	Comments	Approved by / Date
1	Original	Jacob Lourey – 8 <sup>th</sup> May 2023

Ref: WMP23.05v1

## Executive Summary

This report will address the way in which the proposed development, Warehouse 9, located at Aspect Industrial Park, Mamre Rd, Kemps Creek NSW will manage the waste and recycling generated during the construction of the warehouse and from the ongoing use of the development in accordance with the Penrith City Council Development Control Plan.

## Overview of Development

The proposed development is a total of 64,742m<sup>2</sup> across the one warehouse and 1365m<sup>2</sup> office space. The Warehouses will be used for logistics and distribution purposes.

This plan forms part of the Waste Management Plan (WMP) prepared by MRA Consulting Group, dated 28 July 2022 in the EIS and is linked to the construction phase of warehouse 9. The EIS WMP relates to the operational expected waste generated within Aspect Industrial Estate. This plan details quantities and estimations around the waste generated from programmed construction works. Original volumes estimated within MRA report differ due to the creation of the plan prior to finalisation of design by builder.

A copy of the site plan for is referenced in Appendix 1– Site Plan.

The following table outlines the developments size in square meters.

Site Description	GLA sqm
Warehouse	64,742
Office 1	1365
Office 2	243
Total Building Area	66,350

*Table 1 – Development Size*

## Project Team

Name	Position	Contact
Christopher Cunico	Project Manager	<a href="mailto:ccunico@qanstruct.com.au">ccunico@qanstruct.com.au</a>
Steve Pavic	Site Manager	<a href="mailto:spavic@qanstruct.com.au">spavic@qanstruct.com.au</a>
Jacob Lourey	OHS&E Manager NSW	<a href="mailto:jlourey@qanstruct.com.au">jlourey@qanstruct.com.au</a>



## This Plan

### Compliance aspect: SSD-46516461

**B44.** Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Waste Management Plan (CWMP) for the Stage 2 Development to the satisfaction of the Planning Secretary. The CWMP must form part of a CEMP in accordance with condition C2 and must:

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

- As demonstrated in Table 2, Table 3, Table 5, Table 6 and in headings Construction Waste Facility.

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

- Roles and responsibilities on implementing this plan have been defined and forms part of the CEMP that is audited against on a routine basis.

Works on site will not commence until CEMP has been approved in its entirety by the Planning Secretary.

## Environmental requirements

### RELEVANT LEGISLATION AND GUIDELINES

#### Legislation

The key legislation relevant to waste management includes:

- *Environmental Planning and Assessment Act 1979*
- *Protection of the Environment Operations Act 1997 (POEO Act)*
- *Waste Avoidance and Resource Recovery Act 2001*
- *Roads Act 1993*
- *Contaminated Land Management Act 1997*
- Protection of the Environment Operations (Waste) Regulation 2005

Refer to the Construction Environmental Management Plan for further details.

#### Guidelines and Standards

The main guidelines, specifications, and policy documents relevant to this plan include:

- NSW Waste and Resource Recovery Strategy 2014-21 (EPA, 2014)
- NSW Government Resource Efficiency Policy (GREP)

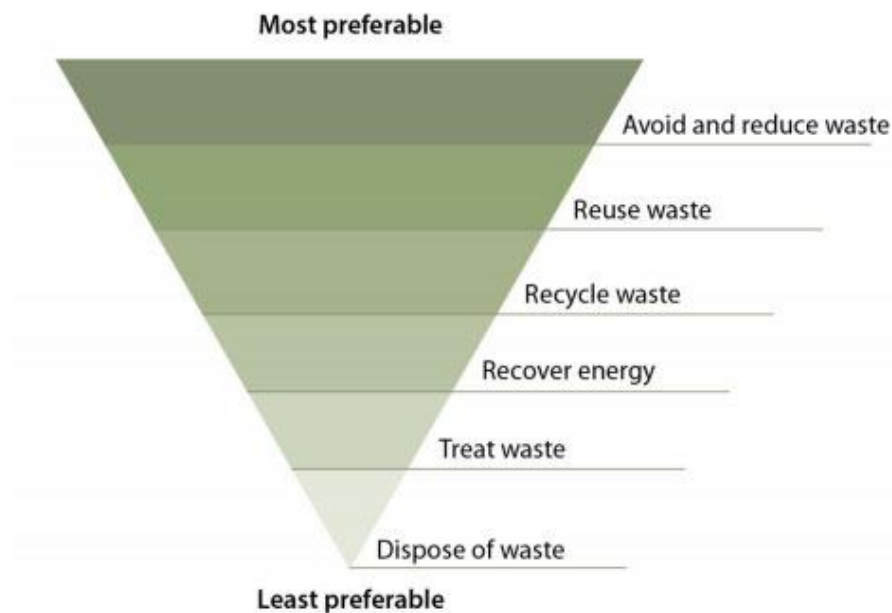
- Waste Classification Guidelines (EPA 2014)

## Council Legislative Guidance

Legislation and Guidance	Objectives
<b>Council legislation and guidelines</b>	
Secretary Environmental Assessment Requirements (SEARs)	SEARs provide the additional requirements that must be completed when a critical state significant infrastructure project is submitted in a DA in NSW. The objective of SEARs submissions is to achieve better environmental outcomes by focusing on environmentally sensitive areas and areas of the greatest community concern. The provisions of the SEARs must be met for DA approval including the provision of a construction and operational waste management plan. The SEARs SSD 10397 and SSD 7348 apply to this Project.
Penrith Local Environmental Plan (LEP) 20101	The Penrith LEP came into force for the entire Penrith local government area on 25 February 2015 and provides the legal framework of the Penrith Development Control Plan, including land use and development permitted in a set zone. The LEP also contains provisions to conserve local heritage and protect sensitive land.
Penrith Development Control Plan (DCP) 20142	The Penrith DCP came into effect on 17 April 2015 and supports provision of the LEP planning controls by providing detailed planning and design guidelines. The DCP has been prepared in accordance with the Waste Avoidance and Resource Recovery Act 2001. One of the objectives of the DCP is to assist in reducing Penrith's ecological footprint by encouraging the diversion of waste from landfill. This WMP specifically addresses Part C5 Waste Management of the DCP and the Waste Management Guidelines for Industrial, Commercial and Mixed Use.
Waste Strategy 2017-2026, Penrith City Council	Council's waste strategy sets out the waste management targets for the Penrith local government area including working towards reduced waste generation and increased landfill diversion. The strategy was prepared in consultation with the community and informed by waste audit results. The strategy defines the actions required to reach the targets, including actions for waste diversion from landfill, resource recovery, technology innovation, community education and resource recovery facilities.

## WASTE MANAGEMENT HIERARCHY

The waste management hierarchy presented in **Error! Reference source not found.** provides guidance on the order of preference to achieve efficient resource use. The waste management hierarchy is derived from the NSW EPS's Waste Avoidance and Resource Recovery Strategy 2014 -21 which underpins the objectives of the *Waste Avoidance and Resource Recovery Act 2001*.



*Waste Management Hierarchy*

NSW WARR Strategy will be adopted as a performance indicator.

## Construction Waste

Active site management during the construction phase will ensure all waste/recyclable materials are disposed of appropriately and that all waste receptacles are of sufficient capacity to manage onsite activities. All materials ordered during the construction phase of development will be carefully measured to ensure no over ordering and materials are used efficiently.

The table below detail the estimated composition by volume of construction waste to be generated.

Material	Metre Cubed
Concrete	1845
General Residual	5000
Metal	1607
Total	8452

*Table 2 – Estimated composition of construction waste by volume*

Consideration of waste management during all phases of the development will provide the best opportunity to minimise the volume of waste generated throughout the project's lifetime. Whilst recycling and reuse of materials are important aspects of waste management, waste minimisation techniques incorporated into construction can prevent materials from being brought onto the site that will eventually become waste. Qanstruct will be responsible for all waste removal from site. Reports generated from this waste once relocated offsite to a licensed facility will be imported into a register.

## Avoid and Reduce

Opportunities for waste avoidance during the construction phase of the project will be identified and implemented by:

- Selecting construction materials and fittings/finishes that are made from or incorporate recycled components where possible (such as recycled concrete & steel and reused fittings and furnishings)
- Selecting construction materials and fittings/finishes for longevity and durability with consideration of end-of-life reuse and recycling potential
- Use pre-fabricated and pre-cut components where possible
- Re-use of construction infrastructure such as formwork where possible
- Estimate required concrete volumes prior to pouring and combine pours where possible
- Reduce packing waste onsite by:
  - Selecting producers who use reusable or recyclable packaging
  - Returning packaging materials to the supplier where appropriate
- Careful separation and storage of waste materials on-site to avoid damage, contamination and spoiling
- Induction for all contractors and site staff on waste management procedures for the site

## Reuse

Ensure that wherever possible, materials are reused either on site or offsite. Only licensed premises will be assessed to undertake this works. Qanstruct will engage these contractors utilising a sufficient approval process.

- Identify all waste products that can be reused
- Any demolition and excavation materials should be salvaged and retained onsite for re-use where possible
- Put systems in place to separate and store reusable items
- Identify the potential applications for reuse both onsite and offsite and facilitate reuse

## Recycling

Identify all recyclable waste products to be produced on site:

- Provide systems for separating and stockpiling of recyclables
- Provide clear signage to ensure recyclable materials are separated
- Process the material for recycling either onsite or offsite

Note: In some cases, it may be more efficient to send the unsorted waste to specialised waste contractors who will separate and recycle materials at an offsite location.

## Disposal

Waste products which cannot be reused or recycled will be removed and disposed of. The following will need to be considered:

- Ensure the chosen waste disposal contractor complies with EPA requirements
- Implement regular collection of bins
- Maintain records of both recycled and general waste volumes being transferred offsite or reused onsite.
- The only materials to be sent to landfill are those that cannot be recycled due to contamination, legal requirements or lack of facilities to enable recycling

## Construction Waste Management

Table 3 details the expected waste materials and management systems for the construction phase of the project.

Material	Onsite (re-use or recycle)	Offsite (recycling contractor)
Concrete		Separated where possible and taken to concrete recycling facility – deposited onsite directly into skips or trucks to be removed from site.
General Residual		Stockpiled and collected as required by specialty metal recycler or taken to appropriate C&D facility for separation and recycling
Metal		Collected by contractor to be sorted and re-processed at an appropriate C&D

		recycling facility into recycled products where possible
--	--	--

Table 3: Expected waste materials

## Construction Waste Facilities

The following waste recycling facilities provide disposal options within reasonable distance to the project. It is the responsibility of the site manager to ensure that the chosen facilities can accept the material being sent to it.

### BINGO RECYCLING CENTRE – BANKSMEADOW

Contact	Materials Accepted
38 McPherson St, Banksmeadow NSW 2019 EPA License No - 20392 <a href="https://www.bingoindustries.com.au/recycling-centres/recycling-centres-sydney-and-surrounds/banksmeadow">https://www.bingoindustries.com.au/recycling-centres/recycling-centres-sydney-and-surrounds/banksmeadow</a>	<ul style="list-style-type: none"> <li>• Scrap Metal and Steel</li> <li>• Concrete</li> <li>• Bricks</li> <li>• Solid Fill</li> </ul>

### LUCAS HEIGHTS Cleanaway AUSTRALIA

Contact	Materials Accepted
Little Forest Rd, Lucas Heights NSW 2234 EPA License No - 5065 <a href="https://www.cleanaway.com.au/location/cleanaway-lucas-heights-rrp/">https://www.cleanaway.com.au/location/cleanaway-lucas-heights-rrp/</a>	<ul style="list-style-type: none"> <li>• Construction and Demolition</li> <li>• Scrap Metal</li> <li>• Soil</li> </ul>

### Cleanaway

Contact	Materials Accepted
Unit 2, 1A Raffles Glade EPA License No - 21070 <a href="https://energyandresourcecentre.com.au/contact-us/">https://energyandresourcecentre.com.au/contact-us/</a>	<ul style="list-style-type: none"> <li>• Concrete</li> <li>• Brick</li> <li>• General Waste</li> </ul>

## Construction Waste Generation

The NSW WARR Strategy 2014-21 targets a recycling rate of 80% for construction waste.



The measures taken to reach these targets are outlined in the following section. Waste audits and monitoring will demonstrate the actual percentages of separated materials diverted for recycling and sent to landfill during the construction phase of the project.

Waste will be stored in designated areas on site where the PCBU is responsible for the provision and collection of collection bins. These collection bin sizing will be determined on the estimated works being conducted during set milestones during construction. Bins will be clearly labelled and have set materials only.

## Construction Waste Sources

Possible waste sources expected in the construction of the project, along with their classifications according to the NSW EPA Waste Classification Guidelines, are detailed in Table 4 (below):

Waste Category	Waste Type Examples	Classification
Excavation and land clearing material (non-contaminated) – reference classification procedure.	Excavated material, cleared vegetation	General solid waste (non-putrescible)
Construction wastes	Concrete, steel reinforcement and other metals, conduits and pipes, timber formwork, plasterboard, bricks, glass	General solid waste (non-putrescible)
Plant and machinery maintenance waste	Tyres, air and oil filters, batteries	Special waste General solid waste (non-putrescible) Hazardous waste
Packaging	Packaging materials, wood, plastic, cardboard and metals	General solid waste (non-putrescible)
Employee Waste	Beverage containers, tin cans, clean paper and cardboard, food packing, sewerage from temporary washrooms	General solid waste (non-putrescible) General solid waste (non-putrescible mixed with putrescible) Liquid waste
Liquid Waste	Waste water from washdown	Liquid waste

*Table 4: Sources of waste during construction*

Further guidelines on the classification of waste can be found on page 14, the waste classification procedure flowchart.

Listed in Table 5 (below) are the waste generation rates expected during the construction phase of this type of development, based on building type:

Construction Type	Average Volume of Waste per 100m <sup>2</sup> GFA
Industrial Buildings	13.0 m <sup>3</sup> /100m <sup>2</sup> floor area
Commercial Offices	19.8 m <sup>3</sup> /100m <sup>2</sup> floor area

*Table 5: Average rates of waste produced in the construction phase of different building types (generated estimates from Australian Bureau of Statistics & Zero Waste Design Guidelines).*

These average rates form part of the targets set out throughout construction and will be referenced during any waste audit. Calculation will be based off the following:

Target:

$(13.0\text{m}^3 \times 647.42) + (19.8\text{m}^3 + 16.08) = 8452.34\text{m}^3$  waste generated from construction.

## Construction Waste Re-Use, Recycling and Disposal Measures

Effective waste management procedures will be employed to ensure only waste products that cannot be effectively reused or recycled are sent to landfill (or other appropriate stabilisation and disposal facility). This will be achieved through sorting, separation and onsite storage of appropriate construction wastes to ensure they are reused and recycled wherever possible:

Waste Type	Reuse/Recycling Opportunities	Disposal
Concrete, tiles, bricks	Reused or recycled off-site	Disposed of appropriately where reuse/recycling not possible
Steel & other metals	Reused or recycled off-site	Disposed of appropriately where reuse/recycling not possible
Timber	Reused or recycled off-site	Disposed of appropriately where reuse/recycling not possible
Waste oil	Recycled off-site	Disposed of appropriately where reuse/recycling not possible
Used packaging such as crates/pallets etc	Returned for reuse where undamaged	Disposed of appropriately where damaged
Glass	Recycled where economically possible	Disposed of appropriately where reuse/recycling not possible
Waste produced by site staff and contractors	Recycling bins to be provided for food and beverage packaging to be recycled off-site	Garbage to be disposed of via council approved system
Hazardous and/or intractable waste	-	Disposed of according to Workcover Authority and EPA requirements
Sanitary Waste	-	Temporary washroom facilities provided onsite will be regularly emptied and serviced by a licensed contractor.

*Table 6: Waste materials generated onsite and how they will be managed*

All waste materials for reuse, recycling or disposal will be stored in bins to be provided onsite by the appointed contractor(s). The bins provided will be appropriately coloured, with signage provided to delineate the purpose of the bin and what materials are to be deposited into them. At a minimum, separate bins will be provided for:

- Concrete
- Bricks
- Steel and other scrap metal
- Timber
- Plasterboard
- General Waste
- Commingled recyclables
- Other waste for collection and reuse

Separate bins and/or provisions are also to be provided for the safe disposal of hazardous wastes, or wastes requiring treatment before disposal.

Recycling bins will be provided in common areas of the site for employees for food and beverage containers that are able to be recycled, such as glass and plastic bottles and aluminium cans to avoid these items going to landfill.

Dedicated bins for cigarette butts are also to be provided to ensure they do not become a fire risk if discarded into other bins.

Bins will be located in waste storage areas, the positions of which are likely to change with the progression of building works. They will be located with consideration of health and safety, accessibility for disposal and collection, visual amenity and to prevent downstream contamination.

The waste storage areas will allow adequate space for servicing and collection of the bins, easy and convenient separation of wastes and to maximise the recovery of waste materials for reuse and recycling where possible.

All waste placed in bins for reuse, recycling and disposal must be adequately contained to prevent the waste from becoming litter by falling, blowing, washing from or otherwise escaping the bins.

## Collection

The frequency of collection for each bin will depend on the volume of material being placed into the bins, which vary throughout the construction phase. Bins will be monitored daily by the Construction Site Manager, who will arrange collection and replacement as appropriate, ensuring that the bins do not reach capacity and overflow.

All bins leaving the site will be appropriately contained or covered to prevent spillage of waste or any other contamination of the environment.

All construction waste generated on site will be collected and transported by appropriately licensed waste contractors and deposited in approved licensed recycling centres transfer stations or landfill sites.

A commitment will be made to engage qualified and licensed contractors for the removal of any contaminated or hazardous materials and dispose of these materials at an approved, licensed

facility. Q will be requesting copies of waste contractor's transport and landfill licences before engagement.

## Implementation (Construction)

### Education & Awareness

All staff and sub-contractors employed during the construction phase of the development will be required to complete induction training regarding waste management practices for the site. This should include, but is not limited to: Legal obligations, waste storage locations and separation of waste, importance and justification of waste management practices, incident response measures and emergency response procedures, responsibility and reporting. Standard signage will be displayed in all waste storage areas and all bins will be labelled to indicate the purpose of each bin and appropriate materials for disposal.

### Monitoring and Reporting

Records of the volumes of construction waste that are reused, recycled or removed for disposal are to be maintained, with supporting dockets and receipts retained to verify compliance with this WMP. Monthly reporting on achievements of waste targets will take place, with waste audits to be carried out by the Site Manager to evaluate the effectiveness of the waste separation and resource recovery measures that have been set in place. Where audits highlight that procedures are not effective, or targets are not being met, remedial measures will be implemented, such as additional staff training or adjustments to procedures.

Waste records will be obtained on a recurring monthly basis by the PCBU. These reports will be used to assess compliance with the plan and enable comparison with estimated waste ratios.

Where imported materials is required for site, Qanstruct will follow its Quality Assurance documentation in which "Obtain clean fill certificates / documentation for any imported fill (source / location)" is required. This will be assessed against whether relevant exemptions are present for the material.

Impacts and environmental performance of the development will be monitored and set increments during construction.

### Roles and Responsibilities

All subcontractors and employees working onsite will be required to comply with this WMP.

It will be the responsibility of the PCBU to implement this WMP and ensure each subcontractor:

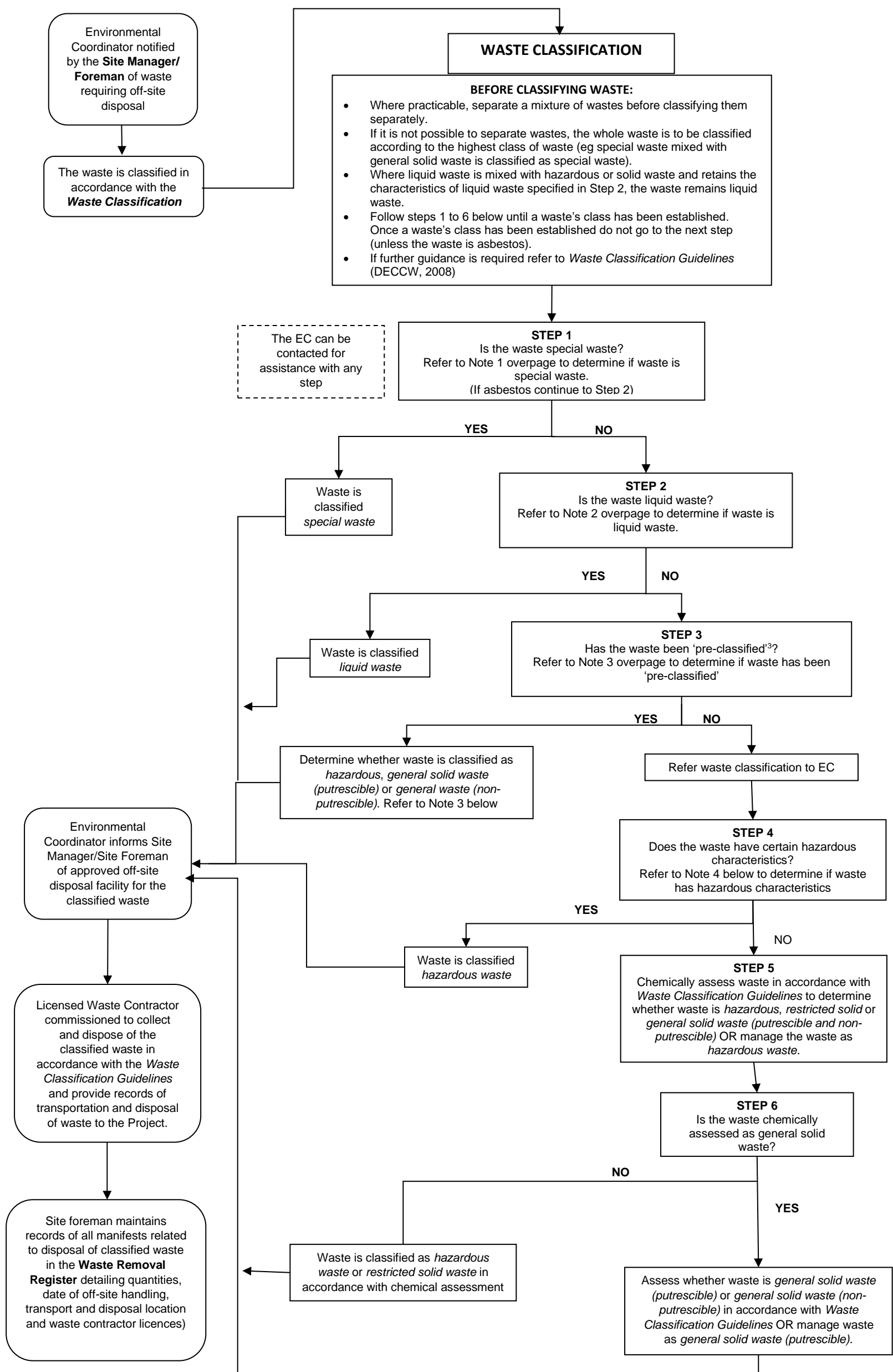
- Takes practical measures to prevent unnecessary waste being generated from their work, including ordering materials in the right quantities with minimal packaging and using prefabrication where possible;
- and
- Implements procedures to ensure waste resulting from their work can be reused or recycled wherever possible, such as separation of offcuts for reuse.

The Site Manager (or delegate) will be responsible for:

- Ensuring appropriate bins and waste storage areas are supplied for the separation and storage of waste materials, whether for reuse on-site, recycling off-site, or disposal as appropriate;
- Engaging waste and recycling contractors to remove the various waste streams from the site and process or dispose of them appropriately;
- Maximising the onsite re-use of materials by coordinating with subcontractors;
- Monitoring bins for proper use, containment and remaining capacity;
- Ensuring proper signage is provided and maintained for bins waste storage areas to facilitate proper and appropriate waste disposal by employees and subcontractors; and
- Providing induction training to all site employees and subcontractors regarding the proper implementation of this WMP

All personnel are personally responsible for their own compliance with legislation.

WASTE CLASSIFICATION PROCEDURE FLOW CHART





## **GUIDANCE NOTES**

The following is from the *Waste Classification Guidelines* (DECCW, 2008) to assist in classifying waste in accordance with the waste classification procedure flow chart. If further guidance is required, refer directly to the *Waste Classification Guidelines*.

### **NOTE 1 SPECIAL WASTE**

- Clinical and related waste
- Asbestos waste
- Waste tyres

### **NOTE 2 LIQUID WASTE**

- Waste which has an angle of repose of <5° above horizontal; or
- Waste which becomes free-flowing at or below 60°C or when transported; or
- Waste which is generally not capable of being picked up by a spade or shovel.

## **Review**

This plan will be reviewed periodically with all associated documentation that will enable a performance review against environmental policies, objectives and targets. This will enable further identification of improvement opportunities across operations.

The continuous improvement process will be designed to:

- Identify areas of opportunity for improvement of environmental management and performance
- Determine the cause or causes of non-conformances and deficiencies
- Develop and implement a plan of corrective and preventative action to address any non-conformances and deficiencies
- Verify the effectiveness of the corrective and preventative actions
- Document any changes in procedures resulting from process improvement
- Make comparisons with objectives and targets.

This will be undertaken quarterly throughout construction once commenced.

## Appendix: Compliance Table

Approval Requirement Guidelines	Section	Page
Relevant statutory requirements (including any relevant approval, licence or lease conditions)	Environmental requirements	4
Any relevant limits or performance measures and criteria	Construction Waste	5-7
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	Waste Management Hierarchy	5
Measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;	Roles And Responsibilities Waste Classification Procedure	13 14
Program to monitor and report	Monitoring and Reporting Waste Record Register	12-13 17
Protocol for managing and reporting any incident, non compliance, complaint, failure to comply with statutory requirement.	CEMP – Section 3.5	34
Protocol for periodic review of the plan.	Review	15

SSD-10448-MOD-3 Consolidated Consent & SSD-46516461 Development Consent	Relevant Sections in this WMP
Waste Management Including details of the quantities and classification of waste streams generated during construction and operation and proposed storage, handling and disposal requirements.	Section “Construction Waste” Section “Construction Waste Sources” Section “Construction Waste Re-Use, Recycling and Disposal Measures”
Schedule C C17. Future DAs shall include a Waste Management Plan prepared in accordance with NSW Waste Classification Guidelines (DECCW, 2009)	Section “Construction Waste Re-Use, Recycling and Disposal Measures”
<b>Consent Conditions</b>	
B44. Prior to the commencement of construction of the Stage 2 Development, the Applicant must prepare a Construction Waste Management Plan (CWMP) for the Stage 2 Development to the satisfaction of the Planning Secretary. The CWMP must form part of a CEMP in accordance with condition C2 and must: <ul style="list-style-type: none"> <li>a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling, and disposal locations; and</li> <li>b) be implemented for the duration of construction works.</li> </ul>	Section “This Plan “
B45. The Applicant must:	

<p>a) not commence construction until the CWMP is approved by the Planning Secretary.</p> <p>b) implement the most recent version of the CWMP approved by the Planning Secretary.</p> <p>Note: The Applicant may update an existing and approved CWMP for the site to include Stage 2 Development works and activities to satisfy the requirements of Condition B44. Any updated CWMP must be to the satisfaction of the Planning Secretary.</p>	
<p>B47. The Applicant must implement the Waste Management Plan (WMP) prepared by MRA Consulting Group, dated 28 July 2022 in the EIS for the duration of operation of the Stage 2 Development.</p>	<p>Section "Overview of Development"</p>
<p>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>a) detailed baseline data;</p> <p>b) details of:</p> <p>i. the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>ii. any relevant limits or performance measures and criteria; and</p> <p>iii. the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>d) a program to monitor and report on the:</p> <p>i. impacts and environmental performance of the development; and</p> <p>ii. effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>f) a program to investigate and implement ways to improve the environmental performance of the development over time;</p>	<p>Section "Construction Waste"</p> <p>Section "Environmental requirements"</p> <p>Section "Construction Waste Re-Use, Recycling and Disposal Measures"</p> <p>Section "Monitoring and Reporting"</p> <p>Section "Waste Record Register"</p> <p>Ref - CEMP – Section 3.5</p>

<p>g) a protocol for managing and reporting any:</p> <p>i. incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>ii. complaint;</p> <p>iii. failure to comply with statutory requirements; and</p> <p>h) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	
<b>Reporting and Auditing</b>	
<p>C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 5.</p>	CEMP – Section 3.5
<p>C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	CEMP – Section 3.5
<p>C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	CEMP – Section 3.5

## Appendix: Example Waste Record Register

ATTACHED SEPARATE TO THIS DOCUMENT

# APPENDIX K

## Community Communication and Complaints Handling Strategy

# ASPECT INDUSTRIAL ESTATE

## Community Consultation and Complaints Handling Strategy

### Prepared for:

Mirvac Projects Pty Ltd  
Level 28  
200 George Street  
Sydney NSW 2000

SLR Ref: 660.30130.00000-R01  
Version No: -v1.3  
April 2023





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## BASIS OF REPORT

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

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

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

## DOCUMENT CONTROL

Reference	Date	Prepared	Checked	Authorised
660.30130.00000-R01-v1.3	17 April 2023	Jessica Keegan	Alanna Ryan	Alanna Ryan

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# 1 Introduction

## 1.1 Background

Aspect Industrial Estate (AIE) is a regional warehouse, distribution and industrial centre located at Kemps Creek within the Penrith local government area (LGA) and forms part of the broader Mamre Road Precinct located within the Western Sydney Employment Area (WSEA) (see **Figure 1**).

Mirvac Property Services (Aust) Pty Ltd (Mirvac) lodged State Significant Development application SSD-10448 to the Department of Planning, Industry and Environment (DPIE) for the AIE Concept Masterplan and Stage 1 Development estate-wide earthworks, infrastructure and services, and construction and use of warehouse and distribution centre buildings proposed in Lots 1 and 3. Development consent for SSD-10448 was granted on 24 May 2022.

This Community Consultation and Complaints Handling Strategy (CCCHS) has been prepared on behalf of the Proponent. Specifically, it details how the Proponent and their contractors will engage and interact with relevant stakeholders and the community. The CCCHS integrates with the Construction Environmental Management Plan (CEMP) and associated suite of documents to provide a comprehensive guide and benchmark for the construction process that aligns with the Development Consent conditions.

## 1.2 Purpose

The CCCHS includes the following key aspects:

- Identification of consultation triggers and methods with adjacent landowners and residents, key stakeholders, relevant agencies, and the wider community
- The tools and actions to be undertaken throughout the construction program to disseminate information through notification of relevant stakeholders
- Enquiry and Complaint management protocols; and
- Monitoring and feedback mechanisms.

The CCCHS will be updated as the Project progresses to account for variations in the construction program and methodology and modifications to SSD-10448, along with changes in stakeholder situation that impacts on stakeholder interests, with these articulated through the feedback mechanisms.

SSD-10448 contains the following conditions of relevance to this CCCHS used to benchmark the contents:

- E17 – Access to Information
- C32 – Environmental Representative
- E3 – Construction Environmental Management Plan

The details of these conditions are identified within **Table 1** below, along with a cross reference to the relevant section of this CCCHS.

**Table 1 Relevant Conditions of Consent**

Condition Number	Condition Detail	Report Reference
C1	<p>C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <ul style="list-style-type: none"> <li>(a) detailed baseline data;</li> <li>(b) details of: (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</li> <li>(ii) any relevant limits or performance measures and criteria; and</li> <li>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</li> <li>(c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</li> <li>(d) a program to monitor and report on the: <ul style="list-style-type: none"> <li>(i) impacts and environmental performance of the development; and</li> <li>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</li> </ul> </li> <li>(e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</li> <li>(f) a program to investigate and implement ways to improve the environmental performance of the development over time;</li> <li>(g) a protocol for managing and reporting any: <ul style="list-style-type: none"> <li>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</li> <li>(ii) complaint;</li> <li>(iii) failure to comply with statutory requirements; and (h) a protocol for periodic review of the plan.</li> </ul> </li> </ul>	This Report
E3	<p>As part of the CEMP required under condition E2 of this consent, the Applicant must include the following:</p> <p>...</p> <p>(i) Community Consultation and Complaints Handling.</p>	This Report
C32	<p>The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition C31 (including preparation of the ER monthly report), as well as:</p> <ul style="list-style-type: none"> <li>(a) the complaints register (to be provided on a daily basis); and ...</li> </ul>	Section 5.2

Condition Number	Condition Detail	Report Reference
E17	<p>At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition C2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;</p> <p>(v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(vi) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vii) a summary of the current stage and progress of the development;</p> <p>(viii) contact details to enquire about the development or to make a complaint;</p> <p>(ix) a complaints register, updated monthly;</p> <p>(x) the Compliance Report of the development;</p> <p>(xi) audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report;</p> <p>(xii) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	Section 4.3.1

### 1.3 Community Communications and Complaints Handling Strategy Scope

The CCCHS applies to works undertaken by the Proponent and their engaged contractors. This CCCHS outlines the method, triggers and timing of consultation, notification and complaints and queries handling required in the course of the construction of the development and arising from the requirements of the relevant consent conditions outlined in **Table 1**.

### 1.4 Project Description

SSD-10448 was approved on 24 May 2022, granting approval for the Aspect Industrial Estate comprising 11 industrial lots and Stage 1 works for site preparation, construction and use of two warehouse and distribution buildings, stormwater and associated works, internal road network, and signage. The development, as approved under SSD-10448 is outlined in **Table 2** below:

**Table 2 Approved Development**

Application Number	Development Description
SSD-10448	Aspect Industrial Estate including:

Application Number	Development Description
	<ul style="list-style-type: none"> <li>• a Concept Proposal for the staged development of an industrial estate comprising of 11 buildings with a total GFA of up to 247,990 square metres (m<sup>2</sup>) for industrial, warehousing and distribution centres, and café uses; and</li> <li>• Stage 1 development comprising site preparation works, vegetation clearing, realignment of the existing creek, construction of access roads and eastern half of Mamre Road/ Access Road 1 intersection works, construction, fitout and operation of one warehouse and one industrial building with ancillary offices, car parks, landscaping, signage and a café, construction and operation of services and utilities, and subdivision of the site into three lots.</li> </ul>

This CCCHS has been prepared to address all works approved under SSD 10448 including earthworks, infrastructure and built form. All contractors and sub contractors involved in delivering the project will be required to comply with the approved CCCHS.



Figure 1 below identifies the site masterplan.





Figure 1 Site Masterplan

## 2 Key Stakeholders and Potential Issues

### 2.1 Key Stakeholders

The key stakeholders likely to require consultation, notification and or likely to raise comment or complaint in the course of the construction of the project include (but are not limited to):

- Adjacent or nearby property owners or occupiers
- Local Council (Penrith City Council)
- State Government Departments, Offices or Agencies, including:
  - Environmental Protection Authority
  - Fire and Rescue NSW
  - NSW Rural Fire Service
  - Transport for New South Wales, including the former Roads and Maritime Services
  - Western Parkland City Authority
  - Western Sydney Airport
  - Western Sydney Planning Partnership
  - Department of Planning and Environment, specifically the:
    - Greater Sydney, Place and Infrastructure, Central Western Team
    - Industry Assessment
    - Environment, Energy and Science Group
    - Natural Resource Access Regulators and Water Group
  - Transport for NSW
  - NSW Rural Fire Service
  - Western City and Aerotropolis Authority
  - Western Sydney Airport
  - Western Sydney Planning Partnership
- Utility and Services Providers, including:
  - TransGrid
  - WaterNSW
  - Endeavour Energy
  - Sydney Water; and
- Other Interested Parties.

## 2.2 Previous Consultation

The Proponent and their representatives have previously undertaken consultation with agencies, the community and stakeholders during the development of the Project.

In response to public notification of the proposal, a total of 18 submissions were received, including one submission from the general public, five submissions from businesses or organisations, and 12 submissions from government or public authorities. In response to the issues raised, the Proponent revised several plans and consultant reports, which informed a Response to Submissions Report (Urbis, 2021) and Amended Development Report (Urbis, 2022).

For more information, refer to the Department of Planning and Environment's Major Project Assessments webpage at: <https://www.planningportal.nsw.gov.au/major-projects/project/10448>.

Consultation has also been undertaken to date with relevant stakeholders to satisfy conditions of SSD-10448 and to inform the preparation of management plans required under the Consent. Record of this consultation, where relevant is included within the management plans located within the Project CEMP.

## 2.3 Potential Issues and Strategies

The Proponent is committed to ongoing proactive consultation with the community and stakeholders while understanding the importance of addressing potential issues and minimising construction related impacts. **Table 3** outlines potential project issues that are likely or known to be of interest or concern to the community and stakeholders. The table also details communications related measures and strategies that the Proponent will undertake to manage and mitigate impacts.

Where an incident or non-compliance arises relating to environmental management and beyond the scope of matters relating to consultation, the CEMP identifies management and mitigation measures to address those matters, with reference to be made to Section 3.5 of the CEMP outlining Incident and Non-Compliance Response and Handling Procedure.

**Table 3 Issue Identification and Mitigation**

Potential Issue	Potential Key Impacts	Mitigation Strategy
Noise, Vibration, and Air Quality	Truck, machinery, and light vehicle movements within, to and from the site, along with civil works have potential to result in negative impacts associated with noise, vibration, and dust.	<p>Sensitive receivers and affected stakeholders will be consulted prior to actions likely to generate high levels of noise or vibration in accordance with Section 4 of this Strategy.</p> <p>Up to date information on current works will be accessible to stakeholders and the wider public on the project web page.</p> <p>Additionally, should any works be likely to generate impacts beyond those identified within the approval's documentation consultation would be undertaken with the applicable managing agency.</p> <p>The CEMP, along with the supporting Construction Noise and Vibration Management Plan and Construction Air Quality Management Plan contain specific measures to manage these impacts. These management plans have been informed by commitments contained within the SSD approvals package, EPA standards and guidelines.</p>
Construction Traffic	A temporary increase in traffic movements may be experienced associated with the import of fill material, the movement of construction machinery to and from the site and the movement of workers light vehicles.	The CEMP and supporting Construction Traffic Management Plan identify specific mechanisms to manage and mitigate these impacts including the development and implementation of a Driver Code of Conduct to be adhered to by all vehicle operators undertaking works in relation to the Site.
Stormwater, Sediment Control, Erosion, Water Quality	<p>High rainfall events could result in localised flooding.</p> <p>Construction could result in impacts to local water quality, associated with sediment laden runoff.</p>	<p>Surrounding sensitive receivers will be consulted with in relation to adjacent works regarding flooding and water quality issues, with these items discussed as they arise via the construction phonline, in accordance with Section 4 of this Strategy.</p> <p>The CEMP, along with the supporting Erosion and Sediment Control Plan identify specific mechanisms to manage and mitigate these impacts in accordance with the relevant Penrith City Council standards and commitments within the SSD approvals package.</p>
Waste Management	Earthworks, demolition, and construction waste present at the site during works.	The CEMP and supporting Waste Management Plan identify specific mechanisms to manage and mitigate these impacts.

Potential Issue	Potential Key Impacts	Mitigation Strategy
Removal of Flora and Fauna	The project approval requires the removal of native and exotic flora and fauna to facilitate the development, with the associated potential for impacts on safety of immediately adjacent receivers, along with biodiversity and visual amenity.	Potentially affected receivers would be advised of works with the potential for impact via letter box drop and phone contact (if appropriate) and with these items discussed as they arise via the construction phonenumber, in accordance with Section 4 of this Strategy.  The CEMP, along with the supporting Vegetation Management Plan identify specific mechanisms to manage and mitigate these impacts.
Visual Amenity and Privacy	Visual impacts of earthwork and construction activities, along with potential impacts on the privacy of adjacent sensitive receivers.	Potentially affected receivers would be advised of works with the potential for impact via letter box drop and phone contact (if appropriate) and with these items discussed as they arise via the construction phonenumber, in accordance with Section 4 of this Strategy.  The CEMP and supporting Vegetation Management Plan identifies specific mechanisms to manage and mitigate these impacts.
Out of Hours Work	The identified impacts could be magnified due to the works being carried out while surrounding receivers are more likely to be home in the early morning/evening, or asleep, with correspondingly lower background noise levels.	Out of hours works to only be undertaken in accordance with Condition D42, where necessary and subject to endorsement from the applicable managing agency (where relevant). Should out of hours work with the potential for impact be proposed the potentially affected receivers would be advised via letter box drop in accordance with Section 4.4 of this Strategy.
Aboriginal Heritage	There is the potential for encountering items of Aboriginal Heritage during excavation.	Monitoring of works by appropriately qualified personnel, along with the implementation of an unexpected finds protocol in consultation with Aboriginal Stakeholders and Heritage Division of the Department of Planning, Industry and Environment  The CEMP identifies specific mechanisms to manage and mitigate these impacts.
Hazardous Goods and Contamination	There is the potential for environmental incidents relating to the hazardous goods and contamination on site during construction.	The CEMP and supporting Unexpected Contamination Procedure identify specific mechanisms to manage and mitigate these impacts.

Potential Issue	Potential Key Impacts	Mitigation Strategy
Misinformation and Misunderstanding	<p>Lack of project awareness within the wider community may result in complaints being raised by those unaware of the extent of the approval, with these complaints not directed through the appropriate project hotline.</p> <p>Unauthorised release of project information by the project team to the media, stakeholders or the community has potential to impact on project perception in the community.</p>	<p>The CCCHS includes measures at Section 4.3 to provide regular updates in plain language, supported by imagery to stakeholders and the wider community through public and private media.</p> <p>Contact details will be provided on site, the project web page and in all information issued. Information on project works, reporting and compliance is to be maintained and updated on the project website.</p>
Emergency Event	<p>Unforeseen emergency with the potential to impact on the community either directly, or indirectly through out of hours activities that may generate additional traffic or noise.</p>	<p>The CCCHS includes measures at Section 4.4 to provide updates in emergency events, with the CEMP identifying specific mechanisms to manage and mitigate these impacts from an environmental management perspective.</p>

### 3 Communications and Community Liaison Representative

The Proponent will nominate a Communications and Community Liaison Representative (CCLR) who will provide the community and stakeholders with a single point of contact for all aspects of the project, responsible for receiving and disseminating information requests and complaints, along with addressing any interface issues. The CCLR will also facilitate property access should it be required.

The CCLR will be available for contact by local residents and the community at all reasonable times to answer any questions and address any concerns relating to the project. The CCLR will have up-to-date information on:

- Emerging stakeholders
- Planned construction activities
- Planned traffic arrangements
- Current landowner discussions with members of staff
- Planned community and stakeholder consultation
- Complaints or enquiries received
- Duties and accountabilities of staff; and
- Commitments to stakeholders made by the Proponent.

The CCLR will be responsible for recording, actioning and provided response to comments, queries or complaints received with relation to the construction of the project and will maintain the Complaints Register, including provision of periodic summary reports to the Environmental Representative in accordance with **Section 5.2** of this strategy.

At the time of writing, the contact details for the CCLR are as follows:

- Alanna Ryan – Principal – SLR  
[aryan@slrconsulting.com](mailto:aryan@slrconsulting.com) 0407 430 453.



## 4 Community and Stakeholder Engagement

### 4.1 Objectives

The key objectives of the strategy are to meet the requirements of Condition E3(i) of SSD-10448 and:

- Keep the local community and key stakeholders informed of the progress of works relating to the Project
- Ensure that enquires and complaints received from the community or key stakeholders are addressed and responded to in a timely and effective manner
- Inform relevant parties in advance of potential disturbances and events likely to cause impact
- Be good neighbours and members of the local community throughout the duration of the project's lifespan
- Providing an open two communications channel to allow ongoing, iterative engagement; and
- Seek opportunities for improvement throughout the project.

### 4.2 Conduct

In their communications and consultation with the community and key stakeholders, the Proponent and their representatives will comply at all times with the requirements of the *Privacy and Personal Information Protection Act 1998 (NSW)* and the *Privacy Act 1988 (Cth)*.

### 4.3 Communication, Management and Mitigation Tools

A range of tools and techniques will be used to inform and engage with the community and stakeholders regarding the project. **Table 4** below provides an overview of the mechanisms to be utilised to notify and consult with local community and key stakeholders and measures to mitigate potential issues throughout the development.

**Table 4 Communication Management and Mitigation Tools**

Tool/ Technique	Description	Person Responsible	Audience	Frequency/timing	Specifications
Consultation Meetings	Meetings held to notify, discuss or consult on matters arising of relevance to community and or key stakeholders.  Meetings to be held either face to face or on virtual platform(s)	CCLR	The wider community and key stakeholders.	Meetings to be held on an as needs basis dependant on matters to be discussed and appropriate timing of discussions	Details and matters to be discussed to be tailored to the purpose and aims of the meeting.  Record of conversation (informal) or minutes of meeting (formal) to be recorded, retained by the CCLR and provided to all attendees following the meetings. A record of the discussion shall be included in the Complaints Register and actioned as required.
Complaints Register	Recording community and stakeholder interactions (including notification, consultation, queries, comments and complaints), along with associated remedial actions as required.	CCLR	The wider community and key stakeholders.	Project duration	The maintenance of the Complaints Register is required to satisfy the requirements of Condition (E1(g)(ii), E3(i) and E17(ix) of SSD-10448. The register will be continually updated to record community engagement, including information provided by the Proponent, feedback received, and remedial action undertaken where required.
Agency Meetings	Meetings with agencies to discuss matters relevant to their agency	CCLR and/or the Proponent	Relevant Agency	As required.	Meetings will be held as required to address matters relevant to specific agencies including the satisfaction of conditions of consent. These shall be undertaken either directly by the proponent or facilitated by the CCLR at the Proponent's discretion.

Tool/ Technique	Description	Person Responsible	Audience	Frequency/timing	Specifications
Notification Letterbox Drop	Letters would be provided to specific receivers identified as being potentially affected by construction. This may be undertaken in tandem with door knocking.	CCLR	Landowners and occupiers of the immediate area.	As required for the project duration.	Letter box drop details to be recorded in the Complaints Register. Timing of construction activity to be identified along with relevant contact details.
Email and phone	Where agreed to by the stakeholder and contact details provided, contact is made via email, phone and/or text message to notify or respond to query or complaint	CCLR	The wider community and key stakeholders.	As required for the project duration.	With the stakeholders consent, contact details shall be utilised to provide notification or further contact to respond to query or complaint. Recorded contact details are to kept private and used exclusively for the purpose of consultation on the project.
On Site Signage	Project information details.	CCLR	Visitors to the site and residents of the immediate area.	Project duration.	Contain key project contact details including the hotline and web page, along with relevant project and safety information.
Project Information and Complaints Number	Phone number to be contacted should information on the project be required or complaint lodged.	CCLR	The wider community and key stakeholders.	Project duration.	Phone number to be included on site signage, the web page and all project information material. Feedback provided to be incorporated into the Complaints Register and actioned as required.
Staff and Visitor Induction and Training	Project information details.	Site Forman and Management Staff	Staff and visitors to the site.	Project duration.	Key project safety information, contact details, emergency procedures and site information.

Tool/ Technique	Description	Person Responsible	Audience	Frequency/timing	Specifications
Toolbox and Prestart Meetings	Project information details.	Site Forman and Management Staff	Staff and visitors to the site.	Project duration.	Task specific safety information, emergency procedures and relevant project updates. All staff and subcontractors to be made aware of external and internal communications procedures
Website	A web page shall be established for the project	The Proponent	The wider community and key stakeholders.	Project duration.	Website address and phone number located on site signage and all project information material. Web page to provide all details outlined in <b>Section 4.3.1</b> below.

#### 4.3.1 Project Website

The Proponent will establish a website to be accessible from at least 48 hours prior to commencement of construction until the completion of all works approved under SSD-10448.

The following information will be made available on the website and updated monthly or more frequently when necessary and as required by SSD-10448 Condition E17:

- The documents referred to in Condition C2 of the SSD-10448 consent
- All current statutory approvals for the Development
- All approved strategies, plans and programs required under the conditions of the SSD-10448 consent
- the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged
- Regular reporting on the environmental performance of the Development in accordance with the reporting requirements in any plans or programs approved under the conditions of the SSD-10448 consent
- A comprehensive summary of the monitoring results of the Development, reported in accordance with the specifications in any conditions of the SSD-10448 consent, or any approved plans and programs
- A summary of the current stage and progress of the Development
- Contact details to enquire about the Development or to make a complaint
- A complaints register, updated monthly
- The compliance report of the development
- Audit reports prepared as part of any Independent Audit of the development and the Applicant's response to the recommendations in any audit report; and
- Any other matter required by the Planning Secretary.

#### 4.4 Notification Procedure

Where notification is required pursuant to Condition(s) of SSD-10448, notification shall be undertaken within the timeframes outlined within the Consent. Where notification is required due to a potential impact or issue, notification shall be undertaken in accordance with **Table 5** below.

**Table 5 Notification of Potential Impact or Issue**

Potential Impact or Issue	Method of Contact/Consultation	Timeframe
High noise generating work	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours	No less than 24 hours prior to the activity
Vibration intensive activity	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours	No less than 24 hours prior to the activity
Traffic management disruption	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours Variable Message Signs	No less than 24 hours prior to the activity

Potential Impact or Issue	Method of Contact/Consultation	Timeframe
Respite offerings	Email or phone calls will be undertaken to determine whether respite is required and appropriate scheduling and duration for respite periods	No less than 24 hours prior to the activity
Emergency Event	Email, Text Message or Letterbox drop – notifying of expected commencement, duration and affected hours	As soon as possible

## 4.5 Complaints Procedure

The Proponent is committed to the timely and effective management of enquiries and complaints relating to construction activities for the project. To this end, the following complaints procedure will be adhered to, enabling the receipt and recording of enquiries and complaints, along with the methods of response and resolution of issues raised.

The complaints handling procedure outlined below and illustrated in **Figure 2**.

### 4.5.1 Receiving and Recording Enquiries and Complaints

The Proponent will establish a Project email address and nominate a phone number for the receipt of enquiries and complaints relating to the development. The email account will be regularly monitored to receive and respond to customer feedback and enquiries. The phone number will be available for contact from the commencement of works. The CCLR will manage the phonenumber from the commencement of the project until the completion of works. Where calls are received during hours of construction work (including out of hours works) all calls will be answered by the CCLR. Where calls are received outside of hours of construction works the caller will be invited to leave a message. All approaches from the community and stakeholders will be registered in the project's Complaints Register. The facilities established for receiving enquiries and complaints about the project during construction are shown in **Table 6**.

**Table 6 Enquires and Complaints Facilities**

Facility	Purpose	Detail
Phone number	A contact phone number and associated contact name (the CCLR) for questions/enquiries and the lodgement of complaints relating to the development.	02 4037 3258
Email Address	An email address for questions/enquiries and the lodgement of complaints relating to the development.	<a href="mailto:aryan@slrconsulting.com">aryan@slrconsulting.com</a>
Postal Address	A postal address for the receipt of questions/enquiries and the lodgement of complaints relating to the development.	10 Kings Road New Lambton NSW 2292
In person verbal	Verbal enquiries and complaints can be made formally during meetings or may be made informally where staff interact with members of the public in informal settings.	Where enquiry or complaint is made face to face to persons other than the CCLR, staff will immediately notify the Contractor's Project Manager who will then contact the CCLR. Record of the conversation (including the recording of contact details with consent) will be made

Facility	Purpose	Detail
		by the staff member and provided to the CCLR immediately

The Proponent has established a Complaints Register to record all complaints and enquiries received by the above means. The Complaints Register will be maintained on a regular basis. The Complaints Register shall include the following details for all complaints or enquiries received:

- Date and time of complaint or enquiry
- Method by which the complaint or enquiry was made
- Name, address, contact telephone number of complainant (if no such details were provided, a note to that effect)
- Nature of complaint or enquiry
- Action taken in response including follow up contact with the complainant
- Any monitoring to confirm that the complaint or enquiry has been satisfactorily resolved; and
- If no action was taken, the reasons why no action was taken by you.

An excerpt of the Complaints Register is included at **Appendix A**.

#### 4.5.2 Responding to and Resolving Enquiries and Complaints

Where a complaint or enquiry is received the CCLR will attempt to provide an immediate response if possible, via phone or email. Where a complaint or enquiry cannot be responded to immediately the CCLR will assess and prioritise the submission and provide the complainant or enquirer with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times. Where a complaint or enquiry cannot be resolved by the initial or follow-up verbal response, a written response will be provided to the complainant or enquirer within ten days.

In the event of a complaint, the CCLR will assess whether the complaint is founded or unfounded and if necessary, delegate the resolution of the issue to the project manager for action or to the relevant project engineer. The CCLR will oversee the rectification of the issue and respond to the complainant once the issue has been resolved.

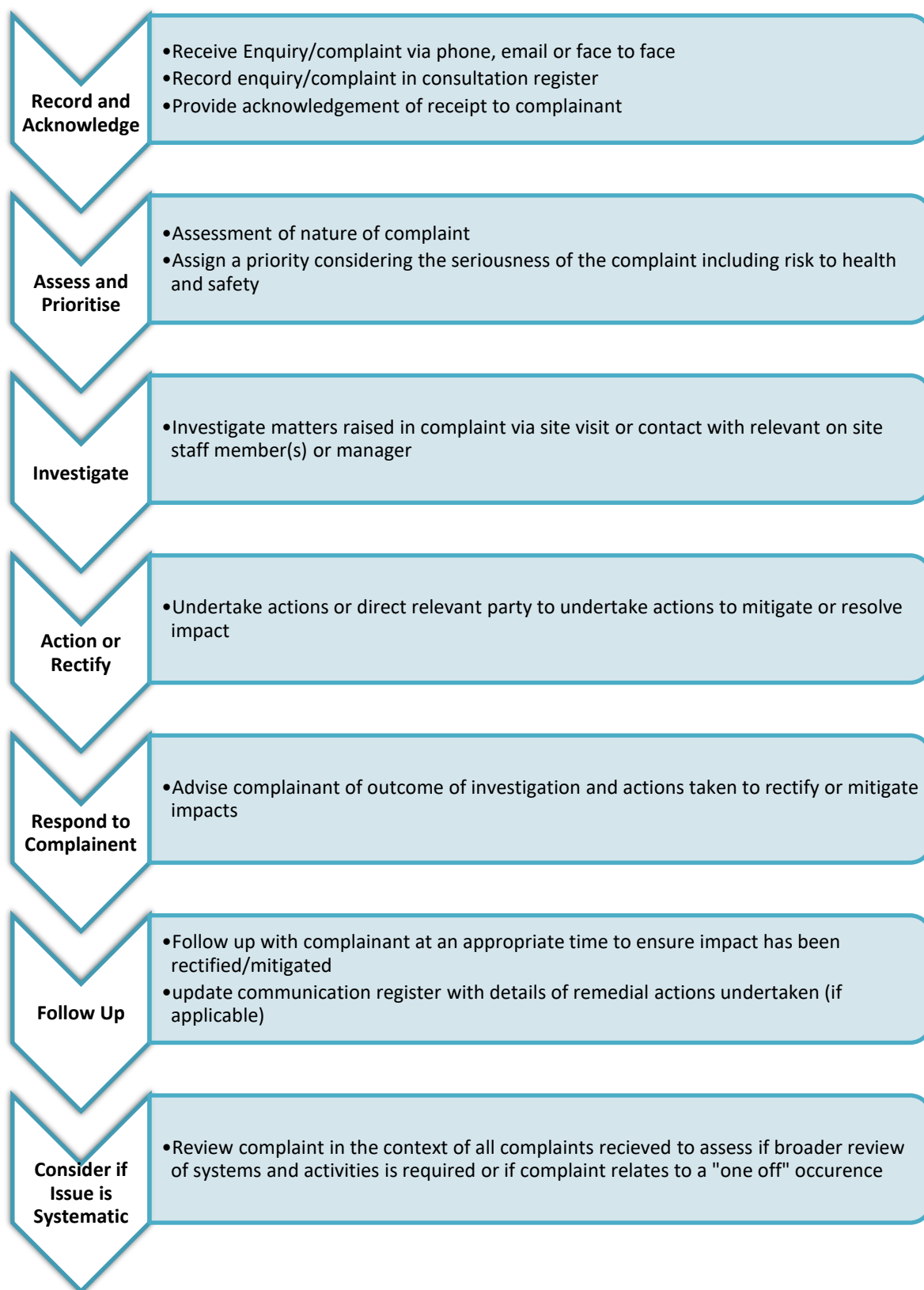
In the event of an enquiry, the CCLR will endeavour to provide an immediate response where they are in possession of the relevant information. Where more specific or detailed information is required, the CCLR will liaise with the project manager or relevant project engineer to obtain the information required to respond to the enquiry and provide this information to the enquiring party once in hand.

Where the above protocol is unsuccessful in resolving complaints, mediation may be undertaken at the discretion of the Proponent to facilitate negotiation between affected parties. This shall be performed with the assistance of the ER and potentially via an independent person (mediator) appointed by the Proponent as required.

A summary of complaints and enquiries will be provided on a monthly basis to the ER for inclusion in their monthly report, with records made publicly available.



**Figure 2 Complaints Handling Procedure**



### 4.5.3 Unreasonable Complainant Conduct

The NSW Ombudsman provides guidelines which define unreasonable complaint conduct as:

*“...any behaviour by a current or former complainant which, because of its nature or frequency, raises substantial health, safety, resource or equity issues for the parties to a complaint.”*

Whilst it is not envisioned that the project will attract complainants that exhibit this behaviour, where a complainant is seen to potentially have a negative impact on the CCLR or project team’s health, safety, resourcing or equity of service, The Proponent shall adhere to the procedures and practices outlined within the NSW Ombudsman’s *“Managing Unreasonable Complainant Conduct Practice Manual 2<sup>nd</sup> Edition”*.

## 4.6 Contingency Management Plan

In accordance with Condition E1(e) of the SSD-10448 consent, a contingency management plan has been developed to outline the management of unpredicted impacts and their consequences. Details of these events, their severity and response are detailed in **Table 7** below:

**Table 7 Contingency Management Plan**

Key Element	Trigger/ Response	Condition Green	Condition Amber	Condition Red
Submission	Trigger	General feedback/comment (no complaint or query).	Enquiry made by formal or informal channels.	Complaint made by formal or informal channels.
	Response	Acknowledge receipt and record in Complaints Register. No further response required.	Acknowledge receipt and record in Complaints Register. Direct enquiry to relevant person for actioning and response within 5 days.	Acknowledge receipt and record in Complaints Register. Respond to complaint immediately if possible, if not direct enquiry to relevant person for actioning and provide complainant with a follow up verbal response on what action is proposed within two hours during construction works (including night and weekend works) and 24 hours at other times.
Media	Trigger	Positive story in print, online, radio or television.	Neutral or advisory story in print, online, radio or television.	Negative story in print, online, radio or television.
	Response	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent media/marketing team. No further response required.	Record in Complaints Register and advise the proponent Project Team for further action and response. Contact relevant person for actioning and response within 48 hours
Unscheduled Event	Trigger	Event occurring outside of plan or schedule without impact or potential impact.	Event occurring outside of plan or schedule with minor impact or potential impact.	Event occurring outside of plan or schedule with major impact or potential impact.

Key Element	Trigger/ Response	Condition Green	Condition Amber	Condition Red
	Response	No response required. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response within 48 hours. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.	Contact relevant person for actioning and response immediately. Acknowledge in Complaints Register. Identify opportunities for improvement to manage potential future events.
Political Interest	Trigger	General or non-specific enquiry by Local, State or Federal political representative.	Enquiry or complaint relating to minor issue by Local, State or Federal political representative.	Enquiry or complaint relating to major issue by Local, State or Federal political representative.
	Response	Community consultation team in conjunction with The Proponent Project Team to prepare and provide response or assign response task to relevant staff member for comment. Record in Complaints Register.	Community consultation team in conjunction with the proponent Project Team to prepare and provide response within 48 hours. Record in Complaints Register.	Community consultation team in conjunction with the proponent Project Team to prepare and provide response within 24 hours. Record in Complaints Register.

## 5 Monitoring, Reporting and Evaluation

Monitoring, Reporting and Evaluation will be undertaken to measure the effectiveness of community consultation, stakeholder engagement and responses to complaints and enquiries. Opportunities for improvement will be sought on a continuous basis, with an annual review of the CCCHS undertaken to formalise these incremental improvements.

### 5.1 Monitoring

The performance of this strategy will be monitored monthly based upon an assessment of the following data:

- Total number of monthly complaints
- Review of number of monthly complaints relating to lack of consultation/misinformation/confusion
- Review of number of monthly enquiries relating to information previously disseminated to the community through other channels
- Monthly review of enquiries or complaints of a similar nature or theme indicative of underlying systematic issues with the project or communication strategy; and
- Response timeframes, including initial acknowledgement and the response to enquiries or remediation of issue(s).

The parameters of monitoring and performance criteria are outlined in **Table 8** below.

**Table 8 Summary of Monitoring Data**

Monitoring Parameter	Rationale	Performance Criteria	Monitoring Frequency
Total number of complaints	The number of complaints received in total is indicative of the community's satisfaction with the project.	A reduction in number of complaints, baseline determined by number of complaints received in preceding months.	Monthly
Number of complaints relating to lack of consultation/misinformation/confusion	Number of complaints relating to lack of consultation/ misinformation/ confusion is indicative of the effectiveness and clarity of communication tools utilized.	A reduction in number of complaints, baseline determined by number of complaints received in preceding month.	Monthly
Number of enquiries relating to information previously disseminated	Number of enquiries relating to information previously disseminated is indicative to the effectiveness of the delivery of information.	A reduction in number of enquiries, baseline determined by number of enquiries received in preceding month.	Monthly
Number of complaints/enquiries within defined categories based on theme or subject	A large number of complaints or enquiries relating to a single issue may be indicative of a systematic issue to be addressed as a priority.	A reduction in number of complaints, baseline determined by number of complaints received in preceding month.	Monthly

Monitoring Parameter	Rationale	Performance Criteria	Monitoring Frequency
Response timeframes	Response to enquiries and complaints should be timely to ensure effective responsiveness and rectification of issues and to encourage trust within the community.	Enquiries and complaints acknowledged within 48 hours. Urgent enquiries and complaints responded to within 48 hours of receipt, non-urgent enquiries and complaints responded to within 5 days.	Monthly

## 5.2 Reporting

Reporting shall be undertaken directly to the ER, with the Complaints Register to be provided to the approved ER in accordance with Conditions C32(a) of SSD-10448.

A monthly community consultation summary will be made publicly available on the project web page and shall include:

- A summary of community consultation activities undertaken within the preceding month
- A summary of all enquiries and complaints received within the preceding month, including details of response and/or remediation activities.

## 5.3 Evaluation and Review

Review of this strategy shall be undertaken in accordance with the provisions of the project CEMP (SLR, 2021).

Where performance criteria are not being satisfied, review of this strategy and its implementation will be undertaken by the CCLR and changes to the strategy may be made to rectify the short fall. Where systematic issues are identified associated with construction activities, the project manager will be advised and immediate rectification of the issue will be requested.

This strategy will be reviewed in accordance with Condition E8 of SSD-10448 and where necessary updated or revised in accordance with Condition E9 of SSD-10448.

## 6 References

- NSW Ombudsman (2012) *Managing Unreasonable Complainant Conduct Practice Manual 2<sup>nd</sup> Edition*
- SLR Consulting Australia (2022) *Construction Environmental Management Plan*
- Urbis (2020) *Aspect Industrial Estate Environmental Impact Statement*
- Urbis (2021) *Response to Submissions*
- Urbis (2022) *Amended Development Report*



# APPENDIX A

## Complaints Register

Date	Time	Responsible Party	In/Out	Initial Communication Method/Tool	Contact Name/ Organisation	Contact Details	Documentation Location (if applicable)	Communication Type: Complaint/ Enquiry/ Communication	Summary of Issues/ Details	Action Taken	Further Action/ Monitoring to Confirm Resolution

## ASIA PACIFIC OFFICES

### ADELAIDE

60 Halifax Street  
Adelaide SA 5000  
Australia  
T: +61 431 516 449

### BRISBANE

Level 16, 175 Eagle Street  
Brisbane QLD 4000  
Australia  
T: +61 7 3858 4800  
F: +61 7 3858 4801

### CANBERRA

GPO 410  
Canberra ACT 2600  
Australia  
T: +61 2 6287 0800  
F: +61 2 9427 8200

### DARWIN

Unit 5, 21 Parap Road  
Parap NT 0820  
Australia  
T: +61 8 8998 0100  
F: +61 8 9370 0101

### GOLD COAST

Level 2, 194 Varsity Parade  
Varsity Lakes QLD 4227  
Australia  
M: +61 438 763 516

### MACKAY

21 River Street  
Mackay QLD 4740  
Australia  
T: +61 7 3181 3300

### MELBOURNE

Level 11, 176 Wellington Parade  
East Melbourne VIC 3002  
Australia  
T: +61 3 9249 9400  
F: +61 3 9249 9499

### NEWCASTLE CBD

Suite 2B, 125 Bull Street  
Newcastle West NSW 2302  
Australia  
T: +61 2 4940 0442

### NEWCASTLE

10 Kings Road  
New Lambton NSW 2305  
Australia  
T: +61 2 4037 3200  
F: +61 2 4037 3201

### PERTH

Grd Floor, 503 Murray Street  
Perth WA 6000  
Australia  
T: +61 8 9422 5900  
F: +61 8 9422 5901

### SYDNEY

Tenancy 202 Submarine School  
Sub Base Platypus  
120 High Street  
North Sydney NSW 2060  
Australia  
T: +61 2 9427 8100  
F: +61 2 9427 8200

### TOWNSVILLE

12 Cannan Street  
South Townsville QLD 4810  
Australia  
T: +61 7 4722 8000  
F: +61 7 4722 8001

### WOLLONGONG

Level 1, The Central Building  
UoW Innovation Campus  
North Wollongong NSW 2500  
Australia  
T: +61 2 4249 1000

### AUCKLAND

Level 4, 12 O'Connell Street  
Auckland 1010  
New Zealand  
T: 0800 757 695

### NELSON

6/A Cambridge Street  
Richmond, Nelson 7020  
New Zealand  
T: +64 274 898 628

### WELLINGTON

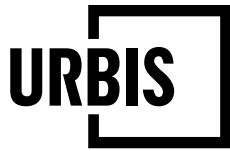
12A Waterloo Quay  
Wellington 6011  
New Zealand  
T: +64 2181 7186

### SINGAPORE

39b Craig Road  
Singapore 089677  
T: +65 6822 2203

# APPENDIX L

## CONSULTATION



**ANGEL PLACE  
LEVEL 8, 123 PITT STREET  
SYDNEY NSW 2000**

URBIS.COM.AU  
Urbis Pty Ltd  
ABN 50 105 256 228

31 May 2023

Chris Ritchie  
Director – Industry Assessments  
NSW Department of Planning and Environment  
4 Parramatta Square, 12 Darcy Street  
Parramatta NSW 2150

Dear Chris,

## **ASPECT INDUSTRIAL ESTATE | 788-882 MAMRE ROAD, KEMPS CREEK | SSD-10448 MODIFICATION 3 | STAGING PLAN**

I refer to the Department of Planning and Environment's (DPE) approval of the Aspect Industrial Estate SSD-10448. The development consent for SSD-10448 requests at Condition A10, A11, A12 & A19, the submission of a Staging Plan where the development is proposed to be staged.

Pursuant to Conditions A10, A11, A12, A19, Mirvac Projects Pty Ltd hereby requests approval for the staging of SSD-10448 development. This letter and the accompanying Building and Utilities Staging Plans set out the timing and phasing proposed for the site including both infrastructure and warehouse buildings within Aspect Industrial Estate reflecting the recently approved SSD 10448 MOD 3.

The staging of this development will allow the Planning Secretary to review and approve relevant documents on a staged basis, as they apply to each relevant stage.

This letter is accompanied by the following:

- Indicative Building Staging Plan prepared by Mirvac Design (**Appendix A**).
- Indicative Utilities Staging (**Appendix B**).
- Indicative Landscape Staging Plan (**Appendix C**)
- Copies of authority, landowner and utility correspondence (**Appendix D**).

## 1. CONDITIONS OF CONSENT | STAGING

The following conditions of the SSD-10448 application permit construction are to be undertaken on a staged basis:

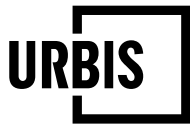
### Condition A10

Table 1 - A10 conditions

Condition	Response
<i>Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant shall prepare a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:</i>	
<i>(a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;</i>	<p>Relevant stakeholders including Penrith Council, TfNSW, surrounding neighbours (GPT and Altis) and other stakeholders have previously been consulted in respect of the staged works under a previous iteration this Staging Plan.</p> <p>The proposed staging as part of this update remains generally consistent with what was previously proposed, meaning that no further consultation with Council, utility and service providers is required.</p> <p>Copies of correspondence to the landowners and agencies is attached to this letter at <b>Appendix D</b>. A summary of consultation status is also contained in <b>Appendix D</b>.</p>
<i>(b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;</i>	Table 3 below provides the staging and timing of the proposed works approved in the Concept Consent.
<i>(c) show the likely sequence of DAs that will be lodged to develop the Site, with the estimated timing for each Stage and identification of any overlapping construction and operational activities;</i>	Table 3 below provides the sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be submitted to DPE for review.

Condition	Response
<p><i>(d) include concept design for the staged delivery of landscaping, focusing on early implementation of screen planting to minimise the visual impact of subsequent development stages; and</i></p>	<p>Stage 1 landscape works includes the riparian realignment and basin infrastructure works along the northern boundary. It also incorporates vegetation of the riparian corridor as required by the Vegetation Management Plan.</p> <p>The landscaping works approved under the Stage 1 consent including within Lots 1 and 3, and along the frontages of Access Road 1 and Mamre Road will be delivered as per the Landscape Staging Plan.</p> <p>The landscaping works approved under the Stage 2 consent (including within Lot 9) will also be delivered as per the Landscape Staging Plan. It is noted that Lot 9 (Stage 2) is anticipated to be delivered before Lot 3 (Stage 3) due to customer requirements.</p>
<p><i>(e) include conceptual design for the provision of services, utilities and infrastructure to the Site, including stormwater management infrastructure and any future road upgrades.</i></p>	<p>Stage 1 includes:</p> <ul style="list-style-type: none"> <li>▪ The delivery of stormwater infrastructure, trunk service connections, utility infrastructure.</li> <li>▪ Boundary stormwater management, fencing and landscaping.</li> <li>▪ Construction and dedication of internal road network to Penrith City Council.</li> <li>▪ Construction and operation of a signalised intersection with Mamre Road.</li> </ul> <p>The proposed infrastructure services are detailed on the Utilities Staging Plan at <b>Appendix B</b>.</p>





#### Condition A11

Table 2 - A11 conditions

Condition	Response
<i>The Applicant must:</i>	
<i>(a) not commence construction of any stage of the Development until the Staging Plan required by Condition A12 is approved by the Planning Secretary; and</i>	Noted. The Staging Plan must be approved prior to the commencement of any construction works. Previous iterations of this Staging Plan has already been approved. However, this has been updated to reflect the outcome of Modification 3 with the relocation of Access Road 4 and the realignment of the Lot boundaries. This does not impact the overall staged works.
<i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i>	Noted. The more recent version of the staging plan as approved by the Planning Secretary will be implemented.

#### Condition A12

*The Planning Secretary may require the Applicant to address certain matters identified in the Staging Plan. The Applicant must comply with any such requirements of the Planning Secretary given as part of the Staging Plan approval.*

Notes:

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

#### **Response:**

Noted. The Applicant will address and comply with any matters identified in the Staging Plan by the Planning Secretary.

#### Condition A19

Condition	Response
With the approval of the Planning Secretary, the Applicant may:	
<i>(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);</i>	<p>Mirvac's strategy for staging the works is detailed in Table 3 and Figure 1. The Staging Plan will be subject to change following future modifications to the SSD-10448.</p> <p>Mirvac is proposing to complete Stage 1 Bulk Earthworks and Infrastructure (Stages 1 to 3 in Table 3) (approved under SSD 10448) as the initial stage of works. This is also reflected in the Construction Environmental Management Plan (CEMP) that has been submitted to the Planning Secretary.</p> <p>Future stages of the Estate, including approved buildings on Lots 1,3 and 9 (Stages 6, 7 and 8 in Table 3) (approved under SSD 10448), and subsequent development applications, will require updates to the CEMP and Staging Plan.</p> <p>Approved SSD-10448 CEMPs and Staging Plans will be submitted to the Planning Secretary for approval.</p> <p>This update to the staging plan includes works approved for Warehouse 9 on Lot 9 under SSD-46516461.</p>
<i>(b) implement the most recent version of the Staging Plan approved by the Planning Secretary.</i>	Noted
<i>(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).</i>	The Staging Plan will be updated following approval of any subsequent modifications.

## **2. CONSULTATION WITH ADJOINING LANDOWNERS AND AUTHORITIES**

Correspondence was issued to the following agencies and landowners on the stated dates, setting out the intended staged implementation of the Concept Proposal under SSD 10448.

Agencies:

- Penrith Council – 4 May 2023.
- Sydney Water – 4 May 2023.
- Transport for NSW – 4 May 2023.

Adjoining Landowners

- GPT – 4 May 2023.
- Altis – 4 May 2023.

The email correspondence provided details of the staging and timing of the works approved in the Concept Plan for AIE and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities was also detailed, however it was noted that timing may be subject to variation. The email included a copy of the Building Staging Plan.

The letter concluded seeking that the agency or adjoining landowner advise of any questions or concerns with the intended approach. A response was sought by Mirvac by Friday 19 May 2023.

## **3. STAGING PLAN**

The following Table details how the Aspect Industrial Estate will be developed and serviced.

It is noted that future modifications to estate layout will be lodged but will be subject to separate approvals. As approvals are granted for future modifications or development applications the Staging Plan will be updated to reflect the intended staged delivery of the estate.

Extracts of the Building Staging Plan and Utilities Staging Plan are included for reference at Figures 1 and 2 below.

Landscaping along the western side of Aspect Industrial Estate will be delivered under Stage 01 of the Staging Plan to achieve early implementation of screen planting to minimise the visual impact of subsequent development stages. Delivery of landscaping fronting the estate roads will be delivered under the staged delivery of subsequent Road Infrastructure works. Landscape Staging Plan is included for reference at Figure 3 and Appendix C.

Table 3 - Proposed staging of works

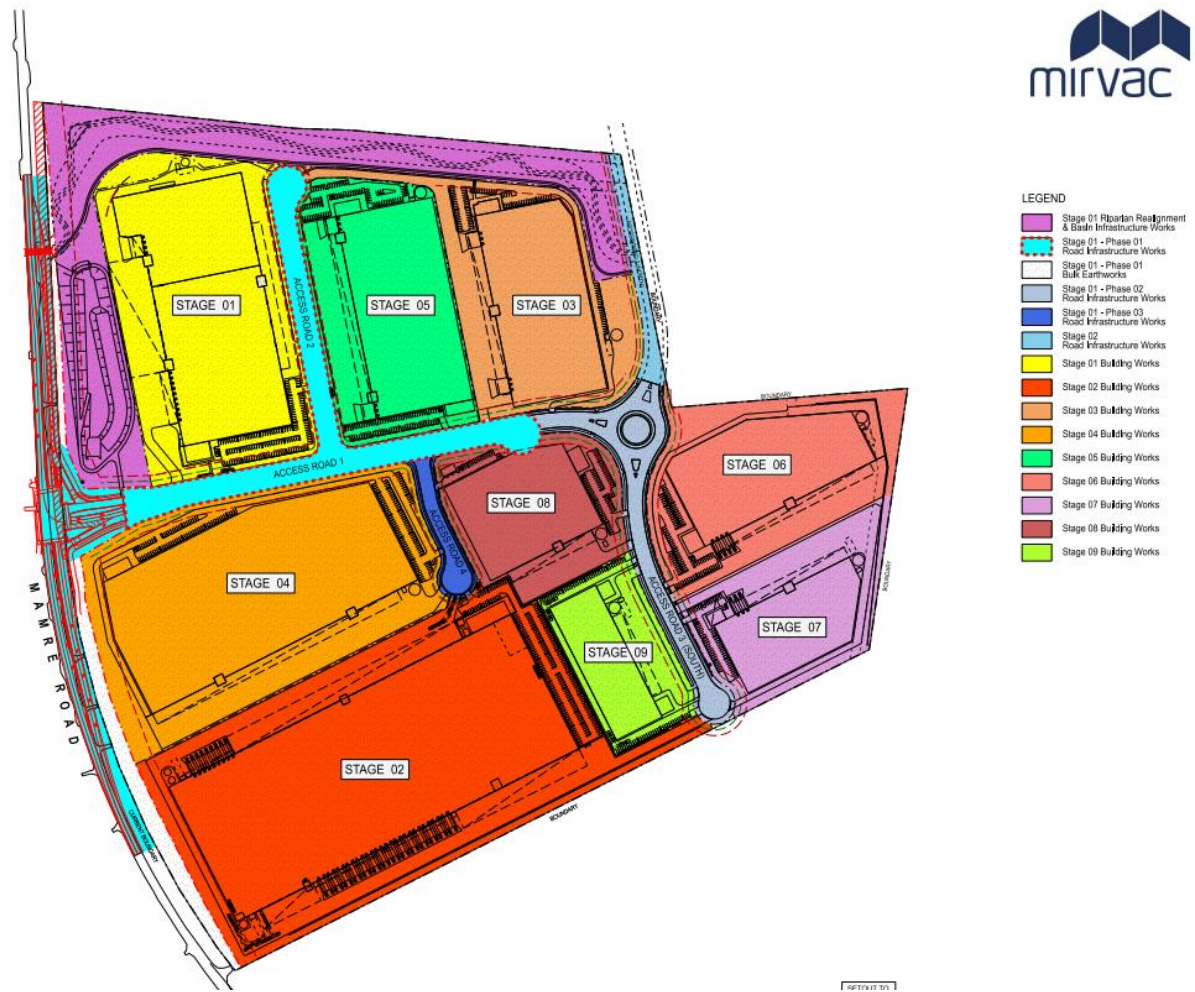
Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work and Screen Planting along Mamre Road frontage.	Approved as part of Stage 1 works under initial SSD-10448.  Determined: 1 June 2022	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks		Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works		Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3.Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
			neighbouring landowner.	
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-10448 - MOD 2	Q1 2023	Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent.  Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	



Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
13	Stage 8 Building Works (Warehouse 6)		2024-26	Within 12-18 months from commencement of construction
14	Stage 9 Building Works (Warehouse 7)		2024-26	

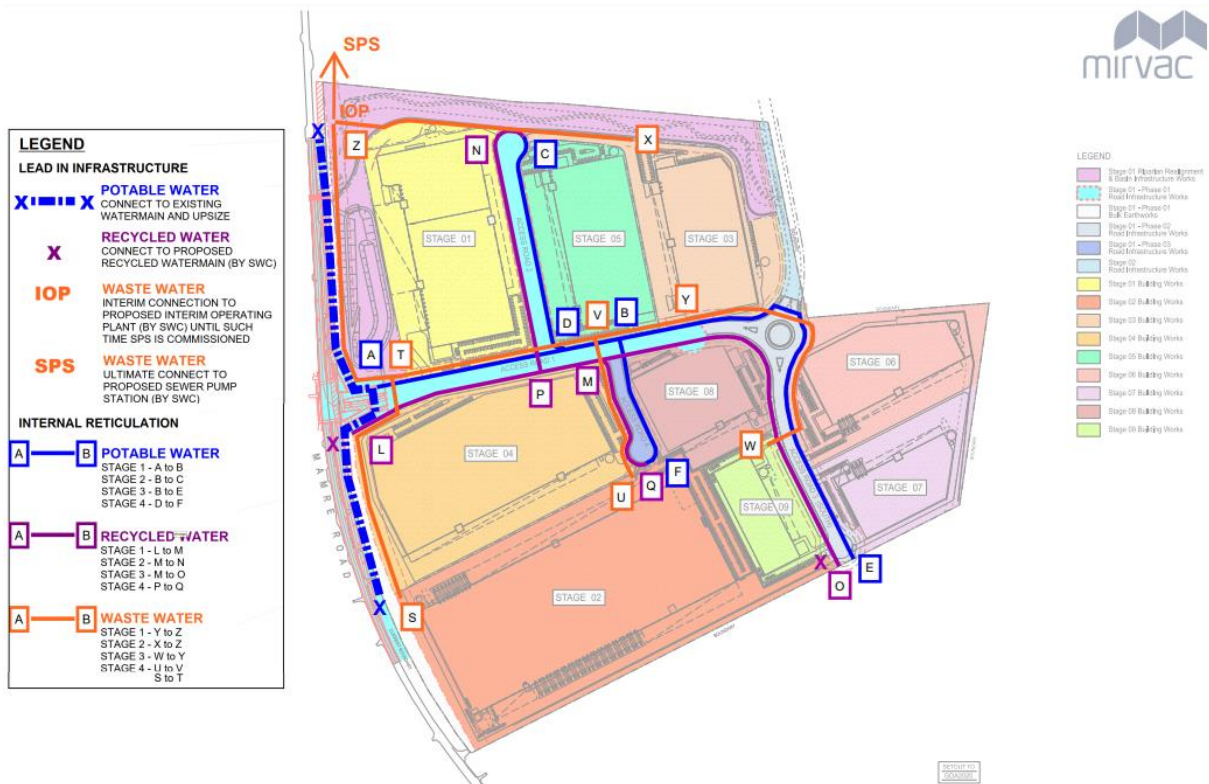
Figure 1 Proposed Staging Plan



Source: SBA Architects



Figure 2 Utilities Staging Plan



Source: Mirvac

Figure 3 Landscape Staging Plan

Landscape Staging Plan



Source: Mirvac

## **4. SSD-10448 | STAGE 1 DEVELOPMENT & SSD-46516461 | STAGE 2 DEVELOPMENT OF “WAREHOUSE 9”**

The Stage 1 works, as approved under SSD- 10448 as amended under Modification 3 and a new DA (SSD-46516461) for the Stage 2 development of ‘Warehouse 9’ include the following:

- A Concept Masterplan for AIE comprising:
  - The staged development of an industrial estate comprising of 9 buildings with a total GFA of up to 247,646 square metres (m2) for industrial, warehousing and distribution centres, and café uses; and
- A Detailed Stage 1 development of AIE comprising:
  - Site preparation works
  - Vegetation clearing
  - Realignment of the existing creek
  - Construction of access roads and eastern half of Mamre Road/ Access Road 1
  - Intersection works
  - Construction, fit out, and operation of one warehouse (Warehouse 1) and one industrial building with ancillary offices (Warehouse 3)
  - Car parks
  - Landscaping
  - Signage
  - Construction and operation of services and utilities; and
  - Subdivision of the site into three lots.
- A Detailed Stage 2 development of AIE comprising:
  - Civil works including cut/fill and benching to set the Lot 9 pad levels. The updated building levels will be facilitated by updated the retaining wall located between Lot 9, and Lots 6 and 7
  - Construction, fitout and operation of one warehouse (Warehouse 9)
  - Construction of vehicular crossovers from Lot 9 to Access Road 4 (egress) and Access Road 3 (ingress)
  - On lot landscaping
  - On lot stormwater management

### **4.1. APPROVED STAGE 1 ESTATE WIDE INFRASTRUCTURE WORKS**

Infrastructure works approved as part of Stage 1 will form part of the Stage 1b construction works associated with bulk earth works and road / civil works construction across the estate.

It is anticipated that these civil works will be undertaken from Q3 2022 – end 2026 at the completion of the last warehouse construction on site.

## 4.2. APPROVED ON LOT BUILDING WORKS

Approved on lot warehouse construction for Lot 1, Lot 3 and Lot 9 are proposed to be undertaken in three stages as follows:

Table 4 Approved Stage 1 Building Works

Stage	Description	Anticipated Construction Timeframe
6	Warehouse / Lot 1	Q1 2023 for a period of 12-18 months
7	Warehouse / Lot 9	Q2 2023 for a period of 12-18 months
8	Warehouse / Lot 3	Q2 2023 for a period of 12-18 months

## 5. MODIFICATIONS TO THIS STAGING PLAN

As a result of further Estate wide modifications to SSD 10448, the delivery stages of the estate may change in the future. At that time, an updated Staging Plan will be provided to the Department of Planning and Environment for the satisfaction of the Secretary prior to commencing that phase of work.

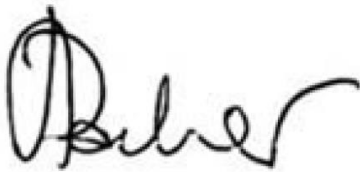
## 6. CONCLUSION

Strategies, plans or programs required to be prepared by SSD-10448 (as modified) will be undertaken in a staged manner in accordance with this Staging Plan. Approvals for such documentation will only be sought for the relevant scope of works contained within each construction stage.

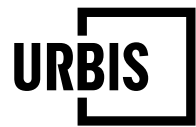
Mirvac seeks endorsement of this updated Staging Plan in accordance with condition A10 of SSD 10448 (as modified) so that it can continue to inform construction on site.

Should you have any questions regarding this application, please do not hesitate to contact Russell Hogan, Senior Development Manager, Mirvac on [russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com) / 02 9080 8154 or the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read "JParker", with a stylized flourish at the end.

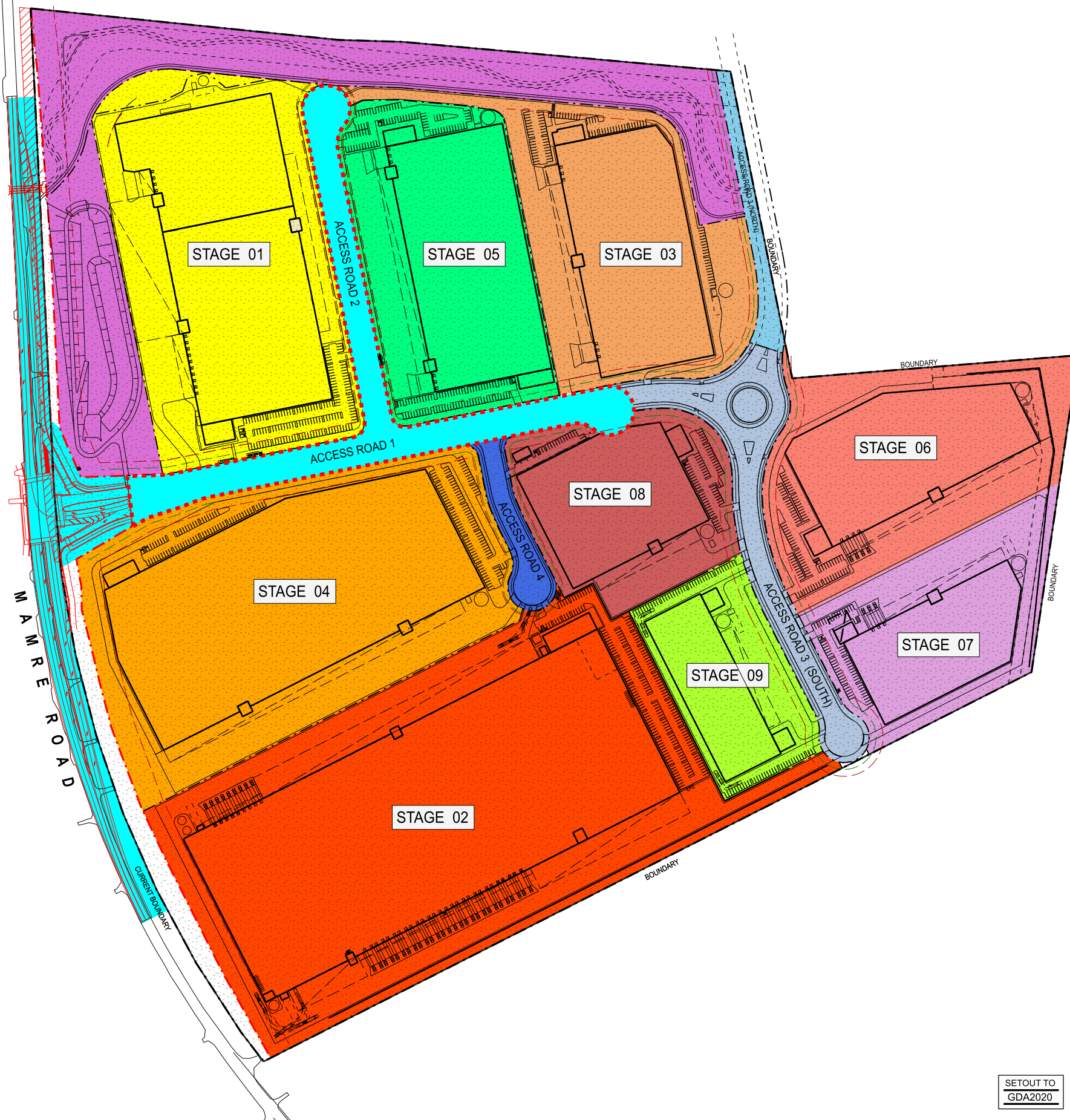
Jacqueline Parker  
Director  
+61 2 8233 9969  
[jparker@urbis.com.au](mailto:jparker@urbis.com.au)



## **APPENDIX A**

## **BUILDING STAGING PLAN**



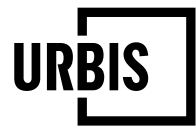


LEGEND

- Stage 01 Riparian Realignment & Basin Infrastructure Works
- Stage 01 - Phase 01 Road Infrastructure Works
- Stage 01 - Phase 01 Bulk Earthworks
- Stage 01 - Phase 02 Road Infrastructure Works
- Stage 01 - Phase 03 Road Infrastructure Works
- Stage 02 Road Infrastructure Works
- Stage 01 Building Works
- Stage 02 Building Works
- Stage 03 Building Works
- Stage 04 Building Works
- Stage 05 Building Works
- Stage 06 Building Works
- Stage 07 Building Works
- Stage 08 Building Works
- Stage 09 Building Works

SETOUT TO  
GDA2020





## **APPENDIX B**

## **UTILITIES STAGING PLAN**

LEGEND

LEAD IN INFRASTRUCTURE

POTABLE WATER

CONNECT TO EXISTING WATERMAIN AND UPSIZE

RECYCLED WATER

CONNECT TO PROPOSED RECYCLED WATERMAIN (BY SWC)

WASTE WATER

INTERIM CONNECTION TO PROPOSED INTERIM OPERATING PLANT (BY SWC) UNTIL SUCH TIME SPS IS COMMISSIONED

WASTE WATER

ULTIMATE CONNECT TO PROPOSED SEWER PUMP STATION (BY SWC)

INTERNAL RETICULATION

POTABLE WATER

STAGE 1 - A to B  
STAGE 2 - B to C  
STAGE 3 - B to E  
STAGE 4 - D to F

RECYCLED WATER

STAGE 1 - L to M  
STAGE 2 - M to N  
STAGE 3 - M to O  
STAGE 4 - P to Q

WASTE WATER

STAGE 1 - Y to Z  
STAGE 2 - X to Z  
STAGE 3 - W to Y  
STAGE 4 - U to V  
S to T

LEGEND

Stage 01 Riparian Realignment & Basin Infrastructure Works

Stage 01 - Phase 01 Road Infrastructure Works

Stage 01 - Phase 01 Bulk Earthworks

Stage 01 - Phase 02 Road Infrastructure Works

Stage 01 - Phase 03 Road Infrastructure Works

Stage 02 Road Infrastructure Works

Stage 01 Building Works

Stage 02 Building Works

Stage 03 Building Works

Stage 04 Building Works

Stage 05 Building Works

Stage 06 Building Works

Stage 07 Building Works

Stage 08 Building Works

Stage 09 Building Works

SBA ARCHITECTS

Commercial Industrial Residential Retail Master Planning

Suite 702, 83 Mount Street, North Sydney NSW 2060

T 02 9529 9588 F 02 9529 9899

E info@sbaarch.com.au W www.sbaarch.com.au

FOR INFORMATION

29.03.2023

DATE

KEMPS CREEK ESTATE

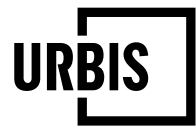
LOTS 54 - 58, MAMRE ROAD, KEMPS CREEK

0 40 100 200

NORTH

INDICATIVE MOD 3 BUILDING STAGING P[AN

DATE 29.03.2023 SCALE 1:4000 @ A3 JOB NO. 21250 DRAWING NO. SK 34 A




## **APPENDIX C**

## **LANDSCAPE STAGING PLAN**



# Landscape Staging Plan

- LEGEND
- Stage 01 Riparian Realignment & Basin Infrastructure Works
  - Stage 01 - Phase 01 Road Infrastructure Works
  - Stage 01 - Phase 01 Bulk Earthworks
  - Stage 01 - Phase 02 Road Infrastructure Works
  - Stage 01 - Phase 03 Road Infrastructure Works
  - Stage 02 Road Infrastructure Works
  - Stage 01 Building Works
  - Stage 02 Building Works
  - Stage 03 Building Works
  - Stage 04 Building Works
  - Stage 05 Building Works
  - Stage 06 Building Works
  - Stage 07 Building Works
  - Stage 08 Building Works
  - Stage 09 Building Works




Estate Entry Feature




Streetscape



Riparian Zone



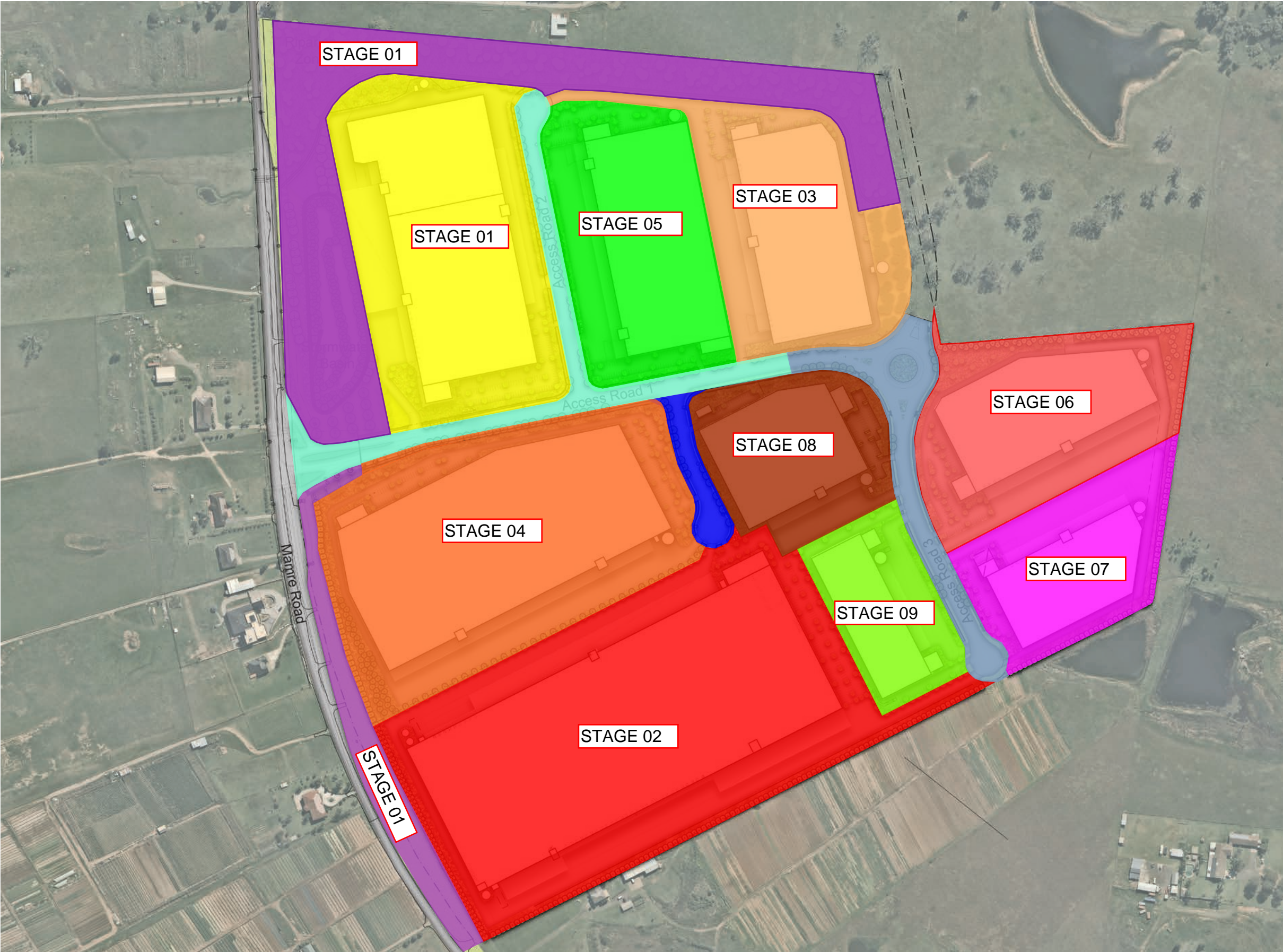
Stormwater Basin



Boundary Planting

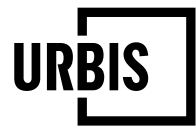


On Lot Landscape



scale: 1:4000 @ A3





## **APPENDIX D**

## **AUTHORITY, LANDOWNER AND UTILITY CORRESPONDENCE**

**Aspect Industrial Estate: Consultation Summary**

**SSD-10448-MOD 3**

**Condition A10: Staging Plan**

<b>Organisation</b>	<b>Plan Provided to</b>	<b>Date Consultation commenced</b>	<b>Date consultation completed</b>	<b>Response</b>
TfNSW	Laura Van Putten Sydney Development	04-May 2023	19-May 2023	Confirmation no issues raised by TfNSW in relation to staging.
Penrith City Council	Kathryn Saunders Ganesh Bista council@penrith	04-May 2023	05-May 2023	Confirmation no issues raised by Council in relation to staging.
Sydney Water	Fernando Ortega Lubna Thalib Jason Njam	04-May 2023	18-May 2023	Confirmation no impact to Sydney Water's forecast. Confirmation endorsement from Sydney Water.
Endeavour Energy	Stephen Allen	04-May 2023	16-May 2023	Confirmation staged designs are approved by Endeavour Energy.

## Chee Hui Chan

---

**From:** Nav Prasad <Nav.Prasad2@transport.nsw.gov.au>  
**Sent:** Wednesday, 17 May 2023 11:38 AM  
**To:** Chee Hui Chan; Daniel Brook  
**Cc:** Kym Dracopoulos; Russell Hogan; Alexandra Chung; Pahee Rathan  
**Subject:** FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with TfNSW

**CAUTION:** This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you receive confirmation from the sender and know the content is authentic and safe.

Hi Pahee,

TfNSW have reviewed the proposed staging plan and note that the all road works for access road 1 and 2 and the intersection of Mare Road & access road 1 are being delivered as part of Stage 1 works.

In this regard TfNSW do not have any objections to the staging plan proposed.

Regards

**Nav Prasad**

Development Assessment Officer  
Planning and Programs  
Greater Sydney

**Transport for NSW**

**Ph.** (02) 9983 3193  
Level 5, 27 Argyle Street Parramatta NSW 2150

Please note that I am contracted to TfNSW in a part time capacity and generally available Mondays, Tuesdays and Wednesdays only.



Transport  
for NSW



I recognise and acknowledge that modern New South Wales is an overlay on Aboriginal land and that many of the transport routes of today follow songlines Aboriginal people have followed for tens of thousands of years. I pay my respects to the Aboriginal people of NSW and Elders past and present.

Please consider the environment before printing this email.

---

**From:** Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>  
**Sent:** Monday, 8 May 2023 11:24 AM  
**To:** Laura Van putten <[Laura.VAN.PUTTEN@transport.nsw.gov.au](mailto:Laura.VAN.PUTTEN@transport.nsw.gov.au)>; Pahee Rathan



<Pahee.RATHAN@transport.nsw.gov.au>

Cc: Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Daniel Brook <daniel.brook@mirvac.com>

Subject: FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with TfNSW

You don't often get email from [cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com). [Learn why this is important](#)

**CAUTION:** This email is sent from an external source. Do not click any links or open attachments unless you recognise the sender and know the content is safe.

Hi Laura

**RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan**

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from TfNSW prior to 9 May 2023, we apologies for requesting comments in such a short timeframe but note construction is due to commence on **10-May 2023**.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking TfNSW's comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant must submit a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Staging and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation and planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects



Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.  Determined: 1 June 2022	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works		Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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**RANKED #1 GLOBALLY  
FOR GENDER EQUALITY**  
2022 and 2023 by Equileap

**2022 WINNER BEST  
PLACES TO WORK**  
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

---

**From:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>

**Sent:** Thursday, 4 May 2023 3:31 PM

**To:** Pahee Rathan <[Pahee.RATHAN@transport.nsw.gov.au](mailto:Pahee.RATHAN@transport.nsw.gov.au)>

**Cc:** Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>

**Subject:** FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with TfNSW

Dear Pahee

**RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan**

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from Council prior to 9 May 2023, we apologies for requesting comments in such a short timeframe but note construction is due to commence next week.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Stage and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works



Figure 1 Proposed Staging Plan



Source: SBA Architects



Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
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4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
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6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

**Daniel Brook**  
Senior Development Manager  
Integrated Investment Portfolio

M +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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**A 2022 WINNER  
BEST PLACES  
TO WORK**  
AFR Boss

**RANKED #1  
GLOBALLY FOR  
GENDER EQUALITY**  
in Equileap's 2022 Global Gender Index

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

**Daniel Brook**  
Senior Development Manager  
Investments

M: +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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**RANKED #1 GLOBALLY  
FOR GENDER EQUALITY**  
2022 and 2023 by Equileap

**2022 WINNER BEST  
PLACES TO WORK**  
AFR Boss

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## Chee Hui Chan

---

**From:** Daniel Brook  
**Sent:** Friday, 5 May 2023 2:55 PM  
**To:** Chee Hui Chan  
**Subject:** FW: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

Chee

See the below from Council confirming they have no comments on the staging plan.

Regards  
Daniel

**Daniel Brook**  
Senior Development Manager  
Investments

**M:** +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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**RANKED #1 GLOBALLY  
FOR GENDER EQUALITY**  
2022 and 2023 by Equileap

**2022 WINNER BEST  
PLACES TO WORK**  
AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

---

**From:** Daniel Brook  
**Sent:** Friday, 5 May 2023 2:54 PM  
**To:** Kathryn Saunders <kathryn.saunders@penrith.city>  
**Subject:** RE: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

Hi Kathryn

Thank you for the quick response (again).

Regards  
Daniel

---

**From:** Kathryn Saunders <kathryn.saunders@penrith.city>  
**Sent:** Friday, 5 May 2023 1:16 PM  
**To:** Daniel Brook <daniel.brook@mirvac.com>  
**Subject:** FW: Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

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Hi Daniel,

Thank you for your email. No issues are raised by Council in relation to the staging. Please also refer to comments from Council's engineer in the email below dated May 4.

A comment for consideration of DPE below.

- DPE to ensure (if relevant) that the staging plan details services to all lots, for example, the purple pipe network is to service all stages/Lots.

Kind regards,

**Kathryn Saunders**  
Principal Planner  
Development Services

E [kathryn.saunders@penrith.city](mailto:kathryn.saunders@penrith.city)  
T [+61247328567](tel:+61247328567) | F | M  
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[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)



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**From:** Stephen Masters <[stephen.masters@penrith.city](mailto:stephen.masters@penrith.city)>

**Sent:** Thursday, May 4, 2023 4:03 PM

**To:** Kathryn Saunders <[kathryn.saunders@penrith.city](mailto:kathryn.saunders@penrith.city)>

**Cc:** Ganesh Bista <[Ganesh.Bista@penrith.city](mailto:Ganesh.Bista@penrith.city)>

**Subject:** Development Engineering advice - AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council - SSD-10448 MDA21/0009

Hi Kathy,

No objections are raised from Development Engineering. The development is being constructed in an orderly manner with respect to the construction of bulk earthworks, retaining walls, internal drainage, internal roads and warehouse pads.

I have issued Subdivision Works Certificates, and subsequent modifications, for the bulk earthworks and internal Road No's 1, 2, 3 & 4.

Regards

**Stephen Masters**  
Senior Engineer - Major Developments  
Engineering Services

E [Stephen.Masters@penrith.city](mailto:Stephen.Masters@penrith.city)  
T [+61247327759](tel:+61247327759) | F [+61247327958](tel:+61247327958) | M [+61423781518](tel:+61423781518)  
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[www.penrithcity.nsw.gov.au](http://www.penrithcity.nsw.gov.au)





## Trees for Mum

Sunday 14 May

8.30am-12.30pm



**From:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>

**Sent:** Thursday, May 4, 2023 12:31 PM

**To:** Kathryn Saunders <[kathryn.saunders@penrith.city](mailto:kathryn.saunders@penrith.city)>; Penrith City Council - RECORDS <[council@penrith.city](mailto:council@penrith.city)>

**Cc:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>; Stephen Masters <[stephen.masters@penrith.city](mailto:stephen.masters@penrith.city)>

**Subject:** AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Council

**EXTERNAL EMAIL: This email was received from outside the organisation. Use caution when clicking any links or opening attachments.**

Hi Kathryn

### RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

We seek any comments from Council prior to 9 May 2023, we apologies for requesting comments in such a short timeframe but note construction is due to commence next week.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>



## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant must submit a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Staging Plan and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation and planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works



Figure 1 Proposed Staging Plan



Source: SBA Architects

Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.  Determined: 1 June 2022	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works		Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

**Daniel Brook**

Senior Development Manager  
Integrated Investment Portfolio

M +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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**Daniel Brook**

Senior Development Manager  
Investments

M: +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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## Chee Hui Chan

---

**From:** Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>  
**Sent:** Thursday, 18 May 2023 2:42 PM  
**To:** Daniel Brook; Jason.Njam@sydneywater.com.au; Lubna Thalib  
**Cc:** Stephen Foster; Kym Dracopoulos; Russell Hogan; Alexandra Chung; Chee Hui Chan  
**Subject:** Re: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Ok to proceed.

Will touch base with Lubna

### Fernando Ortega

Commercial Partnerships Manager-Utilities/Infrastructure  
Western Sydney Development  
Business Development

Mobile 0407 702 994  
fernando.ortega@sydneywater.com.au

image

---

**From:** Daniel Brook <daniel.brook@mirvac.com>  
**Sent:** Thursday, May 18, 2023 2:39:37 PM  
**To:** Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>; Jason.Njam@sydneywater.com.au <Jason.Njam@sydneywater.com.au>; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>  
**Cc:** Stephen Foster <stephen.foster@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>  
**Subject:** RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Thanks Fernando

We appreciate quick response and confirm servicing is in line with existing approvals.

Regards  
Daniel

**Daniel Brook**  
Senior Development Manager  
Investments

**M:** +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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---

**From:** Fernando Ortega <FERNANDO.ORTEGA@sydneywater.com.au>

**Sent:** Thursday, 18 May 2023 2:30 PM

**To:** Daniel Brook <daniel.brook@mirvac.com>; Jason.Njam@sydneywater.com.au; Lubna Thalib <LUBNA.THALIB@sydneywater.com.au>

**Cc:** Stephen Foster <stephen.foster@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>; Alexandra Chung <alexandra.chung@mirvac.com>; Chee Hui Chan <cheehui.chan@mirvac.com>

**Subject:** Re: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Thank you Daniel and Chee

I trust this is correct.

I don't think this staging will impact Sydney Water servicing unless forecast has been increased.

Happy to endorse this from my end and include in our process when Lubna returns.

Regards

Fernando Ortega

Commercial Partnerships Manager-Utilities/Infrastructure  
Western Sydney Development  
Business Development

**Fernando Ortega**

Commercial Partnerships Manager-Utilities/Infrastructure  
Western Sydney Development  
Business Development

Mobile 0407 702 994

[fernando.ortega@sydneywater.com.au](mailto:fernando.ortega@sydneywater.com.au)

image

---

**From:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>

**Sent:** Thursday, May 18, 2023 2:21:26 PM

**To:** Fernando Ortega <[FERNANDO.ORTEGA@sydneywater.com.au](mailto:FERNANDO.ORTEGA@sydneywater.com.au)>; [Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au) <[Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au)>; Lubna Thalib <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>

**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>

**Subject:** RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando

I just wanted to jump in to confirm the Staging Plan is high level description of the how the concept plan is being implemented.

We can confirm SWC reviewed the development as part of the SSD DA process prior to the SSD being approved.

We can also confirm all the required SWC designs and approvals are in place for the development for waste water, potable water, and recycled water (i.e the Staging of the development has already been reviewed and approved by SWC).

There are other conditions of consent that relate to the stormwater requirements that Mirvac will need to address in due course, however they do not relate to the Staging Plan.

We will be continuing to engage with SWC in relation to the stormwater separately.

Please don't hesitate to give me a call should you have any questions.

Regards

**Daniel Brook**

Senior Development Manager  
Integrated Investment Portfolio

M +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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**Daniel Brook**

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Investments

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**From:** Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>

**Sent:** Thursday, 18 May 2023 2:06 PM

**To:** Fernando Ortega <[FERNANDO.ORTEGA@sydneywater.com.au](mailto:FERNANDO.ORTEGA@sydneywater.com.au)>; Jason.Njam@sydneywater.com.au; Lubna Thalib <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>

**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>

**Subject:** RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando,

As outlined below, under SSD-10448-MOD 3 Condition A10, Mirvac (the Applicant) is required to prepare a Staging Plan in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary, noting prior to the commencement of construction.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking Sydney Water’s comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early tree planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works



Figure 1 Proposed Staging Plan



Source: SBA Architects

Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.  Determined: 1 June 2022	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works		Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Regards

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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---

**From:** Fernando Ortega <[FERNANDO.ORTEGA@sydneywater.com.au](mailto:FERNANDO.ORTEGA@sydneywater.com.au)>  
**Sent:** Thursday, 18 May 2023 1:50 PM  
**To:** Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>; [Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au); Lubna Thalib <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>  
**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>  
**Subject:** Re: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Chen Hui

While I've raised this with the team. Is this related to stormwater requirements clarification?

Cheers

Fernando

**Fernando Ortega**

Commercial Partnerships Manager-Utilities/Infrastructure  
Western Sydney Development  
Business Development

Mobile 0407 702 994  
[fernando.ortega@sydneywater.com.au](mailto:fernando.ortega@sydneywater.com.au)

image

---

**From:** Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>  
**Sent:** Thursday, May 18, 2023 12:33:08 PM  
**To:** Fernando Ortega <[FERNANDO.ORTEGA@sydneywater.com.au](mailto:FERNANDO.ORTEGA@sydneywater.com.au)>; [Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au) <[Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au)>; Lubna Thalib <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>  
**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>  
**Subject:** RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water



Hi Fernando

Thanks for your response.

Greatly appreciated Sydney Water team is following up on this, please can we request Sydney Water to provide confirmation if no comments **by COB today** if possible, as Mirvac is currently awaiting confirmation from Sydney Water if no further comments in order enable us to submit the Staging Plan to DPE for review and approval. We note our construction team is currently tracking to commence construction early next week.

Regards

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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---

**From:** Fernando Ortega <[FERNANDO.ORTEGA@sydneywater.com.au](mailto:FERNANDO.ORTEGA@sydneywater.com.au)>  
**Sent:** Thursday, 18 May 2023 8:03 AM  
**To:** Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>; [Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au); Lubna Thalib <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>  
**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>  
**Subject:** RE: [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

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Hi Chee

Sorry I have not been able to settle this week.

My apologies.

Lubna and Jason are away I believe. I will check with our team where this is at.

Regards

| Fernando

---

**From:** Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>  
**Sent:** Monday, 15 May 2023 3:50 PM

**To:** [Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au); Fernando Ortega <[FERNANDO.ORTEGA@sydneywater.com.au](mailto:FERNANDO.ORTEGA@sydneywater.com.au)>; Lubna Thalib <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>  
**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>  
**Subject:** [External] RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

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Hi Jason/Fernando,

Called and left a message.

We would like to follow up on the below email regarding our MOD 3 Staging Plan we are currently seeking Sydney Water to review and advise if have any comments by **COB Tuesday 16/05/23**?

Regards

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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---

**From:** Chee Hui Chan  
**Sent:** Wednesday, 10 May 2023 2:15 PM  
**To:** [Jason.Njam@sydneywater.com.au](mailto:Jason.Njam@sydneywater.com.au); [fernando.ortega@sydneywater.com.au](mailto:fernando.ortega@sydneywater.com.au); THALIB, LUBNA <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>  
**Cc:** Stephen Foster <[stephen.foster@mirvac.com](mailto:stephen.foster@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>  
**Subject:** FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water  
**Importance:** High

Hi Jason,

Further below our attempt to follow up on the status of our submitted Staging Plan to Sydney Water for review and comments, we have not received response from Sydney Water.

Please could we seek Sydney Water to review and advise if Sydney Water have any comments to the MOD 3 Staging Plan, Mirvac is currently in the process of obtaining our first Construction Certificate to allow construction of Warehouse 9 Aspect Industrial Estate.

Apologies for the late and urgent request, we have reached out to [@THALIB, LUBNA](#) and [@fernando.ortega@sydneywater.com.au](mailto:fernando.ortega@sydneywater.com.au) however did not receive response, we noted our construction team is

currently awaiting the Staging Plan to be reviewed and approved, please can we request Sydney Water to review and advise by **COB today 10-May 2023**?

Please feel free to give me a call if you have any questions 0450 130 715.

Regards

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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**From:** Chee Hui Chan  
**Sent:** Monday, 8 May 2023 11:49 AM  
**To:** [fernando.ortega@sydneywater.com.au](mailto:fernando.ortega@sydneywater.com.au)  
**Cc:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>  
**Subject:** FW: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Fernando

We received an auto response email from Sydney Water that Lubna is on leave till 12<sup>th</sup> June 2023. We are currently awaiting response from Sydney Water on status of the below email we issued Sydney Water regarding review of our Staging Plan in accordance to our **SSD-10448 MOD 3** consent **Condition A10**.

Please can we seek your assistance to advise who we can reach out to review in Lubna's absence. We note this is an urgent request as Mirvac is seeking to submit Staging Plan by 9-May 2023.

Regards

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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---

**From:** Chee Hui Chan

**Sent:** Monday, 8 May 2023 11:35 AM

**To:** THALIB, LUBNA <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>

**Cc:** Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>

**Subject:** RE: AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Lubna

**RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan**

We appreciate Sydney Water's review on the our Staging Plan in accordance to **Condition A10 of SSD-10448 MOD 3**, we would like to follow up on the status of the review noting we are aiming to issue to Planning Secretary for their review and approval by 09-May 2023.

Please can we seek response from Sydney Water by COB today in order for us to issue the Staging Plan to Planning Secretary.

Regards

**Chee Hui Chan**

Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia

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---

**From:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>

**Sent:** Thursday, 4 May 2023 3:29 PM

**To:** THALIB, LUBNA <[LUBNA.THALIB@sydneywater.com.au](mailto:LUBNA.THALIB@sydneywater.com.au)>

**Cc:** Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>; Chee Hui Chan <[cheehui.chan@mirvac.com](mailto:cheehui.chan@mirvac.com)>

**Subject:** AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Sydney Water

Hi Lubna

**RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan**

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.



We seek any comments from Sydney Water prior to 9 May 2023, we apologise for requesting comments in such a short timeframe but note construction is due to commence next week.

This email seeks to summarise how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3 and generally consistent with previous staging.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking Sydney Water's comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of Stage 2	Tuesday 09 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
  - show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities;
  - include concept design for the staged delivery of landscaping, focusing on early tree planting to minimise the visual impact of subsequent development stages; and
  - include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Figure 1 Proposed Staging Plan



Source: SBA Architects



Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.  Determined: 1 June 2022	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works		Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Should you have any questions regarding the above, please advise.

Kind Regards,

**Daniel Brook**  
Senior Development Manager  
Integrated Investment Portfolio

M +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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**Daniel Brook**  
Senior Development Manager  
Investments

M: +61 421128584  
Level 28, 200 George Street Sydney NSW 2000 Australia

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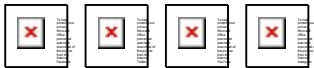
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## Chee Hui Chan

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**From:** Stephen Allan <steve@edgewaterconnections.com.au>  
**Sent:** Tuesday, 16 May 2023 11:27 AM  
**To:** Chee Hui Chan; Matthew Pittas  
**Cc:** Daniel Brook; Matthew Pittas; Alexandra Chung; Kym Dracopoulos; Russell Hogan  
**Subject:** RE: RE: AIE Staging Plan  
**Attachments:** PCA Letter Endeavour Energy design 16052023.pdf

**CAUTION:** This email originated from outside of the organisation. Do not act on instructions, click links or open attachments unless you receive them from the sender and know the content is authentic and safe.

Hi Chee,

Please see attached, please let me know if you need any amendments or changes.

Regards  
Steve



**Stephen Allan**

**Director**

P: 02 8814 1299

E [steve@edgewaterconnections.com.au](mailto:steve@edgewaterconnections.com.au)

Head office: PO Box 8114 Norwest NSW 2153

[www.edgewaterconnections.com.au](http://www.edgewaterconnections.com.au)

---

**From:** Chee Hui Chan <cheehui.chan@mirvac.com>  
**Sent:** Monday, May 15, 2023 3:45 PM  
**To:** Stephen Allan <steve@edgewaterconnections.com.au>; Matthew Pittas <matthew@edgewaterconnections.com.au>  
**Cc:** Daniel Brook <daniel.brook@mirvac.com>; Matthew Pittas <matthew@edgewaterconnections.com.au>; Alexandra Chung <alexandra.chung@mirvac.com>; Kym Dracopoulos <kym.dracopoulos@mirvac.com>; Russell Hogan <russell.hogan@mirvac.com>  
**Subject:** RE: RE: AIE Staging Plan

Hi Steve,

Just called and left a message.

We would like to follow up on the below email. Please can we request Edgewater to prepare a statement that outlines EE and NBN's understanding of the utility staging?

Regards

**Chee Hui Chan**  
Contracts and Project Administrator  
Investments

Level 28, 200 George Street Sydney NSW 2000 Australia



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**From:** Chee Hui Chan

**Sent:** Thursday, 4 May 2023 11:28 AM

**To:** Stephen Allan <[steve@edgewaterconnections.com.au](mailto:steve@edgewaterconnections.com.au)>

**Cc:** Daniel Brook <[daniel.brook@mirvac.com](mailto:daniel.brook@mirvac.com)>; Matthew Pittas <[matthew@edgewaterconnections.com.au](mailto:matthew@edgewaterconnections.com.au)>; Alexandra Chung <[alexandra.chung@mirvac.com](mailto:alexandra.chung@mirvac.com)>; Kym Dracopoulos <[kym.dracopoulos@mirvac.com](mailto:kym.dracopoulos@mirvac.com)>; Russell Hogan <[russell.hogan@mirvac.com](mailto:russell.hogan@mirvac.com)>

**Subject:** RE: AIE Staging Plan

**Importance:** High

Hi Steve,

We noted Edgewater issued an email 11/07/22 confirming noting receipt of approval from Endeavour Energy regarding Staging and Sequencing of Aspect Industrial Estate, please refer attached. We are currently in the similar process for MOD 3, please see below staging of works for MOD 3. Please could we request Edgewater to prepare a statement that outlines EE and NBN's understanding of the utility staging?

**RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan**

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 05 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>



## STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the Applicant must submit a Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall:
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the e Staging Plan and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early irrigation and planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.

Table – Proposed staging of works

Table 3 - Proposed staging of works

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
		10448 - MOD 2		Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent.  Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	
13	Stage 8 Building Works (Warehouse 6)		2024-26	

Regards

**Chee Hui Chan**

Contracts and Project Administrator  
Investments

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Chee Hui Chan  
Mirvac Developments Pty Ltd  
Contracts and Project Administrator  
Integrated Investment Portfolio  
Level 28, 200 George Street Sydney NSW 2000 Australia

EWC ref: 4494  
15<sup>th</sup> May 2023

## **Re: Aspect Industrial Estate - Design Statement regarding MOD 3 Staging Plans - Endeavour Energy Reticulation.**

Hi Chee,

Regarding your email requesting Edgewater to issue advise of the Endeavour Energy applications and staging, the works have been applied for and design to be staged as follows:

- Stage 1A UIS0979, Subdivision, Intersection of Mamre Road, HV Capacity to Estate, and Stage 1 internal road works
- Stage 1B ARP5041, Underground works and Street Lighting along Mamre Road South of Mamre Rd intersection.
- Stage 2 UIS0950, Subdivision, HV reticulation and Street Lighting.
- Stage 3 UIS0978, Subdivision, HV reticulation and Street Lighting.
- Stage 4 UIS0979, Subdivision, HV reticulation and Street Lighting.
- Stage 5 ARP5106, Additional HV Capacity via 2<sup>nd</sup> x 22kV Feeder.

We confirm that the above-mentioned certified designs are in accordance to Endeavour Energy's standards and policies, as well as other the relevant standards as nominated on the certified designs, and have been design and approved by Endeavour Energy to be constructed in a staged manner.

If you need any further information, please let me know.

Regards



Stephen Allan  
Director



## Chee Hui Chan

**From:** Russell Hogan  
**Sent:** Thursday, 4 May 2023 12:12 PM  
**To:** Stephen O'Connor (stephen.oconnor@altisproperty.com.au); Philip Grech  
**Cc:** Daniel Brook; Kym Dracopoulos; Chee Hui Chan; Alexandra Chung  
**Subject:** AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with Altis  
**Attachments:** MOD 3 Staging Plan with Consultation with Agencies.pdf

Hi Steve / Phil,

### RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 05 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

### STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early tree planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.



Table – Proposed staging of works

Table 3 - Proposed staging of works

<b>Stage</b>	<b>Description</b>	<b>Planning Status</b>	<b>Anticipated Construction Commencement</b>	<b>Anticipated construction completion</b>
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
		10448 - MOD 2		Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent.  Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	
13	Stage 8 Building Works (Warehouse 6)		2024-26	

Should you have any questions regarding the above, please advise.

Kind Regards,

**Russell Hogan**

Senior Development Manager  
Investments

**T:** +61 2 9080 8154 **M:** +61 424441231  
Level 28, 200 George Street Sydney NSW 2000 Australia

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## Chee Hui Chan

**From:** Russell Hogan  
**Sent:** Thursday, 4 May 2023 12:10 PM  
**To:** Matt.Jordan@gpt.com.au; Tom Falconer  
**Cc:** Daniel Brook; Kym Dracopoulos; Chee Hui Chan; Alexandra Chung  
**Subject:** AIE - SSD-10448 MOD 3 - Condition A10 - Staging Plan - Consultation with GPT  
**Attachments:** MOD 3 Staging Plan with Consultation with Agencies.pdf

Hi Matt / Tom,

### RE: AIE – SSD-10448 MOD 3 – Condition A10 – Staging Plan – Consultation with GPT

Condition A10 of the Aspect Industrial Estate (AIE) SSD-10448-MOD 3 requires that prior to the commencement of construction a Staging Plan is prepared in consultation with Council, utility and service providers and other relevant stakeholders to the satisfaction of the Planning Secretary.

This email seeks to describe how the implementation of the Concept Proposal under SSD-10448-MOD 3, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts.

Condition	Consent Timing	To enable issue to Planning Secretary – we are seeking comments by
Condition A10 – Staging Plan	Prior to the commencement of construction of any stage of the Concept Proposal	Friday 05 May 2023

The table below provides the staging and timing of the works approved in the Concept Plan and the indicative sequence of future DAs that will be lodged to develop the site. An estimated timing of each Stage and identification of overlapping construction activities is detailed, however it is noted that timing may be subject to variation. Should a variation occur, an amended program would be reviewed.

The attached Indicative Staging Building Plan corresponds to the AIE Concept Masterplan as approved within the SSD-10448-MOD 3.

Link to the AIE Major Projects Planning Portal: <https://www.planningportal.nsw.gov.au/major-projects/projects/aspect-industrial-estate-stage-2-development-warehouse-9>

### STAGING PLAN

- A10. Prior to the commencement of construction of any stage of the Concept Proposal, the A Staging Plan for the Development, to the satisfaction of the Planning Secretary. The plan shall
- (a) be prepared in consultation with Council, utility and service providers and other relevant stakeholders;
  - (b) describe how the implementation of the Concept Proposal, would be staged to ensure it is carried out in an orderly and economic way and minimises construction impacts;
  - (c) show the likely sequence of DAs that will be lodged to develop the Site, with the timing of each Stage and identification of any overlapping construction and operational activities;
  - (d) include concept design for the staged delivery of landscaping, focusing on early tree planting to minimise the visual impact of subsequent development stages; and
  - (e) include conceptual design for the provision of services, utilities and infrastructure including stormwater management infrastructure and any future road upgrades.



Table – Proposed staging of works

Table 3 - Proposed staging of works

<b>Stage</b>	<b>Description</b>	<b>Planning Status</b>	<b>Anticipated Construction Commencement</b>	<b>Anticipated construction completion</b>
1a	Stage 1 Riparian realignment work	Approved as part of Stage 1 works under	Commenced August 2022	Within 6-12 months of commencement of construction
1b	Stage 1 Bulk Earthworks	initial SSD-10448.	Commenced August 2022	Completion of last DA 2026
1c	Stage 1 Riparian revegetation works	Determined: 1 June 2022	Q1 2023	Within six (6) months of the commencement of operation of first warehouse on AIE.
2	Stage 1 Phase 1 Road Infrastructure Works		Q4 2022	Prior to Occupation of first Warehouse on Aspect Industrial Estate
3	Stage 1 Phase 2 Road Infrastructure Works		Q1-Q4 2023	Prior to Occupation of second Warehouse on the Aspect Industrial Estate.
4	Stage 1 – Phase 3 Road Infrastructure Works (Road No.4)	Approved in SSD 10448 MOD 3. Determined 2 March 2023	Q1-Q4 2023	Prior to Occupation of any warehouse which requires direct connection to it
5	Stage 2 – Road Infrastructure Works (Road No.3 North) and riparian realignment.	Approval pathway to be confirmed.	Subject to reaching an arrangement on timing of works with the Planning Secretary and neighbouring landowner.	Within 12-18 months from commencement of construction
6	Stage 1 Building Works (Warehouse 1)	Approved as part of initial SSD-10448 and SSD-	Q1 2023	Within 12-18 months from commencement of construction

Stage	Description	Planning Status	Anticipated Construction Commencement	Anticipated construction completion
		10448 - MOD 2		Within 12-18 months from commencement of construction
7	Stage 2 Building Works (Warehouse 9)	Approved as part of initial SSD-10448 MOD 3 and SSD - 46516461	Q2 2023	
8	Stage 3 Building Works (Warehouse 3)	Approved as part of initial SSD-10448 MOD 2.	Q1 2023	
9	Stage 4 Buildings Works (Warehouse 8)	Subject to separate detailed consent.  Target lodgement: March 2023	Q4 2023 – Q1 2024	
10	Stage 5 Building Works (Warehouse 2)		Q4 2023 – Q1 2024	
11	Stage 6 Building Works (Warehouse 4)	Development application to be submitted	Q1 2024	
12	Stage 7 Building Works (Warehouse 5)		Q1 2024	
13	Stage 8 Building Works (Warehouse 6)		2024-26	

Should you have any questions regarding the above, please advise.

Kind Regards,

**Russell Hogan**

Senior Development Manager  
Investments

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**Electronic Data Transmission Disclaimer**





**RANKED #1 GLOBALLY  
FOR GENDER EQUALITY**

2022 and 2023 by Equileap

**2022 WINNER BEST  
PLACES TO WORK**

AFR Boss

Mirvac acknowledges Aboriginal and Torres Strait Islander peoples as the Traditional Owners of the lands and waters of Australia, and we offer our respect to their Elders.

# APPENDIX M

## Environmental Policy

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## 1.4 Environmental Policy

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### To achieve this, Qanstruct will:

- a) Ensure as far as possible that all materials and plant are used and applied in an environmentally friendly manner according to manufacturers' specification.
- b) Provide all employees with appropriate training in sound environmental practices in handling of materials and the application of materials in all areas.
- c) Reduce waste as much as possible, and dispose of all waste according to regulatory laws and regulations, and in a responsible manner.
- d) Induct all new employees to Environmental legislation, applicable standards and Company procedures regarding the use and disposal of waste.
- e) Investigate all environmental accidents and take remedial measures and preventive actions to minimise the risk of occurrence.
- f) Comply with all relevant Environmental legislation and applicable standards; and other requirements.
- g) Conduct an environmental monitoring program to ensure adherence to Company and regulatory requirements.
- h) Involve and consult employees and contractors on all Environmental matters with the view to continuously improving Qanstruct's performance.
- i) Maintain an effective Environmental Management System certified to ISO 14001:2015.

### Qanstruct's Commitment

Qanstruct is committed to conducting business in an environmentally responsible way, aimed at prevention of pollution to air, ground and water.

**Mark Ruff / DIRECTOR**

Date July 2022



# APPENDIX N

## Event Notification Report

## EVENT NOTIFICATION REPORT

Plant Vehicle Property	Non work Related Motor Vehicle Accidents	Service Strike	Environmental	Injury	Break-in Theft	Conduct
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date & Time Event Occurred	Event Reported by	Notification Form Completed by	Date Completed
Project Team	Names	Project Name	WHS Site Representative
Project Manager			
Site Supervisor			
Engineers			
Leading Hand/s			

<b>1. DETAILS</b>					
Event Description (Describe event using key words)					
Event first reported to		Date reported		Time reported	
Event details (below) Details specific names, dates, times, equipment, organisation/s, etc.					
What activity was being undertaken? Who was involved, time & duration of activity in progress					
Location on site					
<b>INSERT OR ATTACH MAP / SKETCH &amp; PHOTOS TO NOTIFICATION</b> <small>(Show location in relations to site and key areas – intersections, plant, activity, services, pot hole locations, survey pegs, chainages)</small>					

2. PERSONS INVOLVED / & or near VICINITY					
Names of Directly involved & Witnesses	Organisation	Position Title	Capacity of involvement (Direct / in-direct witness)	Contact No.	Statement Taken
					Y <input type="checkbox"/>
					Y <input type="checkbox"/>
					Y <input type="checkbox"/>
					Y <input type="checkbox"/>

3. IMMEDIATE ACTION TAKEN						
Tick items to signify the action taken immediately following the event occurring						
<input type="checkbox"/>	Secure area / isolate	<input type="checkbox"/>	Subcontractor Workers retained on site	<input type="checkbox"/>	Medical Centre Ambulance	Other:
<input type="checkbox"/>	Contacted Emergency services	<input type="checkbox"/>	Photos of scene / area	<input type="checkbox"/>	Spill control	
<input type="checkbox"/>	Notified asset owner	<input type="checkbox"/>	D & A testing	<input type="checkbox"/>	Statements	

6. EXTERNAL NOTIFICATIONS made at time of Event Occurrence					
Agency	Notified	Date / time notified	Agency	Notified	Date / time notified
SafeWork NSW (WHS Co-ord responsible)	<input type="checkbox"/>		Subcontractor PM responsible	<input type="checkbox"/>	
EPA / DPIE (ER responsible)	<input type="checkbox"/>		Police / Fire / Amb	<input type="checkbox"/>	
Asset Owner PM responsible	<input type="checkbox"/>		Police Event No. (if applicable)	<input type="checkbox"/>	
Client (Org) PM responsible	<input type="checkbox"/>		Other (Name)	<input type="checkbox"/>	

7. FACTORS CONTRIBUTING TO THE INCIDENT					
<b>Environment</b>			<b>Equipment / materials</b>		
<input type="checkbox"/>	Noise	<input type="checkbox"/>	Surface gradient / conditions	<input type="checkbox"/>	Tampering of plant / equipment
<input type="checkbox"/>	Lighting	<input type="checkbox"/>	Dust / fume	<input type="checkbox"/>	Plant or equipment failure
<input type="checkbox"/>	Vibration	<input type="checkbox"/>	Slip / trip hazard	<input type="checkbox"/>	Inadequate maintenance
<input type="checkbox"/>	Weather	<input type="checkbox"/>	Time production pressures	<input type="checkbox"/>	Inadequate guarding
			<input type="checkbox"/> Other:		
<b>Work systems</b>			<b>People</b>		
<input type="checkbox"/>	Hazard no identified	<input type="checkbox"/>	No / inadequate risk assessment conducted	<input type="checkbox"/>	No / Not followed Procedure
<input type="checkbox"/>	Hazard not reported	<input type="checkbox"/>	No / inadequate controls implemented	<input type="checkbox"/>	Drugs / alcohol
<input type="checkbox"/>	No/inadequate safe work procedure	<input type="checkbox"/>	Inadequate training / supervision	<input type="checkbox"/>	Fatigue
<input type="checkbox"/>	Inadequate planning	<input type="checkbox"/>	Other:	<input type="checkbox"/>	Change of routine
			<input type="checkbox"/> Lack of communication		
<b>Comment on selection</b>					

8. CORRECTIVE ACTIONS				
Actions	Assigned to	Completion date	Date complete	Verified by

9. PM AND ER TO COMPLETE				
Matter has been reviewed, recorded, and correctly notified?			Yes <input type="checkbox"/>	No <input type="checkbox"/>
PM Signature:		ER Signature:		
Date:		Date:		









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