Development Consent

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

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

These conditions are required to:

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

Joanna Bakopanos
Acting Director
Industry Assessments

Sydney	23 January 2026	File: EF24/5461

SCHEDULE 1

Application Number:	SSD-69845208
Applicant:	HB & B Property Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	Lot 1 DP 1293805, 221-235 Luddenham Road, Orchard Hills
Development:	Construction and 24-hour operation of a manufacturing warehouse and distribution facility with a processing capacity of up to 17,774 tonnes of aluminium billet per year, including an aluminium extrusion and powder coating paint line, with associated landscaping and ancillary car parking, offices, an industrial retail outlet, and customer pick-up areas

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DEFINITIONS

Additional Information	Correspondence by the Applicant in response to the Department's request for information, including the document(s) titled: a) Response to Submissions Alspec Manufacturing Warehouse SSD69845208, prepared by Urbis Ltd and dated 14 October 2025 b) Alspec Manufacturing Warehouse 221-227 & 289-317 Luddenham Road, Orchard Hills, NSW Civil Engineering – Response to SSDA RFI, prepared by H&H Consulting Engineers Pty Ltd and dated 10 November 2025 c) Response to Submissions Alspec Manufacturing Warehouse SSD-69845208, prepared by Urbis and dated 13 November 2025
Applicant	HB & B Property Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	*Biodiversity Conservation Act 2016*
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the *Telecommunications Act 1997* (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
CNVMP	Construction Noise and Vibration Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Penrith City Council
CTMP	Construction Traffic Management Plan
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS and Submissions Report, including the works and activities comprising the construction and operation of an aluminium products manufacturing warehouse and distribution facility, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled Alspec Manufacturing Warehouse Environmental Impact Statement, prepared by Urbis Ltd dated 12 September 2024, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	*Environmental Planning and Assessment Act 1979*
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the *Telecommunications Act 1997* (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement

Heritage item	An item as defined under the *Heritage Act 1977,* and assessed as being of local, State and/ or National heritage significance*,* and/or an Aboriginal Object or Aboriginal Place as defined under the *National Parks and Wildlife Act 1974'*, the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the *Environment Protection and Biodiversity Conservation Act 1999* (Cth), or anything identified as a heritage item under the conditions of this consent
HPC	Housing and Productivity Contribution
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm to the environment, and as a consequence of that environmental harm, may cause harm to the health and safety of human beings, and which may or may not be or cause a non-compliance ***Note:*** *"Material harm" is defined in this consent*
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: d) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or e) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding $10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) ***Note:*** *This definition excludes "harm" that is either authorised under this consent or any other statutory approval* ***Note:*** *For the purposes of this definition, material harm excludes incidents captured by Work Health and Safety reporting requirements*
Minister	NSW Minister for Planning and Public Spaces (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of the warehouse and distribution facility and carrying out of metal extruding, coating or manufacturing works as described in the EIS and Submissions Report
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
POEO Act	*Protection of the Environment Operations Act 1997*
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "*Aboriginal cultural heritage consultation requirements for proponents 2010*" (DECCW)
Rehabilitation	The restoration of land disturbed by the development to a good condition, to ensure it is safe, stable and non-polluting
Submissions Report (SR)	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 Alspec Manufacturing Warehouse Response to Submissions, prepared by Urbis Ltd and dated 14 July 2025
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1

TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

A2. The development may only be carried out:

(a) in compliance with the conditions of this consent;

(b) in accordance with all written directions of the Planning Secretary;

(c) in accordance with the EIS, Submissions Report and Additional Information;

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

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

A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:

(a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and

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

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

LIMITS OF CONSENT

Production Capacity

A5. The development must not process more than 17,774 tonnes per year of aluminium and/or other metals.

Lapsing

A6. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.

Road Works

A7. Prior to the issue of any Occupation Certificate, the Applicant must provide written evidence, to the satisfaction of the Planning Secretary, demonstrating that the road infrastructure works identified in Schedule 1 of the Luddenham Road Planning Agreement, entered into by HB&B Property Pty Ltd and Penrith City Council, executed on 14 May 2024, have been delivered.

NOTIFICATION OF COMMENCEMENT

A8. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

(a) construction;

(b) operation; and

(c) cessation of operations.

A9. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).

EVIDENCE OF CONSULTATION

A10. 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

A11. 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).

A12. 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.

A13. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A14. Prior to the commencement of construction of the development, the Applicant must:

(a) consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure;

(b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and

(c) submit a copy of the dilapidation report to the Planning Secretary and Council.

A15. 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;

(b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and

(c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

Wastewater Servicing

A16. Prior to the issue of any Occupation Certificate, the Applicant must provide written evidence, to the satisfaction of the Planning Secretary, demonstrating that the wastewater servicing infrastructure approved under DA24/0654 for the Alspec Industrial Business Park is operational and capable of servicing the development.

Sydney Water

A17. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

A18. Prior to the commencement of construction works, the Applicant must apply for Building Plan approval through Sydney water to determine if water or stormwater mains or easements are to be impacted by the development.

Fibre-Ready Facilities

A19. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

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

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

A20. Prior to the issue of an Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

STRUCTURAL ADEQUACY

A21. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

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

EXTERNAL WALLS AND CLADDING

A22. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A23. 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.

A24. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

COMPLIANCE

A25. 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.

CONTRIBUTIONS TO COUNCIL

A26. Prior to the issue of a Construction Certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development, being $711,547.48 (adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW)), must be paid to Council under section 7.12 of the EP&A Act and in accordance with the *Penrith City Section 7.12 Development Contributions Plan for Non-Residential Development*.

HOUSING AND PRODUCTIVITY CONTRIBUTION

A27. Prior to the issue of a Construction Certificate for any part of the development, a housing and productivity contribution (HPC) in accordance with Table 1 must be paid for the development, as adjusted in accordance with condition A28.

Table 1 *Housing and Productivity Contribution Amount*

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	$653,140.12
Transport project component	N/A
Total housing and productivity contribution	$653,140.12

A28. At the time of payment, the amount of the HPC is to be adjusted in accordance with the Environmental Planning and Assessment (Housing and Productivity Contributions) Order 2024 (HPC Order).

The HPC may be made wholly or partly as a non-monetary contribution (apart from any transport project component) if the Minister administering the *Environmental Planning and Assessment Act 1979* agrees.

The HPC is not required to be made to the extent that a planning agreement excludes the application of Subdivision 4 of Division 7.1 of the *Environmental Planning and Assessment Act 1979* to the development, or the HPC Order exempts the development from the contribution.

OPERATION OF PLANT AND EQUIPMENT

A29. All plant and equipment used on site, or to monitor the performance of the development, must be:

(a) maintained in a proper and efficient condition; and

(b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

A30. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

APPLICABILITY OF GUIDELINES

A31. 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.

A32. 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

General Operating Conditions

B1. The Applicant must ensure:

(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of *AS 2890.1:2004 Parking facilities Off-street car parking* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)

(b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;

(c) the development does not result in any vehicles queuing on the public road network;

(d) heavy vehicles 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; and

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

Patons Lane – Access Controls

B2. The Applicant must ensure:

(a) the development's driveway on Patons Lane is restricted for use by light vehicles only and that all vehicles entering or exiting via this driveway undertake left-turn movements only;

(b) traffic associated with the construction of the development does not use Patons Lane on weekdays during the peak periods of 7:30 am to 8:30 am and 4:30 pm to 5:30 pm; and

(c) traffic related to the construction of Sydney Metro be given priority access to Patons Lane.

Construction Traffic Management Plan

B3. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:

(a) be prepared by a suitably qualified and experienced person(s);

(b) be prepared in consultation with Council, TfNSW and Sydney Metro;

(c) detail the measures, including temporary traffic controls, intersection treatments, or staged construction options, that are to be implemented to ensure road safety and network efficiency during construction;

(d) detail heavy vehicle routes, access and parking arrangements;

(e) describe procedures to ensure compliance with conditions B1 and B2;

(f) 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;

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

(h) if necessary, detail procedures for notifying Sydney Metro, residents and the community, of any potential disruptions to routes.

B4. The Applicant must:

(a) not commence construction until the Construction Traffic Management Plan required by condition B3 is approved by the Planning Secretary; and

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

Site Access

B5. Prior to the commencement of construction of the site access driveways shown in Figure 2:, the Applicant must:

(a) prepare and submit detailed design drawings to the satisfaction of Council; and

(b) obtain approval for the works under section 138 of the *Roads Act 1993*.

Parking

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.

Operational Traffic Management Plan

B7. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by Condition C5 and must:

(a) be prepared by a suitably qualified and experienced person(s);

(b) be prepared in consultation with Council, Sydney Metro and TfNSW;

(c) detail the measures that are to be implemented to ensure road safety and network efficiency;

(d) detail heavy vehicle routes, access, and parking arrangements;

(e) describe procedures to ensure compliance with conditions B1 and B2;

(f) outline facilities and measures to promote active and public transport usage, such as car share schemes and employee incentives;

(g) include an Operational Driver Code of Conduct to:

(i) minimise the impacts on the local and regional road network;

(ii) minimise conflicts with other road users;

(iii) minimise road traffic noise;

(iv) inform truck drivers of the site access arrangements and use of specified haul routes;

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

(h) include details of:

(i) heavy vehicle routes, road safety and efficiency measures and the on-site measures to be implemented to control the manoeuvring of vehicles in designated areas, and mitigate the potential for on-site vehicle conflict; and

(ii) traffic control signage.

NOISE

Hours of Work

B8. The Applicant must comply with the hours detailed in Table 2.

Table 2 *Hours of Work*

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

B9. Works outside of the hours identified in condition B8 may be undertaken in the following circumstances:

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

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

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

Construction Noise Limits

B10. The development must be constructed to achieve, as far as feasible and reasonable, the construction noise management levels detailed in the *Interim Construction Noise Guideline* (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in the Appendix 2.

Construction Noise Management Plan

B11. The Applicant must prepare a Construction Noise Management Plan for the development. The Plan must form part of a CEMP in accordance with condition C2 and must

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

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

(c) include noise management and mitigation measures, including any described in Appendix 2;

(d) describe the 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;

(f) describe the community consultation undertaken to develop the strategies in condition B11 (e); and

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

Operational Noise Limits

B12. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.

Table 3 *Noise Limits (dB(A))*

Location	Morning Shoulder $L_{Aeq(15\ minute)}$	Day $L_{Aeq(15\ minute)}$	Evening $L_{Aeq(15\ minute)}$	Night $L_{Aeq(15\ minute)}$	Night L_{AMax}
202-210 Luddenham Road, Orchard Hills (Lot 92 DP 752022)	42	43	40	39	52
233-249 Luddenham Road, Orchard Hills (Lot 1 DP 520117)	37	40	37	37	54

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).*

Operational Noise Verification Report

B13. Within three months of the completion of commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

(a) be prepared to the satisfaction of the Planning Secretary;

(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:

(i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and

(ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);

(iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017);

(c) include:

(i) details of the development's operating conditions at the time of monitoring and, if required, adjustments to measured noise levels to account for the development's maximum operating capacity;

(ii) an analysis of compliance with noise limits specified in condition B12 at all locations identified in Table 3 simultaneously;

(iii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B12; and

(iv) a description of contingency measures, including the implementation of an operational noise management plan, in the event management actions are not effective in reducing noise levels to an acceptable level.

WASTE MANAGEMENT

Waste Management Plan

B14. Prior to the commencement of operation of the development, the Applicant must prepare a Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Waste Management Plan must form part of the OEMP and be prepared in accordance with condition C5. The Plan must:

(a) detail the type and quantity of waste to be generated during operation of the development;

(b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997, Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Environment Protection Authority, 2014);

(c) detail the materials to be reused or recycled, either on or off site; and

(d) include the Management and Mitigation Measures included in Appendix 2.

B15. The Applicant must:

(a) not commence operation until the Waste Management Plan is approved by the Planning Secretary;

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

Waste Storage and Processing

B16. 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.

Statutory Requirements

B17. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014)

B18. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the waste.

B19. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

B20. 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.

B21. The Applicant must retain all sampling and waste classification data for the life of the development in accordance with the requirements of EPA.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B22. The Applicant must:

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

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

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

Erosion and Sediment Control

B23. Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

B24. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B23 for the duration of construction of the development.

Water Access

B25. If required, the Applicant is to apply for and obtain a Water Access License (WAL) to account for the maximum predicted groundwater take for construction and operation activities unless an exemption applies under the *Water Management (General) Regulation 2018.*

Discharge Limits

B26. 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

B27. Prior to the commencement of construction of the development's stormwater management system, the Applicant must finalise the system's detailed design. The final stormwater management system must:

(a) be designed by a suitably qualified and experienced person(s);

(b) be designed in consultation with Council;

(c) be generally in accordance with the conceptual design in the Additional Information;

(d) be in accordance with applicable Australian Standards; and

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

B28. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B27) and ensure the system is operational.

B29. The Applicant must maintain the stormwater management system installed on the site under condition B28 for the duration of the development.

AIR QUALITY

Dust Minimisation

B30. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B31. During construction of the development, the Applicant must ensure that:

(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;

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

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

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

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

Air Pollutant Discharges

B32. The Applicant must install and operate equipment in line with best practice to ensure the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the EPL applicable to the site.

Odour Management

B33. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

HAZARDS AND RISK

Dangerous Goods

B34. The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33* at all times.

B35. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:

(a) all relevant Australian Standards; and

(b) for liquids

(i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and

(ii) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B36. In the event of an inconsistency between the requirements of conditions B35(a) and B35(b), the most stringent requirement must prevail to the extent of the inconsistency.

BUSH FIRE MANAGEMENT

Bush Fire Design Measures

B37. The Applicant must ensure the development complies with:

(a) the relevant provisions of *Planning for Bush Fire Protection* (RFS, 2019); and

(b) the findings and recommendations in the Bush Fire Assessment Report included in the EIS, prepared by Peterson Bushfire and dated 24 May 2024.

Bush Fire Emergency Management and Evacuation Plan

B38. Prior to the commencement of operation, the Applicant must prepare and implement a Bush Fire Emergency Management and Evacuation Plan for the development, which is consistent with the requirements of *Development Planning – A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan* (RFS, 2014).

BIODIVERSITY

Pests, Vermin and Priority Weed Management

B39. The Applicant must:

(a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and

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

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

ABORIGINAL HERITAGE

Unexpected Finds Protocol

B40. 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.

B41. 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*.

CONTAMINATION

Unexpected Finds

B42. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must:

(a) form part of the of the CEMP in accordance with condition C2; and

(b) ensure any material identified as contaminated is managed in accordance with the POEO Act and its associated regulations.

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

VISUAL AMENITY

Landscaping

B43. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the development's landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition C5. The plan must:

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

(b) be consistent with the planting schedule, species, pot size, number of plants as described within the Landscape Plans prepared by Geoscapes dated 3 October 2025 (see Appendix H of the Additional Information);

(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 at Appendix 2.

B44. 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 B43 for the life of the development.

Lighting

B45. The Applicant must ensure the lighting associated with the development:

(a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and

(b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

B46. All signage and fencing must be erected in accordance with the development plans included in the Additional Information.

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

(a) a condition compliance table for that plan;

(b) detailed baseline data;

(c) details of:

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

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

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

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

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

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

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

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

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

(h) a protocol for managing and reporting any:

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

(ii) complaint;

(iii) failure to comply with statutory requirements; and

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:

(a) details of the community consultation and complaints handling procedure to be implemented during construction

(b) Construction Traffic Management Plan (see condition B3);

(c) a copy of the Construction Noise Management Plan (see condition B11);

(d) Erosion and Sediment Control Plan (see condition B23); and

(e) a copy of the development's Unexpected Contamination Finds Procedure (see condition B42).

C4. The Applicant must:

(a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and

(b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.

C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:

(a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;

(b) describe the procedures that would be implemented to:

(i) minimise air pollutant and noise emissions;

(ii) keep the local community and relevant agencies informed about the operation and environmental performance of the development;

(iii) receive, handle, respond to, and record complaints;

(iv) resolve any disputes that may arise;

(v) respond to any non-compliance;

(vi) respond to emergencies;

(c) Operational Traffic Management Plan (see condition B7);

(d) Waste Management Plan (see condition B14)

(e) a copy of the Bush Fire Emergency Response (see condition B38); and

(f) Landscape Management Plan (see condition B43).

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. Prior to the commencement of construction of any works associated with any modification to this consent, or within three months of:

(a) the submission of an incident report under condition C10;

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

(c) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

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

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

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

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

(a) date, time and location;

(b) a brief description of what occurred and why it has been classified as an incident;

(c) a description of what immediate steps were taken in relation to the incident; and

(d) identifying a contact person for further communication regarding the incident.

C11. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

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

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

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

Monitoring and Environmental Audits

C14. 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

C15. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant, or any person carrying out development to which this consent applies must:

(a) make the following information and documents (as they are obtained or approved) publicly available on its website:

(i) the documents referred to in condition A2 of this consent;

(ii) all current statutory approvals for the development;

(iii) all approved strategies, plans and programs required under the conditions of this consent with the exception of any hazard and risk related studies;

(iv) performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;

(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;

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

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

(viii) a complaints register, updated quarterly;

(ix) the Compliance Report of the development;

(x) any other matter required by the Planning Secretary; and

(b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

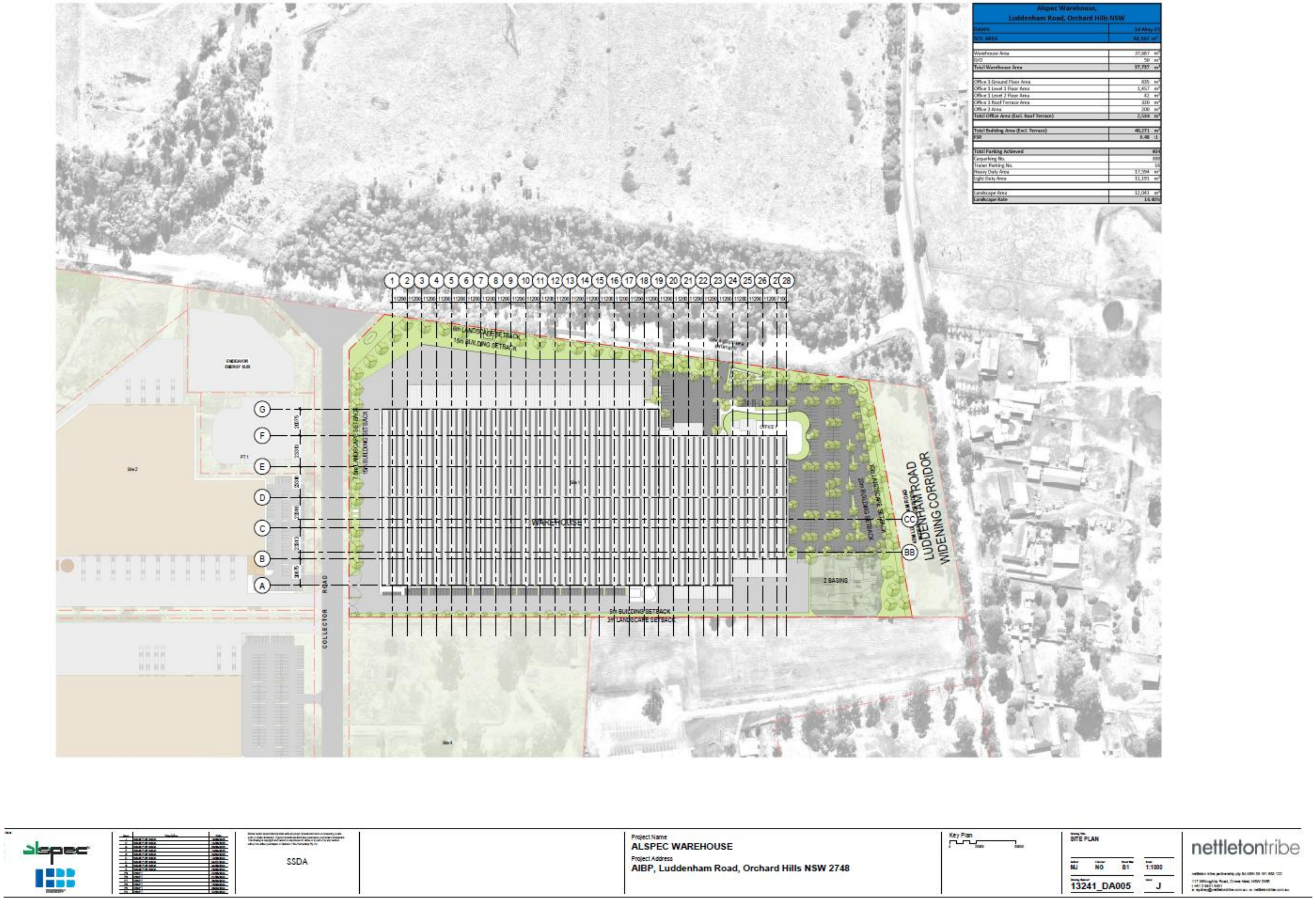

Figure 1: Site Plan(s)

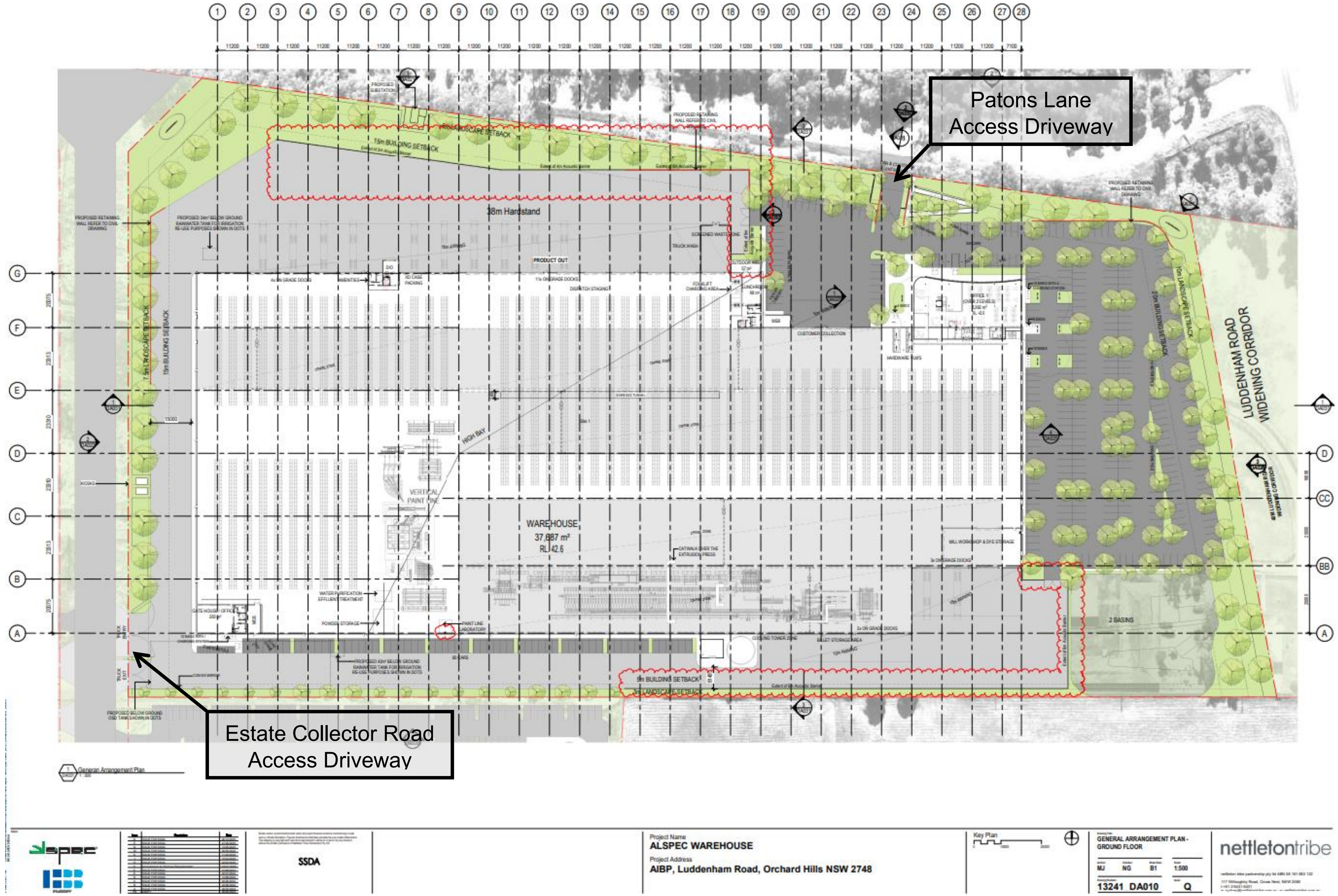

Figure 2: Ground Floor Plan

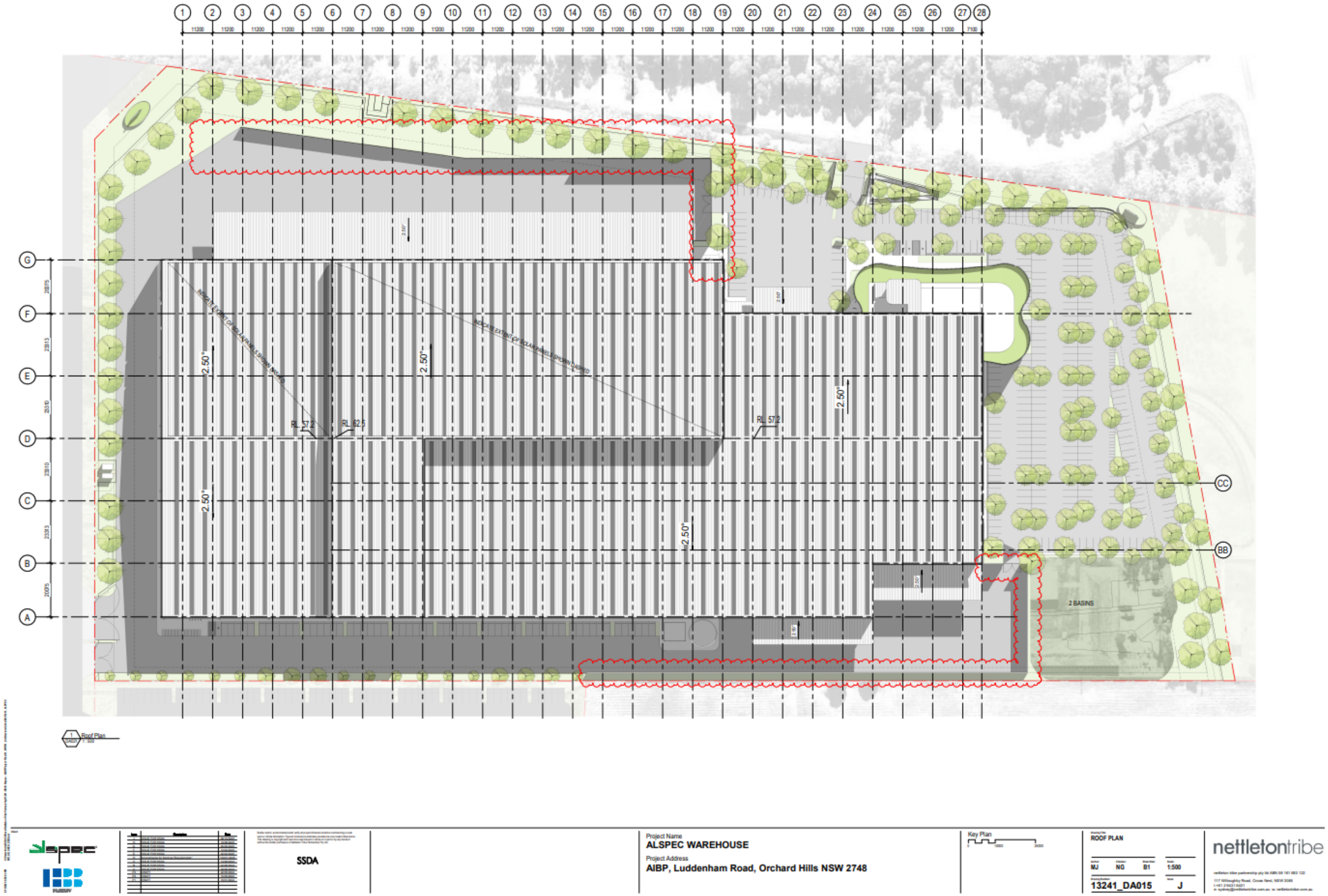

Figure 3: Ground Floor Plan

Job No.	Drawing Number	Drawing Title	Drawing Issue	Date
Architectural Drawings prepared by Nettleton Tribe				
13241	DA005	Site Plan	J	19/08/2025
13241	DA010	General Arrangement Plan – Ground Floor	Q	08/10/2025
13241	DA016	Detail Layout Plan – Sheet 1	F	19/08/2025
13241	DA017	Detail Layout Plan – Sheet 2	F	08/10/2025
13241	DA021	Building Elevation – Sheet 1	J	08/10/2025
13241	DA022	Building Elevation – Sheet 2	J	08/10/2025
13241	DA025	Detailed Office Elevation	F	10/04/2025
13241	DA015	Roof Plan	J	08/10/2025
Landscape drawings prepared by Geoscapes				
231103	SSD-01	Landscape Master Plan	J	03/10/2025
231103	SSD-02	Canopy Cover Calculation	J	03/10/2025
231103	SSD-03	Landscape Detail Plan 1	J	03/10/2025
231103	SSD-04	Landscape Detail Plan 2	J	03/10/2025
231103	SSD-05	Landscape Detail Plan 3	J	03/10/2025
231103	SSD-06	Landscape Detail Plan 4	J	03/10/2025
231103	SSD-07	Landscape Detail Plan 5	J	03/10/2025
231103	SSD-08	Landscape Detail Plan 6	J	03/10/2025
231103	SSD-09	Roof Terrace Plan	J	03/10/2025
231103	SSD-10	Roof Terrace Detail Plan & Planting Schedule	J	03/10/2025
231103	SSD-11	Landscape Section AA & BB	J	03/10/2025
231103	SSD-12	Landscape Section CC, DD & EE	J	03/10/2025
231103	SSD-13	Landscape Section FF & GG	J	03/10/2025
231103	SSD-14	Landscape Section HH & Elevation	J	03/10/2025
231103	SSD-15	Specifications & Details	J	03/10/2025
231103	SSD-16	Planting Schedule & Imagery	J	03/10/2025

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Issue	Approach

Traffic and Transport	<u>Construction Traffic Management</u>
	To manage the impacts from traffic and transport during construction, the following range of mitigation and management measures are identified:
	• Traffic Guidance Schemes would be prepared and implemented.
	• Dilapidation surveys of roads around the proposal area would be undertaken.
	• Direct access at the frontages would be provided with adequate sight distances relating to the posted road speed.
	• All vehicles accessing the site for the purpose of material delivery and construction works would be fitted with safety flashing lights located on the top of the vehicle and functioning reversing noises which are compliant with the non-tonal levels recommended in the noise report.
	• Only left-in/ right-out movements would be provided at the site access point.
	Site Access to Sydney Metro Western Sydney Airport stabling and maintenance facility:
	• Patons Lane is the sole vehicular access road to the Sydney Metro Western Sydney Airport stabling and maintenance facility. Access to the Sydney Metro facility along Patons Lane must be always maintained as there are no alternative access options.
	• Stakeholder consultation with Sydney Metro is reflected in the Construction Traffic Management Plan.
	<u>Operational Traffic Management</u>
	A GTP has been prepared to support the use of potential green travel options for commuters to the development site. Recommendations have been outlined to encourage sustainable transport options, including:
	• A Transport Access Guide (TAG) is provided to users of a building or facility, intended to inform of ways to access the site through walking, cycling or public transport.
	• General:
	  ○ Introduce a travel coordinator role to execute the recommendations of this plan. This could potentially be incorporated into the facilities management function.
	  ○ Utilise social media opportunities to inform tenants and visitors of available sustainable transport options and facilities. To increase the use of the social media site this could be combined with other useful information including local events and building maintenance activities.
	  ○ Monitor the mode share, use and demand of facilities to inform future updates of the GTP.
	• Walking
	  ○ Work with other stakeholders to improve wayfinding signage to public transport (bus stops, future rail networks) between the development and nearby infrastructure hubs.
	  ○ Maintain a TAG (updated annually).
	  ○ As part of building management activities, promote walking for short trips in lieu of using a private vehicle.
	• Cycling
	  ○ Supply a communal bicycle repair toolkit for employees and visitors.

Issue	Approach
	- Maintain a TAG (updated annually). - Ensure the bicycle parking and end of trip facilities within the building are maintained. - Public Transport - Provide employees and visitors with a TAG (updated annually) that includes map showing public transport stops in the surrounding area, expected walk times needed to access the locations and useful applications and travel information websites. - Carpooling - Promote the cost savings of car share over commuting via private vehicle to residents of the precinct through the TAG. - Allocate additional spaces as required for car-sharing within the Alspec warehouse. - Car Parking - Provide electric car charging stations within the site. - Provide clear signage for and advertisement (within the TAG) of electric car charging stations within the site.
Design Quality	N/A
Visual Impact	- To mitigate views particularly from the east, a mix of large and medium evergreen indigenous and native canopy trees will be planted adjacent to the site boundary within a 10m landscape setback. This will increase the landscaped area in the southeast to 20m in width and provide screening of the development. - To the north and west minimum landscape setbacks are also proposed to provide screening from the development. This will help to filter the built form from potential visual receivers particularly in the east. - Canopy cover will be maximised where possible inclusive of car parking areas to help mitigate the urban heat island effect and will be supplemented by shrub and groundcover understorey planting. - The photomontages within the report demonstrate that proposed landscape planting at the development site, can be highly effective in helping to reduce visual impacts for several sensitive locations in close vicinity to the proposed development. The mitigation measures taken will be most effective after year 15 and for those receptors that experience direct views at close to medium range.
Water Management	To ensure no negative impact on downstream ecosystems and waterways, stormwater from the subject site is proposed to be managed through the implementation of water quality system, detention and sediment and erosion control.
Flooding	Flood mitigation measures proposed include: - The Water Supply Basin designed to collect stormwater runoff for water reuse within the Alspec Industrial Business Park. - As the proposed development fills the informal flood storage volume south of Patons Lane, two main excavation areas (Race Track Basin and Southern Supplementary Basin) together with proposed levees within the floodplain area are proposed to compensate for the would-be lost flood storage and to control the water level increase downstream of Patons Lane. - Additional flood storage has been included in this flood assessment to provide flexibility for future Orbital works.
Biodiversity	The proposed development will implement all the required mitigation measures outlined within the CPCP biocertification.

Issue	Approach

Ecologically Sustainable Design (ESD)	The key ESD considerations assessed as part of the assessment include energy efficiency, energy generation, indoor environment quality, water efficiency, waste management, low impact materials selection, sustainable transport, water sensitive urban design, and improved ecology. The initiatives identified to achieve ESD within the proposed development illustrate how the project addresses the following:
	• The precautionary principle – through the implementation of environmental management and building maintainability, the project will incorporate a focus on adaptability and resilience into the building design.
	• Inter-generational equity to ensure that the health, diversity, and productivity of the environment are maintained or enhanced for the benefit of future generations.
	• Conservation of biological diversity and ecological integrity – By planning native vegetation, reducing the stormwater runoff from the site, and including integrated landscaping into the development.
	• Improved valuation, pricing, and incentive mechanisms – The design of the development will employ a lifecycle costing to determine the optimal strategy for major plan size as well as input from a quantity surveyor to ensure the project remains on budget.
	Proposed Sustainability Initiatives include the following:
	• Energy Efficiency
	    o Fabric Optimisation
	    o Cool Roof Integration
	    o Energy Efficient Equipment
	    o HVAC System
	    o Highly Efficient Lighting System
	    o Energy Metering and Monitoring
	• Energy Generation
	    o With the incorporation of the previously identified energy efficiency measures, the energy load of the facility will be significantly reduced. This will allow a large portion of the sites electricity energy demand to be met through onsite renewable energy generation from a solar array.
	• Indoor Environment Quality
	    o Daylight access
	    o Indoor Air Quality (IAQ)
	    o Interior Noise Level Control
	    o Material Selection
	• Water Efficiency
	    o Rainwater Capture and Reuse
	    o Water Efficient Equipment
	    o Low Maintenance Landscaping
	• Water Management
	• Waste Management Plan
	    o Separated Waste and Recycling Streams
	    o Construction Waste Minimisation
	    o Low Impact Materials Selection
	• Sustainable Transport

Issue	Approach
	○ End of Trip Facilities ○ Sustainable Transport (Green travel Plan) ○ Electric Vehicles (EV) Infrastructure • Water Sensitive Urban Design ○ The development incorporates a strong focus on Water Sensitive Urban Design (WSUD). It focuses on WSUD through the external landscape design which minimises water use for irrigation. It also incorporates features such as gross pollutant trap, bioretention (rainwater garden) systems, sediment and erosion controls to reduce pollutants in stormwater. The proposed vegetation will help decrease the stormwater discharge. • Improved Ecology ○ Green Roof
Aboriginal Cultural Heritage	• The management of all identified cultural materials would be managed and mitigated as part of the bulk earthworks DA and would be completed prior to any subsequent SSD development. These included the need to obtain an Aboriginal Heritage Impact Permit (AHIP) from Heritage NSW in advance of the bulk earthworks to allow destruction and/or mitigation of identified cultural materials. • Following receipt of the AHIP and fulfilment of permit conditions (e.g. mitigation activities such as salvage excavations), there should be no outstanding Aboriginal heritage requirements for the project area, and it is expected that further development may proceed.
Waste	Mitigation measures are proposed for both construction and operational waste management. They are as follows: • Construction ○ Waste minimisation: Where possible, the construction contractor should review material ordering to ensure appropriate volumes of construction materials are purchased for the development. Excess, unused materials may be returned, resold or retained for other projects. ○ Waste storage: All demolition and construction waste generated on site will be stored in bins by material type. ○ Waste collection: A waste contractor will be engaged to perform waste collection services at the site throughout the demolition and construction stages. It will be performed by an appropriately licensed waste collection contractor and all wastes will be transported to appropriately licensed facilities, suitable for each waste type. ○ Special or hazardous waste: a protocol for unexpected hazardous waste finds (such as asbestos) will be prepared and followed in order to minimise potential harm to human health or the environment. • Operations ○ Bulky waste management: The disposal of hard, bulky, liquid or potentially hazardous wastes shall be organised as necessary by site facilities management. A storage area has been provided within the development to accommodate the storage of bulky waste prior to collection. ○ Problem waste management: Alspec is responsible for transporting these wastes to the bulky waste storage area, and the site waste manager would be responsible for monitoring these waste types and arranging collection of these wastes once sufficient volumes have been generated. ○ Waste storage: Small residual waste and recycling receptacles will be dispersed across each office floor as necessary. Warehouse waste would be stored directly in the 31m3general waste bins 31m3recycling bins,

Issue	Approach
	located in an interim waste storage area, prior to being transferred to the waste storage area at the end of each day. ○ Waste servicing and access: A suitably licensed and qualified private waste contractor will be engaged to collect waste generated during standard operation of the site.
Heritage	• It is recommended to incorporate all management measures and project obligations into an Historical Heritage Management Plan that outlines the specified requirements including an unexpected finds protocol methodology.
Bushfire	In recognition of the bushfire risk posed to the site, the assessment proposes the following combination of bushfire measures: • Ember protection measures from BAL-12.5 provisions listed within section 5 of Australian Standard 'AS 3959-2018 Construction of buildings in bushfire-prone areas' should be applied to the warehouse construction. • Site area is to be maintained to achieve the performance required of an Inner Protection Area (IPA) apart from landscape screening along boundary locations. The following landscaping specification have been designed to achieve IPA at the site: ○ Trees at maturity should not touch or be within 2m of the building; ○ Tree canopies should be separated by a minimum of 2m; ○ Ensure gaps in the vegetation, such as between garden beds, to prevent the spread of fire towards the building; ○ Landscaping should be separated from the building by at least 1m; ○ Grass should be kept mown (as a guide grass should be kept to no more than 100mm in height); and ○ Leaves and vegetation debris should be regularly removed. • Fire hydrants are to be installed to comply with AS 2419.1 – 2021 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419). • Gas services are to be installed and maintained in accordance with AS/NZS 1596-2014 The storage and handling of LP gas. • Hazardous or combustible materials stored externally to the building are to be restricted to the southern side of the building.
Soils	The sediment control measures to be implemented have formed part of the subdivision works design. The proposed Sediment Control devices are to be constructed, placed and maintained in accordance with Penrith Council's specifications. This includes: • Two sediment basins, one for each catchment. One is located to the north eastern corner and the other at the south western corner. • A sedimentation fence • Catch diversion drain • Vehicle shaker grid.
Contamination	• DRM recommends that all material proposed to be imported to the site be validated prior to importation and inspected and sampled as appropriate on arrival. Validation and documentation should be conducted in accordance with the Fill Protocol
Noise and Vibration	The following measures are prescribed for the construction stage: Work practices • regular reinforcement (such as at toolbox talks) of the need to minimise noise and vibration

Issue	Approach
	• regular identification of noisy activities and adoption of improvement techniques • avoiding the use of portable radios, public address systems or other methods of site communication that may unnecessarily impact upon nearby residents • develop routes for the delivery of materials and parking of vehicles to minimise noise • where possible, avoid the use of equipment that generates impulsive noise • minimise the movement of materials and plant and unnecessary metal-on-metal contact • minimise truck movements Plant and equipment • where possible, choose quieter plant and equipment based on the optimal power and size to most efficiently perform the required tasks • movement alarms and beepers to be replaced with non-tonal level varying quackers or equivalent • operate plant and equipment in the quietest and most efficient manner • regularly inspect and maintain plant and equipment to minimise noise and vibration level increases, to ensure that all noise and vibration reduction devices are operating effectively To mitigate operational noise levels, it is recommended to minimise noise when operating on the hard stand areas by: • minimising vehicle movements. • not leaving trucks to idle on the hard stand area. • avoiding impact noise from loading materials or air brake release. • operate with roller doors down when not loading or unloading trucks between the night and morning shoulder periods of 10pm to 7am.
Air Quality and Odour	The following air pollution mitigation measures are integrated into the design of the proposed development and considered effective at limiting the potential impacts of the proposed development to the surrounding environment. • Powder coating operations will involve the application of polyester substance-based powder and no solvents required, limiting the generation of odourous or toxic VOC substance emissions. • The heating component associated the extrusion line will be electrically powered, eliminating a fuel combustion source. • Raw materials delivered to the proposed development will primarily be aluminium billets or containerised powder, limiting the amount of fugitive particulate matter emission generation from material handling. • All material transfer and cutting activities will be contained within the proposed development warehouse with negligible ability for emission to ambient air. • Forklifts associated with the proposed development are expected to be electrically powered, eliminating a fuel combustion source.
Hazards and Risks	The assessment revealed that the SEPP-RH criteria was not exceed; hence the PHA study is not required for the purpose of the assessment to be undertaken. The assessment has made the following recommendations to mitigate potential hazards: • DGs should be stored in a manner which complies with the applicable storage methods. • Work Health and Safety (WHS) regulation 2017 documentation shall be prepared to demonstrate that the risks have been assessed and minimised So far As Is Reasonable Practice (SFAIRP).

Issue	Approach
	• Flammable gases or liquids are to be stored with the hazardous area classification in accordance AS/NZS 60079.10.1:2022 to ensure that an ignition source does not enter a hazardous atmosphere required by WHS Regulations.
Social	• The application of the identified mitigation measures from the traffic, noise, visual, biodiversity and flood assessments will effectively manage any potential adverse impacts which arise from the Project.

APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

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

INCIDENT REPORT REQUIREMENTS

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