

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



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A/Director

Industry Assessments

Sydney

19 August 2026

File: EF23/6638

SCHEDULE 1

Application Number:	SSD-58978472
Applicant:	Mapletree SR Australia Management Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	20 Kelso Crescent, Moorebank Lot 1 DP1296586
Development:	Construction and operation of a multi-level warehouse and distribution centre, comprised of eight tenancies, with associated offices, parking, vehicular access and landscaping.

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DEFINITIONS

Amendment Report	Amendment Report submitted by the Applicant titled “Amendment Report Kelso Crescent Multi-Level Warehouse, Moorebank” prepared by Willowtree Planning (NSW) Pty Ltd and dated 17 October 2025
Applicant	Mapletree SR Australia Management Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
BC Act	<i>Biodiversity Conservation Act 2016</i>
Carrier	Operator of a telecommunication network and/or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Liverpool City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
DCCEEW – CPHR Group	Conservation Programs, Heritage and Regulation Group of the Department of Climate Change, Energy, the Environment and Water
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning, Housing and Infrastructure (DPHI)
Development	The development described in Schedule 1, the EIS, Amendment Report and Submissions Report, including the works and activities comprising construction and operation of a multi-level warehouse and distribution centre, comprised of eight tenancies, with associated offices, parking, vehicular access and landscaping, 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 “Environmental Impact Statement: Kelso Crescent Multi-Level Warehouse, Moorebank”, prepared by Willowtree Planning Pty Ltd dated 27 March 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	<i>Environmental Planning and Assessment Act 1979</i>
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 <i>Telecommunications Act 1997</i> (Cth)
GFA	Gross Floor Area
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage

	List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
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: a) involves actual harm to the environment that may include (but not be limited to) a leak, spill, emission other escape or deposit of a substance, and as a consequence of that environmental harm (pollution), may cause harm to the health or safety of people; or b) results in actual loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000 (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment) Note: This definition excludes “harm” that is either authorised under 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
Operation	The use of a multi-level warehouse and distribution centre as described in the EIS, Amendment Report 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	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled “ <i>Aboriginal cultural heritage consultation requirements for proponents 2010</i> ” (DECCW)
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 “Submissions Report Kelso Crescent Multi-Level Warehouse, Moorebank (Amendment)”, prepared by Willowtree Planning Pty Ltd and dated 16 March 2026
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
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Report	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
Site Audit Statement	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>

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

LIMITS OF CONSENT

Lapsing

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

NOTIFICATION OF COMMENCEMENT

- A6. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction; and
 - (b) operation.
- A7. 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

- A8. 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

- A9. 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).
- A10. 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.
- A11. 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

- A12. 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 to service the development, to make satisfactory 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.
- A13. 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.

Sydney Water

- A14. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

Fibre-Ready Facilities

- A15. 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.
- A16. 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

- A17. 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

- A18. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A19. 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.

- A20. 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

- A21. 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.

NABERS ENERGY RATING

- A22. The office component of the development must be designed and constructed to achieve a minimum 5.5 star NABERS energy rating in accordance with the requirements of State Environmental Planning Policy (Sustainable Buildings) 2022.

CONTRIBUTIONS TO COUNCIL

- A23. Prior to the issue of a Construction Certificate for any part of the development, a payment of a levy of \$1,037,134.10 (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 Liverpool Contributions Plan 2018 – Established Areas.

HOUSING AND PRODUCTIVITY CONTRIBUTION

- A24. 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 A25.

Table 1 Housing and Productivity Contribution Amount

Housing and productivity contribution	Amount
Housing and productivity contribution (base component)	\$548,451.96
Total housing and productivity contribution	\$548,451.96

- A25. 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.

The amount of the contribution may be reduced under the HPC Order, including if payment is made before 1 July 2025.

OPERATION OF PLANT AND EQUIPMENT

- A26. 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

- A27. 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

- A28. 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.

- A29. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) provide details of any oversize overmass vehicles (OSOM) required for construction;
 - (f) provide details of traffic control measures (such as an escort or other suitable traffic control measure) to manage the movement of OSOM vehicles along public roads;
 - (g) 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;
 - (h) include a program to monitor the effectiveness of these measures; and
 - (i) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Parking

- B3. 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 during operation of the development.

Operational Traffic Management Plan

- B4. 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:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with TfNSW and Council;
 - (c) detail how articulated vehicles leaving the site during weekday peak periods will be avoided, as required under condition B5(c);
 - (d) detail the measures that are to be implemented to ensure road safety and network efficiency;
 - (e) detail heavy vehicle routes, access, and parking arrangements;
 - (f) 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
 - (g) include a Traffic Control Plan (TCP) detailing:
 - (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.

Operating Conditions

B5. 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) that articulated vehicles associated with the development avoid leaving the site during weekday peak periods;
- (d) the development does not result in any vehicles queuing on the public road network;
- (e) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (f) all vehicles are wholly contained on site before being required to stop;
- (g) all loading and unloading of materials is carried out on-site; and
- (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B6. 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

- B7. 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.
- B8. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B7 for the duration of construction of the development.

Discharge Limits

- B9. 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

- B10. Prior to the commencement of construction of the stormwater management system for the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The 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 Amendment Report and Submissions Report;
 - (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.
- B11. 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 B10) and ensure the system is operational.
- B12. The Applicant must maintain the stormwater management system installed on the site under condition B11 for the duration of the development.

Flood Management

- B13. The development must be designed, constructed, and operated such that there is no net loss of flood storage volume below the 1% Annual Exceedance Probability (AEP) flood level. Flood storage within the site is to be maintained as outlined in the flood impact assessment and associated design drawings prepared by Costin Roe Consulting Pty Ltd, including:
- (a) Flood Impact Risk Assessment (SSD-58978472) – 20 Kelso Crescent Moorebank, Revision D, dated 13 March 2026; and
 - (b) Drawing No. C014972.02-F330, Issue: C; Drawing No. C014972.02-SSDA310, Issue: E; Drawing Nos. C014972.02-SSDA350 and C014972.02-SSDA351, Issue: C; and Drawing No. C014972.02-SSDA503, Issue: D, dated 06/03/2026.
- B14. Prior to the commencement of construction of the development, written approval must be obtained from Endeavour Energy for undertaking flood compensatory excavation within the existing electrical easement.
- B15. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Flood Emergency Response Plan. 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 the NSW State Emergency Service;
 - (c) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (d) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.
- B16. The Applicant must:
- (a) submit a copy of the Construction Flood Emergency Response Plan required by condition B15 to the Planning Secretary prior to the commencement of construction; and
 - (b) implement the most recent version of the Flood Emergency Response Plan for the duration of the development.
- B17. Prior to the commencement of operation of the development, the Applicant must prepare an Operational Flood Emergency Response Plan. The plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with the NSW State Emergency Service;
 - (c) address the provisions of the *Floodplain risk management manual* (DPE, 2023) and *Support for emergency management planning* (DPE, 2023); and
 - (d) include details of:
 - (i) the flood emergency responses for both construction and operation phases of the development;
 - (ii) predicted flood levels;
 - (iii) flood warning time and flood notification;
 - (iv) assembly points and evacuation routes;
 - (v) evacuation and refuge protocols; and
 - (vi) awareness training for employees and contractors.
- B18. The Applicant must:
- (a) submit a copy of the Operational Flood Emergency Response Plan required by condition B17 to the Planning Secretary prior to the commencement of operation; and
 - (b) implement the most recent version of the Flood Emergency Response Plan for the duration of the development.
- B19. For the development:
- (a) all floor levels of the development must be no lower than the 1% Annual Exceedance Probability flood plus 0.5 m of freeboard; and
 - (b) the level of the car parking shall be no less than the 5% Annual Exceedance Probability flood (i.e. 7.3 m Australian Height Datum).

- B20. Fencing within the 1% Annual Exceedance Probability flood extent is limited to:
- (a) permeable open type fences; and
 - (b) must be constructed in a manner that does not obstruct the flow of floodwaters.
- B21. Any structures below the 1% Annual Exceedance Probability plus 0.5 m of freeboard must be constructed from flood compatible building components.
- B22. Prior to the commencement of construction, an engineer's report must be provided to the certifier to certify that the structure can withstand the forces of floodwater including debris and buoyancy up to and including a 1% Annual Exceedance Probability flood 0.5 m freeboard (i.e. 8.5 m + 0.5 m = 9.0 m Australian Height Datum).

Dust Minimisation

- B23. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B24. During construction of the development, 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.

Air Quality Discharges

- B25. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

Odour Management

- B26. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

NOISE

Hours of Work

- B27. 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

- B28. Works outside of the hours identified in condition B27 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

- B29. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan required under condition B30.

Construction Noise and Vibration Management Plan

- B30. The Applicant must prepare a Construction Noise and Vibration Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:
- (a) be prepared by a suitably qualified and experienced noise expert;

- (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 in consultation with the directly adjoining properties for managing vibration such as any alternative construction methods with lower source vibration levels and provision for respite periods;
- (f) include strategies that have been developed with the community for managing high noise generating works;
- (g) describe the community consultation undertaken to develop the strategies in condition B30 (f); and
- (h) include a complaints management system that would be implemented for the duration of the development.

B31. The Applicant must:

- (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B30 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B32. 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 ^a	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Night L _{AMax}
Receiver 1	37	36	35	42
Receiver 2	40	39	38	44
Receiver 3	38	37	36	42

- a. Refer to the plan in Appendix 1 for the location of residential sensitive receivers.

Note 1. 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

B33. Within three months of the commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

- (a) be prepared to the satisfaction of the Planning Secretary;
- (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); 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) an analysis of compliance with noise limits specified in condition B32;
 - (ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B32; and
 - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VIBRATION

Vibration Criteria

- B34. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (2016-12) Vibration in Buildings – Part 3: Effects on Structures* (German Institute for Standardisation, 2016); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- B35. The limits in condition B34 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.
- B36. The Applicant must offer and prepare (if the offer is accepted) pre-dilapidation and post-dilapidation surveys at the adjacent properties:
- (a) prior to the commencement of construction; and
 - (b) within one month of the conclusion of construction, or as otherwise agreed with the Planning Secretary.
- The surveys must be submitted to the Planning Secretary and the relevant property owners within seven days of being prepared.
- B37. Should the surveys at B36 identify any damage, the Applicant must discuss the repairs to be undertaken with the relevant property owners, and repair or pay the full costs associated with repairing any part of the building that is determined to be damaged by the carrying out of construction works associated with the development.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B38. 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.
- B39. 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*.

Tree Protection Measures

- B40. All trees identified for retention within the site are to be retained and protected in accordance with the latest version of Australian Standard 4970:2009 – *Protection of Trees on Development* for the duration of the development.

HAZARDS AND RISK

Dangerous Goods

- B41. The quantities of dangerous goods stored and handled at each tenantable space within the development (i.e. any of the eight tenantable spaces) must be below the placard quantities listed in Work Health and Safety Regulation 2017 (NSW) Schedule 11 at all times.
- B42. Storage and handling of dangerous goods as defined by the Australian Dangerous Goods Code for each tenantable space within the development, must be strictly in accordance with:
- (a) the requirements of all relevant Australian Standards; and
 - (b) for liquids, the Storing and Handling Liquids: Environmental Protection – Participants Manual (DECC, 2007).
- B43. In the event of an inconsistency between the requirements of conditions B42(a) and B42(b), the most stringent requirement must prevail to the extent of the inconsistency.

Bunding

- B44. The Applicant must store all chemicals, fuels and oils used on-site in appropriately bunded 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).

Emergency Plan and Emergency Services Information Package

- B45. Prior to the commencement of operation of the development, the Applicant must prepare the following documents:
- (a) a comprehensive Emergency Plan for the site in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'; and
 - (b) an Emergency Services Information Package, developed in accordance with the FRNSW Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans.

- B46. From the commencement of operation and for the life of the development, the Emergency Services Information Package required under condition B45, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

WASTE MANAGEMENT

- B47. 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.
- B48. 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).
- B49. The Applicant must dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.
- B50. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

Pests, Vermin and Priority Weed Management

- B51. 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.

CONTAMINATION

Unexpected Finds

- B52. 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.

If found, 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.

REMEDATION

Site Auditor

- B53. Prior to the commencement of remediation works, the Applicant must engage a Site Auditor accredited under the *Contaminated Lands Management Act 1997* (CLM Act) NSW Site Auditor Scheme.

Remediation Works

- B54. The site is to be remediated in accordance with the Remedial Action Plan (RAP), the CEMP and any relevant guidelines produced or approved under the CLM Act. If any amendments are required to the RAP, they must be reviewed and approved by the Site Auditor in the form of an Interim Audit Advice.
- B55. The Applicant must ensure the remediation works for the development are undertaken by a suitably qualified and experienced contractor(s).

Validation Report

- B56. Within three months of the completion of the remediation works required under condition B54, or as otherwise agreed with the Planning Secretary, the Applicant must submit a Validation Report to the Site Auditor and Planning Secretary which demonstrates the remediation works have been completed in accordance with the RAP and the CEMP. The validation report must include:
- (a) details of the remediation works undertaken;
 - (b) details of any unexpected contamination find(s) (see condition B55);
 - (c) validation of any imported fill used during the remediation works (see condition B6); and
 - (d) information confirming that the objectives of the RAP have been achieved.

completed under CDC

completed under CDC

completed under CDC

completed under CDC 15 Aug 2024

completed under CDC 15 Aug 2024

Site Audit Statement

Prior to the commencement of operation, or as otherwise agreed with the Planning Secretary, the Applicant must obtain a Site Audit Statement from the Site Auditor to confirm the remedial works approved under this consent have been completed in accordance with the remediation objectives listed in the RAP.

A copy of the final Site Audit Report and Site Audit Statement must be provided to the Planning Secretary.

Asbestos

B57. The Applicant must ensure that any asbestos encountered during the remediation and construction works for the development is monitored, handled, transported and disposed of by appropriately qualified and licensed contractors in accordance with the requirements of SafeWork NSW and relevant guidelines, including:

- (a) *Work Health and Safety Regulation 2017*;
- (b) SafeWork NSW Code of Practice – How to Manage and Control Asbestos in the Workplace December 2022;
- (c) SafeWork NSW Code of Practice – How to Safely Remove Asbestos December 2022; and
- (d) *Protection of the Environment Operations (Waste) Regulation 2014*.

VISUAL AMENITY

Landscaping

B58. 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:

- (a) determine planting in the public domain in the road reserve in front of the site in consultation with Council;
- (b) detail the species to be planted on-site;
- (c) be consistent with the planting schedule, species, pot size, number of plants as described with the approved landscape plans;
- (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 at Appendix 2.

B59. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;
- (b) 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 B58 for the life of the development.

Lighting

B60. 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

B61. All signage and fencing must be erected in accordance with the development plans included in the Submissions Report.

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
 - (b) Erosion and Sediment Control Plan;
 - (c) a copy of the Flood Emergency Response (see condition B13);
 - (d) Construction Noise and Vibration Management Plan (see condition B30); and
 - (e) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

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

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

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

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C7. 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 C9;
 - (b) the submission of a Compliance Report;
 - (c) the submission of an Independent Audit;
 - (d) the approval of any modification of the conditions of this consent; or
 - (e) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed.
- C8. If identified as part of the review process (see condition C7) or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C7, 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

- C9. The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including:
- (a) date, time and location;
 - (b) a brief description of what occurred and why it has been classified as an incident;
 - (c) a description of what immediate steps were taken in relation to the incident; and
 - (d) identifying a contact person for further communication regarding the incident.
- C10. The Applicant must provide the Department with a subsequent incident report in accordance with the requirements set out in Appendix 3 (Incident Notification and Reporting Requirements).

Non-Compliance Notification

- C11. Within seven days of becoming aware of any non-compliance, the Applicant must notify the Department of the non-compliance, in writing, via the NSW planning portal (Major Projects).
- C12. A non-compliance notification submitted under condition C11 must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.

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

Monitoring and Environmental Audits

- C13. 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

- C14. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), including rehabilitation and remediation, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent, with the exception of any hazards and risk documents;
 - (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 quarterly;
 - (x) any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

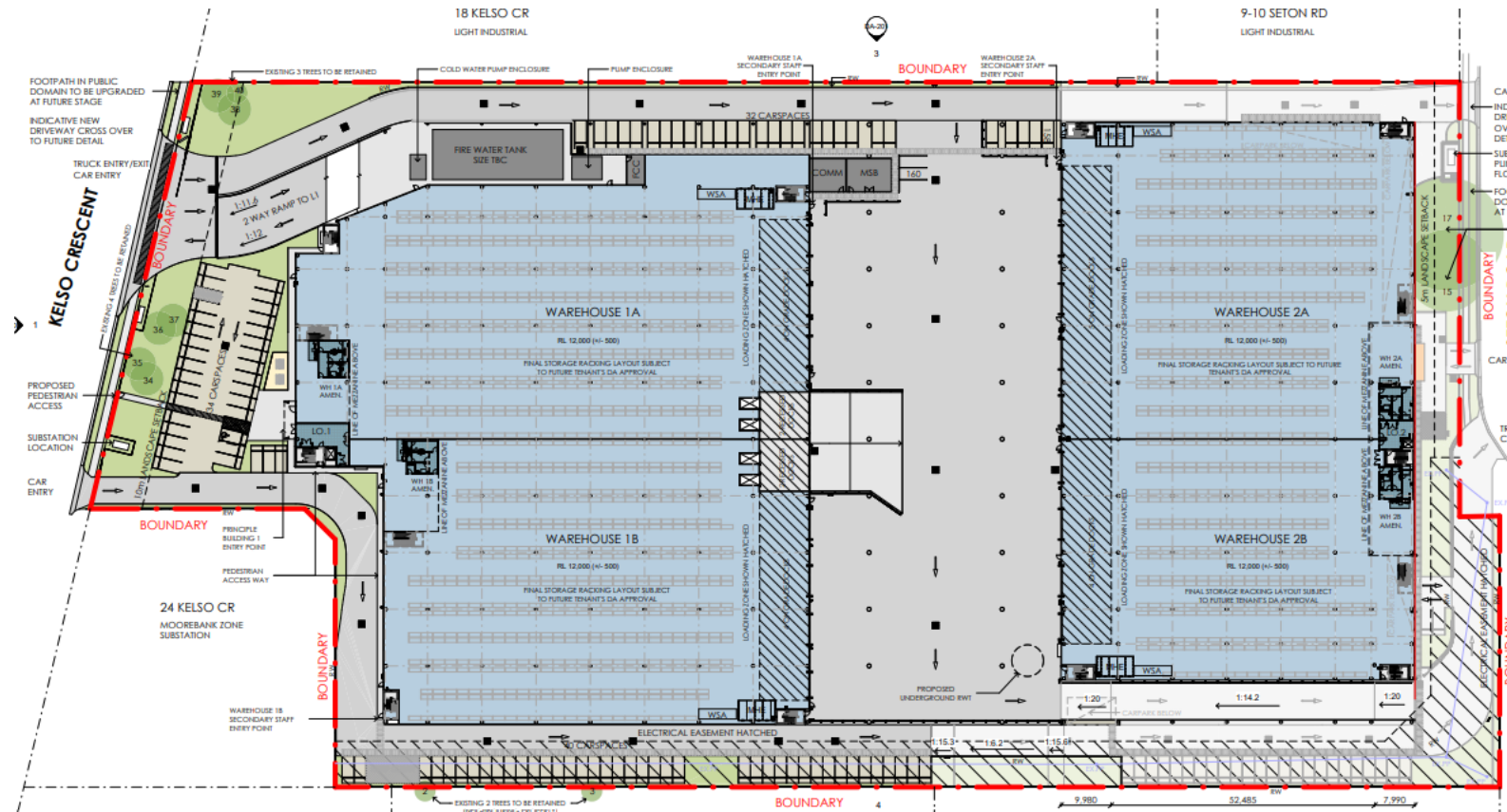


Figure 1: Site Plan

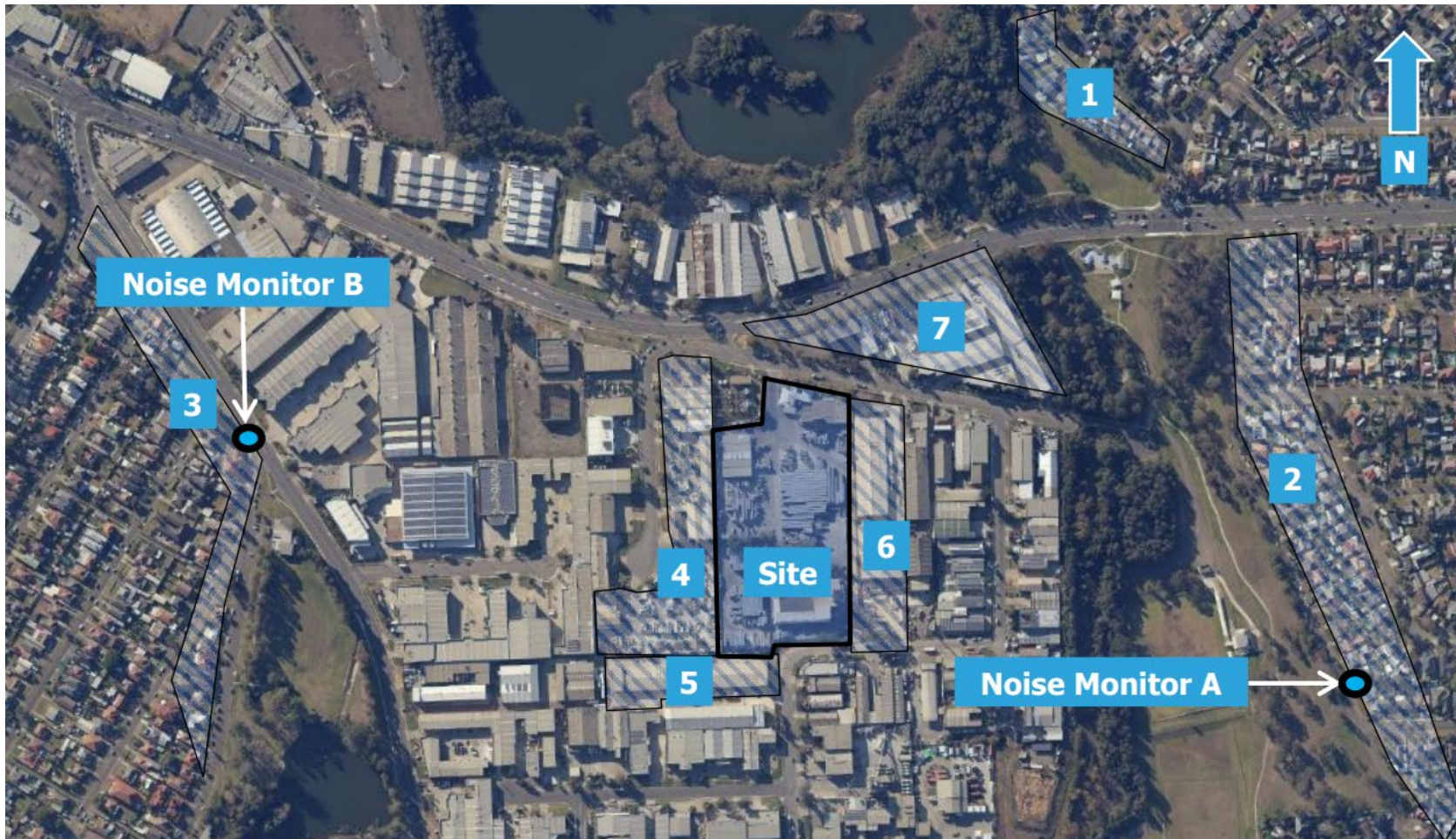


Figure 2: Noise Receiver Locations

Architectural Plans – Endorsed with Department stamp			
Drawing Number	Issue Number	Dated	Prepared By
250211-DA-000	C	26.02.26	Pace Architects
250211-DA-101	C	26.02.26	Pace Architects
250211-DA-111	B	09.02.26	Pace Architects
250211-DA-112	C	09.02.26	Pace Architects
250211-DA-113	C	09.02.26	Pace Architects
250211-DA-114	A	08.10.25	Pace Architects
250211-DA-115	A	08.10.25	Pace Architects
250211-DA-116	C	09.02.26	Pace Architects
250211-DA-201	C	26.02.26	Pace Architects
250211-DA-301	B	09.02.26	Pace Architects
250211-DA-501	A	08.10.25	Pace Architects
250211-DA-502	B	09.02.26	Pace Architects
250211-DA-801	B	27.11.25	Pace Architects
250211-DA-901	C	26.02.26	Pace Architects
250211-DA-902	B	26.02.26	Pace Architects
Civil Engineering Plans			
C014972.02-SSDA100	C	17.10.25	Costin Roe Consulting
C014972.02-SSDA200	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA250	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA251	C	18.12.25	Costin Roe Consulting
C014972.02-SSDA300	D	06.03.26	Costin Roe Consulting
C014972.02-SSDA310	E	06.03.26	Costin Roe Consulting
C014972.02-SSDA350	C	06.03.26	Costin Roe Consulting
C014972.02-SSDA351	C	06.03.26	Costin Roe Consulting
C014972.02-SSDA400	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA401	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA402	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA403	D	06.03.26	Costin Roe Consulting
C014972.02-SSDA410	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA450	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA451	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA452	A	14.10.25	Costin Roe Consulting
C014972.02-SSDA460	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA500	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA501	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA502	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA503	D	06.03.26	Costin Roe Consulting
C014972.02-SSDA510	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA550	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA600	C	06.03.26	Costin Roe Consulting
C014972.02-SSDA650	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA800	C	17.10.25	Costin Roe Consulting
C014972.02-SSDA850	B	14.10.25	Costin Roe Consulting
C014972.02-SSDA851	B	14.10.25	Costin Roe Consulting
Landscape Plans			
SSD-00	K	27.02.26	Geoscapes Landscape Architects
SSD-01	K	27.02.26	Geoscapes Landscape Architects
SSD-02	K	27.02.26	Geoscapes Landscape Architects
SSD-03	K	27.02.26	Geoscapes Landscape Architects
SSD-04	K	27.02.26	Geoscapes Landscape Architects
SSD-05	K	27.02.26	Geoscapes Landscape Architects
SSD-06	K	27.02.26	Geoscapes Landscape Architects
SSD-07	K	27.02.26	Geoscapes Landscape Architects
SSD-08	K	27.02.26	Geoscapes Landscape Architects
SSD-09	K	27.02.26	Geoscapes Landscape Architects

SSD-10	K	27.02.26	Geoscapes Landscape Architects
SSD-11	K	27.02.26	Geoscapes Landscape Architects

APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-58978472		
ID	Management / Mitigation Measure	Timing
Administrative Commitments		
A1	Commitment to Minimise Harm to the Environment Mapletree will commit to implement all reasonable and feasible measures, to prevent and/or minimise any harm to the environment, that may result from the construction or operation of the proposed development	Prior to construction, during construction, and during operation.
A2	Terms of Approval Mapletree will carry out the project generally in accordance with the: (a) Environmental Impact Statement; (b) Amendment Report; (c) Drawings and Plans; (d) Management and Mitigation Measures; (e) Any Conditions of Approval. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.	Prior to construction, during construction, and during operation.
A3	Occupation Certificate Mapletree will ensure that Occupation Certificates are obtained prior to the occupation of the facilities.	Prior to operation.
A4	Compliance Mapletree will ensure compliance with any reasonable requirement(s) of the Secretary of the NSW DPE arising from the assessment of: (a) Any reports, plans, programs, strategies or correspondence that are submitted in relation to this Approval; and (b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.	Prior to construction, during construction, and during operation.
A5	Structural Adequacy Mapletree will ensure that all new buildings and structures on the subject site are constructed in accordance with the relevant requirements of the National Construction Code.	During construction.
A6	Construction Environmental Management Plan Prior to the commencement of construction, Mapletree would prepare a Construction Environmental Management Plan (CEMP) that addresses the following:	Prior to construction.

MITIGATION MEASURES TABLE

Kelso Crescent Multi-Level Warehouse, Moorebank 20

SSD-

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-58978472		
ID	Management / Mitigation Measure	Timing
	(a) Air Quality; (b) Noise and Vibration; (c) Waste Classification; (d) Erosion and Sediment Control; (e) A construction stormwater management plan (f) Soil and Water Management Plan (g) Asbestos Removal Control; (h) Traffic Management; and (i) Community Consultation and Complaints Handling.	
A7	Site Induction All staff employed on the site by the construction contractor will be required to undergo a site induction.	Prior to construction.
A8	Operation of Plant and Equipment Mapletree will ensure that all plant and equipment used on-site, is maintained, and operated in proper and efficient manner, and in accordance with the relevant Australian Standards.	During construction and operation.
A9	Monitoring the State of Roadways Mapletree will monitor the state of roadways leading to and from the subject site during construction, and will take all necessary steps to clean up any adversely impacted road pavements as directed by Liverpool City Council.	During construction.
A10	Waste Receipts Mapletree will ensure that a permanent record of receipts for the removal of both liquid and solid waste from the subject site is kept and maintained up to date at all times. Such records will be made available to authorised persons upon request.	During construction and operation.
A11	Complaints Handling Mapletree will prepare an Operational Complaints Handling Protocol for the development, prior to the commencement of operations.	Prior to operation.
A11	Dilapidation Assessment Mapletree will undertake a Dilapidation Assessment of identified neighbouring industrial properties in accordance with Section 13 of the Construction Noise and Vibration Management Plan, prepared by Acoustic Works.	Prior to construction
A12	Construction Vibration Monitoring and Management Mapletree will implement the construction vibration monitoring and management procedures in accordance with Section 9 of the Construction Noise and Vibration Management Plan, prepared by Acoustic Works.	During construction
A13	Construction Noise Monitoring and Management	During construction

MITIGATION MEASURES TABLE

Kelso Crescent Multi-Level Warehouse, Moorebank 20

SSD-

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-58978472		
ID	Management / Mitigation Measure	Timing
	Mapletree will implement the construction noise monitoring procedure and Construction Noise Management Plan in accordance with Section 13 of the Construction Noise and Vibration Management Plan, prepared by Acoustic Works.	
Specific Environmental Commitments		
Air Quality		
AQ1	Air quality mitigation and monitoring will form part of the CEMP, to be prepared for the project, as outlined in A6.	Prior to construction.
Noise and Vibration		
N1	Mapletree will implement the Compliance Vibration Monitoring Procedure in accordance with Section 11.2 of the Noise and Vibration Assessment, prepared by Acoustic Works.	During operation
N2	Mapletree will implement the Noise Management Plan in accordance with Section 11.3 of the Noise and Vibration Assessment, prepared by Acoustic Works.	During operation
N3	An Acoustic Barrier must be installed in accordance with Section 11.1.2 of the Noise and Vibration Assessment, prepared by Acoustic Works.	During construction
Traffic and Transport		
TT1	Mapletree will finalise and implement the Construction Traffic Management Plan (CTMP).	Prior to and during construction.
TT2	An Operational Traffic Management Plan will be prepared by Mapletree in consultation with future tenants.	During operation
Remediation		
R1	A Work Health and Safety Management Plan shall be prepared by the remedial contractor, containing procedures and requirements that are to be implemented as a minimum during the works, in addition to the Contingency Plan.	Prior to remediation works.
R2	Site remediation shall be carried out in accordance with the approved Remedial Action Plan.	Prior to operation
R3	Upon completion of the remediation works, a Validation Report is required to be prepared to verify remedial works were completed in accordance with the Remedial Action Plan.	Prior to operation
Cultural Heritage		
H1	An Unexpected Finds Policy will be developed, in the unlikely event that relics are identified during ground disturbing works.	Prior to construction.

MITIGATION MEASURES TABLE

Kelso Crescent Multi-Level Warehouse, Moorebank 20

SSD-

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-58978472		
ID	Management / Mitigation Measure	Timing
H2	Unexpected Aboriginal objects remain protected by the <i>National Parks and Wildlife Act 1974</i> . If any such objects, or potential objects, are uncovered in the course of the activity, all work in the vicinity will cease immediately. A qualified archaeologist would be contacted to assess the find and Heritage NSW and Metropolitan Local Aboriginal Land Council would be notified.	During construction.
H3	If human remains, or suspected human remains, are found in the course of the activity, all work in the vicinity will cease, the site would be secured, and the NSW Police and Heritage NSW would be notified	During construction.
H4	All relevant staff, contractors and subcontractors will be made aware of their statutory obligations for heritage under the NSW <i>Heritage Act 1977</i> and best practice as outlined in <i>The Burra Charter 2013</i> , during site inductions.	Prior to construction.
Socio-Economic		
SE1	Mapletree will notify surrounding businesses and residents one (1) week before commencement of construction activities. Notices should include: ▪ Details of the proposal, including contact details of the management team ▪ Hours and expected period of construction ▪ Details regarding process should businesses or residents have concerns, questions or complaints	Prior to construction.
SE2	Mapletree will set up a feedback process to manage and respond to stakeholder concerns, questions, or complaints. Mapletree will ensure that this process is clear and accessible to stakeholders such as surrounding businesses and residents.	Prior to and during construction.
SE3	Mapletree will prioritise engaging with local businesses, where practicable, e.g. site induction for visiting workers to include profile of surrounding food and beverage retailers.	During construction.
Waste Management		
WM1	Effective management of construction materials and construction and demolition waste, including options for reuse and recycling where applicable and practicable, would be conducted. Only wastes that cannot be cost effectively reused or recycled will be sent to landfill or appropriate disposal facilities.	During construction.
WM2	Waste materials produced from site preparation and construction activities will be separated at the source and stored separately on-site.	During construction.
WM3	The Site Manager or equivalent role will:	During construction.

MITIGATION MEASURES TABLE

Kelso Crescent Multi-Level Warehouse, Moorebank 20

SSD-

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-58978472		
ID	Management / Mitigation Measure	Timing
	- Arrange for suitable waste collection contractors to remove any construction waste from site; - Ensure waste bins are not filled beyond recommended filling levels; - Ensure that all bins and loads of waste materials leaving site are covered; - Maintain waste disposal documentation detailing, at a minimum: - Descriptions and estimated amounts of all waste materials removed from site; - Details of the waste and recycling collection contractors and facilities receiving the waste and recyclables; - Records of waste and recycling collection vehicle movements, for example, date and time of loads removed, licence plate of collection vehicles, tip dockets from receiving facility; - Waste classification documentation for materials disposed to off-site recycling or landfill facilities; - Ensure lawful waste disposal records are readily accessible for inspection by regulatory authorities such as Liverpool City Council, SafeWork NSW or NSW EPA; and - Remove waste during hours approved by Council.	
WM4	Site inductions, as required under A7 will ensure the following training is covered: - Legal obligations and targets; - On-site emergency response procedures; - Waste priorities and opportunities for reduction, reuse, and recycling; - Waste storage locations and separation of waste; - Procedures for suspected contaminated and hazardous wastes; - Waste related signage; - The implications of poor waste management practices; and - Responsibilities and reporting, including identification of personnel responsible for waste management and individual responsibilities.	Prior to construction.
Vegetation Management		
VM1	The approved Tree Protection Management Plan shall be implemented, and tree protection measures must be installed and maintained, as required and to the satisfaction of the project arborist.	Prior to and during construction
VM2	Site inductions, as required under A7 will ensure that the following training is covered:	Prior to construction

MITIGATION MEASURES TABLE

Kelso Crescent Multi-Level Warehouse, Moorebank 20
Kelso Crescent, Moorebank (Lot 14 DP1000500)

SSD-

PLANNED MANAGEMENT AND MITIGATION MEASURES FOR SSD-58978472		
ID	Management / Mitigation Measure	Timing
	Understanding of the Tree Protection Management Plan	
VM3	Inspections shall be conducted by the project arborist at several key points during the construction in order to ensure that protection measures are being adhered to during construction stages and decline in tree health or additional remediation measures can be identified.	During construction
VM4	All earthworks within the identified tree protection zones of the trees to be retained, shall be supervised by the project arborist.	Prior to and during construction
ESD		
E1	CHH will target a Certified Four (4) Star Green Star Design & As-Built v1.0 Rating.	Prior to construction, during construction, and during operation.
Flooding		
F1	An updated Flood Emergency Response shall be prepared.	Prior to occupation

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

INCIDENT REPORT REQUIREMENTS

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