Voluntary Planning Agreement

Draft 1

[Date] Penrith City Council

ABN 43 794 422 563

ESR KECT (Australia) Pty Limited (ACN 668 299 545) *in its* capacity as trustee of the ESR LVH Asset Trust (**Aldington Road Landowner**)

ESR Investment Management 1 (Australia) Pty Ltd (ACN 626 831 945) in its capacity of ESR Aldington Road Property Trust (Abbotts Road Landowner)

ESR Developments (Australia) Pty Ltd (ACN 625 766 109) (*Developer*)

Contents

Par	ties		5	
Bac	kgrou	und	6	
Оре	erative	e part	7	
1	Definitions		7	
2	Interp	Interpretation		
3	Plani	Planning Agreement under the Act		
4	Appli	ication of this agreement	13	
5	Oper	ration of this agreement	13	
6	Cont	ributions to be made under this agreement	14	
	6.1	Monetary Contribution – SSD Stage 1 Consent	14	
	6.2	Works	15	
	6.3	Dedication of Land	15	
	6.4	Dedication, Pavement and Verge Rates	16	
	6.5	Maintenance and Rectification of Defects	17	
	6.6	Access to Council owned land	17	
7	Appli	Application of s 7.11, s 7.12 and s 7.24 of the Act		
8	Regi	Registration of this agreement		
	8.1	Developer Interest	17	
	8.2	Registration of this agreement	17	
	8.3	Removal from Register	18	
	8.4	Caveat	18	
9	Review of this agreement		19	
	9.1	Review generally	19	
10	Disp	Dispute Resolution		
	10.1	Reference to Dispute	19	
	10.2	Notice of Dispute	19	
	10.3	Representatives of Parties to Meet	19	
	10.4	Further Notice if Not Settled	20	
	10.5	Mediation	20	
	10.6	Expert determination	20	
	10.7	Litigation	21	
	10.8	No suspension of contractual obligations	21	
11	Enforcement and Security		21	

	Schedule 5 Trustee Provisions 44				
	Schedule 4 Summary of requirements (section 7.4) 41				
Sche	dule	3 NOT USED	40		
Sche	dule	2 Construction terms	31		
Sche	dule	1 Phase 1 Scope of works	30		
17	Repor	ting	28		
	16.14	Governing law and jurisdiction	28		
	16.13	GST	28		
	16.12	Waiver	28		
	16.11	Invalidity	28		
	16.10	Severability	28		
	16.9	Representations and warranties	27		
	16.8	Entire agreement	27		
	16.7	Legal expenses, stamp duty and administration fees	27		
	16.6	Counterparts	27		
	16.5	No assignment	27		
	16.4	Variation	27		
	16.3	Further assurances	27		
	16.2	Time for doing acts	27		
	16.1	Relationship between parties	26		
16	Gener	al	26		
15	Notice	es .	26		
	14.2	No fetter	25		
	14.1	Discretion	25		
14	No fet		25		
13	Appro	vals and consents	25		
	12.2	Transfer of Land	25		
	12.1	Assignment	24		
12		nment and Dealings	24		
	11.5	General Enforcement	24		
	11.4	Restriction on the issue of Certificates	24		
	11.3	Compulsory Acquisition	23		
	11.2	Security	22		
	11.1	Default	21		

Annexure A Abbotts Road	SSD Amended Application Including Lot	10 DP 48
Annexure B	NOT USED	49
Annexure C	Schedule of Land	50
Annexure D	Net Developable Area Plan	51
Annexure E	Plan of Acquisition/ Dedication	52
	Annexure F Pavement Area and Verge Areortive Works Plans within 500-series prep	

Agreement

Date

Parties

First party

Name Penrith City Council (Council)

ACN 43 794 422 563

Contact The General Manager

Telephone 02 4732 7777

Second party

Name ESR KECT (Australia) Pty Limited (Landowner)

ACN 668 299 545

Contact Anthony Lenehan

Telephone 02 9506 1421

Third Party

Name ESR Investment Management 1 (Australia) Pty

Ltd (Landowner)

ACN 626 831 945

Contact Anthony Lenehan

Telephone 02 9506 1421

Fourth Party

Name ESR Developments (Australia) Pty Ltd

(Developer)

ACN 625 766 109

Contact Anthony Lenehan

Telephone 02 9506 1421

Background

- A. On or about 17 June 2021, the Developer made a Development Application to carry out the Development on the Land.
- B. That application was accompanied by an Environmental Impact Statement and Civil Plans where the Developer volunteered to upgrade part of Abbotts Road and Aldington Road, designed at a preliminary level, all within the existing road reserve (Road Upgrade). At that time the Mamre Road Contributions Plan was on exhibition but had not yet been made, however the EIS provided that the Developer had, "... made a direct submission to Penrith City Council...and would look to finalise a Works in Kind arrangement once the contributions plan is finalised, following consultation."
- C. On 4 April 2022 the Mamre Road Contributions Plan 2022 was made (CP). The CP provides for the collection of contributions required for the upgrade and widening of roads with the precinct or works in kind, as well the acquisition of land required to carry out the upgrade and widening or dedication in lieu. Abbotts Road and Aldington Road are given the designation of DR1 in the CP.
- D. On 21 April 2023, the Department of Planning, Housing and Infrastructure (**Department**) determined the application by granting Development Consent SSD 9138102, to carry out construction of the first stage of development of an industrial estate including bulk earthwork, subdivision, construction, fit-out and operation of two warehouse buildings and ancillary office space with a total gross floor area of 81, 417m2, landscaping, construction of external road upgrades, site servicing and stormwater infrastructure on the Land (**SSD Stage 1 Consent**).
- E. The SSD Stage 1 Consent includes conditions regarding the carrying out of the Road Upgrade as well as the payment of contributions in accordance with the CP.
- F. On 7 June 2024 the Department approved a modification application to the SSD Stage 1 Consent (**Mod 5**) in which the Developer proposed further detailed Road Upgrade works, including the connection with Mamre Road (**Phase 1 Road Works**) and widening within the Land for the Phase 1 Works (**Land Dedication**) generally in accordance with the CP, which was prepared in consultation with Penrith City Council.
- G. The Phase 1 Road Works and the Land Dedication provided for in Mod 5 are a material public benefit in that they will enable not just the orderly and economic delivery of the ultimate road upgrade works and land to be dedicated for that purpose, both costed under the CP, but will also facilitate connection with the main road Mamre Road (MPB).
- H. On 5 December 2023 the Developer lodged a modification application, seeking to amend various aspects of the SSD Stage 1 Consent specifically to authorise the construction of retaining walls and stormwater drainage infrastructure along the northern boundary of lot 111 DP 1296469 which lot forms part of the Land (Mod 4).
- I. The Developer sought an amendment to Mod 4 which was accompanied by an offer by the Developer to enter into this agreement with Penrith City Council. The offer proposes that Council agree to take into consideration the MPB volunteered by the Developer, in the calculation of development contributions payable by the Developer if the Development Consent is modified to require the payment of contributions and the dedication of land under the CP.
- J. This agreement gives effect to that offer and provides for the Developer to dedicate certain lands, undertake certain road works, and for the value and costs of the

dedication and works to be taken into account, calculated pursuant to the CP, in the payment of the contributions required by the Developer for the development.

The parties hereto agree as follows:

Operative part

1 Definitions

In this agreement, unless the context indicates a contrary intention:

Act means the Environmental Planning and Assessment Act 1979 (NSW);

Address means a party's address set out in the Notices clause of this agreement;

Approval means any certificate, licence, consent, permit, approval or other requirement of any Authority having jurisdiction in connection with the activities contemplated by this agreement;

Authority means any government, semi-governmental, statutory, administrative, fiscal or judicial body, department, commission, authority, tribunal, public or other person;

Bank Guarantee means an irrevocable and unconditional undertaking that is not limited in time and does not expire by one of the following trading banks:

- (a) Australia and New Zealand Banking Group Limited,
- (b) Commonwealth Bank of Australia,
- (c) Macquarie Bank,
- (d) National Australia Bank,
- (e) St George Bank Limited,
- (f) Westpac Banking Corporation, or
- (g) Other financial institution approved by the Council,

to pay an amount or amounts of money to the Council on demand and containing terms and conditions reasonably acceptable to the Council;

Base CPI has the same meaning as in clause 2.2.2 of the Contributions Plan.

Bond means a documentary performance bond which must be denominated in Australian dollars and be an unconditional undertaking issued by an Australian Prudential Regulation Authority (APRA) regulated authorised deposit taking institution or an insurer authorised by APRA to conduct new or renewal insurance business in Australia that has at all times an investment grade security rating from an industry recognised rating agency;

Business Day means a day on which banks are open for general banking business in Sydney, excluding Saturdays and Sundays;

Certificate of Practical Completion means the written certificate issued under clause 8.1(b) of Schedule 2 confirming the Works, or part of the Works, have been completed to the Council's satisfaction;

Claim means any claim, loss, liability, damage, proceeding, order, judgment or expense arising out of the operation of this agreement;

Completion Date means the date later of 18 months after the date of this agreement or the issue of Works Approval, unless otherwise extended by mutual agreement by the parties.

Complying Development Certificate has the same meaning as in the Act;

Construction Certificate means a construction certificate as defined under section 6.4 of the Act:

Construction Terms means the terms set out in Schedule 2;

Contributions means the money required to be paid pursuant to condition A24 of the SSD Stage 1 Consent.

Contributions Plan means the Mamre Road Precinct Development Contributions Plan 2022 as amended from time to time;

CPI means the All Groups Consumer Price Index applicable to Sydney published by the Australian Bureau of Statistics:

Current CPI has the same meaning in clause 2.2.2 of the Contributions Plan.

Damages means all liabilities, losses, damages, costs and expenses, including legal fees and disbursements and costs of investigation, litigation, settlement, judgment, interest and penalties;

Dealing, in relation to the Land, means, without limitation, selling, transferring, assigning, mortgaging, charging, encumbering or otherwise dealing with the Land;

Dedication Land means those parts of the ESR 1 Land and the ESR KECT Land required to be dedicated to Council in accordance with the SSD Stage 1 Consent and this agreement as shown on the plans at Annexure E;

Dedication Land Rate means AUD \$575.00 per square metre indexed by multiplying the value of Dedication Land by an amount equal to the Current CPI divided by the Base CPI, from the date of this agreement;

Dedication Land Offset means the dollar value of the Dedication Land determined by multiplying the area of the Dedication Land by the Dedication Land Rate.

Developer means ESR Developments (Australia) Pty Ltd (ACN 625 766 109)

Development means the carrying out of the works and activities approved pursuant to:

- (a) State Significant Development Application SSD-9138102 (the SSD Stage 1 Consent) as modified; and
- (b) the State Significant Development Application SSD-46983729 (the SSD Stage 2 Application);

Development Application has the same meaning as in the Act;

Development Consent has the same meaning as in the Act;

ESR1 Land means Lot 10 in Deposited Plan 1296455;

ESR KECT Land means Lots 111-115 in Deposited Plan 1296469

GST has the same meaning as in the GST Law;

GST Law has the meaning given to that term in *A New Tax System (Goods and Services Tax) Act 1999* (Cth) and any other Act or regulation relating to the imposition of or administration of the GST:

Handover means, with respect to any Works, the time Council takes possession of and assumes responsibility for the work in accordance with the Construction Terms;

Insolvent means, in relation to a party:

- (a) that party makes an arrangement, compromise or composition with, or assignment for, the benefit of its creditors or a class of them;
- (b) a receiver, receiver and manager, administrator, provisional liquidator, trustee, controller, inspector or analogous person is appointed in relation to, or over, all or any part of that party's business, assets or securities;
- a presumption of insolvency has arisen under legislation because of the party's failure to comply with a statutory demand or analogous process;
- (d) an application for the winding up of, or for the appointment of a receiver to, that party, other than winding up for the purpose of solvent reconstruction or re amalgamation, is presented and not withdrawn or dismissed within [21] days (or such longer period agreed to by the parties), or an order is made or an effective resolution is passed for the winding up of, or for the appointment of a receiver to, that party, or any analogous application is made or proceedings initiated;
- (e) any shareholder or director of that party convenes a meeting for the purpose of considering or passing any resolution for the winding up or administration of that party;
- (f) that is an individual, a creditor's petition or a debtor's petition is presented to the Official Receiver or analogous authority in relation to that party;
- (g) an execution or analogous process is levied or enforced against the property of that party;
- (h) that party ceases or suspends, or threatens to cease or suspend, the conduct of all or a substantial part of its business;
- (i) that party disposes of, or threatens to dispose of, a substantial part of its assets;
- (j) that party stops or suspends, or threatens to stop or suspend, payment of all or a class of its debts; or
- (k) that party is unable to pay the party's debts as and when they become due and payable.

Land means the land set out in Annexure D being the ESR 1 Land, ESR KECT Land, or any part thereof as the context requires

Landowner means each owner of any part of the Land from time to time, being, as at the date of this deed, all the persons listed in Annexure C.

Law means:

- (a) any law applicable including legislation, ordinances, regulations, bylaws and other subordinate legislation;
- (b) any Approval, including any condition or requirement under it; and
- (c) any fees and charges payable in connection with the things referred to in paragraphs (a) and (b);

Maintain means works to bring an item to or keep an item in a state of reasonable condition and in accordance with relevant standards applicable at the time of construction of the item, including repairing any defects due to use of poor materials or due to poor workmanship, but does not include repairing normal wear and tear, removing graffiti or repairing any item damaged as a consequence of vandalism.

Maintained and Maintenance have corresponding meanings.

Modification Application means any application to modify the Development Consent under section 4.55 of the Act;

Monetary Contribution means the monetary contributions payable by the Developer under the CP calculated under clause 6 of this agreement after the Dedication Land Offset, Pavement Offset, and Verge Offset is applied;

Monetary Contribution Certificate means a certificate issued in accordance with clause 6.1 which includes confirmation of the satisfaction of Contributions payable, as well as the dollar amount of the value of the Pavement Area and the Verge Area in excess of the Contribution payable to be considered in calculating the contributions payable on the grant of consent of the SSD Stage 2 Application;

Net Developable Area or NDA has the same meaning as in the CP.

Occupation Certificate means an occupation certificate as defined under section 6.4 the Act:

Pavement Area means all the area coloured grey (including any stormwater pipe and stormwater pit), but is not hatched red, and called Phase 1 Pavement in the Abortive Works Plans within the 500 Series – Phase 1 – Civil Works Package prepared by AT&L in Annexure F

Pavement Rate means AUD \$485.53 per square metre indexed according to cl.2.2.2 of the CP, from the date of this agreement.

Pavement Offset means the dollar value of the Pavement Area determined by multiplying the area of the Pavement Area by the Pavement Rate.

Phase 1 Road Works means the upgrade of a part of the existing Abbotts Road and part of the existing Aldington Road as required by the conditions of the SSD 9138102, (SSD Stage 1 Consent) as modified [Schedule 1];

Public Reserve has the same meaning as in the Local Government Act 1993;

Public Road has the same meaning as in the Roads Act 1993;

Register means the Torrens title register maintained under the *Real Property Act 1900* (NSW);

Regulation means, as the case may be, the:

- (a) Environmental Planning and Assessment Regulation 2000;
- (b) Environmental Planning and Assessment (Savings, Transitional and Other Provisions) Regulation 2017;
- (c) Environmental Planning and Assessment Regulation 2021;
- (d) Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021

Related Body Corporate has the meaning given to that term in s 9 of the *Corporations Act 2001* (Cth);

Replacement Security means a replacement security provided under clause 11.2(e);

Road Developer means the Developer

SSD Stage 1 Consent means approval of the State Significant Development Application SSD-9138102 and any modification of that consent, and specifically includes development consent for the Works.

SSD Stage 2 Application means the approval of the State Significant Development Application SSD 46983729.

Subdivision Certificate means a subdivision certificate defined under section 6.4 of the Act:

Subdivision Works Certificate means a subdivision works certificate defined under section 6.4 of the Act:

Surveyor means a person registered under the Surveying and Spatial Information Act 2002 and approved by Penrith City Council.

Verge Area means the areas coloured light green and called Permanent Verge in the Abortive Works Plans within the in the 500 Series – Phase 1 – Civil Works Package prepared by AT&L in Annexure F.

Verge Rate means AUD \$406.45 per square metre indexed according to cl.2.2.2 of the CP, from the date of this agreement.

Verge Offset the dollar value of the Verge Area determined by multiplying the area of the Verge Area by the Verge Rate.

Works means the design and construction of the Phase 1 Road Works in accordance with the plans and specification set out in Schedule 1 and subject to any conditions imposed by the road authority pursuant to the Works Approval;

Works Approval means the Approval required to be provided by the roads authority for the design and for the construction of the Works including but not limited to an approval under section 138 of the *Roads Act 1993* (NSW) and any approval under the Act.

2 Interpretation

The Explanatory Note is to be used in construing this agreement.

In this agreement, unless the context indicates a contrary intention:

- (a) (documents) a reference to this agreement or another document includes any document which varies, supplements, replaces, assigns or novates this agreement or that other document;
- (b) (references) a reference to a party, clause, paragraph, schedule or annexure is a reference to a party, clause, paragraph, schedule or annexure to or of this agreement;
- (c) (headings) clause headings and the table of contents are inserted for convenience only and do not affect interpretation of this agreement;
- (d) (person) a reference to a person includes a natural person, corporation, statutory corporation, partnership, the Crown and any other organisation or legal entity and their personal representatives, successors, substitutes (including persons taking by novation) and permitted assigns;
- (e) (party) a reference to a party to a document includes that party's personal representatives, executors, administrators, successors, substitutes (including persons taking by novation) and permitted assigns;
- (f) (president, General Manager, CEO or managing director) the president, General Manager, CEO or managing director of a body or Authority means any person acting in that capacity;
- (g) (requirements) a requirement to do any thing includes a requirement to cause that thing to be done, and a requirement not to do any thing includes a requirement to prevent that thing being done;
- (including) including and includes are not words of limitation, and a list of examples is not limited to those items or to items of a similar kind;
- (i) (corresponding meanings) a word that is derived from a defined word has a corresponding meaning;
- (j) (singular) the singular includes the plural and vice-versa;
- (k) (gender) words importing one gender include all other genders;
- (I) (parts) a reference to one or more things includes each part and all parts of that thing or group of things but nothing in this clause implies that part performance of an obligation constitutes performance of that obligation;
- (m) (rules of construction) neither this agreement nor any part of it is to be construed against a party on the basis that the party or its lawyers were responsible for its drafting;
- (n) (legislation) a reference to any legislation or provision of legislation includes all amendments, consolidations or replacements and all regulations or instruments issued under it;

- (o) (time and date) a reference to a time or date in connection with the performance of an obligation by a party is a reference to the time and date in City or State, Australia, even if the obligation is to be performed elsewhere;
- (p) (joint and several) an agreement, representation, covenant, right or obligation:
 - (i) in favour of two or more persons is for the benefit of them jointly and severally; and
 - (ii) on the part of two or more persons binds them jointly and severally;
- (q) (writing) a reference to a notice, consent, request, approval or other communication under this agreement or an agreement between the parties means a written notice, request, consent, approval or agreement;
- (replacement bodies) a reference to a body (including an institute, association or Authority) which ceases to exist or whose powers or functions are transferred to another body is a reference to the body which replaces it or which substantially succeeds to its power or functions;
- (s) (Australian currency) a reference to dollars or \$ is to Australian currency;
- (t) (month) a reference to a month is a reference to a calendar month; and
- (u) (year) a reference to a year is a reference to twelve consecutive calendar months.
- 3 Planning Agreement under the Act
 - (a) The parties agree that this agreement is a planning agreement within the meaning of section 7.4 of the Act.
 - (b) Schedule 4 of this agreement summarises the requirements for planning agreements under s 7.4 of the Act and the way this agreement addresses those requirements.
- 4 Application of this agreement

This agreement applies to:

- (a) the Development, and
- (b) the Land.
- 5 Operation of this agreement

This agreement commences on and from the date it is executed by all parties.

6 Contributions to be made under this agreement

6.1 Monetary Contribution – SSD Stage 1 Consent

- (a) The Developer was required to pay Contributions of \$11,924,577.50 (not indexed).
- (b) Prior to the commencement of this agreement the Developer paid the amount of \$7,175,847.00 (indexed).
- (c) The Developer is required to pay the balance of the contributions required by A24 in the amount of \$5,317,103(to be indexed in accordance with cl.2.2.2 of the CP), which includes a Plan Administration component. (**Remaining Contributions**)
- (d) The Developer is to pay the Plan Administration component of the Remaining Contributions, being \$3,128.00 per ha of NDA of the Land (indexed in accordance with cl.2.2.2 of the CP), prior to any occupation certificate being issued for warehouse 4. (Plan Admin Component).
- (e) Once the Plan Admin Component is paid, the Developer will be required to pay the balance of the Contributions, indexed in accordance with the CPI indexation within cl.2.2.2 of the CP, prior to any occupation certificate being issued for warehouse 4. (Balance of Contributions)
- (f) Notwithstanding 6.1(e), and on condition that the works and land dedication provided in 6.2 and 6.3 are completed by the Completion Date, the Council agrees to accept a Monetary Contribution in satisfaction of condition A24, indexed in accordance with cl.2.2.2 of the CP, after the following are applied to the Balance of Contributions and in this order:
 - (i) The Dedication Land Offset.
 - (ii) The Pavement Offset.
 - (iii) The Verge Offset.
- (g) The Developer will pay the Monetary Contribution, if any, within 7 days of the issue to the Developer of a Monetary Contribution invoice.
- (h) The Monetary Contribution must be paid by way of bank cheque in favour of Council or by deposit by means of electronic funds transfer into an account specified by Council.
- (i) The payment of the Monetary Contribution will be taken to have been made when the Council notifies the Developer in writing that the bank cheque has been received and cleared funds or electronic funds have been deposited in the Council's bank account.
- (j) The parties agree and acknowledge that the Monetary Contribution will be used by the Council towards the purposes set out in the Contributions Plan.
- (k) Within 20 business days of the Monetary Contribution being paid, the Council will issue the Developer with a Monetary Contribution Certificate.
- (I) For the avoidance of doubt, nothing in this agreement:
 - (i) requires Council to refund or repay any Contributions;
 - (ii) requires Council to pay any amount to the Developer if the value of the Works is more than the Contributions payable; or

(iii) exempts the Developer from paying the Contributions not subject to a offset in accordance with clause 6.1(f).

6.2 Works

- (a) The Developer will carry out the Works required by Condition D11 of the SSD Stage 1 Consent in accordance with this agreement, including the Construction Terms, and any Development Consent or other Approvals granted for the Works.
- (b) The Works or any part of the Works required under this agreement will be taken to have been completed for the purposes of this agreement when a Certificate of Practical Completion has been issued for those Works.
- (c) The Works or any part of the Works required under this agreement will be taken to have been delivered to Council on Handover in accordance with the Construction Terms.
- (d) The Works must be delivered to the Council prior to the issue of any occupation certificate for warehouse 4.
- (e) The parties agree and acknowledge that the Works serve the following public purpose/s:
 - (i) the provision of new and upgrade of existing roads for public use, servicing the broader community as well as the neighbouring landowners within the Mamre Road precinct as identified in the Contributions Plan.
- (f) When the Works are completed, the Road Developer is to provide Council with a Notice of Practical Completion for the Works, with a written notice that includes written confirmation from the Surveyor setting out, in square metres, the area of the Works that comprises the:
 - (A) Verge Area and
 - the calculation of the Verge Offset, which is based on the Verge Area determined by the Surveyor.

and

- (B) Pavement Area and
 - 1. the calculation of the Pavement Offset, which is based on the Pavement Area determined by the Surveyor
- (g) When determining the area of the Works the Surveyor will have regard to the Abortive Works Plans in the Phase 1 Road Works at Annexure F.

6.3 Dedication of Land

- (a) In accordance with Condition D11A of the SSD Stage 1 Consent, the Developer must dedicate or cause to be transferred to the Council, at no cost to the Council, the Dedication Land freed and discharged from all estates, interests, trusts, restrictions, dedications, reservations, easements, rights, charges, rates and contracts in, over or in connection with the land, including but not limited to, municipal rates and charges, water rates and land tax.
- (b) The Developer must take all steps, prepare all documents and meet all costs required to dedicate the Dedication land including, but not limited to:
 - (i) removing any encumbrances on the title to the land;

- (ii) creating an interest in land in favour of Council if required;
- (iii) subdividing the Land to create a separate lot for the Dedication Land;
- (iv) preparing and lodging documents for registration;
- (v) obtaining the consent of any other parties to the registration of the relevant documents; and
- (vi) attending to any requisition relating to any dealing or document lodged for registration.
- (c) The obligation to dedicate the Dedication Land will be taken to have been satisfied when the Public Road is dedicated to Council by operation of the registration of a plan of subdivision in accordance with section 9 of the *Roads Act* 1993.
- (d) The obligation to dedicate the Dedication Land will be taken to have been satisfied when a Certificate of Title is issued by NSW Land and Property Information for the whole of the Dedication Land identifying the Council as the registered proprietor of that land without encumbrances as required by clause 6.3(a).
- (e) For the avoidance of doubt, all Works required by this agreement on the land to be dedicated under this clause 6.3 must be completed in accordance with clause 6.2 prior to Council accepting the dedication.
- (f) The Dedication Land may be dedicated or transferred to Council prior to the practical completion of the Works, at Council's discretion, but must be dedicated or transferred to Council prior to the issue of any occupation certificate for warehouse 4.
- (g) The parties agree and acknowledge that the dedication of the Dedication Land serves the public purpose of enabling the widening of the road and the Works.
- (h) Prior to the dedication of the Dedication Land, the Developer is to provide Council with a draft subdivision plan, with a written notice that includes written confirmation from the Surveyor setting out, in square metres, the area of the Dedication Land and the calculation of the Dedication Land Offset which is based on the Dedication Land Area determined by the Surveyor.
- (i) When determining the area of the Dedication Land the Surveyor will have regard to the draft Plan of Acquisition/Dedication at Annexure E.

6.4 Dedication, Pavement and Verge Rates

- (a) The parties agree that the rates adopted for the Dedication Land, Pavement, and Verge areas are consistent with the CP as at the date of this agreement.
- (b) The parties may, in accordance with the Construction Terms, agree to an adjustment to Pavement Rate and Verge Rate prior to completion of the Works.
- (c) The Council may, at its discretion, agree to an adjustment to the Dedication Land Rate, adjusted by multiplying the Value of the Dedication Land by an amount equal to the Current CPI divided by the Base CPI.

6.5 Maintenance and Rectification of Defects

The Developer must Maintain the Works and rectify any defects after Handover of the Works in accordance with the Construction Terms.

6.6 Access to Council owned land

- (a) The Council agrees to permit the Developer, upon receiving at least 10 Business Days' prior notice, to enter, pass through or occupy any Council owned or controlled land in order to enable the Developer to properly perform its obligations under this agreement. Nothing in this clause creates or gives the Developer any estate or interest in any part of the Council owned or controlled land.
- (b) The Developer indemnifies the Council, its employees, officers, agents and contractors from and against all Claims in connection with the entry or access by the Developer to, or any presence of the Developer on, Council owned or controlled land for the purposes of performing their obligations under this agreement, except to the extent such Claim arises either directly or indirectly as a result of the Council or its employees, officers, agents, contractors or workmen's negligence, default, act or omission.

7 Application of s 7.11, s 7.12 and s 7.24 of the Act

- (a) This agreement does not exclude the application of section 7.11 of the Act to the Development.
- (b) This agreement does not exclude the application of section 7.12 of the Act to the Development.
- (c) This agreement does not exclude the application of section 7.24 of the Act to the Development.
- (d) The benefits under this agreement are to be taken into consideration in determining a development contribution under section 7.11 of the Act.

8 Registration of this agreement

8.1 Developer Interest

Each of the Landowners represent and warrant to the Council that on the date of this agreement, each of them is the registered proprietor of those parcels of land that comprise the Land.

8.2 Registration of this agreement

- (a) The Developer agrees to procure the registration of this agreement under the *Real Property Act 1900* (NSW) in the relevant folios of the Register of the Land in accordance with section 7.6 of the Act.
- (b) The Developer, at its own expense, must:
 - procure the lodgement of this agreement with the Registrar-General as soon as reasonably practicable after this agreement comes into operation, but in any event, no later than 10 Business Days after that date;
 - (ii) procure the registration of this agreement by the Registrar-General in the relevant folios of the Register for the Land as soon as reasonably practicable after this agreement is lodged for registration; and

- (iii) provide documentary evidence that the registration of this agreement has been completed to Council within 5 Business Days of receiving confirmation that the registration has occurred.
- (c) The Developer warrants that, as at the date of this agreement, it has obtained the consent of each person who has an estate or interest in the Land registered under the Real Property Act 1900 (NSW) or is seized or possessed of an estate or interest in the Land to the registration of this agreement on title.
- (d) The Developer, at its own expense will, promptly after the execution of this agreement, take all practical steps, and otherwise do anything that the Council reasonably requires to procure:
 - (i) An acceptance of the terms of this agreement and an acknowledgement in writing from any existing mortgagee in relation to the Land that the mortgagee will adhere to the provisions of this agreement if it takes possession of the Land as mortgagee in possession,
 - (ii) The execution of any documents; and
 - (iii) The production of the relevant duplicate certificates of title,to enable the registration of this agreement in accordance with clause 8.2.
- (e) The Landowner consents to the registration of the agreement in accordance with this clause 8.2.

8.3 Removal from Register

The Council will, at the Developer's cost, provide a release and discharge of this agreement so that it may be removed from the folios of the Register for the Land (or any part of it) provided the Council is satisfied the Developer has duly fulfilled its obligations under this agreement in respect of that part of the Land.

8.4 Caveat

- (a) The Developer acknowledges and agrees that:
 - (i) when this agreement is executed, the Council is deemed to have acquired and the Developer is deemed to have granted, an equitable estate and interest in the Land for the purposes of section 74F(1) of the Real Property Act 1900 (NSW) and consequently the Council will have a sufficient interest in the Land in respect of which to lodge a caveat over the Land notifying that interest;
 - (ii) it will not object to the Council lodging a caveat in the relevant folios of the Register for the Land nor will it seek to remove any caveat lodged by the Council provided the caveat does not prevent registration of any dealing or plan other than a transfer.
- (b) The Council must, at Developer's cost, register a withdrawal of any caveat in respect of the Land within five Business Days after the Developer complies with clause 8.2.
- (c) The Developer must notify the Council within 5 Business Days after the registration of any subdivision plan that creates a separate lot for the Dedication Land or any part of the Dedication Land.

(d) The Developer acknowledges and agrees that, in the event a separate lot is created for the Dedication Land or any part of the Dedication Land, it will not object to Council lodging a caveat in the relevant folios of the Register for that land, nor will it seek to remove any such caveat lodged by Council, until the relevant part of the Land is dedicated to Council in accordance with this agreement.

9 Review of this agreement

9.1 Review generally

- (a) This agreement may be reviewed or modified.
- (b) any review or modification of this agreement will be conducted in the circumstances and in the manner determined by the parties;
- (c) no modification or review of this agreement will be of any force or effect unless it is in writing and signed by the parties to this agreement; and
- (d) a party is not in breach of this agreement if it does not agree to an amendment to this agreement requested by a party in, or as a consequence of, a review.

10 Dispute Resolution

10.1 Reference to Dispute

If a dispute arises between the parties in relation to this agreement, the parties must not commence any court proceedings relating to the dispute unless the parties have complied with this clause, except where a party seeks urgent interlocutory relief.

10.2 Notice of Dispute

The party wishing to commence the dispute resolution process must give written notice (**Notice of Dispute**) to the other parties of:

- (a) The nature of the dispute,
- (b) The alleged basis of the dispute, and
- (c) The position which the party issuing the Notice of Dispute believes is correct.

10.3 Representatives of Parties to Meet

- (a) The representatives of the parties must promptly (and in any event within 14 Business Days of the Notice of Dispute) meet in good faith to attempt to resolve the notified dispute.
- (b) The parties may, without limitation:
 - (i) resolve the dispute during the course of that meeting,
 - (ii) agree that further material or expert determination in accordance with clause 10.6 about a particular issue or consideration is needed to effectively resolve the dispute (in which event the parties will, in good faith, agree to a timetable for resolution); or
 - (iii) agree that the parties are unlikely to resolve the dispute and, in good faith, agree to a form of alternative dispute resolution (including expert determination, arbitration or mediation) which is appropriate for the resolution of the relevant dispute.

10.4 Further Notice if Not Settled

If the dispute is not resolved within 14 Business Days after the nominated representatives have met, either party may give to the other a written notice calling for determination of the dispute (Determination Notice) by mediation under clause 10.5 or by expert determination under clause 10.6.

10.5 Mediation

If a party gives a Determination Notice calling for the dispute to be mediated:

- (a) The parties must agree to the terms of reference of the mediation within Business Days of the receipt of the Determination Notice (the terms shall include a requirement that the mediation rules of the Institute of Arbitrators and Mediators Australia (NSW Chapter) apply;
- (b) The mediator will be agreed between the parties, or failing agreement within 14 Business Days of receipt of the Determination Notice, either Party may request the President of the Institute of Arbitrators and Mediators Australia (NSW Chapter) to appoint a mediator;
- (c) The mediator appointed pursuant to this clause 10.5 must:
 - (i) Have reasonable qualifications and practical experience in the area of the dispute; and
 - (ii) Have no interest or duty which conflicts or may conflict with his or her function as a mediator, he or she being required to fully disclose any such interest or duty before his or her appointment;
- (d) The mediator shall be required to undertake to keep confidential all matters coming to his or her knowledge by reason of his or her appointment and performance of his or her duties;
- (e) The parties must within 14 Business Days of receipt of the Determination Notice notify each other of their representatives who will be involved in the mediation (except if a resolution of the Council is required to appoint a representative, the Council must advise of the representative within 14 Business Days of the resolution);
- (f) The parties agree to be bound by a mediation settlement and may only initiate judicial proceedings in respect of a dispute which is the subject of a mediation settlement for the purpose of enforcing that mediation settlement; and
- (g) In relation to costs and expenses:
 - (i) Each party will bear its own professional and expert costs incurred in connection with the mediation; and
 - (ii) The costs of the mediator will be shared equally by the parties unless the mediator determines that a party has engaged in vexatious or unconscionable behaviour in which case the mediator may require the full costs of the mediation to be borne by that party.

10.6 Expert determination

If the dispute is not resolved under clause 10.3 or clause 10.5, or the parties otherwise agree that the dispute may be resolved by expert determination, the parties may refer the dispute to an expert, in which event:

- (a) The dispute must be determined by an independent expert in the relevant field:
 - (i) Agreed upon and appointed jointly by the parties; and
 - (ii) In the event that no agreement is reached or no appointment is made within 14 Business Days of the agreement to refer the dispute to an expert, appointed on application of a party by the then President of the Law Society of New South Wales;
- (b) The expert must be appointed in writing and the terms of the appointment must not be inconsistent with this clause;
- (c) The determination of the dispute by such an expert will be made as an expert and not as an arbitrator and will be in writing and contain the reasons for the determination;
- (d) The expert will determine the rules for the conduct of the process but must conduct the process in accordance with the rules of natural justice;
- (e) Each party will bear its own costs in connection with the process and the determination by the expert and will share equally the expert's fees and costs; and
- (f) Any determination made by an expert pursuant to this clause is final and binding upon the parties except unless:
 - Within 14 Business Days of receiving the determination, a party gives written notice to the other party that it does not agree with the determination and commences litigation; or
 - (ii) The determination is in respect of, or relates to, termination or purported termination of this agreement by any party, in which event the expert is deemed to be giving a non-binding appraisal.

10.7 Litigation

If the dispute is not *finally* resolved in accordance with this clause 10, then either party is at liberty to litigate the dispute.

10.8 No suspension of contractual obligations

Subject to any interlocutory order obtained under clause 10.1, the referral to or undertaking of a dispute resolution process under this clause 10 does not suspend the parties' obligations under this agreement.

11 Enforcement and Security

11.1 Default

- (a) In the event a party considers another party has failed to perform and fulfil an obligation under this agreement, it may give notice in writing to the other party (**Default Notice**) giving all particulars of the matters in respect of which it considers default has occurred and by such notice require the default to be remedied within a reasonable time not being less than 21 days.
- (b) In determining a reasonable time, regard must be had to both the nature of the default and the work or other action required to remedy it and whether or not the continuation of the default constitutes a public nuisance or raises other circumstances of urgency or emergency.

(c) If a party disputes the Default Notice it may refer the dispute to dispute resolution under clause 10 of this agreement.

11.2 Security

- (a) In this clause 11.2, **Security** means a Bank Guarantee, Bond or cash deposit to be held by Council.
- (b) Upon commencement of this agreement, the Developer must provide to the Council Security in an amount equivalent to the Monetary Contribution payable as at the date of execution of this agreement.
- (c) Upon commencement of this agreement the Developer must provide to the Council Security in an amount equivalent to 125% of the agreed value of the Works.
- (d) The Council may call on a Security provided under this clause if:
 - the Developer is in material or substantial breach of this agreement and has failed to rectify the breach within a reasonable period of time after having been given reasonable notice (which must not be less than 21 Business Days) in writing to do so in accordance with clause 11.1 of this agreement; or
 - (ii) the Developer becomes insolvent.
 - (iii) The Works are not completed by the Completion Date.
- (e) Within 20 Business Days of each anniversary of a Security provided under clause (a), the Developer must provide Council with one or more replacement Securities (Replacement Security) in an amount calculated in accordance with the following:

$$A = \frac{B \times D}{C}$$

Where:

A is the amount of the Replacement Security,

B is the amount of the Security to be replaced,

C is the CPI for the quarter ending immediately before the date of the Security to be replaced,

D is the CPI for the quarter ending immediately before the date of the Replacement Security,

provided A is greater than B.

- (f) On receipt of a replacement Security provided under clause 11.2(e), the Council must release and return to the Developer, as directed, the Security that has been replaced as soon as reasonably practicable.
- (g) At any time following the provision of a Security under this clause, the Developer may provide the Council with one or more replacement Securities totalling the amount of all Securities required to be provided under this clause for the time being. On receipt of such replacement Security, the Council must release and return to the Developer, as directed, the Securities which it holds that have been replaced as soon as reasonably practicable.

- (h) Subject to this clause and the provisions of this agreement, the Council may apply the proceeds of a Security to satisfy:
 - any obligation of the Developer under this agreement to deliver Contributions, and
 - (ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Developer to comply with this agreement.
- (i) The Council must promptly return a Security provided under this clause if requested by the Developer and:
 - (i) Handover has occurred for an item of Works to which the Security relates; and
 - the Developer has provided a Bond or Bank Guarantee required under the Construction Terms for defects liability and maintenance of the item of Works; and
 - (iii) if the Security relates to other items of Works for which a Certificate of Practical Completion has not been issued, a replacement Security is provided by the Developer in an amount determined in accordance with clause 11.2(c).
- (j) For the avoidance of doubt, Council may retain a component of the Security it holds for an item of Works that is equivalent to 25% of the value of the Works, in satisfaction of the requirement to submit a Bank Guarantee or Bond under the Construction Terms for defects liability and maintenance.
- (k) Nothing in this clause 11.2 prevents or restricts the Council from taking any enforcement action in relation to:
 - (i) any obligation of the Developer under this agreement; or
 - (ii) any associated liability, loss, cost, charge or expense directly or indirectly incurred by the Council because of the failure by the Developer to comply with this agreement,

that is not or cannot be satisfied by calling on a Security.

11.3 Compulsory Acquisition

- (a) If the Developer does not dedicate the Dedication Land to Council as required by this agreement, the Developer and Landowners agree that the Council may compulsorily acquire the Dedication Land, in which case the Landowners consent to the Council compulsorily acquiring that land for compensation in the amount of \$1.00 without having to follow the pre-acquisition procedures in the Land Acquisition (Just Terms Compensation) Act 1991 and may recover any costs, including legal costs, incurred by the Council on acquisition of the land from the Developer and Landowners.
- (b) Clause 11.3(a) constitutes an agreement for the purposes of section 30 of the Land Acquisition (Just Terms Compensation) Act 1991.
- (c) Except as otherwise agreed between the Developer and Council, the Developer and Landowners must ensure the Dedication Land is freed and discharged from all estates, interests, trusts, restrictions, dedications, reservations, rights,

- charges, rates, strata levies and contracts, except as may be permitted by this agreement on the date that the Council will acquire the land in accordance with clause 11.3(a).
- (d) The Developer and Landowners indemnify and keeps indemnified the Council against all Claims made against the Council as a result of any acquisition by the Council of the whole or any part of the relevant land under clause 11.3(a).
- (e) The Developer must pay the Council, promptly on demand, an amount equivalent to all costs, including legal costs, incurred by the Council acquiring the whole or any part of the relevant land under clause 11.3(a) that are not or cannot be recovered by calling on a Security.

11.4 Restriction on the issue of Certificates

- (a) In accordance with section 6.10(2)(d) of the Act and s48 of the Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021, the following obligations under this agreement must be satisfied before any Occupation Certificate in respect of warehouse 4 approved by the SSD Stage 1 Consent is issued:
 - (i) Payment of the Monetary Contributions in accordance with clause 6.1;
 - (ii) Delivery of the Works in accordance with clause 6.2;
 - (iii) Dedication of the Dedication Land in accordance with clause 6.3; and
 - (iv) Provision of a Bank Guarantee or Bond for any item of the Works for defects liability and maintenance under the Construction Terms.

11.5 General Enforcement

- (a) Without limiting any other remedies available to the parties, this agreement may be enforced by any party in any Court of competent jurisdiction.
- (b) Nothing in this agreement prevents:
 - a party from bringing proceedings in the Land and Environment Court to enforce any aspect of this agreement or any matter to which this agreement relates; and
 - (ii) the Council from exercising any function under the Act or any other Act or law relating to the enforcement of any aspect of this agreement or any matter to which this agreement relates.

12 Assignment and Dealings

12.1 Assignment

- (a) A party must not assign or deal with any right under this agreement without the prior written consent of the other parties.
- (b) Any change of ownership or control (as defined in section 50AA of the Commonwealth Corporations Act 2001) of a party (excluding the Council) shall be deemed to be an assignment of this agreement for the purposes of this clause.
- (c) Any purported dealing in breach of this clause is of no effect.

12.2 Transfer of Land

- (a) The Landowner may not transfer, assign or dispose of the whole or any part of its right, title or interest in the Land (present or future) or in the Development to another person (**Transferee**) unless before it sells, transfers or disposes of that right, title or interest:
 - the Landowner satisfies the Council that the proposed Transferee is financially capable of complying with the Developer Developer's obligations under this agreement;
 - (ii) the Landowner satisfies the Council that the rights of the Council will not be diminished or fettered in any way;
 - (iii) the Transferee delivers to the Council a novation deed signed by the Transferee in a form and of such substance as is acceptable to the Council containing provisions under which the Transferee agrees to comply with all the outstanding obligations of the Developer under this agreement;
 - (iv) any default under any provisions of this agreement has been remedied or waived by the Council, on such conditions as the Council may determine, and
 - (v) the Developer and the Transferee pay the Council's reasonable costs in relation to the assignment.

13 Approvals and consents

Except as otherwise set out in this agreement, and subject to any statutory obligations, a party may give or withhold an approval or consent to be given under this agreement in that party's absolute discretion and subject to any conditions determined by the party. A party is not obligated to give its reasons for giving or withholding consent or for giving consent subject to conditions.

14 No fetter

14.1 Discretion

This agreement is not intended to operate to fetter, in any manner, the exercise of any statutory power or discretion of the Council, including, but not limited to, any statutory power or discretion of the Council relating to the Development Application or any other application for Development Consent (all referred to in this agreement as a "Discretion").

Council nevertheless acknowledges that, in accordance with \$7.11(6) of the Environmental Planning and Assessment Act, when considering the contribution payable on the SSD Stage 2 Application, should it be granted development consent, the consent authority must have regard to the Monetary Contribution Certificate and take into consideration the value of the Works to the extent that they exceed the Monetary Contribution in determining the amount of the contribution payable at that time.

14.2 No fetter

No provision of this agreement is intended to constitute any fetter on the exercise of any Discretion. If, contrary to the operation of this clause, any provision of this agreement is held by a court of competent jurisdiction to constitute a fetter on any Discretion, the parties agree:

- (a) They will take all practical steps, including the execution of any further documents, to ensure the objective of this clause is substantially satisfied,
- (b) In the event that (a) cannot be achieved without giving rise to a fetter on the exercise of a Discretion, the relevant provision is to be severed and the remainder of this agreement has full force and effect, and
- (c) To endeavour to satisfy the common objectives of the parties in relation to the provision of this agreement which is to be held to be a fetter on the extent that is possible having regard to the relevant court judgment.

15 Notices

Any notice given under or in connection with this agreement (Notice):

- (a) must be in writing and signed by a person duly authorised by the sender;
- (b) must be addressed as follows and delivered to the intended recipient by hand, by prepaid post or by email at the address below, or at the address last notified by the intended recipient to the sender after the date of this agreement:
 - (i) to Penrith City Council: PO Box 60, Penrith, NSW 2751

Fax: (02) 4732 7958

Email: council@penrith.city

Attention: The General Manager

(ii) to ESR Developments Level 12, 135 King Street, Sydney, NSW 2000

(Australia) Pty Ltd Email: grace.macdonald@esr.com

Attention: Grace Macdonald

- (c) is taken to be given or made:
 - (i) in the case of hand delivery, when delivered;
 - (ii) in the case of delivery by post, three Business Days after the date of posting (if posted to an address in the same country) or seven Business Days after the date of posting (if posted to an address in another country);
 and
 - (iii) in the case of an email, when the sender receives an email acknowledgement from the recipient's information system showing the Notice has been delivered to the email address stated above; and
- (d) if under clause (c) a Notice would be taken to be given or made on a day that is not a Business Day in the place to which the Notice is sent, or later than 4.00 pm (local time), it is taken to have been given or made at the start of business on the next Business Day in that place.

16 General

16.1 Relationship between parties

- (a) Nothing in this agreement:
 - (i) constitutes a partnership between the parties; or
 - (ii) except as expressly provided, makes a party an agent of another party for any purpose.

- (b) A party cannot in any way or for any purpose:
 - (i) bind another party; or
 - (ii) contract in the name of another party.
- (c) If a party must fulfil an obligation and that party is dependent on another party, then that other party must do each thing reasonably within its power to assist the other in the performance of that obligation.

16.2 Time for doing acts

- (a) If the time for doing any act or thing required to be done or a notice period specified in this agreement expires on a day other than a Business Day, the time for doing that act or thing or the expiration of that notice period is extended until the following Business Day.
- (b) If any act or thing required to be done is done after 5.00 pm on the specified day, it is taken to have been done on the following Business Day.

16.3 Further assurances

Each party must promptly execute all documents and do all other things reasonably necessary or desirable to give effect to the arrangements recorded in this agreement.

16.4 Variation

A provision of this agreement can only be varied by a later written document executed by or on behalf of all parties and in accordance with the provisions of the Act.

16.5 No assignment

A party cannot assign or otherwise transfer its rights under this agreement without the prior written consent of the other party.

16.6 Counterparts

This agreement may be executed in any number of counterparts. All counterparts taken together constitute one instrument.

16.7 Legal expenses, stamp duty and administration fees

(a) The Developer must pay on demand Council's reasonable legal costs and disbursements in connection with the negotiation, preparation, execution, stamping, and release and discharge of this agreement, including the reasonable costs incurred by the Council in obtaining any advice about this agreement or the value of land or works to be delivered under this agreement.

16.8 Entire agreement

The contents of this agreement constitute the entire agreement between the parties and supersede any prior negotiations, representations, understandings or arrangements made between the parties regarding the subject matter of this agreement, whether orally or in writing.

16.9 Representations and warranties

The parties represent and warrant that they have the power and authority to enter into this agreement and comply with their obligations under the agreement and that entry into this agreement will not result in the breach of any law.

16.10 Severability

If a clause or part of a clause of this agreement can be read in a way that makes it illegal, unenforceable or invalid, but can also be read in a way that makes it legal, enforceable and valid, it must be read in the latter way. If any clause or part of a clause is illegal, unenforceable or invalid, that clause or part is to be treated as removed from this agreement, but the rest of this agreement is not affected.

16.11 Invalidity

- (a) A word or provision must be read down if:
 - (i) this agreement is void, voidable, or unenforceable if it is not read down;
 - (ii) this agreement will not be void, voidable or unenforceable if it is read down; and
 - (iii) the provision is capable of being read down.
- (b) A word or provision must be severed if:
 - (i) despite the operation of clause (a), the provision is void, voidable or unenforceable if it is not severed; and
 - (ii) this agreement will be void, voidable or unenforceable if it is not severed.
- (c) The remainder of this agreement has full effect even if clause 16.11(b) applies.

16.12 Waiver

A right or remedy created by this agreement cannot be waived except in writing signed by the party entitled to that right. Delay by a party in exercising a right or remedy does not constitute a waiver of that right or remedy, nor does a waiver (either wholly or in part) by a party of a right operate as a subsequent waiver of the same right or of any other right of that party.

16.13 GST

- (a) Words and expressions which are not defined in this agreement but which have a defined meaning in GST Law have the same meaning as in the GST Law.
- (b) Unless otherwise expressly stated, all prices or other sums payable or consideration to be provided under this agreement are exclusive of GST.
- (c) If GST is imposed on any supply made under or in accordance with this agreement, the Developer must pay the GST or pay to the Council an amount equal to the GST payable on or for the taxable supply, whichever is appropriate in the circumstances.

16.14 Governing law and jurisdiction

- (a) The laws applicable in New South Wales govern this agreement.
- (b) The parties submit to the non-exclusive jurisdiction of the courts of New South Wales and any courts competent to hear appeals from those courts.

17 Reporting

On or before 31 July in each calendar year after the execution of this agreement and until the Developer's obligations under this agreement are satisfied, the Developer must

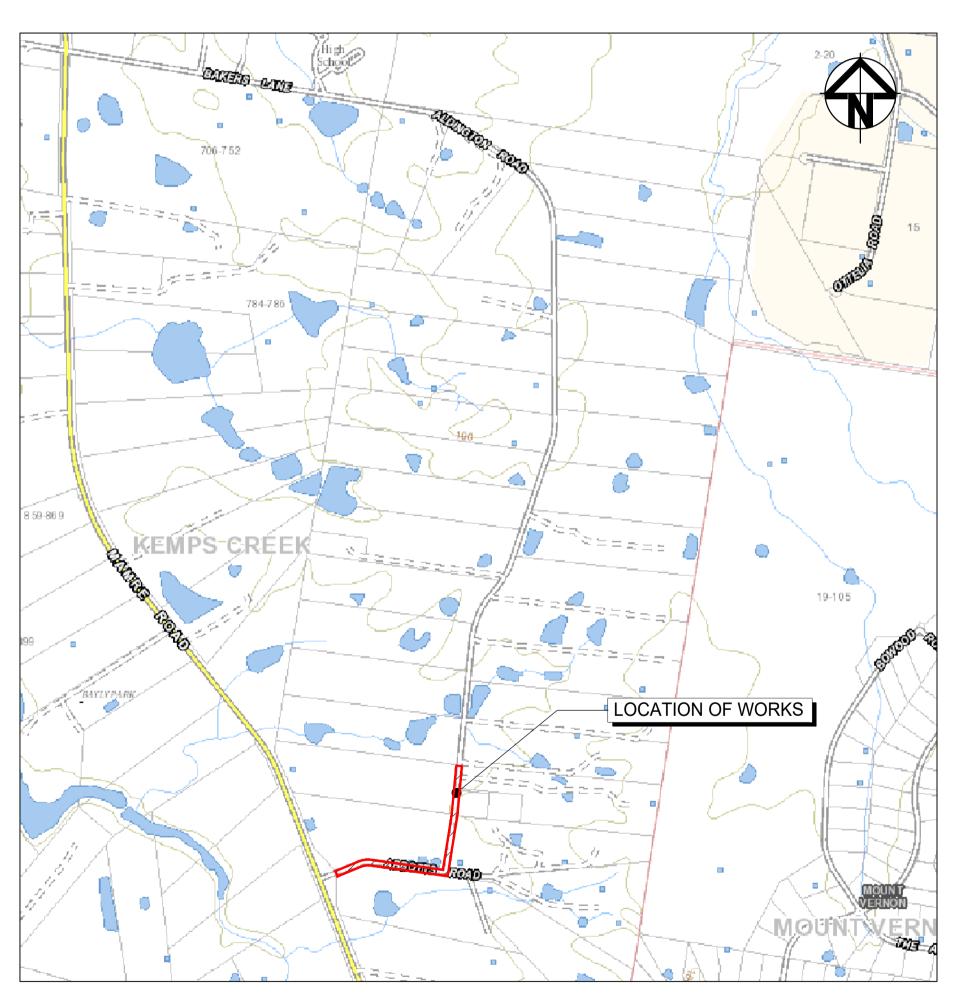
provide a written report to Council detailing the progress of the provision of Contributions under this agreement and the progress of the Development.

Schedule 1 Phase 1 Scope of works

Series 500 Plans approved by Mod 5

WESTLINK - EXTERNAL ROADS KEMPS CREEK

500 SERIES PHASE 1- CIVIL WORKS PACKAGE



GENERAL NOTES

STREET PLANTING IS TO BE IN ACCORDANCE WITH THE MAMRE ROAD PRECINCT DCP AND REQUIREMENTS OF SYDNEY WATER

STREET LIGHT DESIGN FOR ABBOTTS ROAD AND ALDINGTON ROADS TO BE DESIGNED TO CATEGORY PR2 AS PER AS1158

CONCEPT

ISSUED FOR INFORMATION

INTERIM DESIGN MAY BE STAGED AND DELIVERED TO SUIT TIMING OF LAND DEDICATION

01-02-24

Date

Bar Scales

LOCALITY PLAN

Client

ESR

Scales	N.T.S.	Drawn	JS	Pro
		Designed	EH	
Grid	GDA2020	Checked	AL	
Heiaht	A 1 1 1 5	Approved		

GDA2020

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALL'

INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

roject ROPOSED INDUSTRIAL **DEVELOPMENT** WESTLINK **KEMPS CREEK**

North Sydney NSW 2060 Tel: 02 9439 1777

COVER SHEET

FOR INFORMATION Project - Drawing No. 24-1177-C500

Civil Engineers and Project Managers

Description

Date Plotted: 1 Feb 2024 - 01:44PM File Name: F:\24-1177 AARU ESR\6.0 Drgs\Civil\Final\500_Series\24-1177-C500.dwg

DRAWING LIST 24-1177-C500 **COVER SHEET** 24-1177-C501 DRAWING LIST 24-1177-C502 GENERAL ARRANGEMENT PLAN TYPICAL SECTIONS 24-1177-C505 TYPICAL ROAD SECTIONS SHEET 1 24-1177-C506 TYPICAL ROAD SECTIONS SHEET 2 ROADWORKS 24-1177-C511 **ROADWORKS PLAN SHEET 1** 24-1177-C512 ROADWORKS PLAN SHEET 2 24-1177-C513 ROADWORKS PLAN SHEET 3 24-1177-C514 ROADWORKS PLAN SHEET 4 24-1177-C515 ROADWORKS PLAN SHEET 5 ROAD LONGSECTIONS 24-1177-C531 LONGITUDINAL SECTIONS ABBOTTS ROAD SHEET 1 24-1177-C532 LONGITUDINAL SECTIONS ABBOTTS ROAD SHEET 2 24-1177-C533 LONGITUDINAL SECTIONS ABBOTTS ROAD SHEET 3 24-1177-C534 LONGITUDINAL SECTIONS ABBOTTS ROAD SHEET 4 24-1177-C535 LONGITUDINAL SECTIONS ALDINGTON ROAD SHEET 1 24-1177-C536 LONGITUDINAL SECTIONS ALDINGTON ROAD SHEET 2 PAVEMENT PLANS 24-1177-C551 PAVEMENT AND LINEMARKING PLAN SHEET 1 PAVEMENT AND LINEMARKING PLAN SHEET 2 24-1177-C552 24-1177-C553 PAVEMENT AND LINEMARKING PLAN SHEET 3 24-1177-C554 PAVEMENT AND LINEMARKING PLAN SHEET 4 24-1177-C555 PAVEMENT AND LINEMARKING PLAN SHEET 5 ABORTIVE WORKS 24-1177-C561 ABORTIVE WORKS PLAN SHEET 1 24-1177-C562 ABORTIVE WORKS PLAN SHEET 2 24-1177-C563 ABORTIVE WORKS PLAN SHEET 3 24-1177-C564 ABORTIVE WORKS PLAN SHEET 4 24-1177-C565 ABORTIVE WORKS PLAN SHEET 5

CONCEPT

INTERIM DESIGN MAY BE STAGED AND DELIVERED TO SUIT TIMING OF LAND DEDICATION

Bar Scales

Issue	Description	Date
P1	ISSUED FOR INFORMATION	01-02-24

100mm on Original

Client

Scales	NTC	Drawn	JS	Pr
	N.T.S.	Designed	EH	
Grid	GDA2020	Checked	AL	
Height	AHD	Approved		

GDA2020

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY

INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

PROPOSED INDUSTRIAL **DEVELOPMENT** WESTLINK KEMPS CREEK

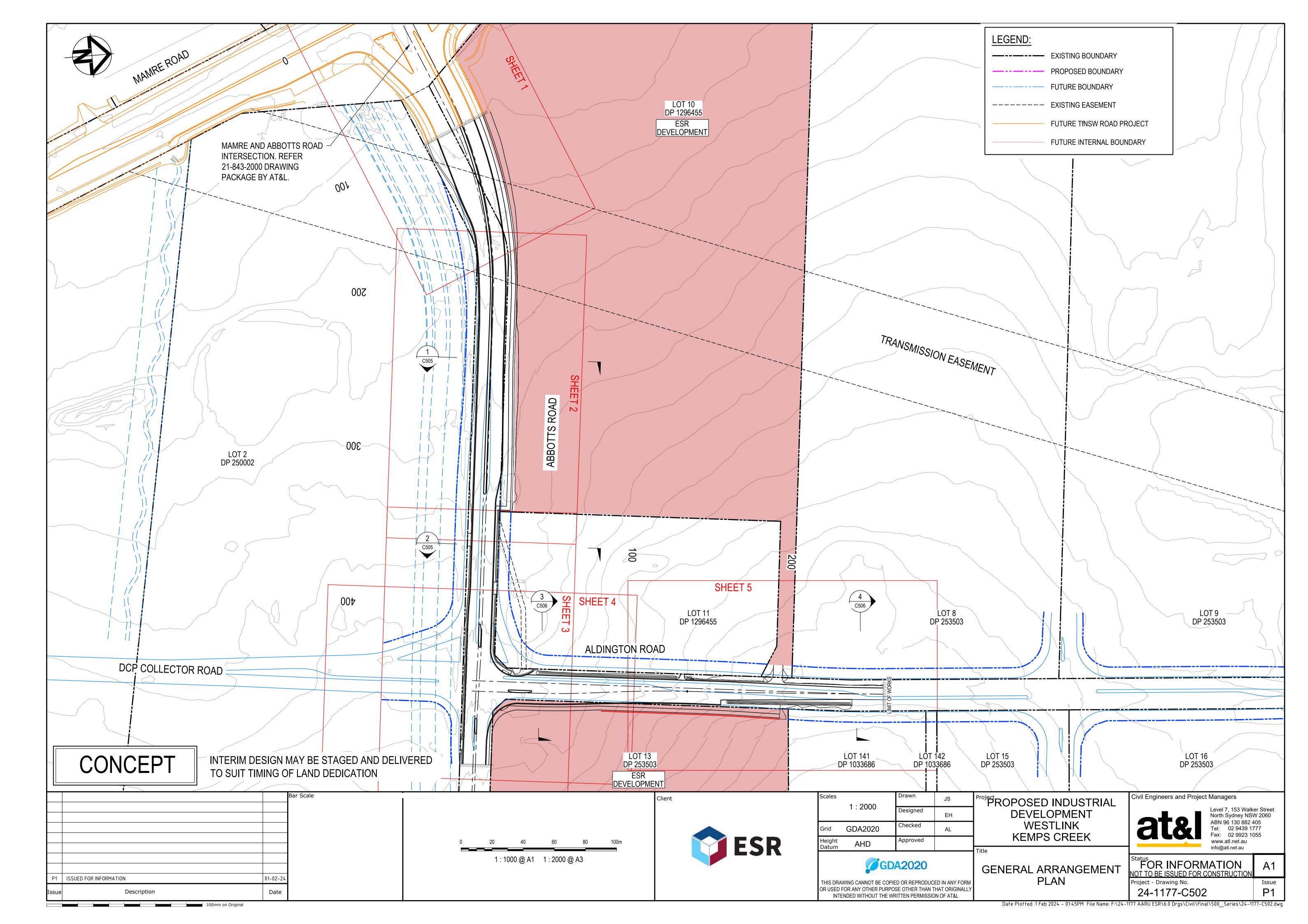
Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au

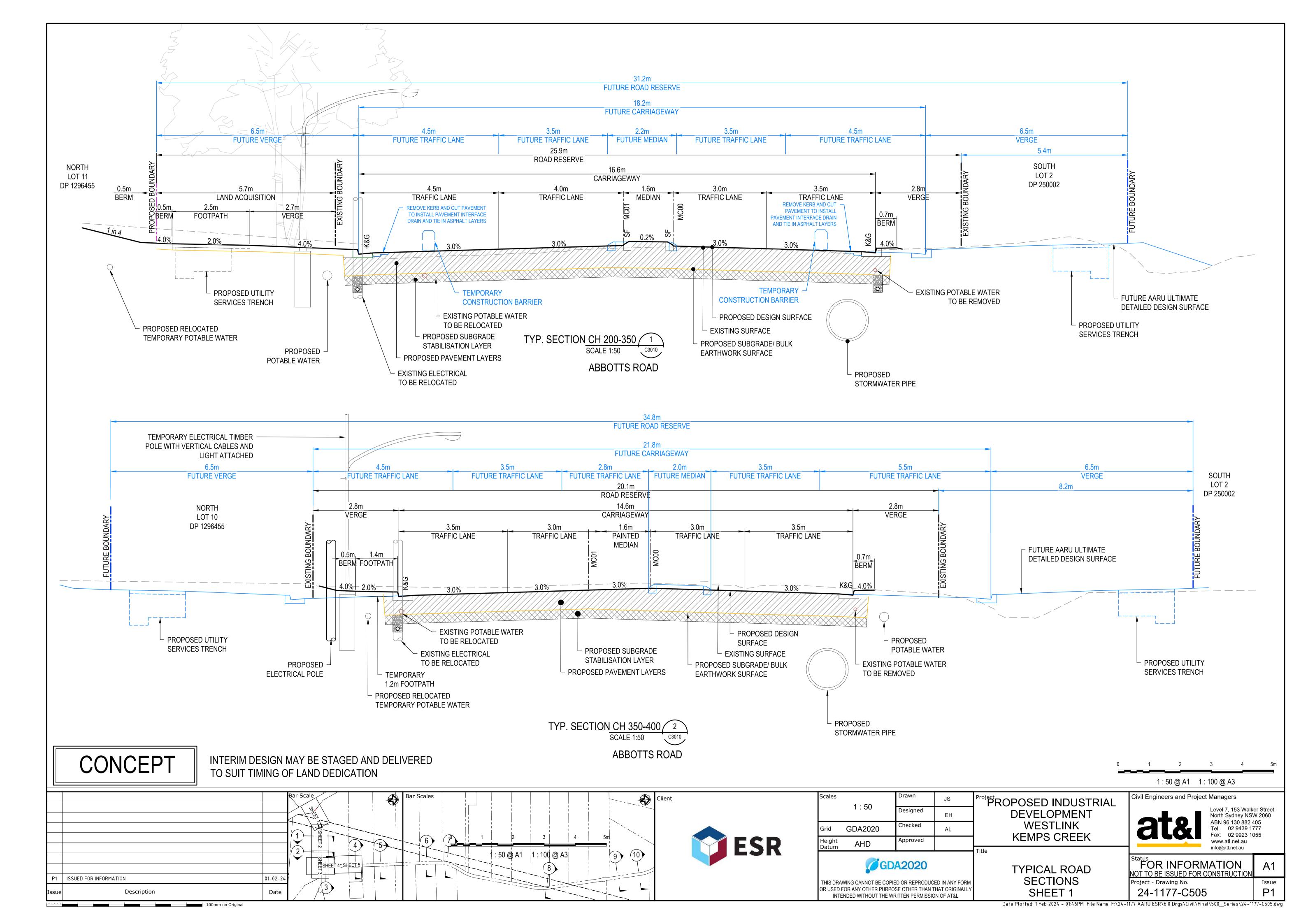
Civil Engineers and Project Managers

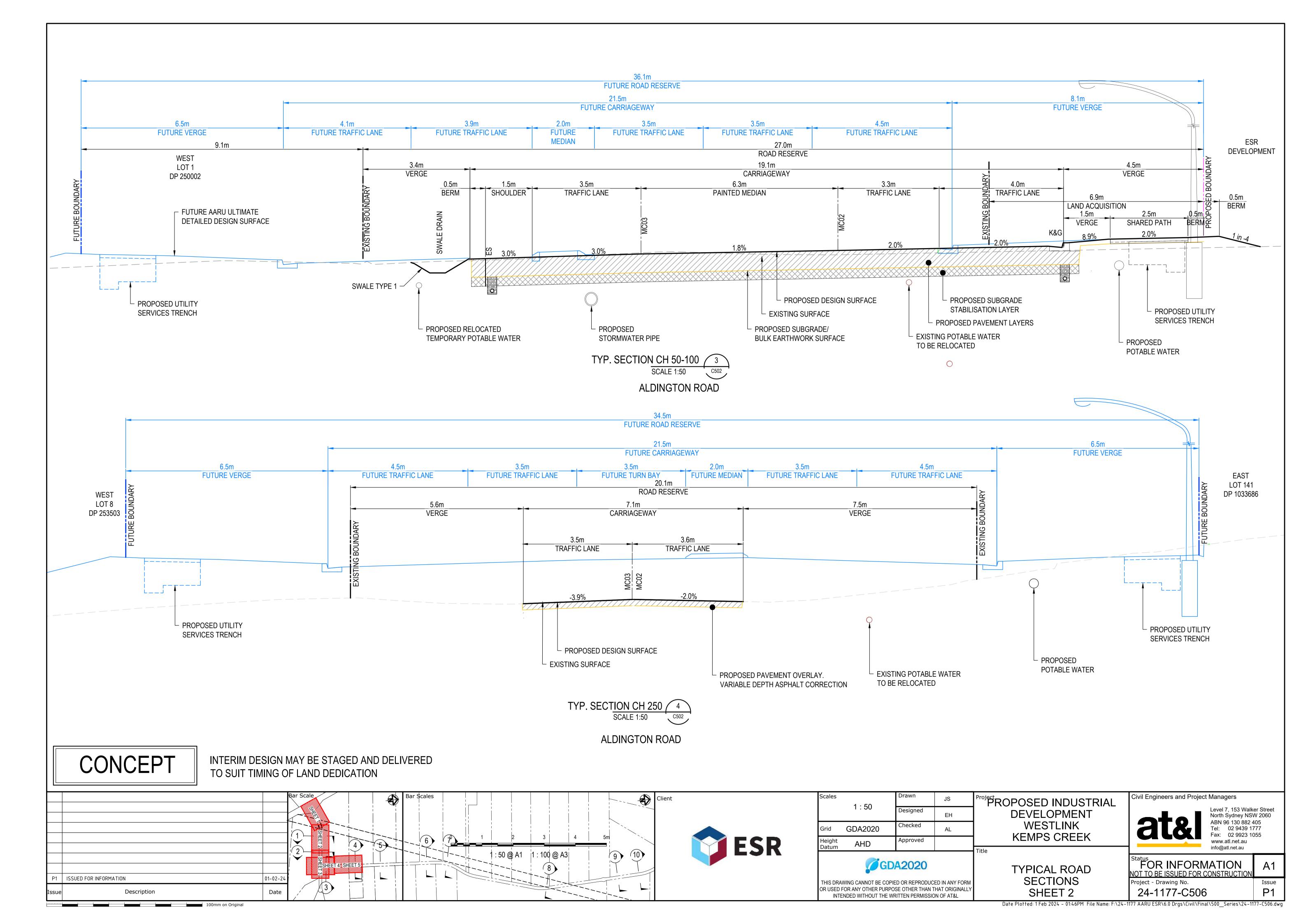
DRAWING LIST

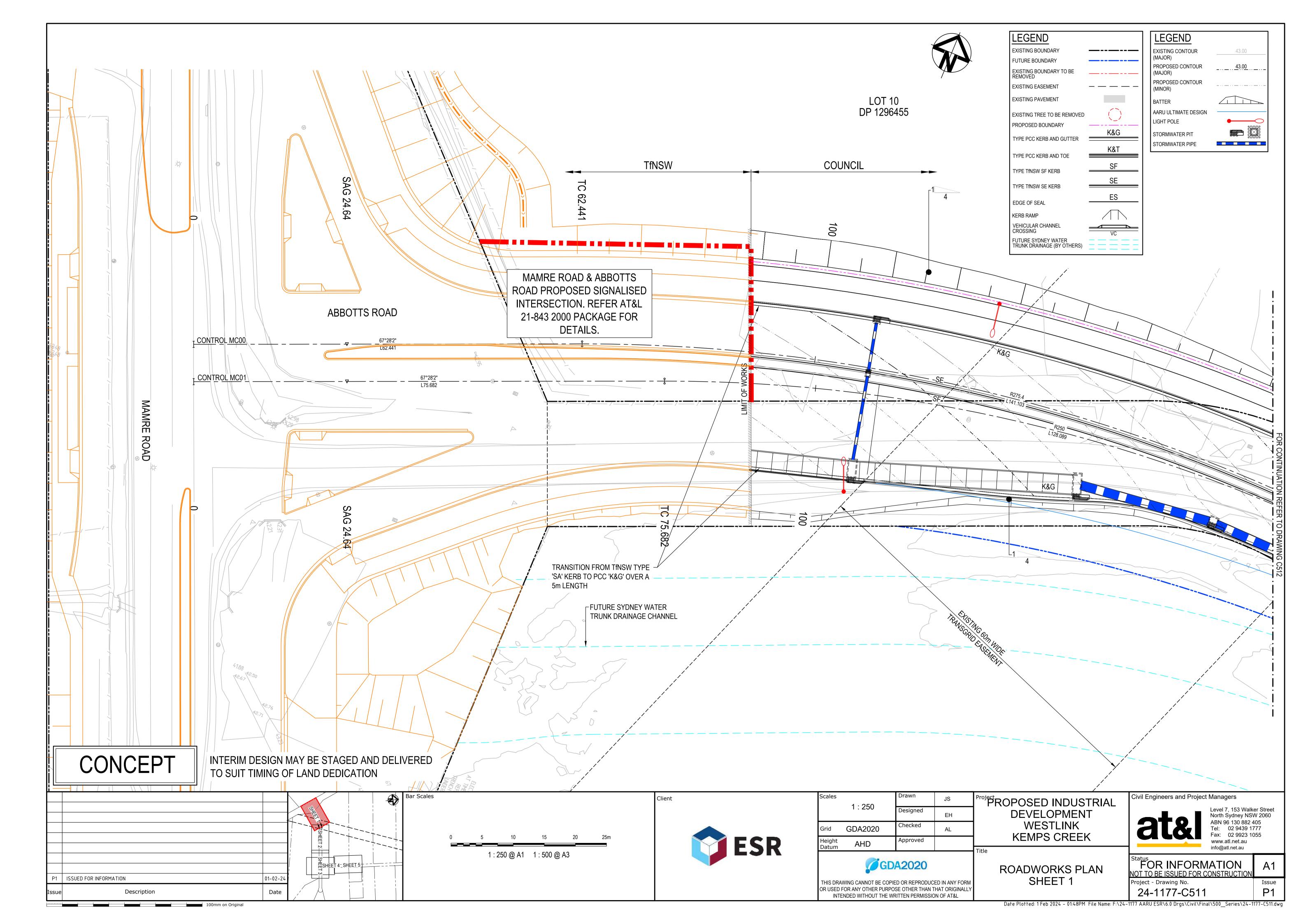
FOR INFORMATION Project - Drawing No. 24-1177-C501

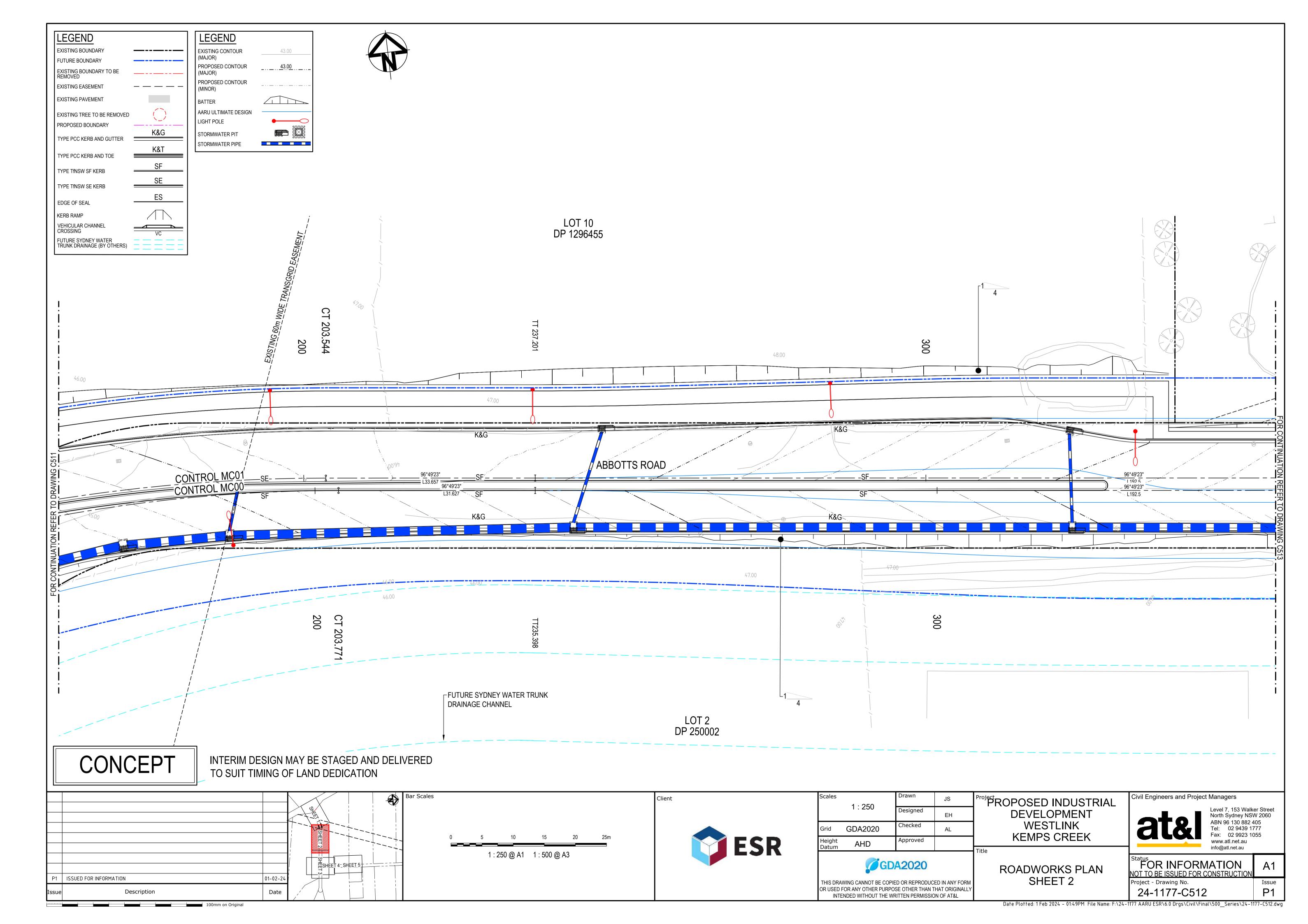
Date Plotted: 1 Feb 2024 - 01:45PM File Name: F:\24-1177 AARU ESR\6.0 Drgs\Civil\Final\500_Series\24-1177-C501.dwg

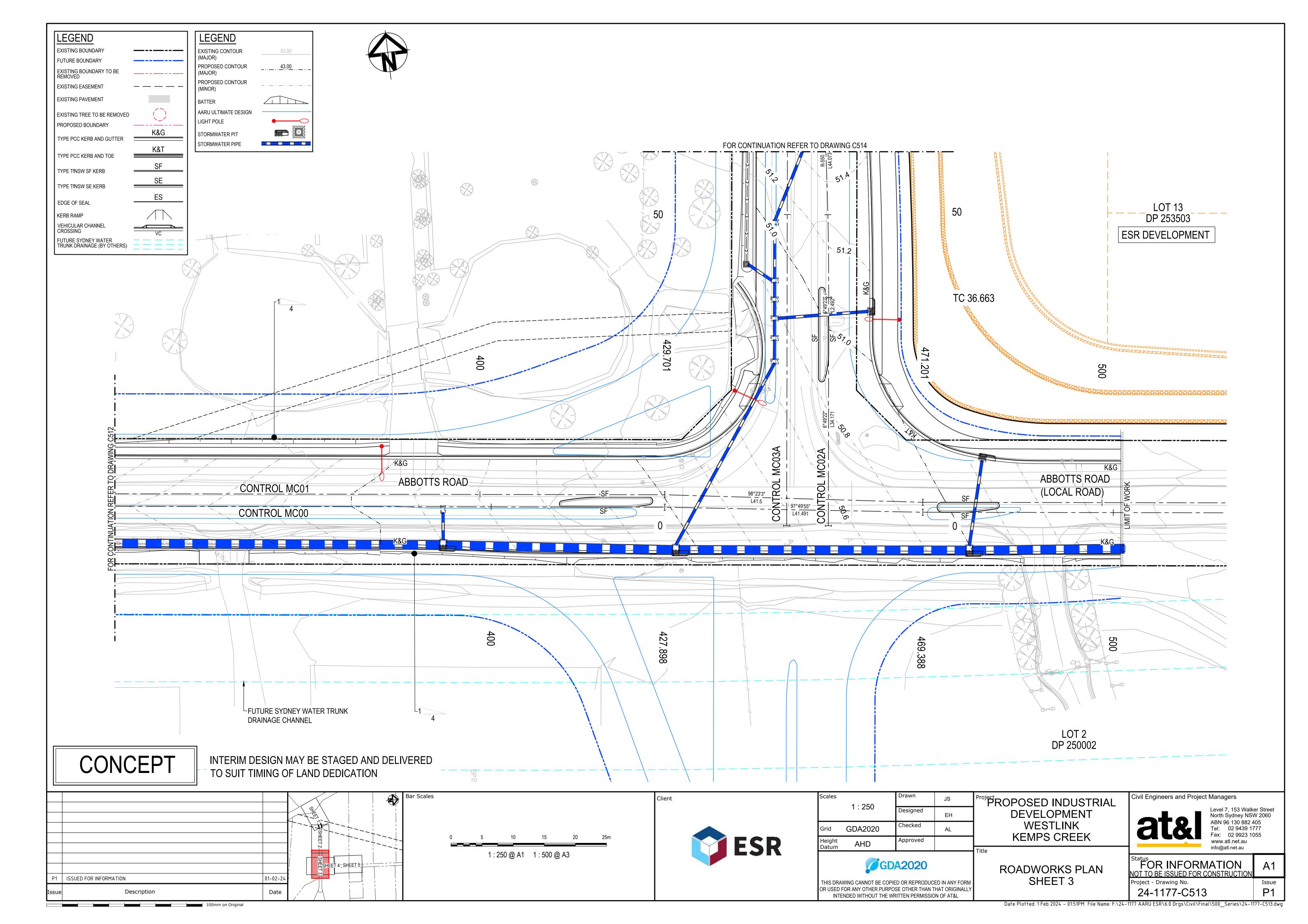


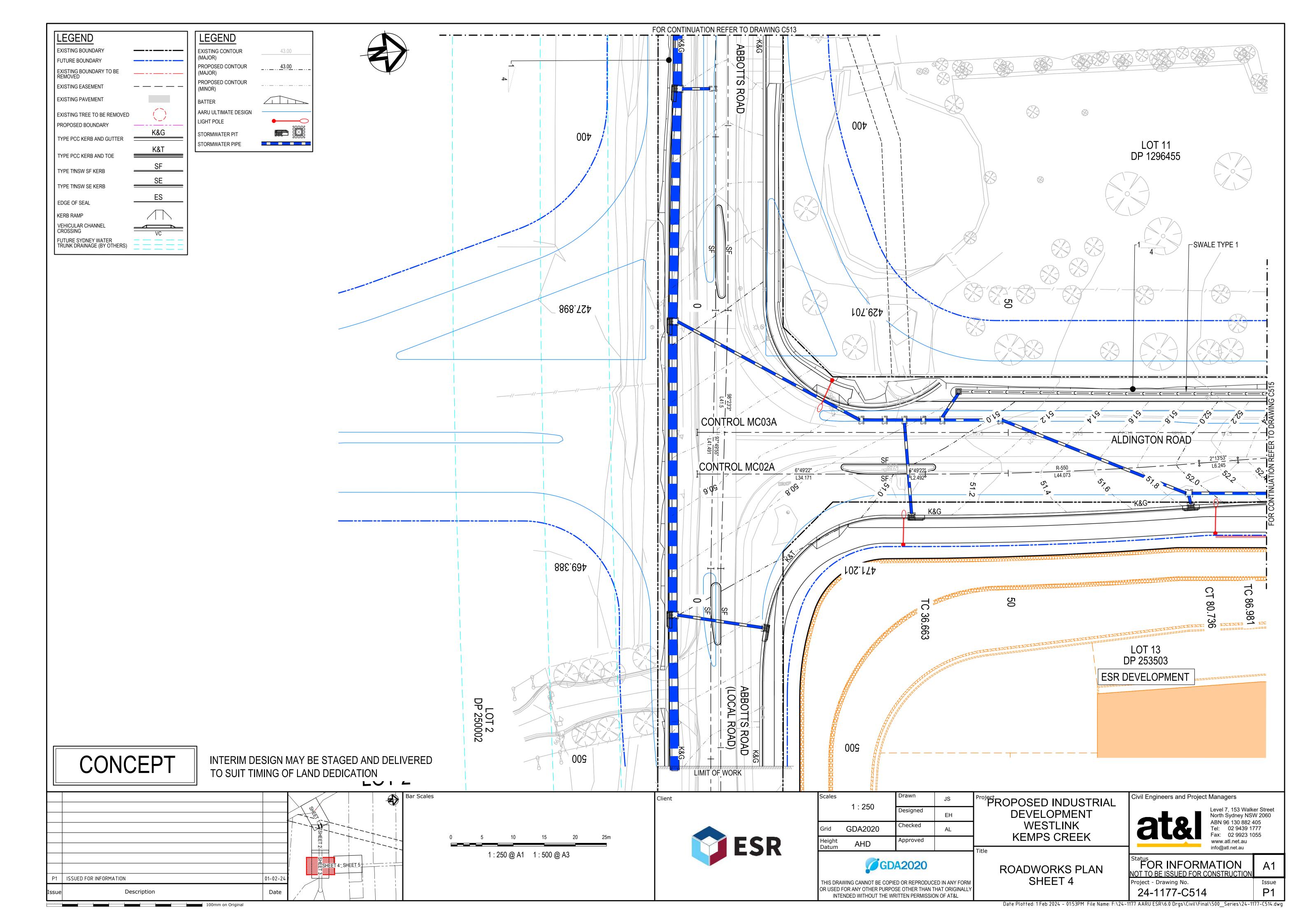


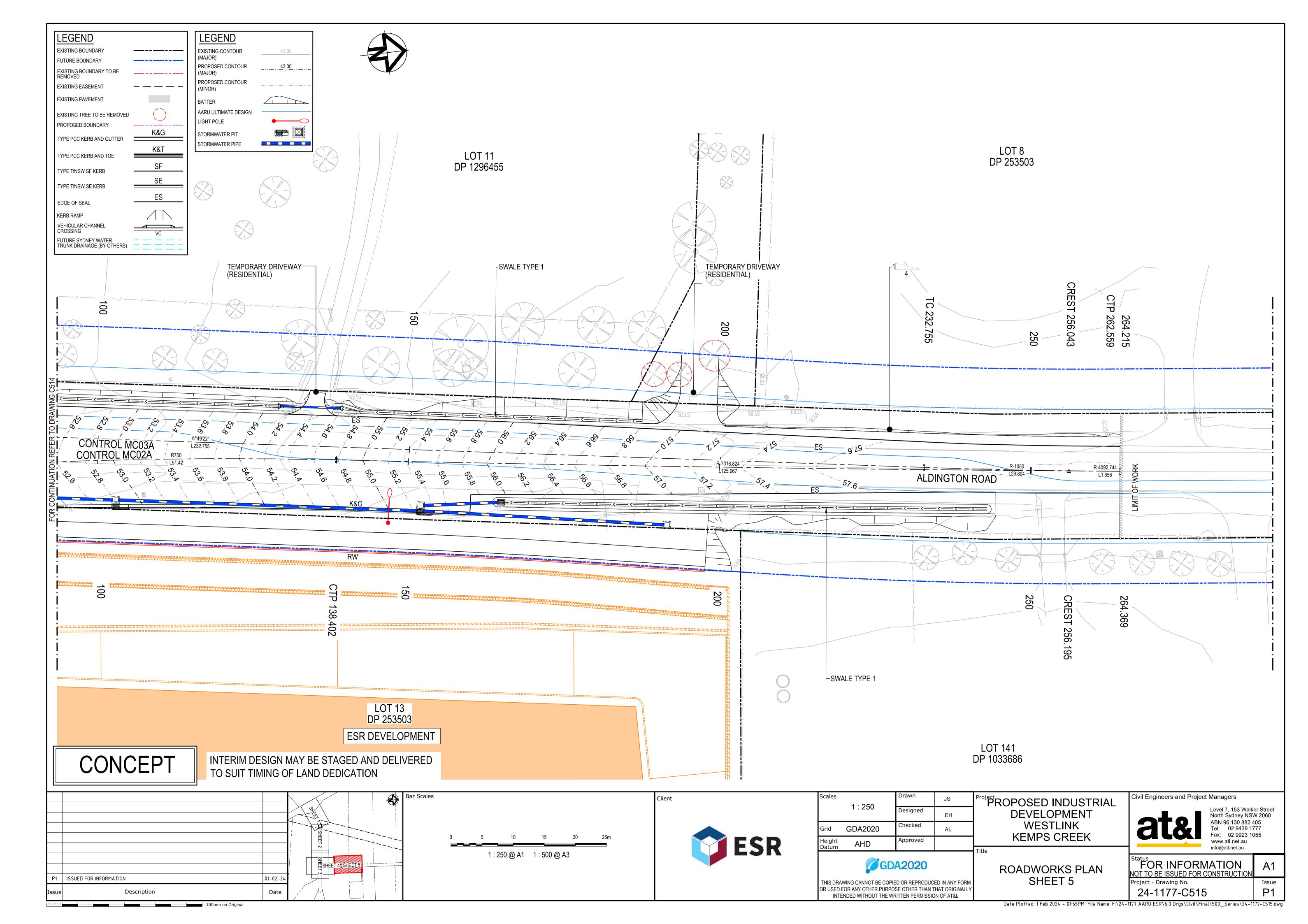


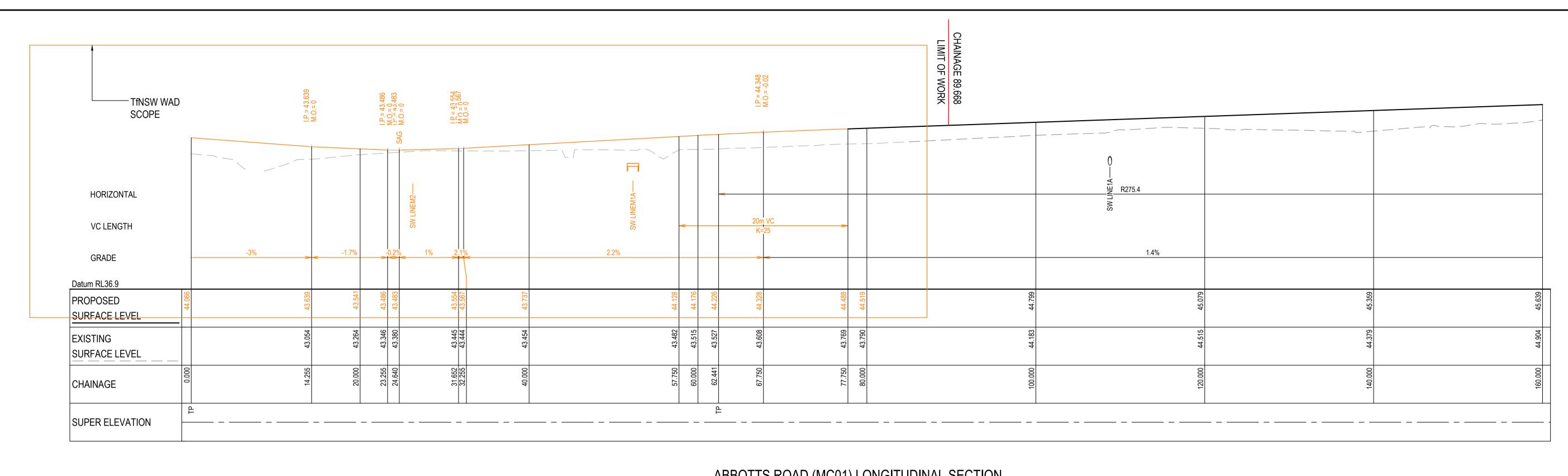




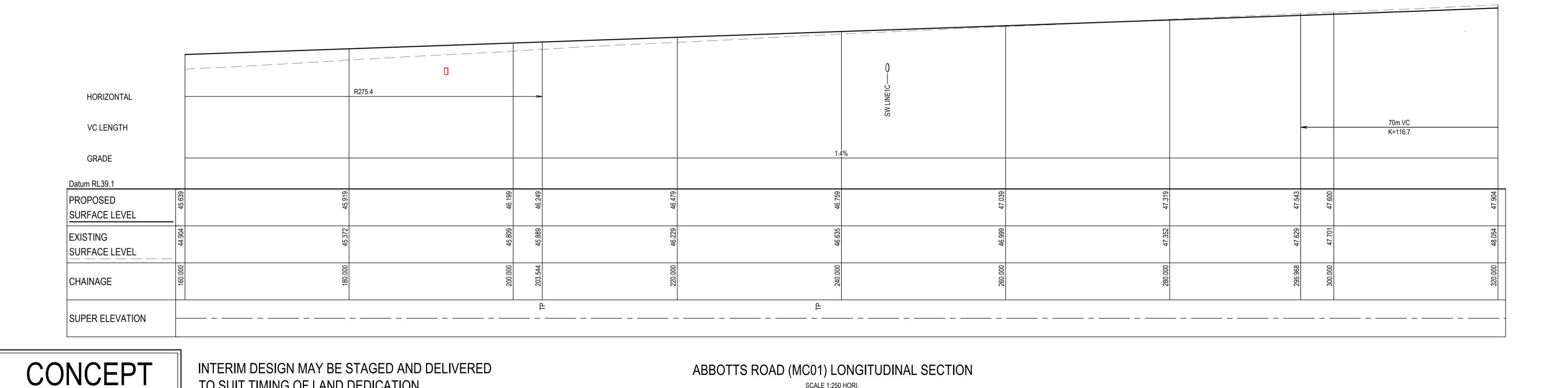


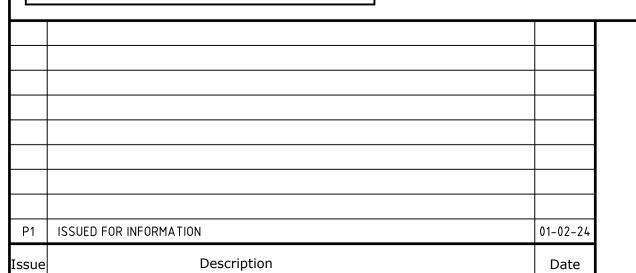






ABBOTTS ROAD (MC01) LONGITUDINAL SECTION SCALE 1:250 HORI. 1:100 VERT.





TO SUIT TIMING OF LAND DEDICATION

Bar Scales

1:250 @ A1 1:500 @ A3 1:100 @ A1 1:200 @ A3



ABBOTTS ROAD (MC01) LONGITUDINAL SECTION

SCALE 1:250 HORI. 1:100 VERT.

Client

Scales	AS SHOWN	Drawn	JS	Pro
AS SHOWN		Designed	EH	
Grid	GDA2020	Checked	AL	
Height		Approved		

DEVELOPMENT WESTLINK KEMPS CREEK

GDA2020

LONGITUDINAL SECTIONS ABBOTTS ROAD THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY SHEET 1 INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

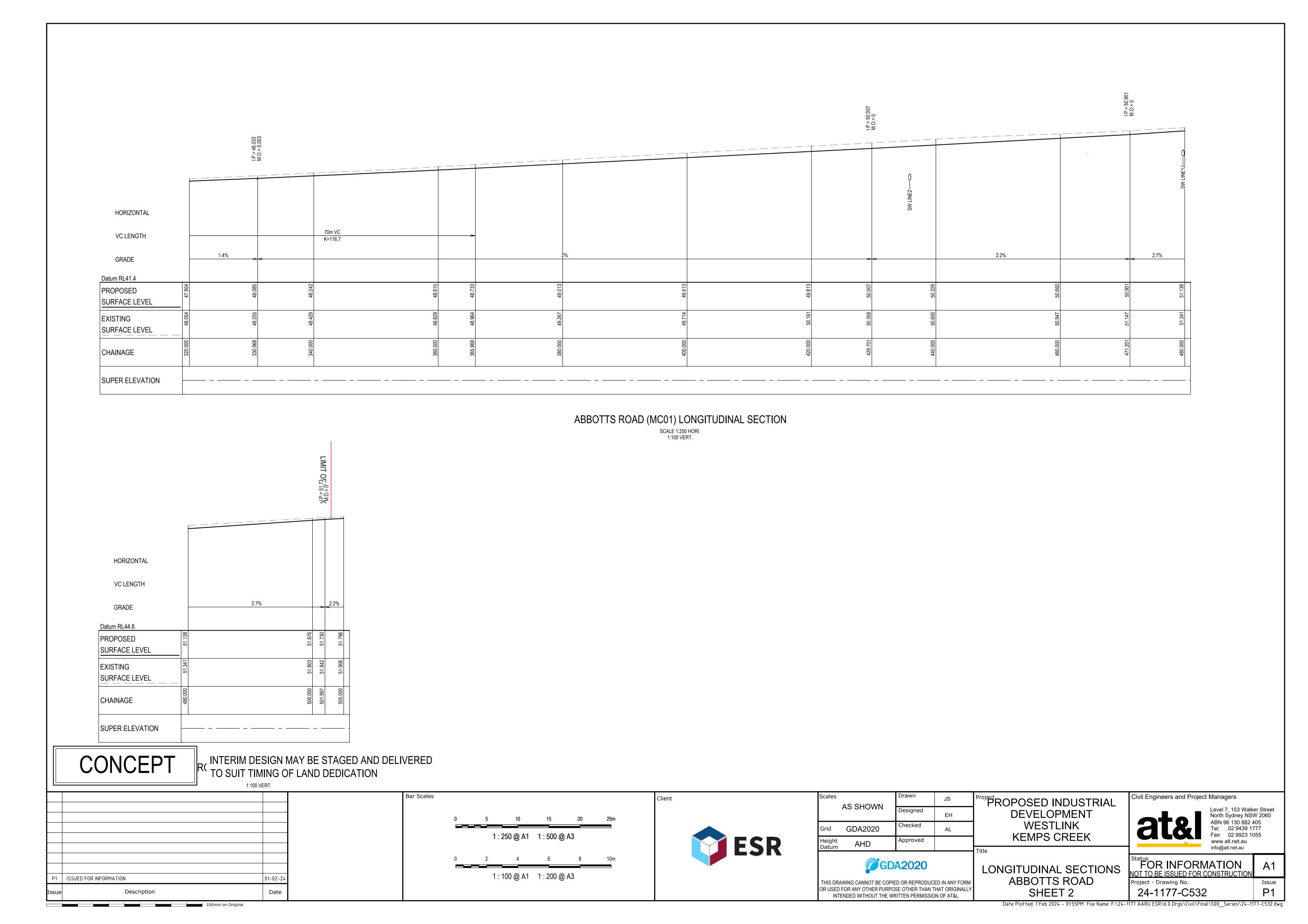
Project PROPOSED INDUSTRIAL	Civil Engineers and Project Managers	
DEVELOPMENT WESTLINK KEMPS CREEK	Level 7, 153 North Sydney ABN 96 130 Tel: 02 94 Fax: 02 99 www.atl.net.a	

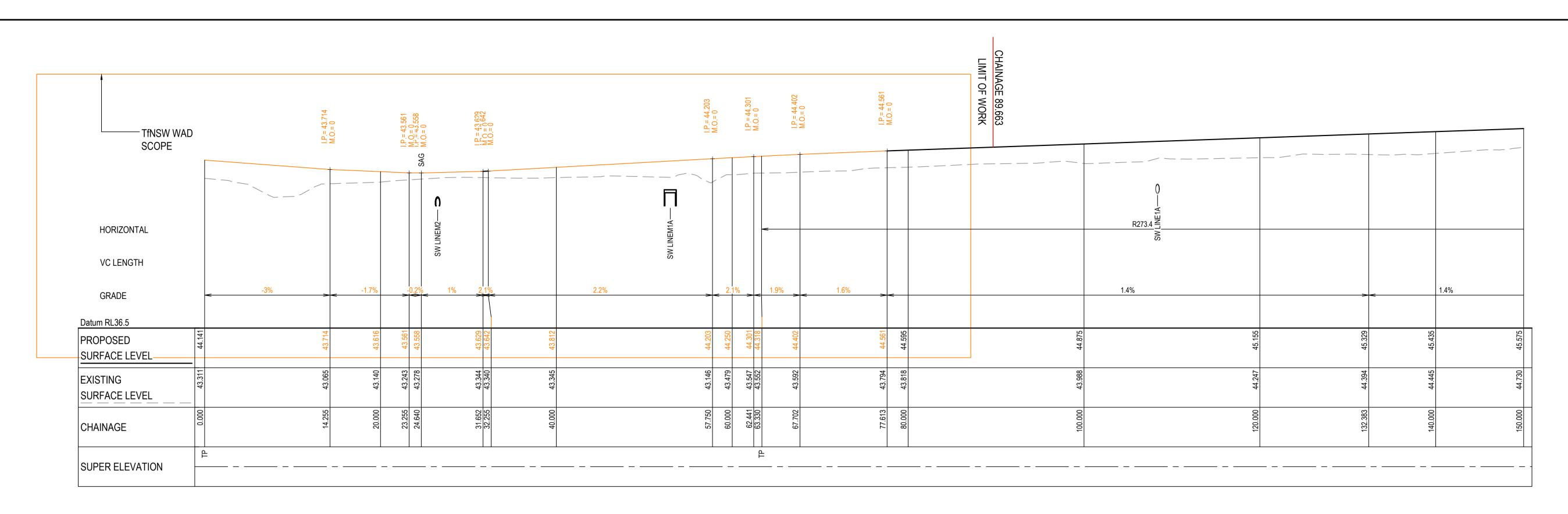
Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055

FOR INFORMATION
NOT TO BE ISSUED FOR CONSTRUCTION Project - Drawing No.

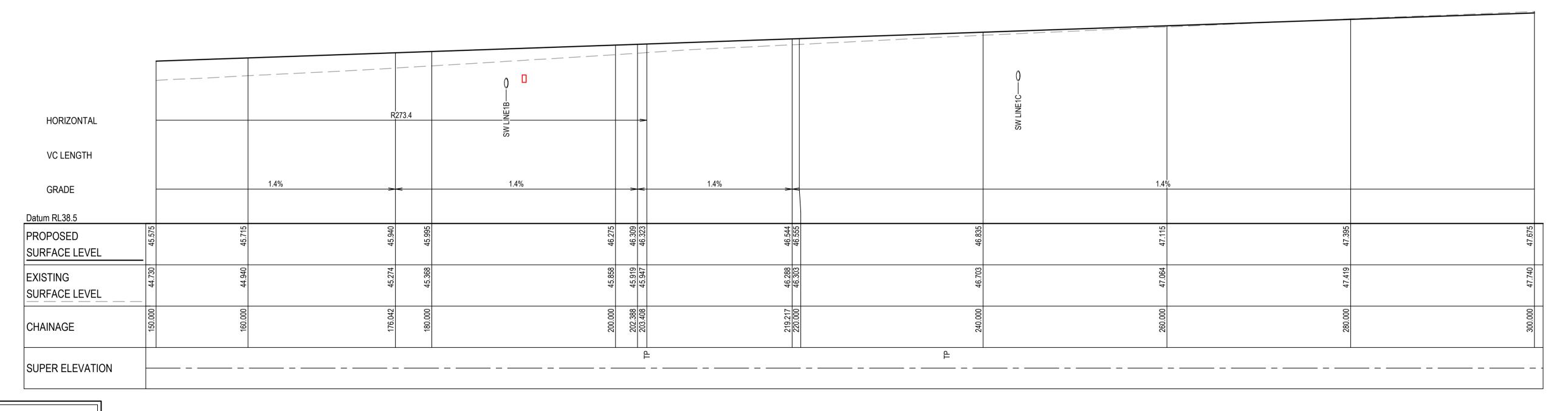
24-1177-C531

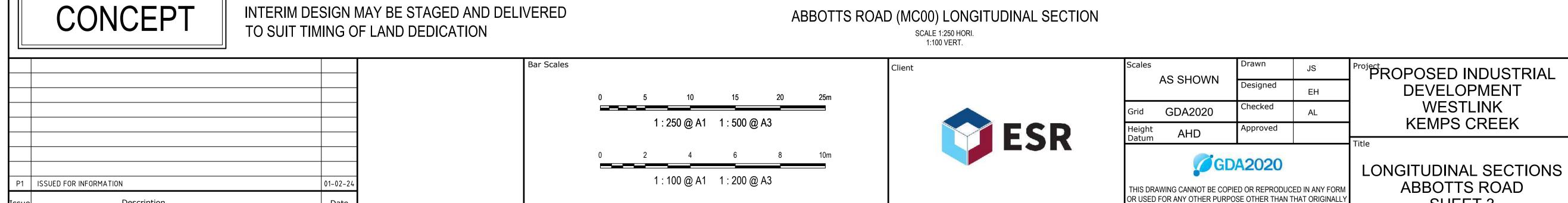
 $Date\ Plotted:\ 1\ Feb\ 2024-01:55PM\ File\ Name:\ F:\ 24-1177\ AARU\ ESR\ 6.0\ Drgs\ Civil\ Final\ 500_Series\ 24-1177-C531.dwg$





ABBOTTS ROAD (MC00) LONGITUDINAL SECTION SCALE 1:250 HORI. 1:100 VERT.





Date

Description

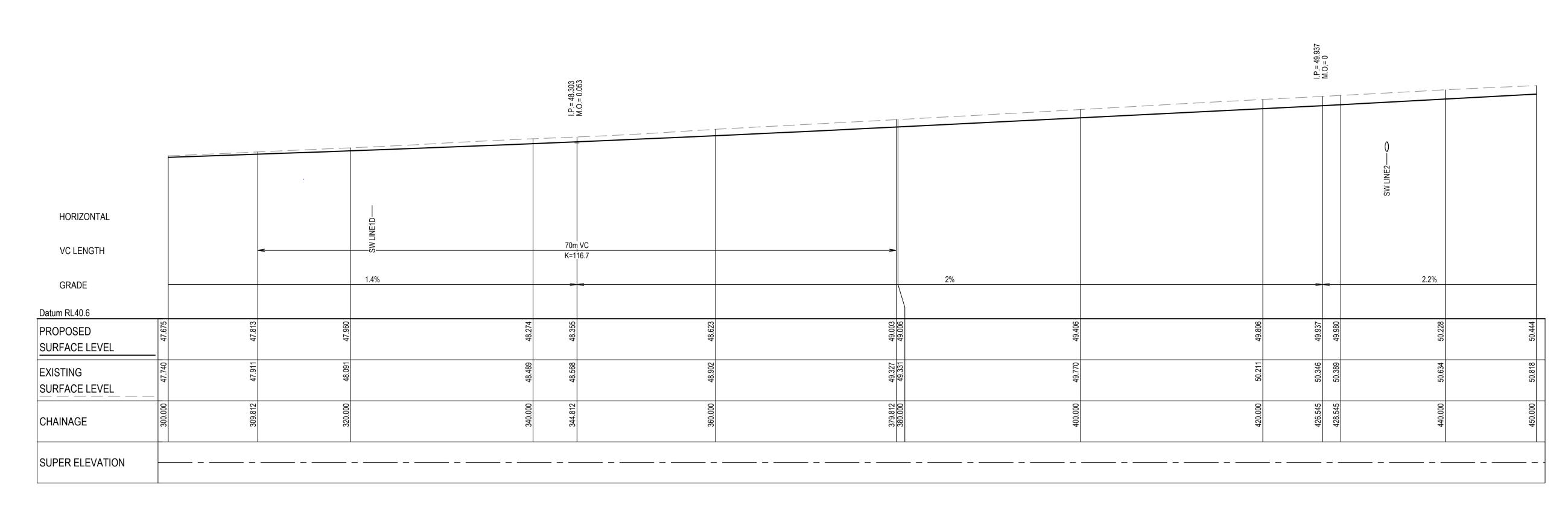
INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au

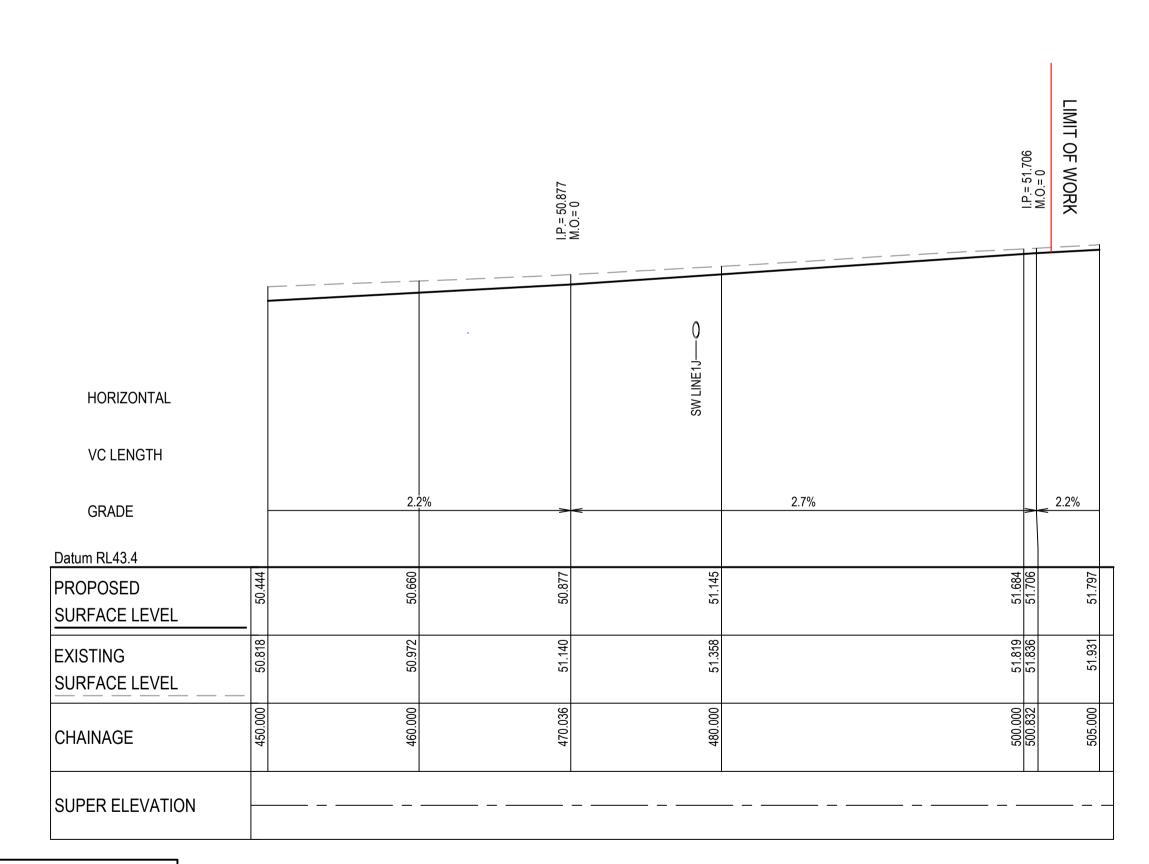
Civil Engineers and Project Managers

FOR INFORMATION
NOT TO BE ISSUED FOR CONSTRUCTION Project - Drawing No. 24-1177-C533

SHEET 3 Date Plotted: 1 Feb 2024 - 01:55PM File Name: F:\24-1177 AARU ESR\6.0 Drgs\Civil\Final\500_Series\24-1177-C533.dwg



ABBOTTS ROAD (MC00) LONGITUDINAL SECTION SCALE 1:250 HORI. 1:100 VERT.



CONCEPT

INTERIM DESIGN MAY BE STAGED AND DELIVERED)INAL SECTION TO SUIT TIMING OF LAND DEDICATION

01-02-24 P1 ISSUED FOR INFORMATION Date Description

1:250 @ A1 1:500 @ A3 1:100 @ A1 1:200 @ A3



Client

	Scales AS SHOWN		Drawn	JS	Proj
			Designed	EH	
	Grid	GDA2020	Checked	AL	
	Height	AHD	Approved		

GDA2020

THIS DRAWING CANNOT BE COPIED OR REPRODUCED IN ANY FORM OR USED FOR ANY OTHER PURPOSE OTHER THAN THAT ORIGINALLY

INTENDED WITHOUT THE WRITTEN PERMISSION OF AT&L

PROPOSED INDUSTRIAL DEVELOPMENT WESTLINK KEMPS CREEK

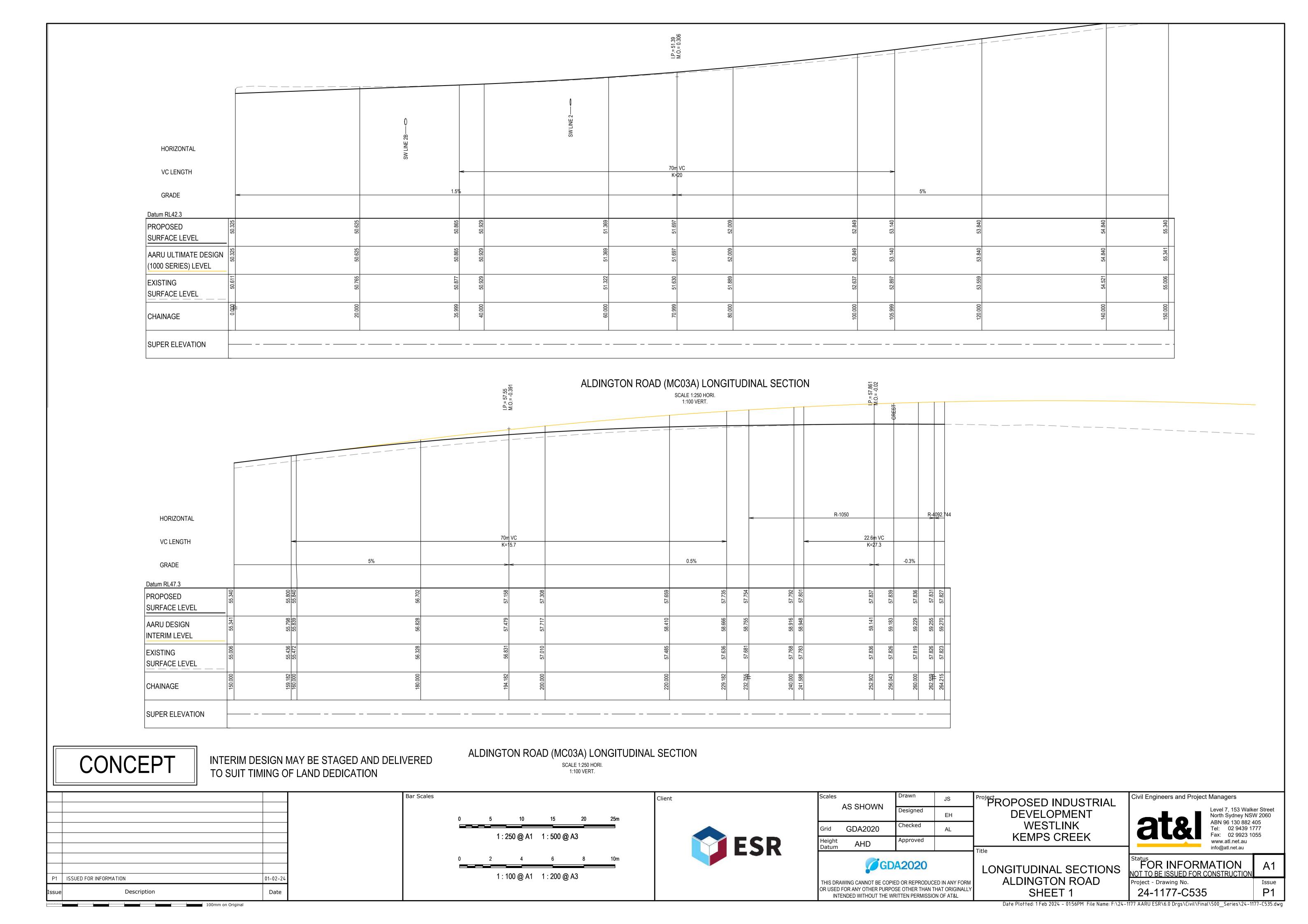
Civil Engineers and Project Managers Level 7, 153 Walker Street North Sydney NSW 2060 ABN 96 130 882 405 Tel: 02 9439 1777 Fax: 02 9923 1055 www.atl.net.au info@atl.net.au

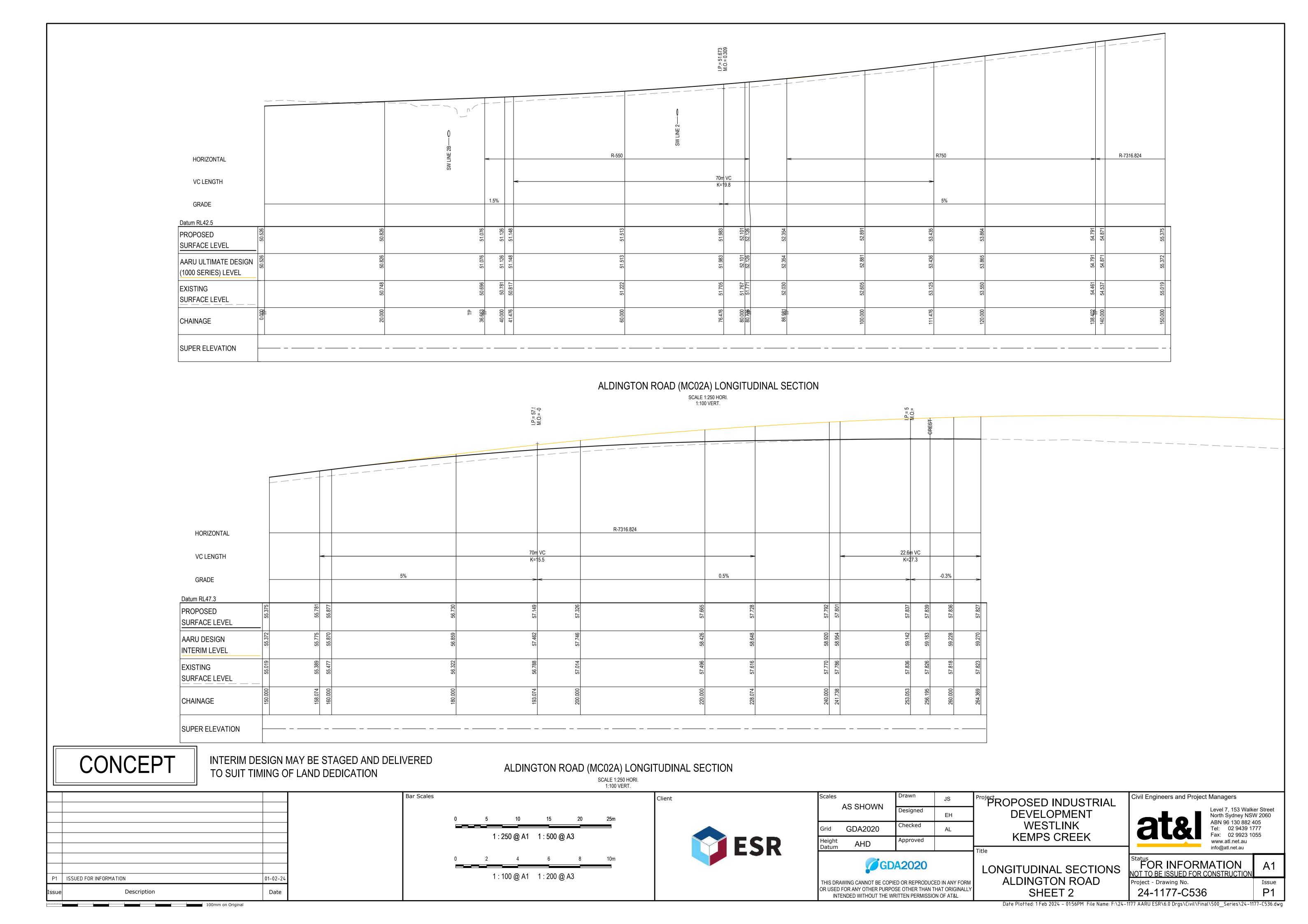
LONGITUDINAL SECTIONS

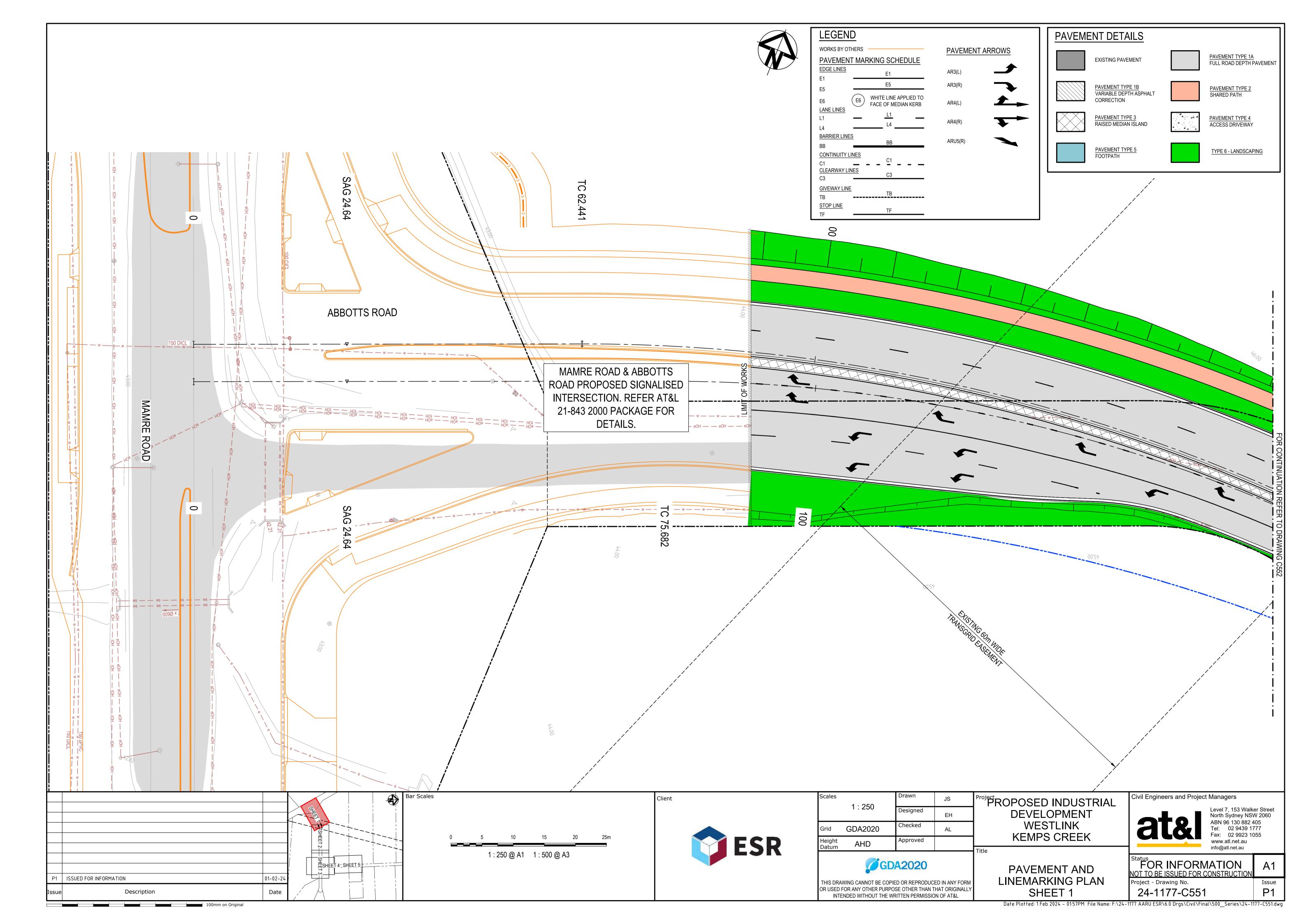
FOR INFORMATION
NOT TO BE ISSUED FOR CONSTRUCTION Project - Drawing No. 24-1177-C534

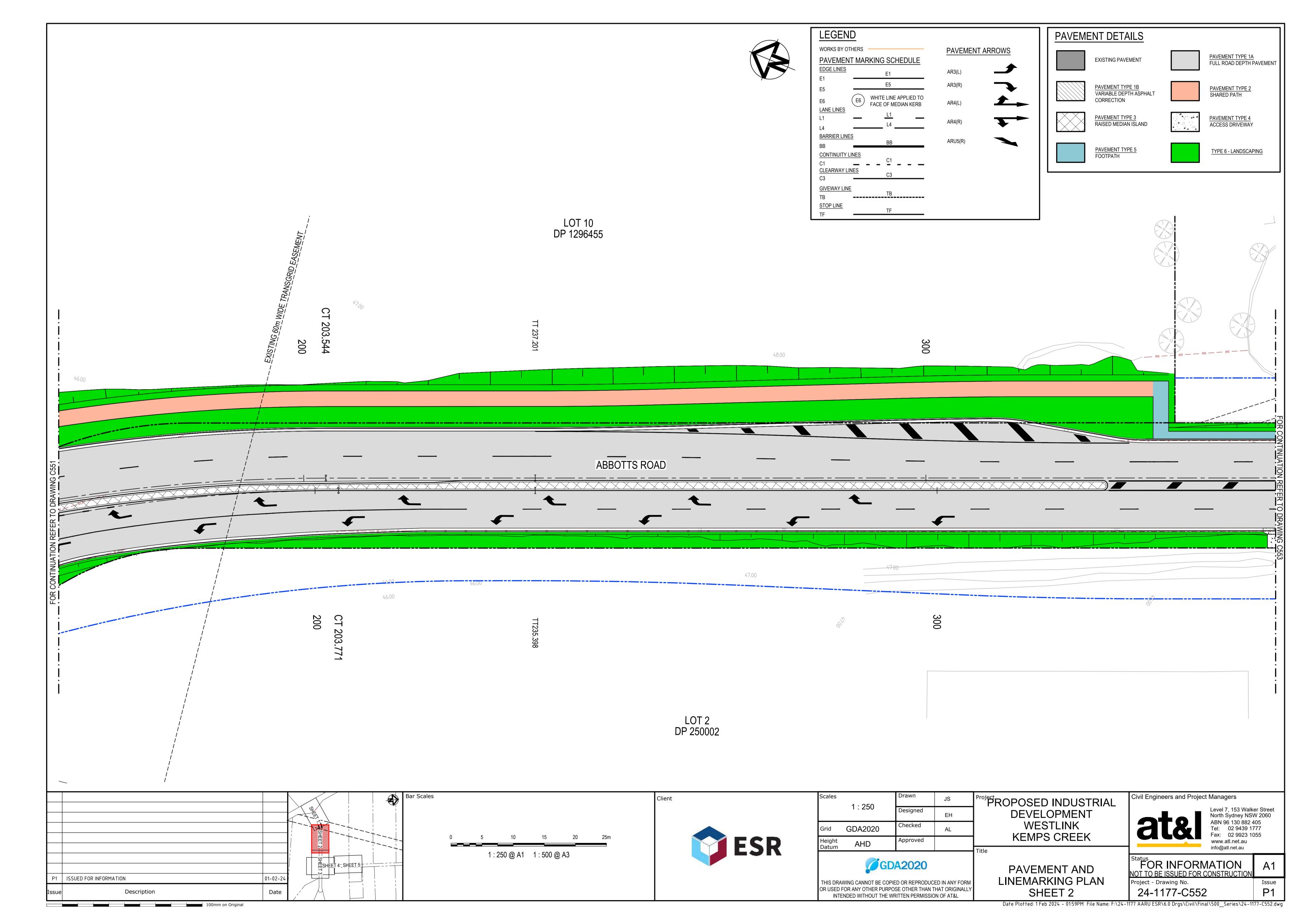
ABBOTTS ROAD SHEET 4

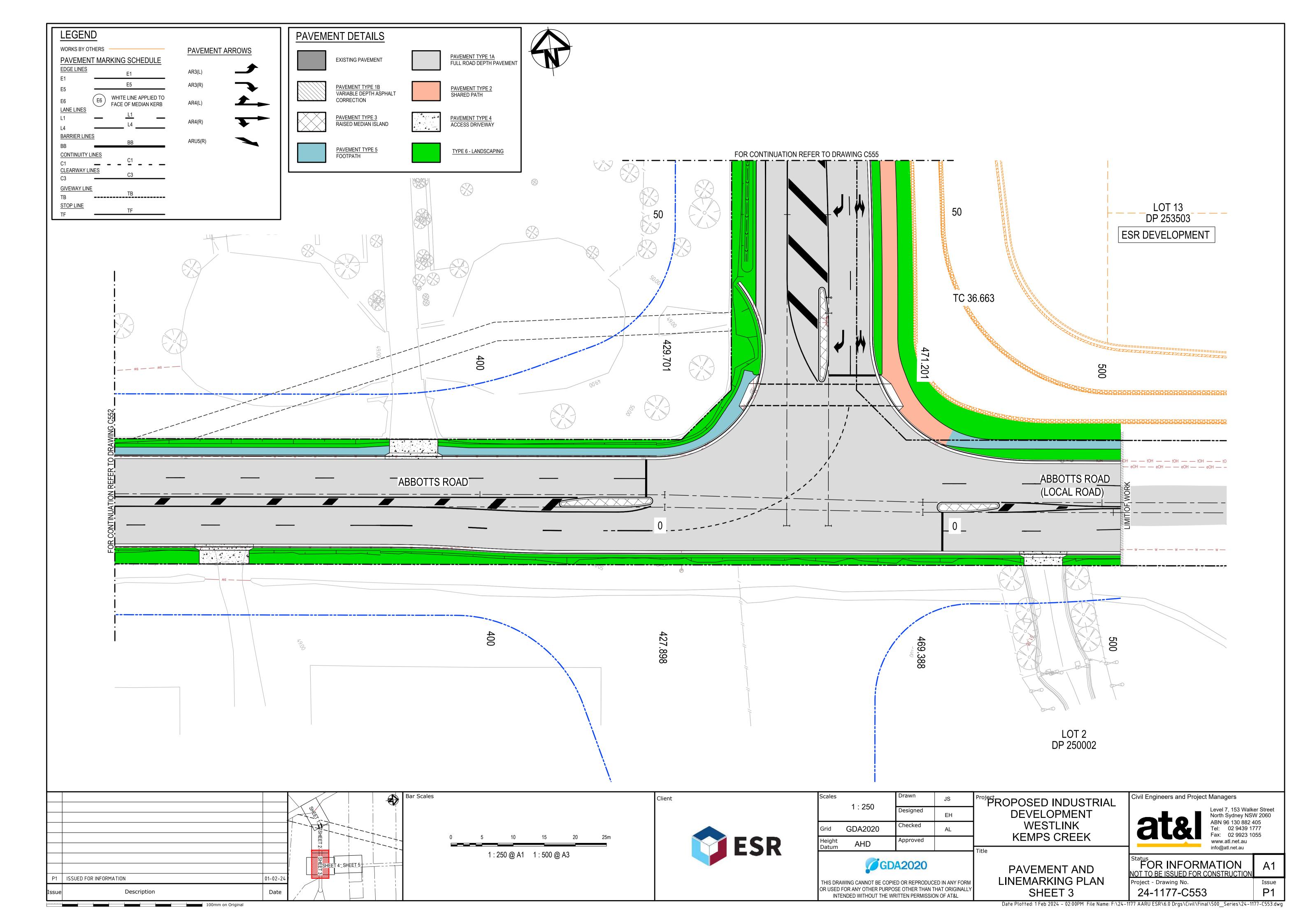
Date Plotted: 1 Feb 2024 - 01:56PM File Name: F:\24-1177 AARU ESR\6.0 Drgs\Civil\Final\500_Series\24-1177-C534.dwg

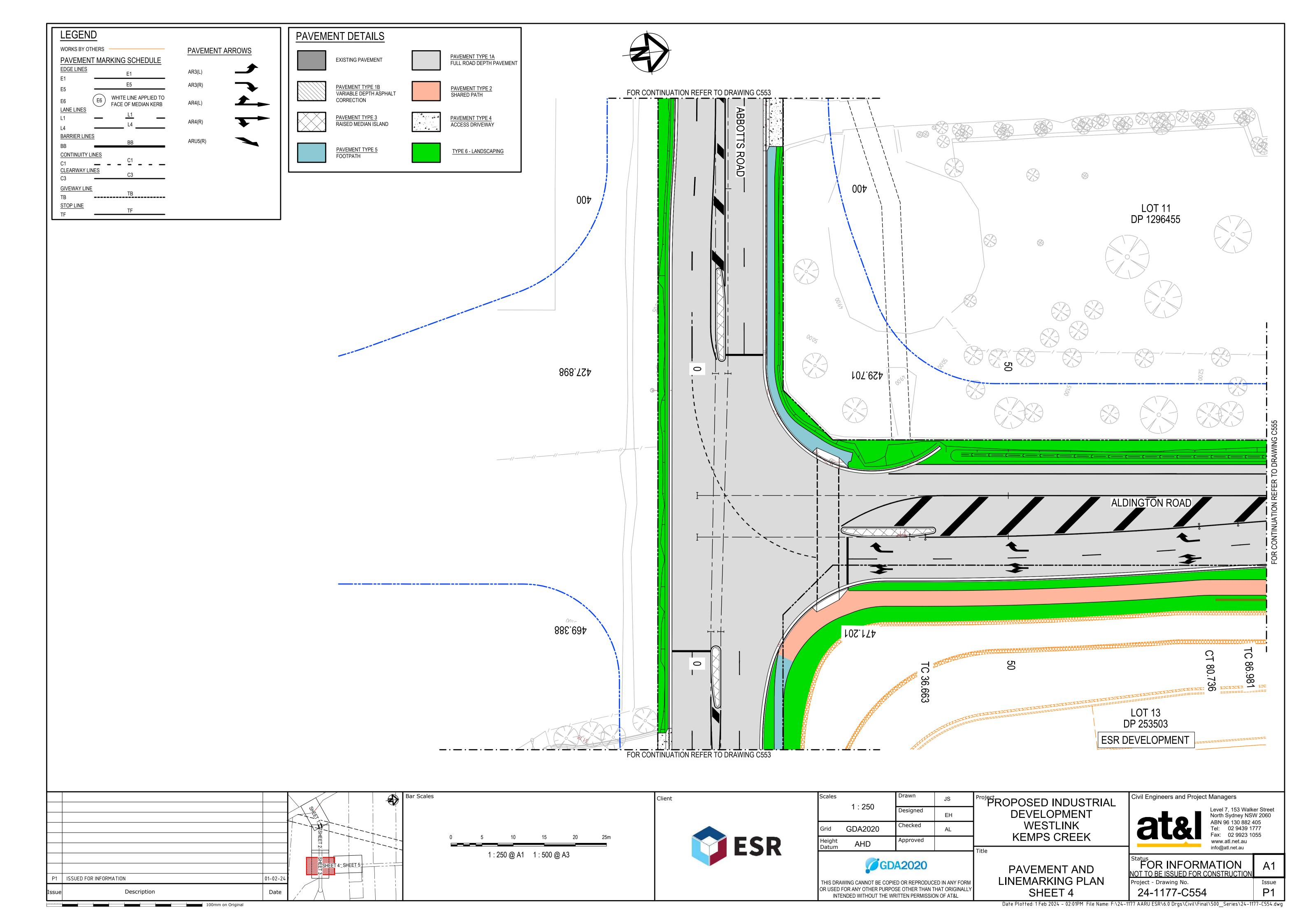


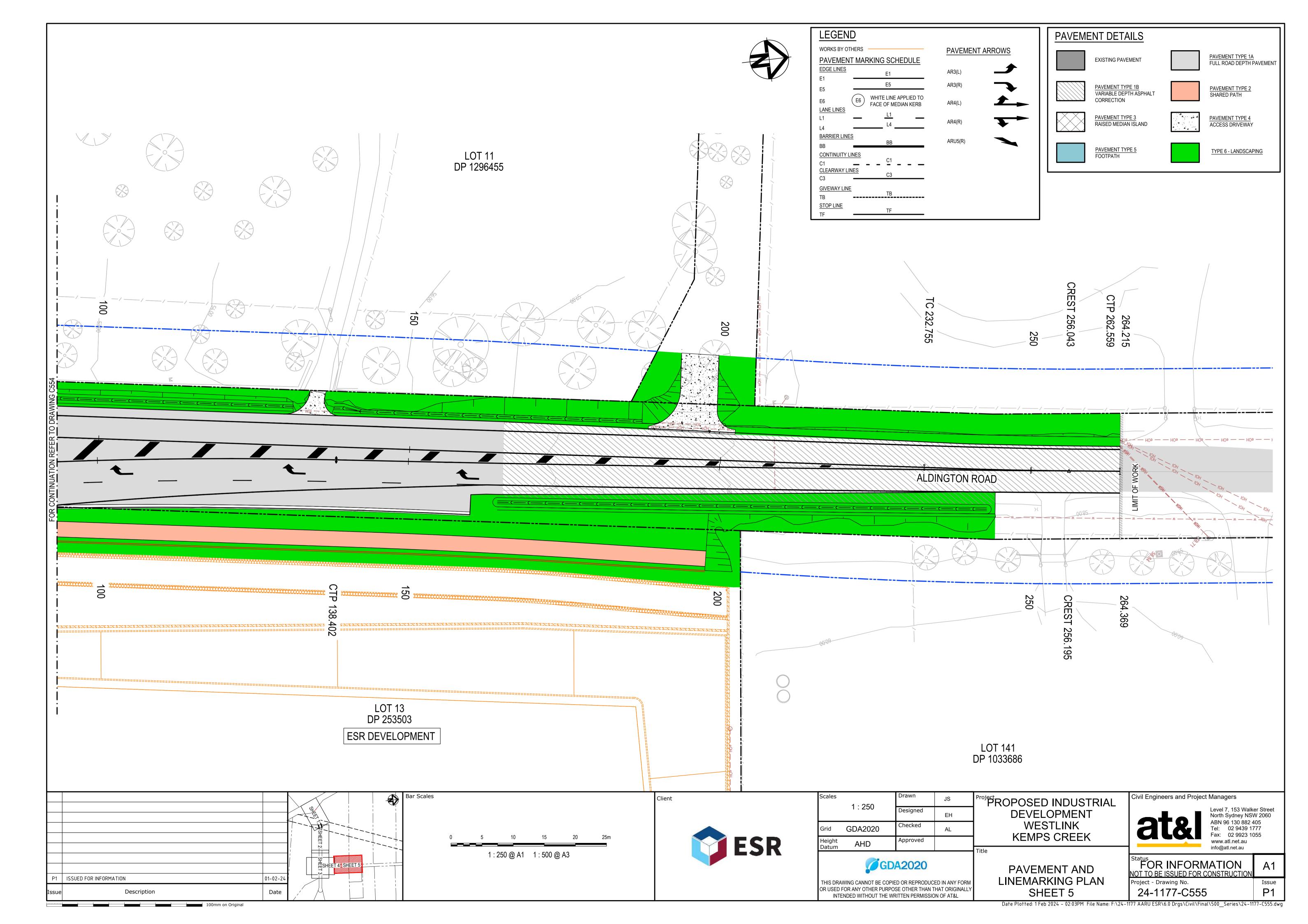


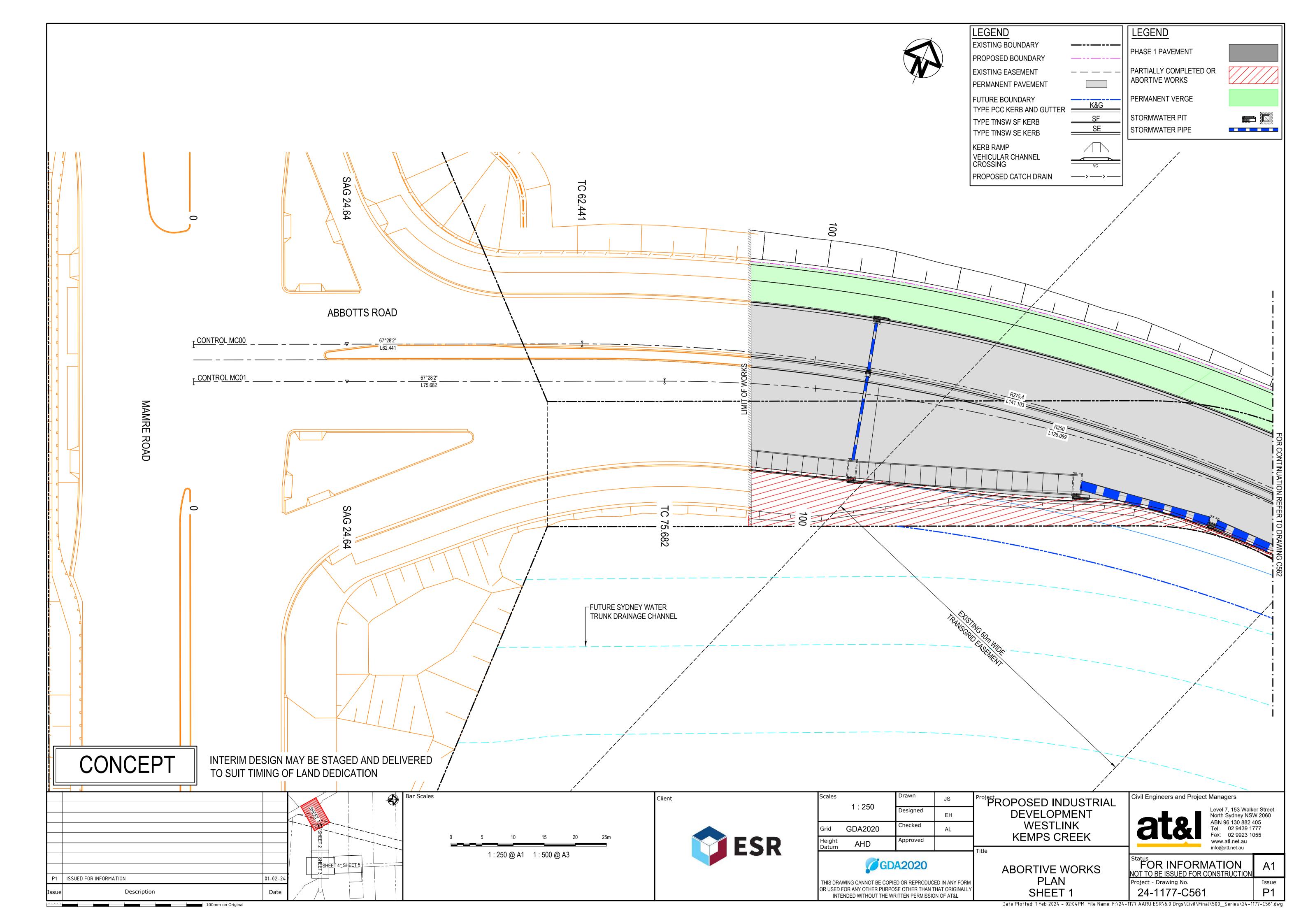


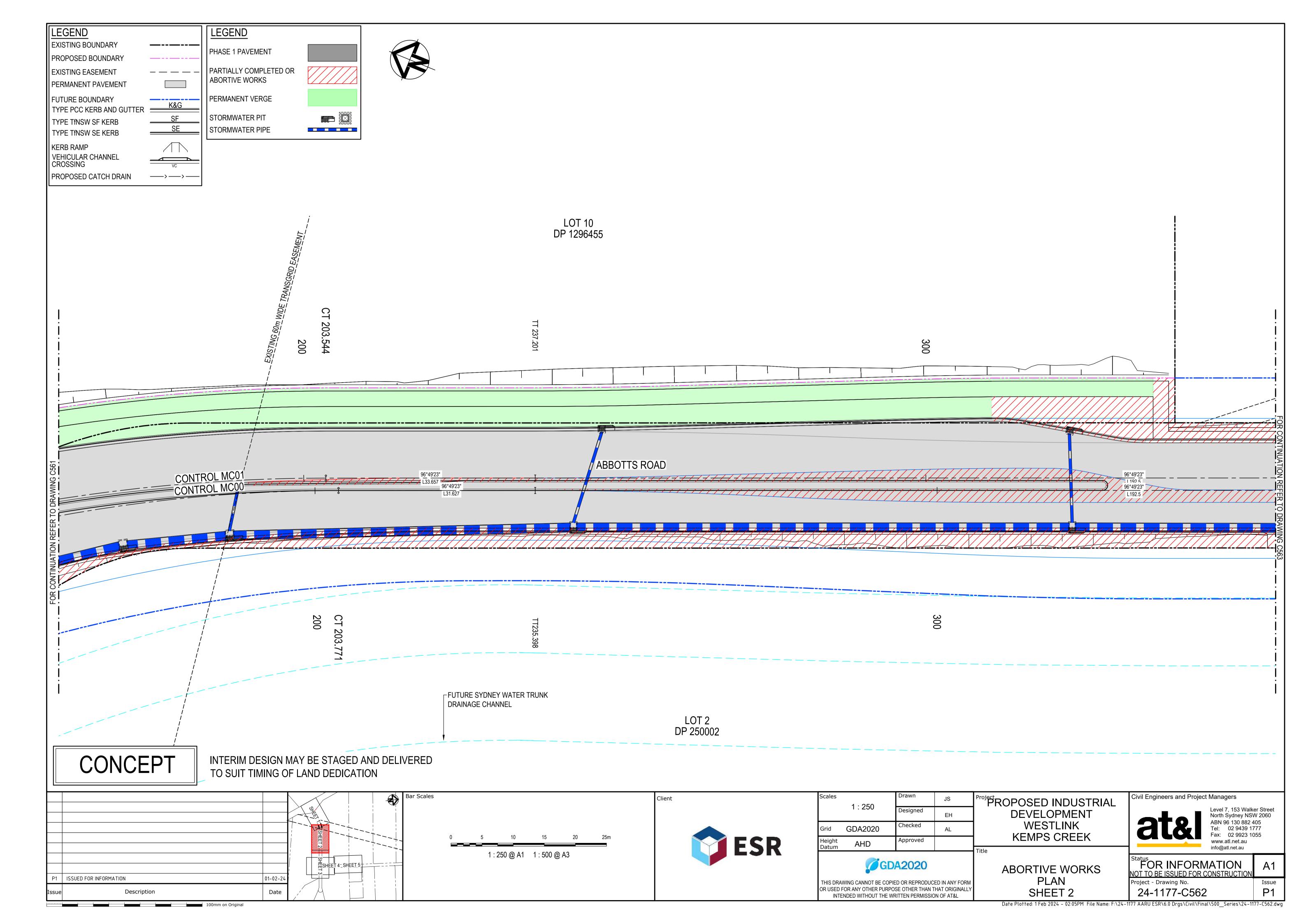


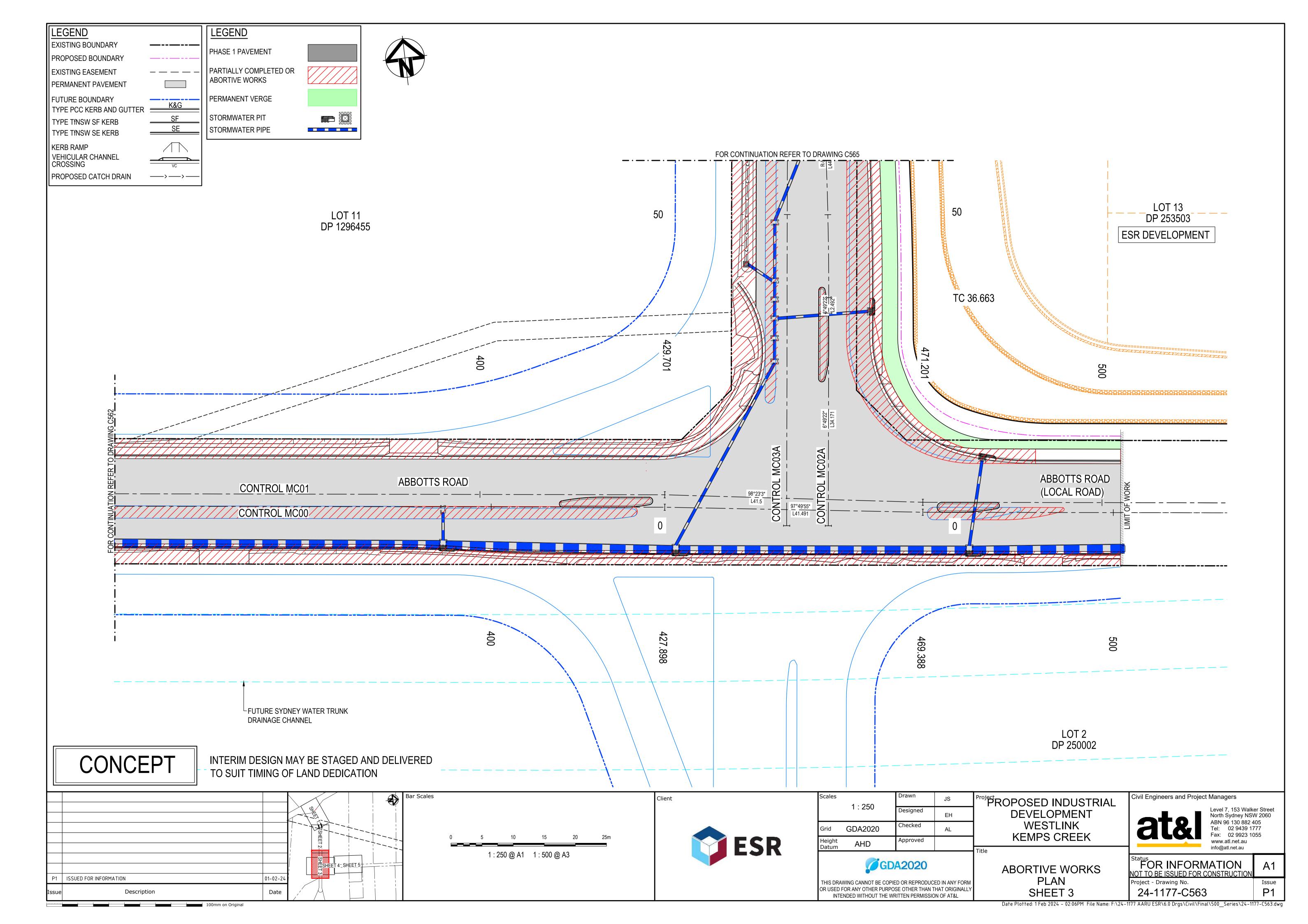


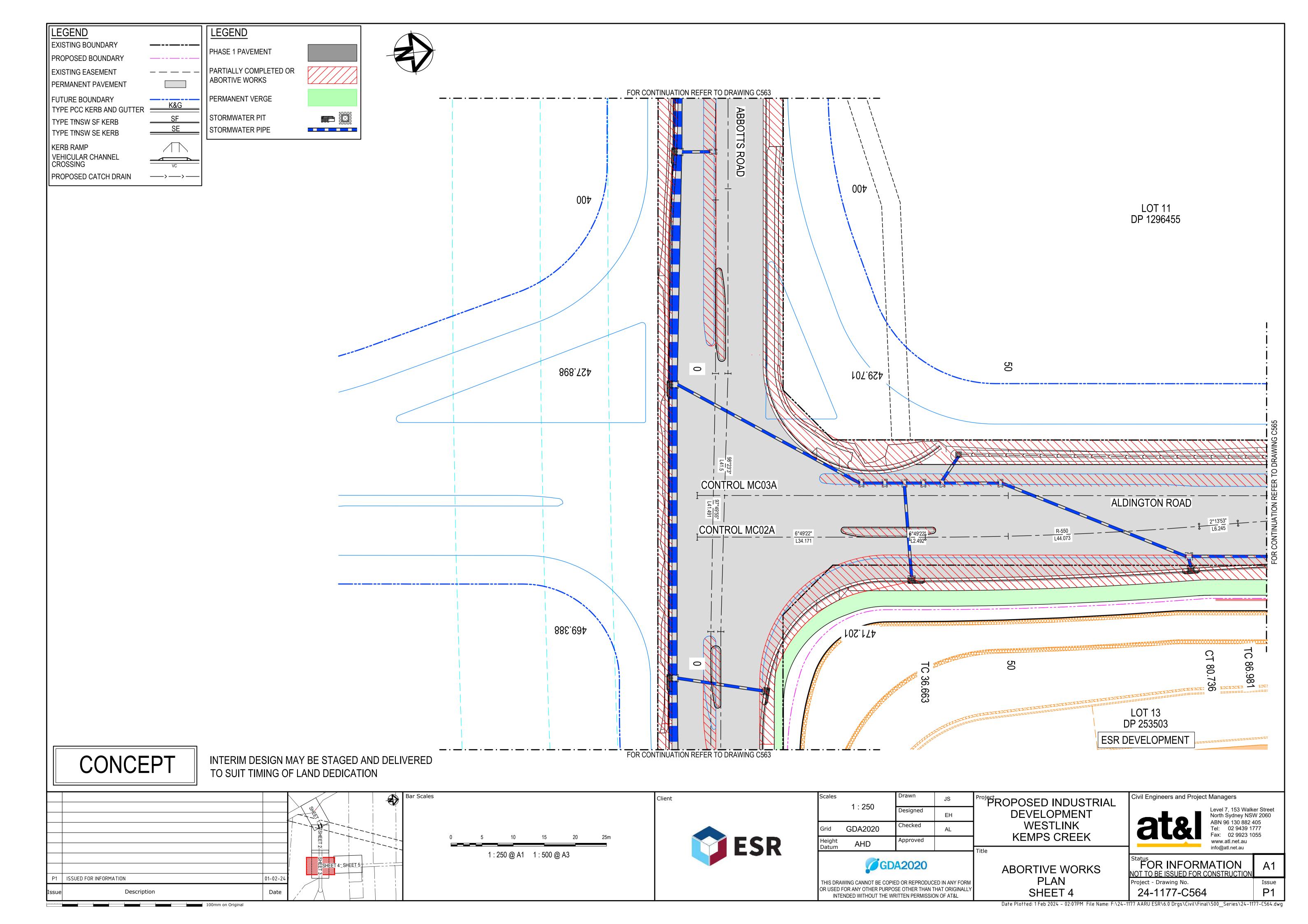


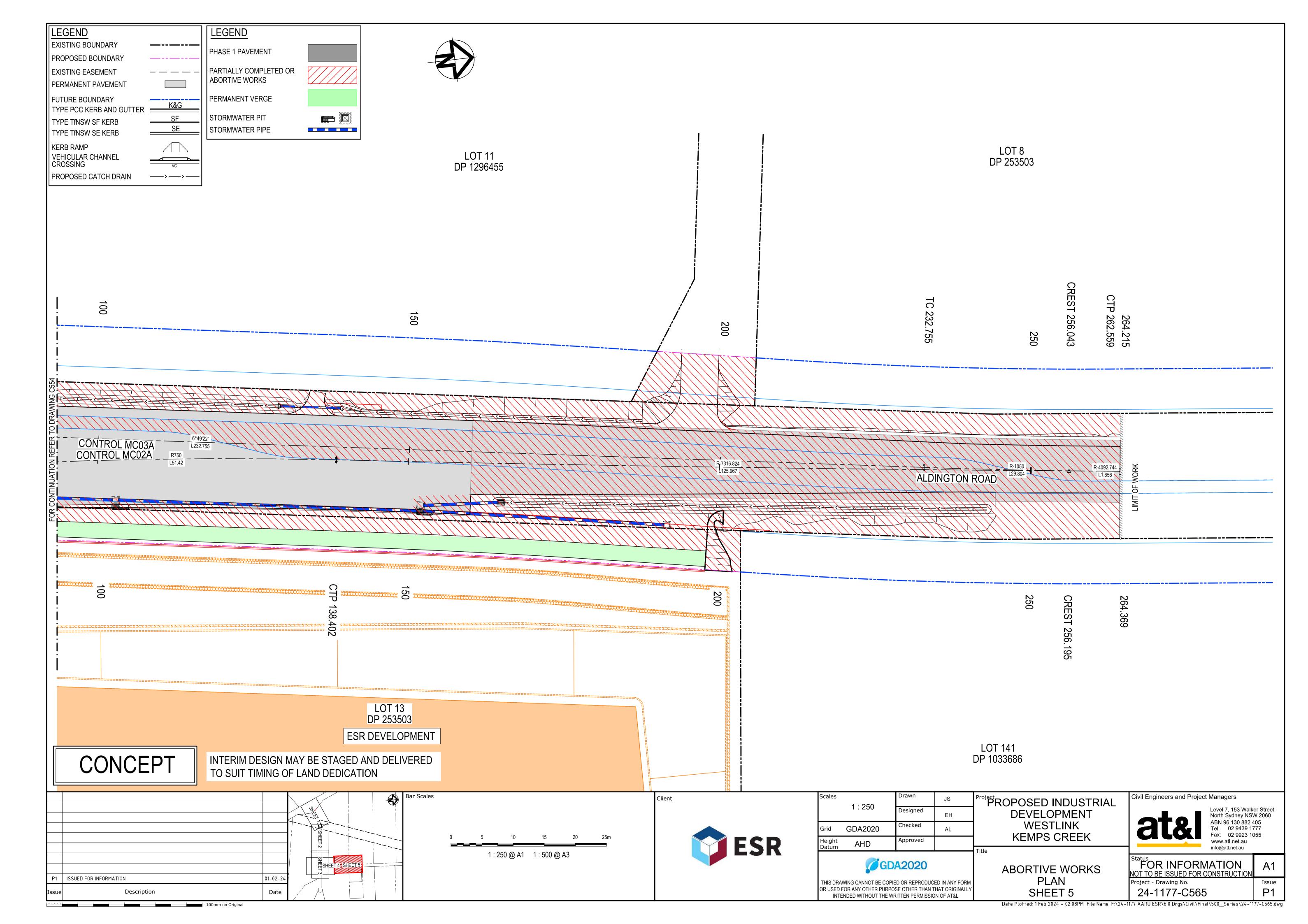












Schedule 2 Construction terms

1 Interpretation

For the purposes of this Schedule 2, the defined terms in clause 1 of this agreement and the Interpretation principles in clause 2 of this agreement will apply and, unless context indicates a contrary intention:

Builder means any entity contracted under the Construction Contract to carry out the Works.

Construction Contract means the contract to carry out the Works (whether or not that is a contract for the Works only or forms part of a contract for the building of other components of the Development).

Defects Liability and Maintenance Period means in respect of each item of building works which together comprise the Works the period of 12 months from the date on which Handover of the Works occurs.

Detailed Design means the final specifications and finishes for the Works prepared in accordance with clause 5.2 of this Schedule 2 and will include the design of the Works, the location for the Works, installation specifications and estimated costs of construction and/or installation.

Services means all water, gas, electricity, television, drainage, sewerage, cable TV, data communications, telecommunications and other services which are required under a development consent within the meaning of the Act or an Approval and which are necessary or desirable for the construction or operation of the Development.

Superintendent means the Superintendent appointed under any Construction Contract.

2 Requirements of Authorities and Approvals

- 2.1 These Construction Terms must be read and construed subject to:
 - (a) any requirements or conditions of any Development Consent;
 - (b) the requirements of and conditions imposed by all relevant Authorities and all Laws relating to the Development and the construction of the Development.
- 2.2 If the Developer requires any Approvals in order to carry out the obligations under this agreement, then the Developer will acquire all Approvals necessary to carry out the Works at its own cost.
- 2.3 The Developer must ensure that the Works carried out under this agreement are carried out:
 - in accordance with the relevant Development Consent for the Works and all Approvals and the requirements of all Laws, including without limitation, work health and safety legislation; and
 - in a good and workmanlike manner and so that they are diligently progressed until completion;

AND it is acknowledged that to the extent that there is any inconsistency between this agreement and any Approval the terms of the Approval shall take precedence.

3 Costs of Works

All costs of the Works must be borne by the Developer.

4 Project Management and Contractor Engagement

- 4.1 The Developer will be responsible for managing the Works.
- 4.2 The Developer will ensure that any contractor it engages to carry out the Works agrees to:
 - (a) carry out the Developer's obligations in these Construction Terms as part of any Construction Contract; and
 - (b) request a Council representative to be present at each on-site meeting attended by the Superintendent and to ensure the Council representative is present at the meeting.

5 Design Development

5.1 Concept Design

Council and the Developer have worked in consultation with each other to prepare and agree the concept plans for the Works at Schedule 1.

5.2 **Detailed Design**

- (a) Prior to Works commencing the Developer must provide a copy of the draft Detailed Design to the Council for approval.
- (b) Within 15 Business Days of receiving the Detailed Design, Council will respond to the Developer with any suggested amendments to the Detailed Design.
- (c) Council and the Developer must work in consultation with each other to prepare and agree the Detailed Design and must both act reasonably and with due expedition in their consultations with each other.
- (d) If the Detailed Design is not completed and agreed within 15 Business Days of Council providing its suggested amendments in accordance with clause 5.2(b) of this Schedule, to avoid possible delays to the issue of a Certificate of Practical Completion, the Council will, in its sole discretion, be entitled to decide on any outstanding or undecided matter or item relating to areas that are to be accessible to the public, provided that any decision made by Council under this clause:
 - (i) is consistent with the obligation to carry out the Works and dedicate the Dedication Land under this agreement; and
 - (ii) is consistent with the Development Consent; and
 - (iii) does not materially and adversely affect the Development; and
 - (iv) is not unreasonable.
- 5.3 Any acceptance by the Council of the Detailed Design under this clause 5 is not to be taken as approval of or to any Construction Certificate for the Works.

5.4 Good faith

The parties must act promptly and in good faith to consult in relation to the Detailed Design.

6 Carrying out of Works

6.1 Communication

The Developer must notify Council on the commencement of the Works and keep Council reasonably informed of progress of the Works and provide to Council such information about the Works as Council reasonably requests.

6.2 Standard of Works

- (a) Unless otherwise provided, the Developer shall, and must cause the Builder to, use suitable new materials and proper and tradesmanlike workmanship when carrying out the Works.
- (b) The qualitative standard of the design and finishes for the Works must be no less than those described in the following documents:
 - (i) Any relevant Australian Standard;
 - (ii) Any relevant design standards or guidelines and any other requirements or policies applied by the Council from time to time in assessing the adequacy of any works or improvements proposed for the public domain or to be accessible to the public in accordance with this agreement.
- (c) The Developer will obtain any relevant standards (including design standards), specifications, or guidelines and any other requirements or policies referred to in clause 6.2(b)(ii) of this Schedule from Council if the Council fails to deliver them to the Developer.
- (d) The Developer may but is not obliged to reinstate any Works where damage or destruction is as a result of:
 - (i) Any act or omission of the Council or its employees, consultants or agents relating to any part of the Works under this agreement; or
 - (ii) The use or occupation by the Council or its employees, consultants or agents, Council's representatives or other contractor of the Council of any part of the Works.

6.3 Damage to people, property & utilities

- (a) The Developer is to ensure to the fullest extent reasonably practicable that, in performing its obligations under this agreement:
 - (i) all necessary measures are taken to protect people and property;
 - (ii) unnecessary interference with the passage of people and vehicles is avoided; and
 - (iii) nuisances and unreasonable noise and disturbances are prevented.
- (b) Without limiting clause 6.3(a) of this Schedule, the Developer is not to obstruct, interfere with, impair or damage any public road, public footpath, public cycleway or other public thoroughfare, or any pipe, conduit, drain, watercourse or other public utility or service on any land except as authorised in writing by the Council or any relevant Authority.

7 Inspection

(a) On completion of the Detailed Design, the Council will provide a schedule of inspections to be undertaken by Council (Inspection Schedule) to occur at specified stages of the construction of the Works (Inspection Stage). If the

- Council does not provide the Inspection Schedule, the Developer must request the Inspection Schedule from the Council prior to the Works commencing.
- (b) Five Business Days prior to reaching an Inspection Stage as set out in the Inspection Schedule, the Developer must notify the Council of the proposed inspection date (Inspection Date).
- (c) On the Inspection Date, or other agreed date, the Developer must ensure that any employees, contractors, agents or representatives of Council have access to and may enter the Land to inspect the Works.
- (d) In addition to carrying out inspections in accordance with the Inspection Schedule, the Council and its employees, contractors, agents or representatives may enter the Land or any part of the Land on which the Works are located to inspect the progress of the Works, subject to:
 - the terms of the Construction Contract (save for any clause of the Construction Contract which prevents the Council from accessing the Land);
 - (ii) giving reasonable notice to the Developer;
 - (iii) complying with all reasonable directions of the Developer; and
 - (iv) being accompanied by the Developer or a nominee, or as otherwise agreed.
- (e) The Council may, acting reasonably, within 5 Business Days of carrying out an inspection (either under clause 7(c) or 7(d) of Schedule), notify the Developer of any defect or non-compliance in the Works and direct the Developer to carry out work to rectify that defect or non-compliance within a reasonable period of time. Such work may include, but is not limited to:
 - (i) removal of defective or non-complying material;
 - (ii) demolishing defective or non-complying work;
 - (iii) reconstructing, replacing or correcting any defective or non-complying work; and
 - (iv) not delivering any defective or non-complying material to the site of the Works.
- (f) If the Developer is issued a direction to carry out further work under clause 7(e) of this Schedule, the Developer must, at its cost, rectify the defect or noncompliance specified in the Notice within the time period specified in the Notice, provided that it is reasonable having regard to the nature of the works.
- (g) If the Developer fails to comply with a direction to carry out work given under clause 7(e) of this Schedule, the Council will be entitled to refuse to accept that the Works (or the relevant part of the Works) meet the Council's standards and specifications and may refuse to issue a Certificate of Practical Completion, until the required Works have been completed to the Council's satisfaction, acting reasonably.
- (h) For the avoidance of doubt, any acceptance by the Council that the Developer has rectified a defect or non-compliance identified in a notice issued under clause 7(e) of this Schedule does not constitute:

- (i) acceptance by the Council that the Works comply with all Approvals and Laws; or
- (ii) an Approval by the Council in respect of the Works; or
- (iii) an agreement or acknowledgment by the Council that the Works or the relevant part of the Works are complete and may be delivered to the Council in accordance with this agreement.

8 Completion

8.1 **Practical Completion**

- (a) When the Developer considers that the Works, or any part of the Works, are complete, the Developer must send a Notice to the Council accompanied by complete works as executed plans, any relevant certificates or consents of any public utility authority and a request for written certification from the Council that the Works are complete.
- (b) Within 10 Business Days of receipt of the notice under clause 8.1(a) of this Schedule 2, the Council will carry out an inspection of the Works and will, acting reasonably, either:
 - (i) provide written certification to the Developer that the Works have been completed; or
 - (ii) notify the Developer of any additional information required or matters which must be addressed by the Developer prior to the certification being issued.
- (c) If the Developer is required to provide additional information or address any matters under clause 8.1(b)(ii) of this Schedule, the Developer will provide that information to Council or address those matters within 10 Business Days of receiving the notice or within a reasonable period of time and make a further request under clause 8.1(a) of this Schedule 2 for written certification that the Works have been completed.
- (d) Practical completion will be achieved in relation to the Works or any part of the Works when a Certificate of Practical Completion has been issued for those Works.

8.2 Handover

- (a) The Developer is responsible for the delivery and care of the Works at all times prior to Handover of the Works.
- (b) Handover will occur and Council will assume responsibility for the Works:
 - (i) following dedication to Council of the land on which Works are located; or
 - (ii) if Works are carried out on land already owned by Council, on the issue of a Certificate of Practical Completion for those Works.

8.3 **Delivery of documents**

(a) If it has not already done so, the Developer must as soon as practicable, and no later than 20 Business Days after the date on which the Certificate of Practical Completion is issued in respect of the Works or any part of the Works deliver to the Council, complete and legible copies of:

- (i) all "as built" full-sized drawings, specifications and relevant operation and service manuals;
- (ii) all necessary certificates including the certificates of any consultants of the Developer that the Council may reasonably require, and Approvals of any public utility authority (where relevant); and
- (iii) copies of all Approvals required for use of the land subject to the Works.
- (b) The Developer must as soon as practicable, and no later than 20 Business Days after the date on which the Certificate of Practical Completion is issued in respect of the Works or any part of the Works, provide the Council with a tour of the land subject to the Works and provide reasonable instructions on the operation and use of the Services on that land.

8.4 Assignment of Warranties and Causes of Action

- (a) The Developer must assign (as beneficial owner) or cause to be assigned to Council the benefit of any warranties and guarantees obtained by the Developer and the Builder (and capable of assignment) with respect to any material or goods incorporated in or forming part of the Works.
- (b) To the extent that any such warranties or guarantees cannot be assigned, the Developer must at the request of Council do anything reasonably required by Council to enforce such warranties or guarantees for the benefit of Council.

9 Defects Liability and Maintenance

9.1 Maintenance

- (a) Prior to the issue of a Certificate of Practical Completion for any part of the Works, the Developer must provide to the Council a Maintenance Schedule setting out the proposed maintenance works and estimated costs for the relevant part of the Works over the Maintenance Period.
- (b) Within 10 Business Days of receiving the Maintenance Schedule, Council must issue a written notice to the Development advising of any changes it requires to the Maintenance Schedule, which changes must be reasonable and in accordance with Council's usual practice for maintaining works of the same type.
- (c) Within 5 Business Days of receiving the Council's notice under clause 9.1(b) of this Schedule, the Developer must provide to Council a final Maintenance Schedule incorporating the Council's changes.
- (d) The Works or any part of those works, must be Maintained by the Developer in accordance with the Maintenance Schedule for the Maintenance Period.
- (e) The Developer must follow relevant Council policies and obtain all Approvals necessary to carry out the Maintenance required under this clause.
- (f) The Council must give the Developer and its contractors any access required to carry out Maintenance in accordance with the Maintenance Schedule.

9.2 Defects Liability and Maintenance Period

(a) During the Defects Liability and Maintenance Period, the Council (acting reasonably) may give to the Developer a notice (**Rectification Notice**) in writing that identifies a defect in the Works or any Maintenance requirement that has not been complied with.

- (b) The Rectification Notice must specify:
 - action required to be undertaken by the Developer to rectify the defect or Maintain the Works (Rectification Works); and
 - (ii) the date on which the defect must be rectified, or the Maintenance work completed (**Rectification Date**).
- (c) The Developer must comply with the Rectification Notice by:
 - procuring the performance of the Rectification Works by the Rectification
 Date, or such other date as agreed between the parties;
 - (ii) keeping the Council reasonably informed of the action to be taken to rectify the defect or Maintain the Works; and
 - (iii) carrying out the Rectification Works.
- (d) The Council must give the Developer and its contractors any access required to carry out the Rectification Works.
- (e) When the Developer considers that the Rectification Works are complete, either the Developer must notify the Council and provide documentation, plans or invoices which establish that the Rectification Works were carried out.
- (f) The Council may inspect the Rectification Works within 15 Business Days of receiving a Notice from the Developer under clause 9.2(e) of this Schedule 2Schedule and, acting reasonably:
 - (i) issue a further Rectification Notice if it is not reasonably satisfied that the Rectification Works are complete; or
 - (ii) notify the Developer in writing that it is satisfied the Rectification Works are complete.
- (g) The Developer must meet all costs of and incidental to rectification of defects or Maintenance of Works under this clause 9.2.
- (h) If the Developer fails to comply with a Rectification Notice, then the Council may do such things or take such action as is necessary to carry out the Rectification Works, including accessing and occupying any part of the Land without further notice to the Developer, and may:
 - (i) call upon any Bond or Bank Guarantee provided to the Council under clause 9.3 of this Schedule to meet its costs of carrying out Rectification Works; and
 - (ii) recover as a debt due to the Council by the Developer in a court of competent jurisdiction, any difference between the amount of the Bond or Bank Guarantee and the costs incurred by the Council in carrying out Rectification Works.
- (i) The Developer must request that Council inspect the Works 28 days prior to the end of the Defects Liability and Maintenance Period. The Council must inspect the Works at any time after receiving the request from the Developer and before to the end of the Defects Liability and Maintenance Period.
- (j) If, prior to the end of the Defects Liability and Maintenance Period:
 - (i) the Developer fails to request the inspection, or

(ii) the Council does not carry out the inspection,

the Council may extend the Defects Liability and Maintenance Period so that the inspection may be carried out.

9.3 Security for Defects Liability

- (a) Prior to the issue of a Certificate of Practical Completion for each item of the Works the Developer must deliver to the Council Bonds or Bank Guarantees in an amount equivalent to 25% of the construction costs for the particular item of Works.
- (b) The Developer discloses and the Council acknowledges that the Bonds or Bank Guarantees may be supplied by the Builder and form a part of the security held by the Developer from the Builder under the terms of the Construction Contract, provided that:
 - (i) any Bond or Bank Guarantee provided by the Builder benefits the Council and satisfies the requirements of this agreement; and
 - (ii) the Developer procures an agreement from the Builder that the Council will be entitled to call on any Bond or Bank Guarantee provided by the Builder, in accordance with the terms of this agreement and the terms of any Construction Contract.
- (c) Within 10 Business Days after the Defects Liability and Maintenance Period for a particular item of Works has expired Council must (if it has not called on it) return the Bond or Bank Guarantee referred to in clause 9.3(a) of this Schedule for that item of Works (or any remaining balance of it) to the Developer.
- (d) Notwithstanding clause 9.2(c) of this Schedule, if during the Defects Liability and Maintenance Period for a particular item of Works, the Council issues a Rectification Notice, then the Council need not deliver the balance of any Bonds or Bank Guarantees provided to it until the Rectification Notice has been complied with.

10 Risk

The Developer undertakes the Works entirely at its own risk.

11 Insurance

- (a) Prior to the commencement of the construction of any of the Works, the Developer must ensure the Builder effects and the Developer must produce evidence to the Council of the following insurances issued by an insurer approved by the Council (acting reasonably) in a form approved by the Council (acting reasonably):
 - (i) construction works insurance for the value of the Works;
 - (ii) public risk insurance for at least \$20 million;
 - (iii) workers compensation insurance as required by Law.
- (b) The Developer must provide evidence of currency of insurance required by clause 11(a) of this Schedule 2 upon request by the Council, acting reasonably, throughout the term of this agreement.

12 Indemnities

The Developer indemnifies the Council, its employees, officers, agents and contractors from and against all Claims in connection with the carrying out by the Developer of the Works except to the extent such Claim arises either directly or indirectly as a result of the Council or its employees, officers, agents, contractors or workmen's negligence, default, act or omission.

13 Intellectual Property Rights

The Council acknowledges that the Developer or its contractors hold all rights to copyright and any intellectual property which may exist in the Works. To the extent the Developer have or receive intellectual property rights for the Works, the Developer shall assign those intellectual property rights to Council or permit use thereof.

14 Risk of contamination

The Developer acknowledges and agrees:

- (a) that it is responsible for the management and remediation of any contamination present upon or under the land on which the Works are to be carried out;
- (b) it will attend to any necessary remediation at their own costs; and
- (c) to the fullest extent permitted by Law indemnify and release the Council from any Claim which might arise from any contamination with respect to the land on which the Works are to be carried out.

15 Plans

The parties acknowledge and agree that further detail and refinement of plans and documents in connection with this agreement may be necessary having regard to the following matters:

- (a) matters affecting Works not capable of identification on or before the date of this agreement; or
- (b) by agreement between the parties.

Schedule 3 NOT USED

Schedule 4 Summary of requirements (section 7.4)

Subject and subsection of the Act	Planning Agreement
Planning instrument and/or Development	
Application – Section 7.4(1)	
The Road Developers have:	
(a) Sought a change to an environmental	☐ Yes
planning instrument	⊠ No
(b) Made, or propose to make a Development	⊠ Yes
Application	□ No
(c) Entered into an agreement with, or are	⊠ Yes
otherwise associated with, a person to	□ No
whom paragraph (a) or (b) applies	
Description of the land to which the planning	See Annexure C
Agreement applies – Section 7.4(3)(a)	
Description of the change to the environmental	See definition of Development in
planning instrument or development to which	clause 1 of the agreement.
the Planning Agreement applies - Section	
7.4(3)(b)	
The scope, timing and manner of delivery of	See Clause 6 of the agreement for
contributions required by the Planning	details of the scope, timing and
Agreement – Section 7.4(3)(c)	manner of delivery of contributions
Applicability of section 7.11 of the Act –	The parties do not exclude the
Section 7.4(3)(d)	application of s7.11 of the
	Environmental Planning and
	Assessment Act 1979
Applicability of section 7.12 of the Act –	The parties do not exclude the
Section 7.4(3)(d)	application of s7.12 of the
	Environmental Planning and
	Assessment Act 1979
Applicability of section 7.24 of the Act –	The parties do not exclude the
Section 7.4(3)(d)	application of s7.24 of the
	Environmental Planning and
	Assessment Act 1979
Whether the benefits are or are not to be taken	The benefits under this agreement are
into consideration in determining a	to be taken into consideration in
development contribution under section 7.11 –	determining a development contribution under s7.11 of the EPA
Section 7.4(3)(e)	
	Act. Specifically, the agreement requires
	Council to accept the dedication of
	land and the provision of a material
	public benefit (being the upgrade
	works for Abbott and Aldington Roads-
	being works specified in the
	Contributions Plan), in part satisfaction
	of any contribution payable by the
	or any continuation payable by the

	Applicants under the Contributions Plan
	See clause Error! Reference source not found. (Credit for Contributions)
Mechanism for dispute resolution – Section 7.4(3)(f)	See clause 10 (Dispute Resolution)
Enforcement of the Planning Agreement by a suitable means – Section 7.4(3)(g)	See clause 11(Enforcement and Security)
Registration of the Planning Agreement – Section 7.6	Yes - see clause 8.2 (Registration of this agreement)
No obligation to grant consent or exercise functions – Section 7.4(9)	See clause 14 (no fetter)
Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a construction certificate is issued is— (section 21 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021)	No, see clause 11
Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before an occupation certificate is issued – (section 48 of Environmental Planning and Assessment (Development Certification and Fire Safety) Regulation 2021)	Yes, see clause 11 (Enforcement and Security)
Whether the Planning Agreement specifies that certain requirements of the agreement must be complied with before a subdivision certificate is issued – (section 6.15(1)(d) of the Act)	No

1. ESR KECT limitation of liability

1.1 Definitions

- (a) In this clause 1:
 - (i) Trustee means ESR KECT (Australia) Pty Ltd (ACN 668 299 545);
 - (ii) Trust means the ESR LVH Asset Trust (ABN 46 808 844 248); and
 - (iii) **Trust Deed** means the trust deed establishing the Trust, as varied from time to time.

1.2 Limitation of Trustee's Liability

(a) Capacity

Each party to this agreement other than the Trustee acknowledges that the Trustee enters into this Agreement only in its capacity as trustee of the Trust and in no other capacity.

(b) Limitation

Subject to clause 1.2(c):

- (i) a liability arising under or in connection with this agreement is limited to and can be enforced against the Trustee only to the extent to which it can be satisfied out of the property of the Trust. The limitation of the Trustee's liability applies despite any other provision of this agreement and extends to all liabilities and obligation of the Trustee in any way connected with any representation, warranty, conduct, omission, agreement, or transaction related to this agreement;
- (ii) no party to this agreement may sue the Trustee in any capacity other than as trustee in respect of the Trust, including seeking the appointment to the Trustee of a receiver (except in relation to property of the Trust), a liquidator, administrator or any similar person or proving in any liquidation, administration or arrangement of or affecting the Trustee (except in relation to the Trust); and
- (iii) each party to this agreement other than the Trustee waives its rights and releases the Trustee from any personal liability in respect of any loss which it may suffer as a consequence of a failure of the Trustee to perform its obligations under this agreement, which cannot be paid or satisfied out of any property held by the Trustee.
- (c) The provisions of clause 1.2(b) do not apply to any obligation or liability of the Trustee to the extent arising as a result of the Trustee's fraud, gross negligence or wilful default or where the Trustee's right of indemnity is otherwise reduced by operation of law.

No act or omission of the Trustee (including any related failure to satisfy its obligations or breach of the representations or warranty under this agreement) will be considered fraud, gross negligence or wilful default of the Trustee for the purposes of clause 1.2(b) to the extent to which the act or omission was caused by any act of omission of any other person.

2. ESR 1 limitation of liability

2.1 Definitions

- (a) In this clause 2:
 - (i) **Trustee** means ESR Investment Management 1 (Australia) Pty Ltd (ACN 626 831 945);
 - (ii) Trust means the ESR Aldington Road Property Trust; and
 - (iii) **Trust Deed** means the trust deed establishing the Trust, as varied from time to time.

2.2 Limitation of Trustee's Liability

(a) Capacity

Each party to this agreement other than the Trustee acknowledges that the Trustee enters into this agreement only in its capacity as trustee of the Trust and in no other capacity.

(b) Limitation

Subject to clause 2.2(c):

- (i) a liability arising under or in connection with this agreement is limited to and can be enforced against the Trustee only to the extent to which it can be satisfied out of the property of the Trust. The limitation of the Trustee's liability applies despite any other provision of this agreement and extends to all liabilities and obligation of the Trustee in any way connected with any representation, warranty, conduct, omission, agreement, or transaction related to this agreement;
- (ii) no party to this agreement may sue the Trustee in any capacity other than as trustee in respect of the Trust, including seeking the appointment to the Trustee of a receiver (except in relation to property of the Trust), a liquidator, administrator or any similar person or proving in any liquidation, administration or arrangement of or affecting the Trustee (except in relation to the Trust); and
- (iii) each party to this Agreement other than the Trustee waives its rights and releases the Trustee from any personal liability in respect of any loss which it may suffer as a consequence of a failure of the Trustee to perform its obligations under this Agreement, which cannot be paid or satisfied out of any property held by the Trustee.
- (c) The provisions of clause 2.2(b) do not apply to any obligation or liability of the Trustee to the extent arising as a result of the Trustee's fraud, gross negligence or wilful default or where the Trustee's right of indemnity is otherwise reduced by operation of law.

No act or omission of the Trustee (including any related failure to satisfy its obligations or breach of the representations or warranty under this agreement) will be considered fraud, gross negligence or wilful default of the Trustee for the purposes of clause 2.2(b) to the extent to which the act or omission was caused by any act of omission of any other person

Executed as an agreement

Executed for and on behalf of Penrith City Council by its authorised delegate in accordance with a resolution of the Council dated [insert date]:))
Signature of witness	Signature of Authorised Delegate Print position:
Print name	Print name

ESR KECT

EXECUTED by **ESR KECT (Australia) Pty Ltd** (ACN 668 299 545) in its capacity as trustee of the **ESR LVH Asset Trust** in accordance with section 127 of the *Corporations Act 2001* (Cth) by

Signature of Director	Signature of Director/Secretary
Name of Director in full	Name of Director/Secretary in full
ESR 1	
EXECUTED by ESR Investment Management 1 (Australia) Pty Ltd (ACN 626 831 945) in its capacity as trustee of the ESR Aldington Road Property Trust in accordance with section 127 of the Corporations Act 2001 (Cth) by	
Signature of Director	Signature of Director/Secretary
Name of Director in full	Name of Director/Secretary in full

Annexure A SSD Amended Application Including Lot 10 DP Abbotts Road

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

Director
Industry Assessments

Sydney 21 April 2023

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

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

SCHEDULE 1

Application Number:	SSD-9138102	
Applicant:	ESR Developments (Australia) Pty Ltd	
Consent Authority:	Minister for Planning and Public Space	
Site:	Lots 111, 112, 113, 114 and 115 DP 1	

Development:

Lots 111, 112, 113, 114 and 115 DP 1296469 and Lot 10 DP 1296455, Mamre Road / Abbotts Road intersection, Abbotts Road and Aldington Road

Construction of the first stage of an industrial estate including bulk earthworks, subdivision, construction, fit out and operation of two warehouse buildings and ancillary office space with a total gross floor area of 81,282m², landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure.

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-9138102-Mod-2	10 July 2024	Team Leader	Reduction of the approved trunk drainage channel width and subsequent amendments to the design of Warehouse 4 and stormwater infrastructure, and amendments to the private access road length and design
SSD-9138102-Mod-4	9 April 2024	Team Leader	Minor amendments to the design and layout of Warehouse 1
SSD-9138102-Mod-5	7 June 2024	Director	Construction of external road works including upgrade of the Mamre Road / Abbotts Road intersection, widening of Abbotts Road and widening a section of Aldington Road

TABLE OF CONTENTS

	MINISTRATIVE CONDITIONS	
Obligation to	Minimise Harm to the Environment	6
Terms of Cor	nsent	6
	sent	
Notification o	f Commencement	6
	Consultation	
	nbining and Updating Strategies, Plans or Programs	
	Public Infrastructure	
	lequacy	
	4 Contributions	
•	t Contributions	
	Plant and Equipmentls and Cladding	
	Services	
	cuted Plans.	
	al Representative	
	Precinct Working Group	
	of Guidelines	
	ECIFIC ENVIRONMENTAL CONDITIONS	
Traffic and A	ccess	12
	Quality and Hydrology	
	ity	
	on and Remediation	
	tection	
	eritage	
	rage	
	aye	
Hazards and	Risk	24
	gementgement	
	/IRONMENTAL MANAGEMENT, REPORTING AND AUDITING	
	al Management	
	Environmental Management Plan	
	Environmental Management Plan	
	Strategies, Plans and Programs	
	d Auditing	
	formation	
PART D EXT	ERNAL ROAD WORKS	29
Administrativ	e Conditions	29
	Consultation Plan	
	Environmental Management Plan	
IndepenDent	: Audit	32
Noise		32
Vibration		33
APPENDIX 1	DEVELOPMENT LAYOUT PLANS	34
APPENDIX 2	NOISE SENSITIVE RECEIVERS	38
APPENDIX 3	NOISE MITIGATION ELIGIBLE RECEIVERS' LOCATIONS	39
APPENDIX 4	BUSHFIRE ATTACK LEVEL PLAN	40
APPENDIX 5	APPLICANT'S MANAGEMENT AND MITIGATION MEASURES	41

APPENDIX 6	INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS	. 48
APPENDIX 7	EXTERNAL ROAD WORKS PLANS	. 49



DEFINITIONS

ADR	Amended Development Report titled SSD-9138102: Westlink Stage 1 Amendment Report, prepared by Ethos Urban and dated 21 October 2022 (version D) and 6 December 2022 (version RFI A)
Additional Information	Additional information provided by the Applicant titled <i>Response to request for further information</i> , prepared by Ethos Urban and dated 14 February 2023
Applicant	ESR Developments (Australia) 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 <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is 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	Construction of buildings, hardstands, offices, roads, stormwater infrastructure and landscaping
Council	Penrith 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
Demolition	The deconstruction and removal of buildings, sheds and other structures on the site
Department	NSW Department of Planning and Environment
Development	The development described in Schedule 1, the EIS, RTS, ADR and Additional Information, including bulk earthworks, subdivision, construction and fit out of two warehouse buildings and ancillary office space, landscaping, construction of estate roads and external road upgrades, site servicing and stormwater infrastructure, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPE	Department of Planning and Environment
Earthworks	Bulk earthworks, clearing, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EHG	Environment and Heritage Group of the Department
EIS	The Environmental Impact Statement titled 290-308 Aldington Road, 59-62 Abbotts Road & 63 Abbotts Road, Kemps Creek, Westlink Industrial Estate, SSD-9138102, prepared by Ethos Urban dated 17 June 2021, 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
Environmental Representative Protocol	The document of the same title published by the Department.
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
External Road Works	The upgrade of: • Mamre Road / Abbotts Road Intersection Works as shown on the plans in Appendix 7 and including installation of interim traffic signals

	 Abbotts Road and Aldington Road Widening Works as shown on the plans in Appendix 7 		
Fibre-ready facility	As defined in section 372W of the Telecommunications Act 1997 (Cth)		
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		
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent		
IWCM	Integrated Water Cycle Management		
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act		
MRP	Mamre Road Precinct		
MRP DCP	Mamre Road Precinct Development Control Plan 2021		
Material harm	a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)		
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		
Modification Assessments	 The documents assessing the environmental impact of proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act: a) Section 4.55(1A) Modification Report, Modification 3, 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbotts Road and 290-308 Aldington Road, Kemps Creek' prepared by Ethos Urban dated 9 November 2023. b) Section 4.55(1A) Modification Report, Modification 5, 1030-1048 & 1050-1064 Mamre Road, 59-62 & 63 Abbotts Road and 290-308 Aldington Road, Kemps Creek prepared by Ethos Urban dated 21 March 2024 and Response to Submissions prepared by ESR dated 21 May 2024 c) Section 4.55(1A) Modification Report, Modification 2, prepared by Ethos Urban, dated 21 May 2024 and Response to Request for Additional Information – MOD 2, prepared by Ethos Urban, dated 21 June 2024. 		
NCC	National Construction Code		
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		
	Natural Resources Access Regulator, DPE		
NRAR	Natural Resources Access Regulator, DPE		
NRAR OEMP	Natural Resources Access Regulator, DPE Operational Environmental Management Plan		
	•		

Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(1) of the EP&A Act
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
Regional Stormwater Authority	Sydney Water Corporation
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
Response to Submissions (RTS)	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 and Amendment Report, 290-308 Aldington Road, 59-62 Abbotts Road and 63 Abbotts Road, Kemps Creek, Westlink Industrial Estate, prepared by Ethos Urban and dated 26 April 2022
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
Stage 1 Abbotts Road Widening Works	Constructing temporary pavement on the southern side of Abbotts Road and western side of Aldington Road and temporary safety barriers, as shown on the plan 'AARU Civil Works Staging Drawing Stage 01 Abbotts Rd SP2_3 (Nov 2023)' prepared by Robson Civil
Stormwater Scheme	Regional stormwater infrastructure as shown on the MRP Stormwater Scheme Plan, December 2022 prepared by Sydney Water
TfNSW	Transport for New South Wales
Trunk Drainage	Stormwater assets, typically open natural trunk drainage channels, wetlands and storage ponds, as shown on Sydney Water's Mamre Road Precinct Stormwater Scheme Plan, December 2022
VENM	Virgin Excavated Natural Material
WAD	Works Authorisation Deed, a contract between TfNSW and the Applicant to undertake roadworks on the State road network
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
WSUD	Water Sensitive Urban Design
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, RTS, ADR 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 25; and
 - (f) in accordance with the Modification Assessments.
- 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

- A5. This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.
- A6. The maximum GFA for development on the site must not exceed the limits in Table 1.

Table 1 Maximum GFA of the Development

Land Use	Maximum GFA (m²)
Warehouse or distribution centres	79,031
Ancillary offices	2,286
Total	81,317

NOTIFICATION OF COMMENCEMENT

- A7. 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.
- A8. 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), of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A9. Where conditions of this consent require consultation with an identified party, the Applicant must:
 - (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:

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

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A10. With the approval of the Planning Secretary, the Applicant may:
 - (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A11. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A12. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A13. Before the commencement of construction of the development, the Applicant must:
 - (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Planning Secretary and Council.
- A14. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
 - (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

DEMOLITION

A15. All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A16. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

Note:

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

CIVIL PLANS

- A17. Engineering plans are to be prepared in accordance with the development consent, Penrith City Council's *Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works* and Austroads Guidelines.
- A18. All earthworks and retaining walls subject to this development must be contained within the site and not cause any constraint on future development of any adjoining properties, as described in the information titled 'Westlink Stage 1 (SSD-9138102) Retaining Wall and Earthworks', prepared by ESR and dated 20 April 2023 and supporting attachments.

SUBDIVISION

A19. Prior to the issuing of Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road,

- internal roads, drainage, street trees and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier, Council and Sydney Water prior to the issue of a Subdivision Certificate.
- A20. Prior to the issuing of Subdivision Certificates for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.
- A21. Prior to the issuing of Subdivision Certificates for any stage of the development:
 - (a) a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established; and
 - (b) a certificate from the Regional Stormwater Authority must be submitted to the Certifier certifying that satisfactory stormwater servicing arrangements for the site have been established.
- A22. Prior to issue of a Subdivision Certificate that proposes the dedication of any internal estate road as a public road:
 - (a) a final inspection of the estate road is to be undertaken by the relevant Roads Authority. All compliance documentation for road and drainage construction of the estate road must be submitted to the relevant Roads Authority in accordance with the relevant Roads Authorities specifications and requirements.
 - (b) a Maintenance Bond is to be lodged with Penrith City Council for all road and drainage works that are to be dedicated to the relevant Roads Authority. The value of the bond shall be determined in accordance with Penrith City Council's adopted Fees and Charges.
 - (c) where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with Penrith City Council and approved by the Local Traffic Committee
 - (d) an application for proposed street names must be lodged with and approved by Penrith City Council and the signs erected on-site. The proposed names must be in accordance with Penrith City Council's Street Naming Policy.

Note: Contact Penrith City Council's Engineering Services Department on 4732 7777 for further information on this process and applicable fees.

COMPLIANCE

A23. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

DEVELOPMENT CONTRIBUTIONS

- A24. Prior to the issue of a Subdivision Certificate or Construction Certificate (as required by the contributions plan or agreed by Council), the Applicant must pay contributions to Council as required in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022, or any other contributions plan as in force when the later consent takes effect.
 - Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.
- A25. A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution Western Sydney Aerotropolis) Determination 2022 (2022 Determination) as in force when this development consent takes effect.

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

More information

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

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.

EXTERNAL WALLS AND CLADDING

- A27. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A28. Prior to the issuing of:
 - (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
 - (b) an Occupation Certificate,

the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.

A29. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

UTILITIES AND SERVICES

- A30. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- A31. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.
- A32. Before the issuing of a Subdivision Works or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
 - (a) the installation of fibre-ready facilities to all individual lots and/or premises in 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.
- A33. Before the issuing of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

WORK AS EXECUTED PLANS

A34. Before the issuing of the Occupation Certificate for the first warehouse building, work-as-executed drawings signed by a registered surveyor demonstrating that the street trees, stormwater drainage (including operation and maintenance management plans) and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

ENVIRONMENTAL REPRESENTATIVE

- A35. The Applicant must engage an Environmental Representative (ER) to oversee construction of the development. Unless otherwise agreed to by the Planning Secretary, construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must:
 - (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, RTS, ADR, and any additional information for the development and is independent from the design and construction personnel for the development;
 - (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development;
 - (c) consider and inform the Planning Secretary on matters specified in the terms of this consent;
 - (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community;
 - (e) review the CEMP required in Condition C2 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so:
 - (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or
 - (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department);
 - (f) regularly monitor the implementation of the CEMP to ensure implementation is being carried out in accordance with the document and the terms of this consent;

- (g) as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;
- (h) as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;
- (i) provide advice to the Applicant on the management and coordination of construction works on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, earthworks and sediment control and noise;
- (j) attend the Mamre Road Precinct Working Group (see Condition A37) in a consultative role in relation to the environmental performance of the development; and
- (k) prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an **Environmental Representative Quarterly Report** providing the information set out in the Environmental Representative Protocol under the heading 'Environmental Representative Quarterly Reports'. The **Environmental Representative Quarterly Report** must be submitted within seven calendar days following the end of each quarter for the duration of the ER's engagement for the development, or as otherwise agreed with the Planning Secretary.
- A36. The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A35 (including preparation of the ER monthly report), as well as:
 - (a) the complaints register (to be provided on a daily basis); and
 - (b) a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).
- A37. The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition A34. The Applicant must:
 - (a) facilitate and assist the Planning Secretary in any such audit; and
 - (b) make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.

MAMRE ROAD PRECINCT WORKING GROUP

- A38. Within three months of the commencement of construction of the development and until all components of the development are constructed and operational, the Applicant must establish and participate in a working group, or join and participate in an existing working group, with relevant consent holders in the MRP, to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:
 - (a) comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP:
 - (b) meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;
 - (c) regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;
 - (d) review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP:
 - (e) review community concerns or complaints with respect to environmental management;
 - identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and
 - (g) provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to be implemented by the working group.
- A39. Three (3) months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A38. The Applicant must:
 - (a) consult with the Planning Secretary;
 - (b) provide confirmation that all components of the development are operational; and
 - (c) advise on the date of the proposed exit.

APPLICABILITY OF GUIDELINES

A40. 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.

A41. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
 - (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council and TfNSW;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction works to:
 - (i) ensure access to the site and road safety and network efficiency is maintained,
 - (ii) manage cumulative construction traffic from other concurrent construction works within the Mamre Road Precinct, and
 - (iii) address necessary interim traffic safety controls and management measures, including consideration of any traffic control measures required to manage traffic entering Mamre Road in the period before Mamre Road/Abbotts Road intersection construction is complete:
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes, including entering and exiting Mamre Road via Abbotts Road and not Bakers Lane;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
 - (a) not commence construction until the 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.

Operational Traffic Monitoring Program

- B3. At the commencement of operation of the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program to verify light and heavy vehicle traffic numbers against the predictions in the ADR. The Program must also monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:
 - (a) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
 - (b) queue monitoring at the Mamre Road/Abbotts Road intersection and background travel counts on Mamre Road and Abbotts Road:
 - (c) verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;
 - (d) consider the current capacity and efficiency of the existing road network including Mamre Road and Aldington Road; and
 - (e) include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.

Operational Traffic Management Plan

- B3A. Prior to the commencement of operation of Warehouse 4, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for Warehouse 4 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) detail heavy vehicle routes, access, and parking arrangements;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency;

(d) include a Traffic Control Plan (TCP) detailing the on-site measures to be implemented to control the manoeuvring of vehicles in designated loading areas and mitigate the potential for on-site vehicle conflict, with regard to the 'SSD-9138102 Mod 2 Transport Statement' and accompanying swept path analysis prepared by Ason Group dated 19 December 2023.

External Road Upgrades

- B4. Prior to the commencement of operation of the development, the Applicant must complete the construction of the upgrades to Abbotts Road to the satisfaction of Council. The Applicant must obtain approval for the works under section 138 of the Roads Act 1993.
- B5. Prior to the commencement of construction works for the Mamre Road/Abbotts Road intersection works and signalised intersection of Abbotts Road and Aldington Road, the Applicant must enter into a Works Authorisation Deed with TfNSW. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the Applicant prior to the commencement of works.
- B6. Prior to the commencement of construction of signalised intersection road works, the proposed Traffic Control Signal/s at the intersection of Mamre Road/Abbotts Road and Aldington Road/Abbotts Road must be designed to meet TfNSW requirements. The Traffic Control Signal (TCS) plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.
 - The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant TfNSW supplements (available on www.transport.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of a Construction Certificate and commencement of signalised intersection road works. Please send all documentation to development.sydney@transport.nsw.gov.au.
- B7. Detailed design plans and hydraulic calculations of any changes to the stermwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works referred to in Condition B5. Please send all documentation to is development.sydney@transport.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.
- B8. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the work referred to in Condition B5 and as required by the various public utility authorities and/or their agents. Should any public utility adjustment/relocation works be required adjacent to a classified road, plans are to be submitted to TfNSW for approval, prior to the commencement of any works. Please send all documentation to is development.sydney@transport.nsw.gov.au.
 - A plan checking fee may be payable and a performance bond may be required before TfNSW approval is issued.
- B9. Any realignment of site boundaries to facilitate the works referred to in Condition B5, inclusive but not limited to drainage, footpaths and batters resulting from the proposed road and construction works, must be dedicated as public road at no cost to the relevant roads authority unless specified otherwise in a planning agreement.
- B10. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf.
- B11. Prior to the commencement of operation of the first warehouse building, the upgrade works to the Mamre Road and Abbotts Road intersection, Abbotts Road and Aldington Road intersection, and upgrades to Abbotts Road must be completed to the satisfaction of the relevant roads authority for each component of the works.

Internal Access Roads

B12. Prior to the commencement of operation of the first warehouse building, the Applicant must construct and operate the road works shown in Figure 1 in Appendix 1 to the satisfaction of relevant road authority.

Street Trees

- B13. Prior to the commencement of any stage of road construction, detailed design plans showing the provision of passively irrigated street trees within the relevant stage of works must be submitted to the satisfaction of the relevant road authority. The plans must:
 - (a) be prepared in consultation with Council; and
 - (b) demonstrate compliance with the Sydney Water *Stormwater Scheme Infrastructure Design Guideline* and MRP DCP.

Parking

B14. The Applicant must provide sufficient parking facilities on-site in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

- B15. Prior to the issue of the occupation certificate for the first warehouse building, the development must include bicycle parking and end of trip facilities in accordance with Australian Standard AS1742.9:2018 *Manual of Uniform Traffic Control Devices Bicycle Facilities*, and *Cycling Aspects of Austroads Guides*. Any bicycle parking and storage facilities must be secure, convenient, well lit, physically and visually accessible and within close proximity to the main in accordance with Austroads guidelines.
- B16. A minimum of 5% of parking bays for each warehouse must provide for electric vehicle charging, with a further 5% constructed as readily adaptable.

Operating Conditions

- B17. 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;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times
 - (i) all vehicles accessing and departing the site from/to Mamre Road must travel via Abbotts Road and not Bakers Lane, until the completion of the ultimate upgrade of Aldington Road and delivery of the Southern Link Road or otherwise agreed in writing by the Secretary, Council and TfNSW
 - (j) Use of 30m PBS Level on local roads will require approval from the National Heavy Vehicle Regulator (NHVR) and Council's Asset Section.

Workplace Travel Plan

- B18. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Workplace Travel Plan and submit a copy to the Planning Secretary. The Workplace Travel Plan must:
 - (a) be prepared in consultation with TfNSW;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.
- B19. The Applicant must implement the most recent version of the Workplace Travel Plan for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

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

Erosion and Sediment Control

- B21. Prior to the commencement of earthworks for the development, the Applicant must design and detail the erosion and sediment control measures for the site to ensure the construction phase IWCM controls in the MRP DCP are achieved to the satisfaction of the Planning Secretary. Detailed Erosion and Sediment Control Plans (ESCP) and drawings must:
 - (a) be prepared by a Chartered Professional Erosion and Sediment Control (CPESC) specialist;

- (b) be prepared in accordance with Managing Urban Stormwater: Soils and Construction Volume 1:Blue Book (Landcom, 2004) and with the WSUD design principles set out in the Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets (Technical Guidance) (NSW Government, 2022);
- (c) include:
 - (i) each major phase of construction work including catchment plans and calculations and sizing for all major drainage and sediment controls for each phase;
 - (ii) the type of sediment basin, details of all functional components and calculations demonstrating compliance with the DCP;
- (d) demonstrate the construction approach and timing to ensure the construction phase stormwater quality targets can be met; and
- (e) detail measures to manage external catchment flows and dispersive soils;
- (f) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed;
- (g) be included in the CEMP required by Condition C2.

B22. The Applicant must:

- (a) not commence earthworks until the Erosion and Sediment Control Plan required by condition B21 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Erosion and Sediment Control Plan approved by the Planning Secretary for the duration of earthworks and construction.
- B23. The Applicant must ensure delivery and operation of all construction phase erosion and sediment controls on the site is supervised and certified by a CPESC. Monthly audits are to be completed by CPESC and kept on record for the duration of the construction and an additional 12 months following completion of construction works.

Discharge Limits

B24. 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 Design

- B25. Within two months of the date of this consent, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:
 - (a) be prepared in consultation with the Environment & Heritage Group, Sydney Water and Council;
 - (b) be prepared and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;
 - (c) be consistent with the plan_shown on **Figure 2** in **Appendix 1** and the updated Stormwater Management Plan required by Condition B30;
 - (d) include all private, Council and trunk drainage infrastructure within the site including connections to adjacent landholdings;
 - (e) be designed in accordance with the *Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets* (Technical Guidance) (NSW Government, 2022) and detail how:
 - (i) the requirements and objectives of the IWCM controls of the DCP will be achieved;
 - (ii) the waterway health objectives and targets set out in the Technical Guidance will be achieved;
 - (iii) levels are resolved to demonstrate the system functions effectively;
 - (iv) the development will ultimately connect to the MRP Stormwater Scheme and interim measures to meet the waterway health objectives and targets will be decommissioned;
 - (v) all stormwater management devices will contain an impermeable liner and all naturalised trunk drainage (or other open drainage) is either lined with an impermeable liner, or ameliorated (i.e., gypsum), and compacted to a suitable depth and topsoiled (AS44119) to limit infiltration to soils;
 - (f) demonstrate the on-site stormwater detention design is free draining;
 - (g) demonstrate maintenance access driveways to water storage or bio-retention basins are designed in accordance with Council's specifications;
 - (h) demonstrate that sufficient land is reserved on site for stormwater management purposes (such as irrigation areas and undeveloped areas) as shown on **Figure 2** in **Appendix 1**, to ensure the development meets the controls in the DCP and the waterway health targets in the Technical Guidance, unless an alternative stormwater management strategy has been approved by the Planning Secretary;
 - (i) include civil design drawings that define the design for the WSUD systems in accordance with the Technical Guidance and the requirements of Sydney Water and Council;

- (j) include landscape drawings that include planting and hardscape details of the WSUD systems; and
- (k) include certification (and appropriate designed checklists) of the civil and landscape drawings by suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems that the design drawings comply with the Technical Guide requirements and the stormwater targets are achieved; and
- (I) include evidence that the design and mix of WSUD infrastructure has considered ongoing operation and maintenance, including a detailed lifecycle cost assessment (including capital, operation / maintenance and renewal costs over 30 years).

B26. The Applicant must:

- (a) not commence earthworks until the design required by Condition B25 is approved by the Planning Secretary;
- (b) ensure construction of the stormwater management system is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and
- (c) implement the stormwater management system approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.
- B27. The Applicant must not carry out earthworks or construction, other than those works approved under this consent, on land shown as 'undeveloped land' on **Figure 2** in **Appendix 1** (including Lots 3 and 4 on DP 250002) unless the site is connected to the Stormwater Scheme or an alternative Stormwater Management System for the site has been approved by the Planning Secretary.

Trunk Drainage Design

- B28. Within two months of the date of this consent, the Applicant must design the trunk drainage infrastructure on the site, to the satisfaction of the Planning Secretary. The trunk drainage infrastructure must:
 - (a) be designed in consultation with the Regional Stormwater Authority (Sydney Water);
 - (b) be integrated into the Stormwater Management System required under Condition B25;
 - (c) be designed in accordance with the Mamre Road Stormwater Scheme Plan and Sydney Water's *Stormwater Scheme Infrastructure Design Guidelines (draft) 2022*, or its latest version, unless otherwise agreed with the Regional Stormwater Authority;
 - (d) be designed so that the naturalised trunk drainage channel is used to carry all overland flows greater than the 5% AEP piped drainage capacity where the catchment upstream of the commencement of the trunk drainage exceeds 15 ha or where overland flows are unsafe to pedestrians and vehicles;
 - (e) be modelled with demonstration of flow modelling using either XP-Rafts (Laurenson's Method) or DRAINS (ILSAX or Laurenson's Methods) with full catchment diagrams discretised to accurately show development catchments and external catchments. Input data sets shall be fully described and can be provided in spreadsheet form.
 - (f) include access for management and maintenance by the Regional Stormwater Authority as per the Stormwater Scheme Infrastructure Design Guideline (draft) 2022, including provision of an easement in accordance with Condition B32;
 - (g) include appropriate connections from the trunk drainage channel on site to the existing downstream flow paths, until such time as the trunk drainage channel downstream of the site is constructed;
 - (h) ensure any piped infrastructure that intersects or connects into the trunk drainage channel on the site is designed to accommodate the trunk drainage channel design; and
 - (i) include landscape drawings with planting details.

B29. The Applicant must:

- (a) not commence earthworks until the design required by Condition B28 is approved by the Planning Secretary;
- (b) ensure construction of the trunk drainage infrastructure is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and
- (c) implement the trunk drainage infrastructure approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.

Stormwater Management Plan

- B30. Within two months of the date of this consent, the Applicant must prepare a separate Water and Stormwater Management Plan (WSMP) to the satisfaction of the Planning Secretary. The WSMP must:
 - (a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;
 - (b) comply with the requirements of the Technical Guidance;
 - (c) be consistent with the plan_shown on Figure 2 in Appendix 1;

- (d) be prepared in consultation with the Environment & Heritage Group, Sydney Water, Council and the Department;
- (e) describe the baseline soil, surface water and groundwater conditions at the site;
- (f) define how each stage of the development will comply with the Stormwater Targets including ultimate development (i.e. connection to the regional scheme);
- (g) include MUSIC modelling for each stage of the development in accordance with the Technical Guidance;
- (h) provide catchments plans, tables and all stormwater management details as per the Technical Guidance;
- (i) ensure;
 - proprietary devices are located on private land and only include including sediment and nutrient removal if certified under SQIDEP;
 - (ii) ensure external catchments are drained to trunk drainage;
 - (iii) ensure all catchment areas are accounted for in the MUSIC modelling and post processing tool and there are no inconsistencies;
 - (iv) the strategy and stormwater elements are consistent with the design drawings required by Conditions B25 to B27 (including the detailed drawings in appendices to the report);
- include a protocol for investigation of any non-compliances of the stormwater management system with the IWCM controls in the MRP DCP the waterway health objectives and targets in the Technical Guidance;
- (k) detail the contingency measures that would be implemented should issues arise;
- (I) include a Maintenance Plan for the WSUD measures; and
- (m) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the Stormwater Scheme being available for the site to connect to.

B31. The Applicant must:

- (a) not commence operation of the first warehouse building until the Stormwater Management Plan required by Condition B30 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Stormwater Management Plan approved by the Planning Secretary for the duration of the development.

Easements and Maintenance

- B32. Prior to the issue of a Compliance Certificate under Section 73 of the *Sydney Water Act, 1994*, an easement under section 88A and/or restriction or public positive covenant under section 88E of the *Conveyancing Act 1919* naming the Regional Stormwater Authority (Sydney Water) as the prescribed authority, which can only be revoked, varied or modified with the consent of the Regional Stormwater Authority and which provides for appropriate access to all trunk drainage land for maintenance at no cost to the Regional Stormwater Authority must be registered on the title of the land.
- B33. The stormwater management system must continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available to Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems.
 - **Note:** This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.
- B34. All stormwater infrastructure, including bio-retention basins, shall remain under the ownership, control and care of the registered proprietor of the lots. Upstream drainage catchment pipes are to be located outside of the public road reserve and remain in private ownership, in accordance with Council requirements.
 - **Note**: This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.
- B35. Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the permanent stormwater management systems (including on-site stormwater detention and water sensitive urban design), shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Penrith City Council's standard wording as detailed in Council's Stormwater Drainage Specification for Building Developments Appendix F.

Dam Decommissioning Strategy

B36. Prior to commencement of construction of the development, the Applicant must prepare a Dam Decommissioning Strategy to the satisfaction of the Planning Secretary. The Dam Decommissioning Strategy must form part of the CEMP required by condition C2. The Applicant must implement the most recent version of the Dam Decommissioning Strategy for the duration of construction.

Flooding

B37. Prior to the commencement of operation of the development, the Applicant must connect the development to the road drainage infrastructure for the upgraded Aldington and Abbotts Roads, to ensure the development does not increase flood flows and velocities on adjoining properties for all flood events up to and including the critical 1% Annual Exceedance Probability flow.

VISUAL AMENITY

Landscaping

- B38. Within six months of the date of this consent, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:
 - (a) detail the species to be planted on-site that:
 - (i) are consistent with the plant list in Appendix C of the Mamre Road Precinct Development Control Plan; and
 - (ii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport.
 - (b) ensure planting including large trees with sufficient deep soil is provided the areas between retaining wall tiers and between retaining walls and the northern property boundary on Lot 1 (as shown in the landscape plans titled *Kemps Creek Logistics Park SSDA Report Landscape Concept plan*, prepared by Site Image and dated 14 February 2023);
 - (c) ensure adequate planting is implemented to provide screening between the basin and retaining wall on Lot 4 (as shown in the landscape plans titled *Kemps Creek Logistics Park SSDA Report Landscape Concept plan*, prepared by Site Image and dated 14 February 2023);
 - (d) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP; and
 - (e) describe the monitoring and maintenance measures to manage revegetation and landscaping works.

B39. 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 not commence operation until the landscaping works have been completed in accordance with the plan; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B37 for the life of the development.
- B40. Prior to the issue of an Occupation Certificate for each warehouse building, the Applicant must provide the Certifier with written evidence in the form of plans and a report prepared by the project landscape architect confirming that trees identified in the approved document package as contributing to the site's canopy target have been installed and that the trees are capable of reaching maturity in their locations. Where the canopy cover target (in accordance with the MRP DCP) is identified as not being achievable through those trees planted, the report is to detail what measures have been undertaken to address the tree canopy shortfall and a rectification plan is to be provided.

Retaining Walls

- B41. Prior to the commencement of retaining wall construction, the Applicant must submit details of retaining wall materials fronting the public domain demonstrating suitable visual presentation, particularly treatment of higher fill walls visible from the public domain, to the satisfaction of the Planning Secretary.
- B42. All structures (foot, batter, tie backs/in and drainage) associated with retaining walls must be within private property and not within the public road reserve and not within any zone of influence.

Building Materials

B43. The Applicant must ensure the finished facades and roofs of the warehouses and office buildings use neutral, recessive colours, non-reflective materials and are designed to present an attractive façade to residential areas and to minimise glare.

Lighting

- B44. 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

- B45. Prior to the commencement of construction of the first warehouse building, the Applicant must submit a Signage Strategy to the satisfaction of the Planning Secretary. The Signage Strategy must demonstrate that proposed signage is consistent with Chapter 3 of *State Environmental Planning Policy (Industry and Employment) 2021* and the MRP DCP, including limiting illumination of signage or measures to control lighting impacts from illuminated signs.
- B46. All signage and fencing must be erected in accordance with the development plans included in Appendix 1.

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

NOISE

Hours of Work

B47. The Applicant must comply with the hours detailed in Table 2, unless otherwise agreed in writing by the Planning Secretary.

Table 2 Hours of Work

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

- B48. Works outside of the hours identified in condition B47 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

B49. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in **Appendix 5**.

Construction Noise and Vibration Management Plan

- B50. 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(s);
 - (b) be approved by the Planning Secretary prior to the commencement of construction of each stage of the development;
 - (c) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
 - (d) describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - (e) include strategies that have been developed with the community for managing high noise generating works; and
 - (f) describe the community consultation undertaken to develop the strategies in condition B50(e).
 - (g) include a complaints management system that would be implemented for the duration of the development.

B51. The Applicant must:

- (a) not commence earthworks until the Construction Noise and Vibration Management Plan required by condition B50 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 earthworks and construction.

Operational Noise Limits

B52. 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	Day L _{Aeq(15 minute)}	Evening L _{Aeq(15 minute)}	Night L _{Aeq(15 minute)}
Residential receivers near Medinah Avenue (Luddenham), Mount Vernon Road (Mount Vernon) and Kerrs Road (Mount Vernon)	36	31	27
BAPS Temple - Outdoor Use Area (Except Car Parking Area)	33 (When in use)		

- **Note** Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time). Refer to the plan in Appendix 2 for the location of residential sensitive receivers.
- B53. The Applicant must ensure that noise generated by:
 - (a) all fixed external mechanical plant for the warehouse building on Lot 1 does not exceed a cumulative sound power level of L_{Aeq(15min)} 90 dB(A);
 - (b) all fixed external mechanical plant for the warehouse building on Lot 4 does not exceed a cumulative sound power level of $L_{Aeq(15min)}$ 86 dB(A); and
 - (c) any activity on the site does not exceed a sound power level of L_{AMax} 115 dB(A) or result in annoying noise characteristics as determined in accordance with the Noise Policy for Industry (EPA, 2017) and Australian Standard AS 1055:2018 Acoustics Description and measurement of environmental noise (Standards Australia, 2018).

Noise Verification

- B54. Within three months of the commencement of earthworks for the development, the Applicant must prepare and submit a Design Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Applicant must not commence construction of any warehouse buildings until the Design Noise Verification Report is approved by the Planning Secretary. The Design Noise Verification Report must:
 - (a) be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;
 - (b) identify and justify the design noise emission scenario, including the adopted engineering safety factor, schedule of all noise generating sources on the site (including but not limited to, all vehicle types, mechanical plant and waste areas), stationary equipment specification and verifiable data of dynamic noise emission activities;
 - (c) demonstrate the noise propagation modelling is capable of accurately predicting noise levels under noise enhancing meteorological conditions to surrounding receivers in Mount Vernon and Luddenham;
 - (d) provide updated noise modelling to verify the predicted performance of the development and the predicted noise levels identified in the report titled *ESR Westlink Stage 1, Kemps Creek, NSW, Noise and Vibration Impact Assessment*, prepared by RWDI, dated 6 October 2022;
 - (e) develop an Operational Noise Monitoring Plan in accordance with Section 7 of the Noise Policy for Industry to verify the operational performance of the development, including details of the nominated intermediate monitoring locations, reference noise levels at each intermediate location, and noise level relationship between each intermediate location and sensitive receivers identified in condition B52;
 - (f) include:
 - (i) an analysis of compliance with noise limits specified in conditions B52 and B53;
 - (ii) an outline of at-source and transmission path mitigation measures required to ensure compliance with the limits specified in conditions B52 and B53;
 - (iii) a description of contingency measures (including specific measures to manage noise generating activities during the night time period) in the event management actions are not effective at reducing noise levels to comply with limits specified in conditions B52 and B53.
- B55. Should the Design Noise Verification Repot identify that the noise limits in Conditions B52 and B53 cannot be achieved through the mitigation measures and contingency measures required to be considered under Condition B51, the Applicant must:
 - (a) offer to enter into noise agreement(s) with eligible receivers outside of the Mamre Road Precinct where noise limits are predicted to be exceeded
 - (b) provide written evidence to the Planning Secretary that an agreement is in place with these receivers.
- B56. If a Noise Agreement is in place with a specific receiver(s) to exceed the noise limits in Condition B52, the noise limits in Table 3 do not apply to that receiver(s).

- B57. Within three months of the commencement of operation of the development, the Applicant must prepare and submit an Operational Noise Verification Report for the development to the satisfaction of the Planning Secretary. The Operational Noise Verification Report must:
 - (a) be prepared by a suitably qualified, experienced and independent acoustic consultant whose appointment has been endorsed by the Planning Secretary;
 - (b) demonstrate that noise verification has been carried out in accordance with:
 - the Australian Standard AS 1055:2018 Acoustics Description and measurement of environmental noise (Standards Australia, 2018); and
 - the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
 - (iii) the Operational Noise Monitoring Plan established under condition B54(e);
 - (c) include:
 - (i) an analysis of compliance with noise limits specified in conditions B52 and B53;
 - (ii) an outline of implemented at-source and transmission pathway mitigation measures and their effectiveness at reducing operational noise; and
 - (iii) a description of contingency measures in the event implemented mitigation measures are not effective at reducing noise levels to comply with limits specified in condition B52 and B53 at all times.

MRP Noise Agreement(s)

- B58. Prior to the commencement of operation of the development, the Applicant must offer to enter into noise agreement(s) with the eligible receivers shown in **Figure 4** in **Appendix 3**. The Applicant must provide written evidence to the Planning Secretary that an agreement is in place with these receivers.
- B59. The noise agreement required under Condition B55 must be in force until the existing residential use ceases on the land subject to the agreement or a development consent for general industrial or other employment uses applies to the land, whichever is the sooner.

Road Traffic Noise

B60. Prior to the commencement of construction of the development, the Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the life of the development.

VIBRATION

Vibration Criteria

- B61. 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 (1992-02) Structural vibration Effects of vibration on structures* (German Institute for Standardisation, 1999); 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).
- B62. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B61.
- B63. The limits in conditions B61 and B62 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.

Dilapidation Reporting

- B64. Prior to commencement of earthworks, the Applicant must offer and prepare (if the offer is accepted) a preconstruction dilapidation report for adjoining properties that may be affected by proposed earthworks (including Lot 2 DP 250002, Lots 141 and 142 DP 1033686, Lot 15 DP 253503 and Lot 4132 DP 857093). The report must be submitted to the Planning Secretary and the relevant property owner(s) prior to construction works commencing on the site.
- B65. If requested by the property owner, the Applicant must repair, or pay the full costs associated with repairing, any damage to adjoining properties caused by carrying out the development in accordance with the preconstruction dilapidation reports required by Condition B64, unless otherwise agreed by the Planning Secretary.

CONTAMINATION AND REMEDIATION

Supplementary Site Investigation

B66. Prior to the commencement of earthworks, the Applicant must undertake further soil sampling in areas of the site that were inaccessible during the Detailed Site Investigation prepared by Alliance dated 1 December 2021, to further refine the nature and extent of contamination on the site. The supplementary site investigation must:

- (a) be prepared by a suitably qualified and experienced consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme;
- (b) be prepared in accordance with the relevant guidelines produce or approved under the *Contaminated Land Management Act*, 1997;
- (c) define the nature and extent of contamination in areas not previously accessible for sampling; and
- (d) include an updated Remedial Action Plan that describes the preferred remediation approach to make the site suitable for the intended industrial land use and details the need for any long term management following completion of remediation.

Remedial Works

B67. The Applicant must remediate the site in accordance with the Remedial Action Plan approved under Condition B66 and relevant guidelines produced or approved under the *Contaminated Land Management Act 1997*. Remediation works must be undertaken by a suitably qualified and experienced consultant(s) and must be completed prior to the commencement of earthworks.

Validation Report

- B68. Within one month of completion of the remediation works for the development, the Applicant must submit a Remediation Validation Report (RVR) to the satisfaction of the Planning Secretary which has been prepared, or reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme. The validation report shall demonstrate that:
 - (a) the site is suitable for its intended industrial land use, or
 - (b) the site is suitable for its intended industrial land use with the implementation of an environmental management plan or long term environmental management plan.

Asbestos

- B69. The Applicant must ensure that any asbestos encountered during the remediation 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 September 2016;
 - (c) SafeWork NSW Code of Practice How to Safely Remove Asbestos September 2016; and
 - (d) Protection of the Environment Operations (Waste) Regulation 2014.

Unexpected Finds

B70. Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

BUSHFIRE PROTECTION

- 371. The Applicant shall ensure the development complies with:
 - (a) the relevant provisions of *Planning for Bushfire Protection* (NSW RFS, 2019);
 - (b) the recommendations of the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners dated 3 March 2022; and
 - (c) Australian Standard AS2419.1-2005 Fire hydrant installations System design, installation, and commissioning.
- B72. The Applicant must ensure the entire site, including landscaping, is managed as an inner protection area (IPA) in accordance with *Planning for Bushfire Protection 2019*.
- B73. The Applicant must ensure the warehouse buildings are constructed in accordance with the Bushfire Attack Level (BAL) plan shown in **Appendix 4** and relevant sections of the Australian Standard AS3959-2018 Construction of buildings in bush fire prone areas or NASH Standard (1.7.14 updated) National Standard Steel Framed Construction in Bushfire Areas 2014 as appropriate, and Section 7.5 of Planning for Bushfire Protection, 2019.

AIR QUALITY

Dust Minimisation

- B74. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B75. During construction, the Applicant must ensure that:
 - (a) exposed surfaces and stockpiles are suppressed by regular watering;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;
 - (d) public roads used by these trucks are kept clean; and
 - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Construction Air Quality Management Plan

- B76. Prior to the commencement of earthworks, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by condition C2 and must:
 - (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with owners of adjoining residential properties (including those still occupied for residential use in the MRP), include evidence of this consultation, details of any issues raised and how the plan has responded to any issues raised during consultation;
 - (c) detail and rank all emissions from all sources during construction of the development, including particulate emissions:
 - (d) describe a program that is capable of evaluating the performance of the construction and determining compliance with key criteria, including installation of dust deposition gauges at neighbouring existing residences (where agreed by the landowner) or on the site boundary;
 - (e) identify the control measures that will be implemented for each emission source; and
 - (f) nominate the following for each of the proposed controls:
 - (i) key criteria;
 - (ii) monitoring method; and
 - (iii) location, frequency and duration of monitoring;
 - (g) outline procedures that will be implemented in relation to:
 - (i) record keeping;
 - (ii) reporting to the Environmental Representative required under Condition A35;
 - (iii) complaints register;
 - (iv) response procedures; and
 - (v) compliance monitoring;
 - (h) detail contingency measures to be implemented to reduce any exceedances of relevant performance indicators or criteria and include a timetable for implementation.

B77. The Applicant must:

- (a) not commence earthworks until the CAQMP required by condition B76 is approved by the Planning Secretary;
 and
- (b) implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of construction; and
- (c) offer to enter into an agreement with a neighbouring landowner, that may involve at-property treatment, if a complaint is received from that landowner and a non-compliance is confirmed by dust monitoring. Evidence of any agreement must be provided to the Planning Secretary.

Odour Management

B78. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

ABORIGINAL HERITAGE

Statutory Requirements

B79. Prior to the commencement of earthworks, the Applicant must undertake surface collection of the identified artefacts IF1, IF2 and IF3 as detailed in the Aboriginal Cultural Heritage Assessment Report prepared by Urbis and dated 12 April 2022. The identified artefacts must be registered on the OEH's Aboriginal Heritage Information Management System (AHIMS) Aboriginal Sites Register, prior to construction.

Consultation

B80. The Applicant must continue to consult with Registered Aboriginal Parties (RAPs) for the duration of construction. The RAPs should be consulted to determine the appropriate management of unexpected finds on the site.

Site Induction

B81. Prior to the commencement of earthworks, the Applicant must prepare and implement Aboriginal cultural heritage induction training for all staff and contractors. The Applicant must involve Aboriginal knowledge holders in the development of the induction training. The training must outline the obligations of staff and contractors under the *National Parks and Wildlife Act, 1974* and the conditions of this consent. The Applicant must ensure any new staff or contractors receive the induction training prior to commencing works on the site. The induction training material must form part of the CEMP required by condition C2.

Unexpected Finds Protocol

- B82. 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.
- B83. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

HISTORIC HERITAGE

Unexpected Finds Protocol

- B84. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:
 - (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
 - (b) Heritage NSW must be contacted immediately; and
 - (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.
- B85. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

BIODIVERSITY

- B86. Prior to, and during, construction works the Applicant must implement the mitigation measures recommended in Section 2.2.5 of the Biodiversity Development Assessment Report prepared by Eco Logical Australia Pty Ltd, dated 14 April 2022.
- B87. Prior to the commencement of construction, a Wildlife Management Plan must be prepared in accordance with section 6.2 of the *Westlink Industrial Estate Wildlife Management Assessment Report* prepared by Eco Logical Australia Pty Ltd dated 14 April 2022, and be submitted to the Planning Secretary.
- B88. The Wildlife Management Plan must form part of the CEMP required by Condition C2 and the Applicant must implement the Wildlife Management Plan for the duration of construction and operation.

HAZARDS AND RISK

Dangerous Goods

B89. 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.

Bunding

B90. 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).

WASTE MANAGEMENT

Waste Management Plan

- B91. Prior to the commencement of construction of the first warehouse building, the Applicant must update the Waste Management Plan included in the EIS for the development. The Plan must:
 - (a) detail the type and quantity of waste to be generated during construction and 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); and

- (c) detail the materials to be reused or recycled, either on or off site.
- B92. The Applicant must implement the Waste Management Plan for the duration of construction and operation.

Waste Storage and Processing

- B93. Prior to the commencement of construction of the development, the Applicant must obtain agreement from Council for the design of the waste storage area for the development.
- B94. 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

B95. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014) and dispose of all wastes to a waste management facility or premises lawfully permitted to accept the waste.

Pests, Vermin and Priority Weed Management

B96. 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.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. 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 (see condition B21);
 - (c) Dam Decommissioning Strategy (see condition B36);
 - (d) Construction Noise and Vibration Management Plan (see condition B50);
 - (e) Unexpected Finds Protocol (see condition B70);
 - (f) Construction Air Quality Management Plan (see condition B76);
 - (g) Site induction training material (see condition B81);
 - (h) Wildlife Management Plan (see condition B87);
 - (i) Community Consultation and Complaints Handling.
- C4. The Applicant must:
 - (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. 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:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies; and
- (c) include the following environmental management plans:
 - (i) Operational Traffic Monitoring Program (see condition B3);
 - (ii) Workplace Travel Plan (see condition B18);
 - (iii) Stormwater Management Plan (see condition B30);
 - (iv) Landscape Management Plan (see condition B38);
 - (v) Wildlife management Plan (see condition B87);
 - (vi) Waste Management Plan (see condition B91)
 - (vii) Operational Traffic Management Plan (Condition B3A).
- (d) detail measures to minimise air emissions during operation.

C7. The Applicant must:

(a) not commence operation until the OEMP is approved by the Planning Secretary; and operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C8. Within three months of:
 - (a) the submission of a Compliance Report under condition C14;
 - (b) the submission of an incident report under condition C10;
 - (c) the approval of any modification of the conditions of this consent; or
 - (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,

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

C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

REPORTING AND AUDITING

Incident Notification, Reporting and Response

C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in **Appendix 6**.

Non-Compliance Notification

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

Compliance Reporting

C14. Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary) for the duration of construction works,

the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data;
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.
- C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Monitoring and Environmental Audits

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

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

ACCESS TO INFORMATION

- C17. At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:
 - (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) 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;
 - 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 monthly;
 - (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.

PART D EXTERNAL ROAD WORKS

ADMINISTRATIVE CONDITIONS

Terms of Consent

- D1. The External Road Works 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 Modification Report and Response to Submissions for Modification 5; and
 - (d) in accordance with the plans in Appendix 7.

Notification of Commencement

- D2. The date of commencement of each of the following phases of the External Road Works 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 of each stage of the External Road Works, including any sub-stages;
 - (b) operation of the interim traffic signals at the Mamre Road / Abbotts Road intersection; and
 - (c) completion of the External Road Works.

Mamre Road / Abbotts Road Intersection Works - Works Authorisation Deed

- D3. Within 3 months of the date of the consent for SSD-9138102-Mod-5, or as otherwise agreed by the Planning Secretary, the Applicant must enter into a Works Authorisation Deed with TfNSW for the Mamre Road/Abbotts Road intersection works, including the installation of the interim signalised intersection of Abbotts Road and Aldington Road. TfNSW fees for administration, plan checking, civil works inspections and project management shall be paid by the Applicant prior to the commencement of works.
- D4. Prior to the commencement of construction of the interim traffic control signals, the proposed Traffic Control Signal/s (TCS) at the intersection of Mamre Road/Abbotts Road and Aldington Road/Abbotts Road must be designed to meet TfNSW requirements and have approval under section 87(4) of the *Roads Act, 1993*. The TCS plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner.
 - The submitted design shall be in accordance with Austroads Guide to Road Design in association with relevant TfNSW supplements (available on www.transport.nsw.gov.au). The certified copies of the TCS design and civil design plans shall be submitted to TfNSW for consideration and approval prior to the release of a Construction Certificate and commencement of construction of the traffic control signals. Please send all documentation to development.sydney@transport.nsw.gov.au.
- D5. Detailed design plans and hydraulic calculations of any changes to the stormwater drainage system are to be submitted to TfNSW for approval, prior to the commencement of any works referred to in Condition D3. Please send all documentation to is development.sydney@transport.nsw.gov.au. A plan checking fee will be payable and a performance bond may be required before TfNSW approval is issued.
- D6. The Applicant must be responsible for all public utility adjustment/relocation works, necessitated by the work referred to in Condition D3 and as required by the various public utility authorities and/or their agents. Should any public utility adjustment/relocation works be required adjacent to a classified road, plans are to be submitted to TfNSW for concurrence under section 138 of the *Roads Act*, 1993, prior to the commencement of any works. Please send all documentation to is development.sydney@transport.nsw.gov.au.
 - A plan checking fee may be payable and a performance bond may be required before TfNSW approval is issued.
- D7. Any realignment of site boundaries to facilitate the works referred to in Condition D3, inclusive but not limited to drainage, footpaths and batters resulting from the proposed road and construction works, must be dedicated as public road at no cost to the relevant roads authority unless specified otherwise in a planning agreement.
- D8. The Applicant must obtain a Road Occupancy Licence (ROL) from TfNSW Transport Management Centre for any works that may impact on traffic flows on Mamre Road during construction activities. A ROL can be obtained through https://myrta.com/oplinc2/pages/security/oplincLogin.jsf.

Internal Access Roads

- D9. Prior to the commencement of operation of the first warehouse building, the Applicant must construct and operate the east-west internal road works shown in Figure 1 in Appendix 1 to the satisfaction of relevant road authority.
- D10. Prior to the commencement of operation of warehouse 4, the Applicant must construct and operate the north-south internal road works shown in Figure 1 in Appendix 1 to the satisfaction of the relevant road authority.

Abbotts Road and Aldington Road Widening Works

D11. The Applicant must design and construct the Abbotts Road and Aldington Road widening works in accordance with the requirements of Council and any approval issued under section 138 of the *Roads Act 1993*.

Road Maintenance

D12. The Applicant is responsible for the upkeep and repair of the operational road pavement of Abbotts Road for its full length within the existing road reserve and Aldington Road across the development frontage (full width) during the External Road Works. The repair works must be undertaken to the satisfaction of Council, and be at no cost to Council. Weekly pavement inspections must be undertaken by the Applicant to ensure that the road pavements are safe for all vehicles. Any identified potholes or pavement failures must be reported to Council immediately together with the proposed rectification method and timing for repair. All repairs must be undertaken at no cost to Council. If Council is required to undertakes any repairs to the road works to ensure a safe operating environment for all road users, the cost of such will be paid by the Applicant.

Timing

- D13. Prior to the commencement of operation of warehouse 1, 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 the measures to be implemented to manage operational traffic from warehouse 1 to ensure that all operational traffic accesses the site from Abbotts Road via a left turn in from Mamre Road and exit the site via Abbotts Road and turn left onto Mamre Road until the interim traffic signals are operational;
 - (d) detail the measures to manage operational traffic with concurrent construction traffic from the site and the External Road Works and other public traffic, to ensure road safety and network efficiency at all times;
 - (e) detail heavy vehicle routes, turning restrictions, access and parking arrangements;
 - (f) include an Operational Driver Code of Conduct to:
 - (i) minimise 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, turning restrictions and use of specified routes;
 - (v) include a program to monitor the effectiveness of these measures; and
 - (vi) detail the compliance actions that would be implemented for any vehicles that deviate from approved routes and turning restrictions.

D14. The Applicant must:

- (a) not commence operation of warehouse1 until the OTMP required by condition D11 is approved by the Planning Secretary;
- (b) update the OTMP to reflect any changes to staging, routes or turning restrictions, and submit the updated plan to the Planning Secretary for approval, at least 1 month prior to implementing the changes; and
- (c) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of the development.
- D15. The Applicant must lodge an application under section 138 of the Roads Act 1993 to the relevant roads authority to undertake the Stage 1 Abbotts Road Widening Works within 1 month of the date of consent of SSD-9138102-Mod-5.
- D16. The Applicant must complete the Stage 1 Abbotts Road Widening Works within 4 months of receiving the section 138 *Roads Act*, 1993 approval for the works, to the satisfaction of the relevant roads authority, unless otherwise agreed by the Planning Secretary.
- D17. The Applicant must execute a Voluntary Planning Agreement with Council to complete the remaining stages of the Abbotts and Aldington Road widening works, within 12 months of the date of consent of SSD-9138102-Mod-5 and prior to the issue of an occupation certificate for warehouse 4.
- D18. The Applicant must complete the External Road Works to the satisfaction of the relevant roads authorities prior to operation of warehouse 4.
- D19. The Applicant must comply with the requirements of TfNSW and Council for all construction and operational vehicle movements, as detailed in Construction Traffic Management Plans approved as part of the WAD and Section 138 Roads Act, 1993 approval processes.
- D20. The Applicant must not:
 - (a) undertake any subsequent development, including exempt or complying development, on the Stage 1 site shown in Figure 1 in Appendix 1; and
 - (b) commence operation of warehouse 4;

until the External Road Works are completed to the satisfaction of the Planning Secretary.

D21. All External Road Works must be completed, to the satisfaction of the relevant roads authorities, prior to any other buildings on the Stage 1 site receiving occupation certificate(s).

COMMUNITY CONSULTATION PLAN

- D22. The Applicant must prepare a Community Consultation Plan for the External Road Works to the satisfaction of the Planning Secretary. The Plan must:
 - (a) be approved by the Planning Secretary prior to the commencement of the External Road Works;
 - (b) be implemented for the duration of the External Road Works;
 - (c) assign a central contact person to keep the community regularly informed throughout the works;
 - (d) detail the mechanisms for regularly consulting with the nearest sensitive receivers and wider residential communities, to keep them informed about:
 - (i) upcoming works, duration and any night-time or out of hours works;
 - (ii) changes to property access and details of traffic disruptions;
 - (iii) schedule for high noise generating works and vibration intensive activities, including details of the specific mitigation measures that would be implemented in accordance with the construction noise and vibration management plan approved under Condition D22;
 - (iv) procedures to minimise dust impacts including details of the controls that would be implemented in accordance with the air quality management plan approved under Condition D22;
 - (v) relocation of services including utilities and drainage; and
 - (vi) details of environmental monitoring results;
 - (e) include contact details for key project personnel, relevant regulatory authorities and key community stakeholders;
 - (f) include a complaints procedure for recording, responding to and managing complaints, including:
 - (i) website, email, toll-free telephone number and postal address for receiving complaints;
 - (ii) advertising the contact details for complaints prior to and during the works through on-site signage;
 - (iii) 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
 - (iv) procedures to resolve any disputes that may arise during the course of the External Road Works.

D23. The Applicant must:

- (a) not commence construction of the External Road Works until the Community Consultation Plan is approved by the Planning Secretary;
- (b) implement the approved Community Consultation Plan for the duration of the External Road Works.
- D24. The Applicant must provide details of the consultation undertaken in accordance with the Community Consultation Plan, to the Planning Secretary on a monthly basis including:
 - (a) the outcomes of consultation, matters resolved and unresolved; and
 - (b) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- D25. Prior to the commencement of the External Road Works, the Applicant must prepare a Construction Environmental Management Plan (CEMP) for the External Road Works in accordance with the requirements of Condition C1 and to the satisfaction of the Planning Secretary. The CEMP must include the following:
 - (a) be prepared in consultation with Council;
 - (b) a traffic management plan prepared in consultation with TfNSW and Council, detailing the measures to ensure road safety and network efficiency during the External Road Works, a Driver Code of Conduct, a program to monitor the effectiveness of the measures and adherence to specified routes, and procedures for notifying residents and local schools of any disruptions to routes;
 - (c) a **noise and vibration management plan** prepared in accordance with the *Construction Noise and Vibration Guideline*, TfNSW 2023 and *Interim Construction Noise Guideline*, DECC 2009, describing measures developed in consultation with affected residents to manage high noise and vibration intensive works, and include an out of hours work protocol. Measures may include notifications, respite periods, scheduling of noisy works, temporary barriers, quieter plant or alternative construction methods, verification monitoring and/or provision of alternative accommodation;
 - (d) an **air quality management plan** prepared in accordance with the *Good Practice Guide for the Assessment* and *Management of Air Pollution from Road Transport Projects*, CASANZ 2023, detailing the location and

- duration of dust controls, details of monitoring and triggers for implementation of additional dust controls if required;
- (e) an **erosion and sediment control plan** prepared in accordance with *Managing Urban Stormwater: Soils and Construction Volume 1: Blue Book* (Landcom, 2004) and detail the measures to ensure the construction phase water quality targets in the *Technical Guidance for Achieving Wianamatta South Creek Stormwater Management Targets* (Technical Guidance) (NSW Government, 2022) are met;
- (f) mitigation measures recommended in the Biodiversity Development Assessment Report for the Mamre and Abbotts Road Intersection prepared by Fraser Ecological and dated 3 June 2024;
- (g) a **cultural heritage management plan** including an unexpected finds protocol, prepared in consultation with Registered Aboriginal Parties;
- (h) an unexpected finds procedure to manage any unexpected contamination encountered during the works, including details of testing and off-site disposal in accordance with the POEO Act and associated regulations;
- (i) a **contingency plan** detailing measures to deal with unexpected issues arising during the works, such as excessive dust, noise, traffic, water quality impacts and unfavourable weather conditions.

D26. The Applicant must:

- (a) not commence construction of the External Road Works until the CEMP is approved by the Planning Secretary; and
- (b) carry out the construction of the External Road Works in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

INDEPENDENT AUDIT

- D27. Within six months of the commencement of construction of the External Road Works, and every six months thereafter, until completion of the works, unless the Planning Secretary directs otherwise, the Applicant must commission and pay the full cost of an Independent Environmental Audit of the works. The audits must:
 - (a) be prepared in accordance with the Independent Audit Post Approval Requirements (Department, 2020)
 - (b) be led and conducted by a suitably qualified, experienced and independent expert, including a specialist traffic person, whose appointment has been endorsed by the Planning Secretary;
 - (c) assess the environmental performance of the External Road Works;
 - (d) assesses whether the works are complying with the conditions of this consent; and
 - (e) recommends measures or actions to improve the environmental performance of the works; and
 - (f) be submitted to the satisfaction of the Planning Secretary within six weeks of commissioning the Audit (or within another timeframe agreed by the Planning Secretary).
- D28. In accordance with the specific requirements in the Independent Audit Post Approval Requirements (Department 2020), the Applicant must:
 - (a) review and respond to each Independent Audit Report prepared under condition D24 of this consent;
 - (b) submit the response to the Planning Secretary and any other NSW agency that requests it, together with a timetable for the implementation of the recommendations;
 - (c) implement the recommendations to the satisfaction of the Planning Secretary; and
 - (d) make each Independent Audit Report and response to it publicly available no later than 60 days after submission to the Planning Secretary and notify the Planning Secretary in writing at least 7 days before this is done.

NOISE

- D29. The External Road Works must be undertaken during the following hours:
 - (a) 7 am to 6 pm Monday to Friday;
 - (b) 8 am to 1 pm Saturday; and
 - (c) at no time on Sundays or public holidays.
- D30. Works outside of the hours identified in condition D26 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.

- D31. Notwithstanding Conditions D26 and Condition D27, the following works may be undertaken out of hours, in accordance with the Out of Hours Works Protocol approved under Condition D22(c):
 - (a) installation of drainage infrastructure;
 - (b) asphalting; and
 - (c) other works required to be completed at night for safety reasons, as detailed in an approved CTMP.

VIBRATION

Condition Surveys

- D32. Prior to the commencement of the External Road Works, the Applicant must:
 - (a) undertake building condition surveys for properties located within 25 metres of the works; and
 - (b) prepare a dilapidation survey of the heritage post adjacent to Mamre Road.
- D33. The Applicant must repair, or pay the full costs associated with repairing property that is damaged by carrying out the External Road Works.

Vibration Criteria

- D34. Vibration caused by external road works 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).
- D35. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D31.
- D36. The limits in Conditions D31 and D32 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved under Condition D22 of this consent.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

 Table 4
 Schedule of Approved Plans

Drawing No.	Title	Issue	Date				
Architectural Drawings prepared by Nettleton tribe Architects							
DA102	Estate Plan - Stage 1	P28	22/02/2024				
DA104	Lower Ground Floor Plan - LOT4	P9	21/04/2024				
DA105	Ground Floor Plan - LOT1	P21	30/10/2023				
DA106	Ground Floor Plan - LOT4	P29	21/06/2024				
DA107	Roof Plan - LOT1	P14	30/10/2023				
DA108	Roof Plan - LOT4	P13	13/12/2023				
DA121	Elevations - LOT1	P15	30/10/2023				
DA124	Elevations - LOT4	P14	21/04/2024				
DA151	Retain Wall & Fence - LOTS 1 & 4	P11	30/10/2023				
Landscape Concept prepared by Site Image							
001	Landscape Stage 01 Masterplan Report	В	25/03/2024				
Tree Canopy Plan prepared by Site Image							
STAGE1_SK001	Tree Canopy Plan	G	21/02/2024				
Civil Works Package – Infrastructure Works							
20-748 – C11075	STORMWATER MANAGEMENT PLAN INTERIM ARRANGEMENT	5	13/05/2024				



Figure 1: Site Plan(s)

35

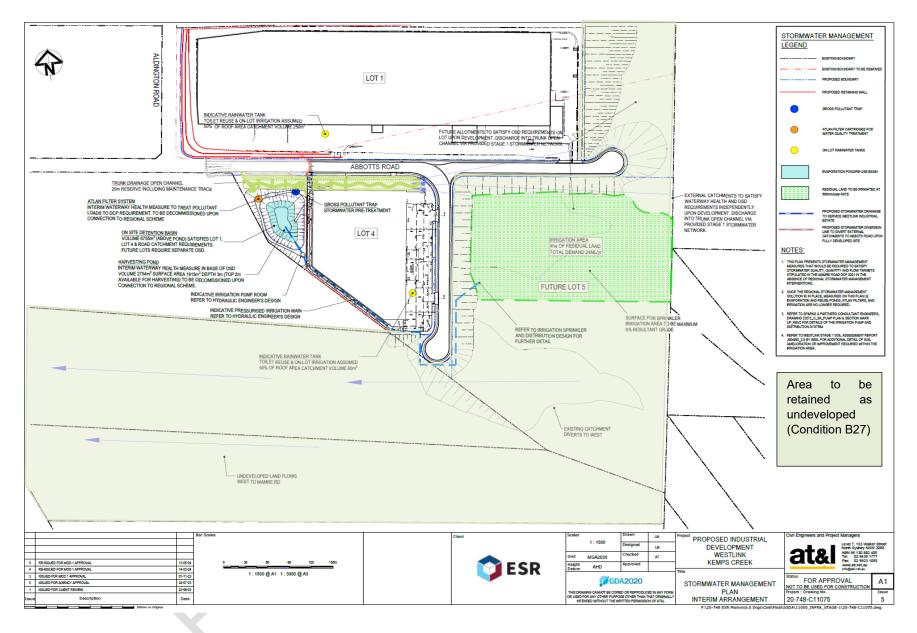


Figure 2: Stormwater Management Infrastructure

36

37

APPENDIX 2 NOISE SENSITIVE RECEIVERS

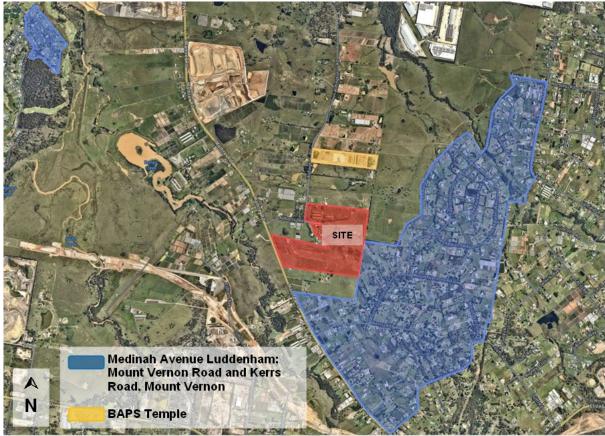


Figure 3: Noise Sensitive Receivers

APPENDIX 3 NOISE MITIGATION ELIGIBLE RECEIVERS' LOCATIONS



Figure 4: Noise mitigation eligible receivers within the MRP

APPENDIX 4 BUSHFIRE ATTACK LEVEL PLAN



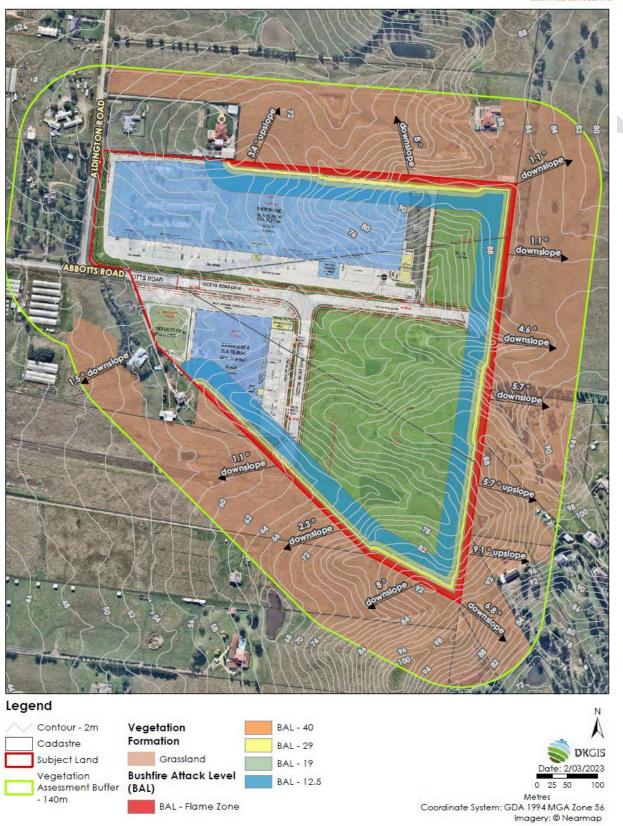


Figure 5: Bushfire Attack Level Plan

APPENDIX 5 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Construction Hours

Construction, including the delivery of materials to and from the site, may only be carried out between the following hours: Monday to Friday: 7:00 to 18:00;

Saturday: 8:00 to 13:00; and

No work on Sundays or public holidays

Construction Impacts

A Construction Environmental Management Plan (CEMP) will be prepared by the appointed contractor prior to the commencement of works. The CEMP will establish site management principles.

Sedimentation and erosion control

The development is to follow the Soil and Water Management Plan, site inspection and maintenance requirements, and sediment basin maintenance measures outlined in Section 8 of the Civil Infrastructure Report and Plans prepared by AT&L dated 14 February 2023.

Site Inspection and Maintenance

- The inspection and maintenance requirements outlined in this section must be carried out while either earthworks or quarrying is being conducted, and all areas re-established. The Contractor will be required to inspect the site after every rainfall event and at least weekly, and will:
- Inspect and assess the effectiveness of the SWMP and identify any inadequacies that may arise during normal work activities or from a revised construction methodology.
- Construct additional erosion and sediment control works as necessary to ensure the desired protection is given to downstream lands and waterways.
- Ensure that drains operate properly and to affect any repairs.
- Remove spilled sand or other materials from hazard areas, including lands closer than 5 metres from areas of likely concentrated or high velocity flows especially waterways and paved areas.
- · Remove trapped sediment whenever less than design capacity remains within the structure.
- Ensure rehabilitated lands have affectively reduced the erosion hazard and to initiate upgrading or repair as appropriate.
- Maintain erosion and sediment control measures in a fully functioning condition until all construction activity is completed and the site has been rehabilitated.
- Remove temporary soil conservation structures as the last activity in the rehabilitation.
- Inspect the sediment basin during the following periods:
 - During construction to determine whether machinery, falling trees, or construction activity has damaged and components of the sediment basin. If damage has occurred, repair it.
 - After each runoff event, inspect the erosion damage at flow entry and exit points. If damage has occurred, make the necessary repairs.
 - o At least weekly during the nominated wet season (if any), otherwise at least fortnightly; and
 - o Prior to, and immediately after, periods of 'stop work' or site shutdown.
- Clean out accumulated sediment when it reaches the marker board/post and restore the original volume. Place sediment in a disposal area or, if appropriate, mix with dry soil on the site.
- Do not dispose of sediment in a manner that will create an erosion or pollution hazard.
- Check all visible pipe connections for leaks, and repair as necessary.
- Check all embankments for excessive settlement, slumping of the slopes or piping between the conduit and the embankment, make all necessary repairs.
- Remove the trash and other debris from the basin and riser; and
- Submerged inflow pipes must be inspected and de-silted (as required) after each inflow event.

Sediment Basin Maintenance

The site contains 'Type F' soils, or soils that contain a significant proportion of fine grained (33% or more of finer than 0.02mm) and require a much longer residence time to settle. Stormwater within the settling zone should be drained or pumped out within 5 days (design time), if the nominated water quality targets can be met, to the satisfaction of the superintendent. Flocculation should be employed where extended settling is likely to fail to meet the objectives within the 5-day period. Flocculation is when flocculating agents are applied to the sediment basins causing the colloidal particles to clump into larger units or 'floc' that can either settle in a reasonable time or be filtered. Refer to Appendix E4 of the Blue Book for flocculation methodologies and manufacturer's instructions for application rates, regarding the proposed sediment basins.

Stormwater Management

Design criteria and requirements for the proposed site stormwater management and stormwater drainage are outlined in the following documents:

- AS 3500.3 Plumbing and drainage Stormwater drainage
- Commonwealth of Australia (Geoscience Australia), Australian Rainfall and Runoff: A guide to flood estimation, 2019.
- NSW Department of Planning, Industry and Environment (DPIE), Mamre Road Precinct Development Control Plan 2021.
- NSW Department of Planning, Industry and Environment (DPIE), MUSIC Modelling Toolkit Wianamatta, 2 August 2021.

- Penrith City Council, Design Guidelines for Engineering Works for Subdivisions and Developments, as amended 20 November 2013.
- Penrith City Council, Water Sensitive Urban Design (WSUD) Policy, December 2013.
- Penrith City Council, WSUD Technical Guidelines, Version 4 October 2020.

Noise Management

The development is to follow the construction noise and vibration mitigation measures outlined in Section 7.5 of the Noise and Vibration Assessment prepared by RWDI at Appendix J of the ADR.

Without mitigation, noise levels from construction activities have been predicted to exceed the noise management levels nominated in the guidelines at some surrounding receivers. Therefore, noise control measures are recommended to ensure that noise is reduced where feasible. The following project-specific mitigation measures are recommended:

- Selection of quietest feasible construction equipment;
- Use of saw cutting in preference to rock-breakers where feasible; and
- Localised treatment such as barriers, shrouds, and the like around fixed plant, such as pumps, generators, and concrete pumps.

In addition, the following measures should be included in a Noise & Vibration Management Plan.

- Plant Noise Audit Noise emission levels of all critical items of mobile plant and equipment should be checked
 for compliance with noise limits appropriate to those items prior to the equipment going into regular service. To
 this end, testing should be established with the contractor.
- Operator Instruction Operators should be trained in order to raise their awareness of potential noise problems and to increase their use of techniques to minimise noise emission.
- Equipment Selection All fixed plant at the work sites should be appropriately selected, and where necessary, fitted with silencers, acoustical enclosures, and other noise attenuation measures in order to ensure that the total noise emission from each work site complies with EPA guidelines.
- Site Noise Planning Where practical, the layout and positioning of noise-producing plant and activities on each work site should be optimised to minimise noise emission levels.
- The adoption of the above measures is aimed at working towards achieving the noise management levels established at surrounding receivers.

Community Liaison and General Approaches to Mitigation

An effective community relations programme should be put in place to keep the community that has been identified as being potentially affected appraised of progress of the works, and to forewarn potentially affected groups (e.g. by letterbox drop, meetings with surrounding owners/tenants, etc) of any anticipated changes in noise and vibration emissions prior to critical stages of the works, and to explain complaint procedures and response mechanisms.

Close liaison should be maintained between the communities overlooking work sites and the parties associated with the construction works to provide effective feedback in regard to perceived emissions. In this manner, equipment selections and work activities can be coordinated where necessary to minimise disturbance to neighbouring communities, and to ensure prompt response to complaints, should they occur.

Noise & Vibration Management Plan

A Construction Noise & Vibration Management Plan for the site is recommended which should be prepared by the successful contractor. The plan should reference the findings of this assessment. Areas that should be addressed in plan include:

- Noise and vibration mitigation measures;
- · Noise and vibration monitoring;
- Response to complaints;
- Responsibilities;
- Monitoring of noise emissions from plant items;
- Reporting and record keeping;
- Non-compliance and corrective action; and
- Community consultation and complaint handling

Biodiversity

The development is to follow the measures proposed to mitigate and manage biodiversity impacts outlined in Section 2.2.5 of the Biodiversity Development Assessment Report prepared by Eco Logical at Appendix N of the RTS.

- Instigating clearing protocols including pre-clearing surveys, daily surveys and staged clearing, the presence of a trained ecological or licensed wildlife handler during clearing events
- Installing artificial habitats for fauna in adjacent vegetation and habitat or human made structures to replace the habitat resources lost and encourage animals to move from the impacted site, e.g. nest boxes
- · Timing works to avoid critical life cycle events such as breeding or nursing.
- Sediment barriers or sedimentation ponds to control the quality of water released from the site into the receiving environment.
- Prevent impacts of noise, dust and light spill on fauna species.
- Prevent damage to vegetation retained adjacent to site.
- Prevent the dumping of rubbish found on site.
- Hygiene protocols to prevent the spread of weeds or pathogens between infected areas and uninfected areas.
- Staff training and site briefing to communicate environmental features to be protected and measures to be implemented.

 Making provision for the ecological restoration, rehabilitation and/or ongoing maintenance of retained native vegetation habitat on or adjacent to the development site.

Site contamination and geotechnical assessment

The development is to follow the recommendations given in Section 9 of the Preliminary Environmental Site Investigation prepared by Douglas Partners at Appendix R of the RTS, and recommendations for further investigation provided in Section 7 of the Geotechnical Investigation Report prepared by Alliance Geotechnical at Appendix T of the RTS. A Detailed Site Investigation and Remediation Action Plan prepared by Alliance Geotechnics are at Appendices DD and BB of the RTS.

Preliminary Environmental Site Investigation

A hazardous building material survey should be conducted for structure at the site prior to demolition

Geotechnical Investigation Report

Based on the results of the investigation for the proposed development addressing the specific site condition in 29030 8 Aldington Road, Kemps Creek, it is recommended that further geotechnical investigation be carried out prior to the detail design of the development. The proposed investigation should include rock coring to 3m below the base of the proposed rock cuts and laboratory rock testings to provide rock strength and defects of the rock mass. The results of the investigation should address bedrock conditions for stability analysis, retaining wall design and required ear thworks based on architectural design of development.

Bushfire Impacts

The development shall comply with the bushfire management strategies identified in Section 5 of the Bushfire Protection Assessment prepared by Australian Bushfire Protection Planners at Appendix U of the RTS.

Strategy 1 - Defendable Space management Requirements:

Management of the defendable spaces/landscaped areas within the development site shall comply with the following:

- Maintain a clear area of low cut lawn or pavement adjacent to the building;
- Keep areas under shrubs and trees raked and clear of combustible fuels;
- Utilise non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to building;
- Trees and shrubs should be maintained in such a manner that tree canopies are separated by 2 metres and understorey vegetation is not continuous [retained as clumps].

Strategy 2 - Water Supplies/Utilities for Firefighting Operations:

The fire-fighting water supply to the proposed buildings shall comply with the Building Code of Australian [BCA] and Australian Standard A.S. 2419.1 – 2005. Electricity and gas supplies will be laid underground and therefore address the performance standard of Chapter 4 of Planning for Bushfire Protection 2019.

Strategy 3 – Construction Standards to the buildings located adjacent to the bushfire hazard:

Table 2 identifies the bushfire construction standards required to be implemented to comply with A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas'.

The non-exposed elevations of the warehouse building shall be constructed to one level less than the BAL rating for the hazard side of the building e.g. the BAL rating to the northern elevation of the warehouse on Lot 1 is BAL 29 therefore the remaining elevations shall be constructed to BAL 19 standards in accordance with A.S. 3959 – 2018 – 'Construction of Buildings in Bushfire Prone Areas'.

The following additional construction measures also apply:

- Access doors [PA and Vehicle] to the buildings shall be fitted with seals that seal the bottom, stiles and head of
 the door against the opening/frame to prevent the entry of embers into the building. Particular attention shall be
 given to the gap at the head of the curtain of the roller doors, where mohair type seals can be used;
- External timber doors shall be fitted with a stainless steel/Colorbond kick plate of 400mm high on the outside of the door;
- External glazed doors and windows shall comply with the requirements for glazing less than 400mm above finished ground level; paths / pavement and elevated roofs;
- Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm.

Strategy 4 – Access Standards for Firefighting Operations.

Fire Appliance access shall be provided to the perimeter of each lot, either by a perimeter road or by vehicular access to the future buildings or parking areas incorporated into the defendable space setback.

The Fire Brigade access adjacent to the southern and eastern boundaries shown on the Master Plan shall be linked across the lot boundaries to provide continuous access for fire appliances.

The access provisions shall satisfy the NSW Rural Fire Service and Fire & Rescue NSW appliance requirements.

Air Quality

The development shall comply with the recommended mitigation and management measures for air quality provided in Section 8 of the Air Quality Assessment prepared by RWDI at Appendix N of the ADR.

Dust

To ensure best practice management, the following mitigation measures are recommended so that construction dust impacts are minimised and remain low risk.

Communications

- Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.
- Develop and implement a Dust Management Plan (DMP) that considers, as a minimum, the measures identified herein.

Site management

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to relevant authorities (Council, EPA, etc).
- Record any exceptional incidents that cause dust and/or air emissions, either on or off site, and the action taken to resolve the situation in the logbook.

Monitoring

• Undertake daily on-site and off-site inspection, where receptors are nearby, to monitor dust. Record inspection results and make available to relevant authorities. This should include regular dust soiling checks of surfaces such as street furniture, cars and window. Specific real-time dust monitoring is not necessary for this project.

Preparing & Maintaining the Site

- Plan site layout so that machining and dust generating activities are located away from receptors, as far as
 possible.
- Avoid site runoff of water or mud.
- Remove materials that have a potential to produce dust from site as soon as possible, unless being reused on site. If being re-used, keep materials covered.
- Cover, seed or fence stockpiles to prevent wind erosion.

Construction vehicles and sustainable travel

- Ensure all vehicles switch off engines when stationary no idling vehicles
- Impose and signpost a maximum-speed-limit of 25km/h on surfaced and 15km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided).

Measures for general construction activities

- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.
- Ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods. Measures specific to haulage
- Use water-assisted dust sweeper(s) on the access and local roads, as necessary.
- Avoid dry sweeping of large areas.
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable.
- Record all inspections of haul routes and any subsequent action in a site logbook.
- Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).
- Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits.
- Access gates to be located at least 10m from receptors where possible.

Operation

Although no specific mitigation measures have been triggered, it would be sensible to:

- Limit unnecessary idling of truck engines on-site.
- Ensure truck maintenance is up to date.

Waste management

The development should implement where possible the operational waste management strategies and recommendations provided in Section 6 of the Waste Management Plan prepared by SLR Consulting at Appendix O of the ADR.

Waste Avoidance, Reuse and Recycling Measures

Waste avoidance measures include:

- Participating in take-back services to suppliers to reduce waste further along the supply chain;
- Avoiding printing where possible;
- Review of packaging design to reduce waste but maintain 'fit for purpose';
- Providing ceramic cups, mugs, crockery and cutlery rather than disposable items;
- Purchasing consumables in bulk to avoid unnecessary packaging;
- Presenting all waste reduction initiatives to staff as part of their induction program, and
- Investigating leased office equipment and machinery rather than purchase and disposal.

<u>Reuse</u>

Possible re-use opportunities include establishing systems with in-house and supply chain stakeholders to transport products in re-useable packaging where possible.

Recycling

Recycling opportunities include:

- Collecting and recycling e-waste;
- Flatten or bale cardboard to reduce number of bins required;
- Paper recycling trays provided in office areas for scrap paper collection and recycling;
- · Collecting printer toners and ink cartridges in allocated bins for appropriate contractor recycling, and
- Development of 'buy recycled' purchasing policy.

Communication Strategies

Waste management initiatives and management measures should be clearly communicated to building managers, owners, employees, customers and cleaners. Benefits of providing this communication include:

- · improved satisfaction with services;
- increased ability and willingness to participate in recycling;
- improved amenity and safety;
- improved knowledge and awareness through standardisation of services;
- increased awareness or achievement of environmental goals and targets;
- · reduced contamination of recyclables stream;
- increased recovery of recyclables and organics material, if implemented, and
- greater contribution to targets for waste reduction and resource recovery, the environment and heritage conservation.

To realise the above benefits, the following communication strategies should be considered:

- Use consistent signage and colour coding throughout the Project;
- Ensure all staff are trained in correct waste separation and management procedures;
- Provide directional signage to show location of and routes to waste storage area;
- General waste and co-mingled recycling bins should be clearly labelled and colour-coded to ensure no cross contamination, where applicable;
- Employees and cleaners should adhere to the WMP for compliance, in consultation with management, and
- Repair signs and labels promptly to avoid breakdown of communications.

Signage

Signs which clearly identify waste management procedures and provisions to staff and visitors should be distributed around the Project. Key signage considerations are:

- Clear and correct labelling on all waste and recycling bins, indicating the correct type or types of waste that can be placed into a given bin.
- Signposts and directions to location of waste storage areas;
- Clear signage in all waste storage areas to instruct users how to correctly separate waste and recycling;
- · Maintaining a consistent style colour scheme and system for signs throughout the Project, and
- Emergency contact information for reporting issues associated with waste or recycling management.

Colour-coded and labelled bin lids are necessary for identifying bins. All signage should conform to the relevant Australian Standard and use labels approved by the NSW EPA14. The design and use of safety signs for waste rooms and enclosures should comply with Australian Standard AS 1319 Safety Signs for the Occupational Environment and clearly describes the types of materials designated for each bin.

Monitoring and Reporting

Monitoring is recommended to ensure waste and recycling management arrangements and provisions for the Project are functional, practical and are maintained to the standard outlined in this plan, at a minimum. Visual assessments of bins and bin storage areas should be conducted by the building manager, at minimum:

- Weekly, in the first two months of operation to ensure the waste management system is sufficient for the operation, and
- Every six months, to ensure waste is being managed to the standards outlined in this document.

In addition, audits are to be conducted on a half-yearly basis to ensure WMP provisions are maintained. Quantities of waste and recycling associated with disposal of waste and recycling, including dockets, receipts and other physical records should be recorded by the Building Manager. This is to allow reviews of the waste management arrangements and provisions at the site over time. Records of waste disposal should also be available to regulatory authorities such as the NSW Environmental Protection Authority and SafeWork NSW, upon request.

Any deficiencies identified in the waste management system, including, but not limited to, unexpected waste quantities, is to be rectified by the Building Manager as soon as it is practical. Where audits show that recycling is not carried out effectively, management should carry out additional staff training, signage re-examination and reviews of the waste management system where the audit or other reviewing body has deemed necessary. If this waste management plan no longer sufficiently meets the needs of the Project, review and updates to maintain suitability must be undertaken.

Roles and Responsibilities

Management:

- Ensure the WMP is implemented throughout the life of the operation.
- Update the WMP on a regular basis (e.g. annually) to ensure the Plan remains applicable.
- Undertake liaison and management of contracted waste collections.

- Organise internal waste audits on a regular basis.
- Manage any complaints and non-compliances reported through waste audits etc.
- Perform inspections of all waste storage areas and waste management equipment on a regular basis.
- Organise cleaning and maintenance requirements for waste management equipment.
- Monitor bins to ensure no overfilling occurs.
- Ensure effective signage, communication and education is provided to alert visitors, employees and cleaners about the provisions of this WMP and waste management equipment use requirements.
- Monitor and maintain signage to ensure it remains clean, clear and applicable.
- Ensure waste and recycling storage rooms are kept tidy.
- · Ensure that regular cleaning and daily transfer of bins is being undertaken by the cleaners
- Ultimately responsible for the management of all waste management equipment, cleaning requirements, waste transfer and collection arrangements.

Cleaners and Staff:

- Removal of general waste, recyclables, cardboard waste and hazardous waste from floor areas for transfer to centralised waste and recycling collection rooms daily or as required.
- Cleaning of all bins and waste and recycling rooms on a weekly basis or as required.
- Compliance with the provisions of this WMP.

Gardening Contractor, as applicable:

• Removal of all garden organics waste generated during gardening maintenance activities for recycling at an offsite location or reuse as organic mulch on landscaped areas.

Ecologically Sustainable Development

The development shall be consistent with the sustainability measures commitments outlined in Section 5, and monitoring and reporting measures outlined in Section 7, of the Sustainability Management Plan prepared by SLR Consulting at Appendix P of the ADR.

Energy Review and Audit

An energy usage review should be undertaken within the first few months of operation to ensure the Energy Management Plan is sufficient for the development's needs. A breakdown of energy usage per month at the Project Site will help to measure the development's baseline energy use and assess what appliances, equipment and processes are consuming energy.

An energy review is also necessary for the assessment of energy utilisation to further identify opportunities for improvement. Energy usage data obtained during the review process may be used to establish key performance indicators and annual energy targets for the Project.

Energy usage to be included in the review should include all purchased electricity and energy which is consumed by stationary equipment on site. Energy consumed by mobile equipment (e.g. forklifts) should also be examined as this will identify variations in warehouse operation efficiency. (Refer to 'Guidelines for Energy Savings Action Plans' (2005) (as developed by the former Department of Energy, Utilities and Sustainability) for reporting templates and further information.)

An energy audit and management review should also be undertaken on a half-yearly basis to ensure employees are following energy savings procedures correctly. Where audits show that energy savings procedures are not carried out effectively, additional employee training should be undertaken and signage and procedures re-examined.

The Energy Management Plan should be progressively improved and updated on an annual basis, or as required, to reflect changes to the Energy Management System and to promote continual improvement of energy management at the Project Site.

Energy Metering and Monitoring

To enable effective review of energy usage by the project, sub-metering should be implemented for all major energy consuming processes or items of equipment including sub-metering for all loads greater than 100 kVA.

Electrical equipment should be maintained to Australian Standards to ensure unnecessary energy wastage is minimised. Roof access system is proposed for third party access to roof for carry out necessary maintenance as required.

A Building Users' Guide will be prepared for the Project. The Building Users' Guide provides details regarding the everyday operation of a building and should include energy minimisation initiatives such as natural ventilation strategies, user comfort control, maintenance of air conditioning units and other electrical devices to ensure maximum operating efficiency, and lighting zoning strategies. An effective Building Users' Guide will ensure that:

- Facility managers understand in detail their responsibilities for the efficient operation of the facility and any additional building tuning necessary to continuously improve energy management.
- Maintenance contractors understand how to service the particular systems to maintain reliable operations and maximum energy efficiency.
- Employees understand energy minimisation procedures and working limitations required to maintain design performance for energy efficiency.

• Future fit-out / refurbishment designers understand the design basis for the building and the systems so that these are not compromised in any changes.

Roles and Responsibilities

It is the responsibility of the facility manager to routinely check energy savings procedures are undertaken correctly (i.e. lighting turned off while areas of the development are not in use). The facility manager should also ensure all monitoring and audit results are well documented and carried out as specified in the Energy Management Plan. Senior management should also be involved in energy management planning as an indication of the organisation's commitment to the Energy Management Plan.

APPENDIX 6 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

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

INCIDENT REPORT REQUIREMENTS

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

APPENDIX 7 EXTERNAL ROAD WORKS PLANS

Table 5 Schedule of External Road Works Plans

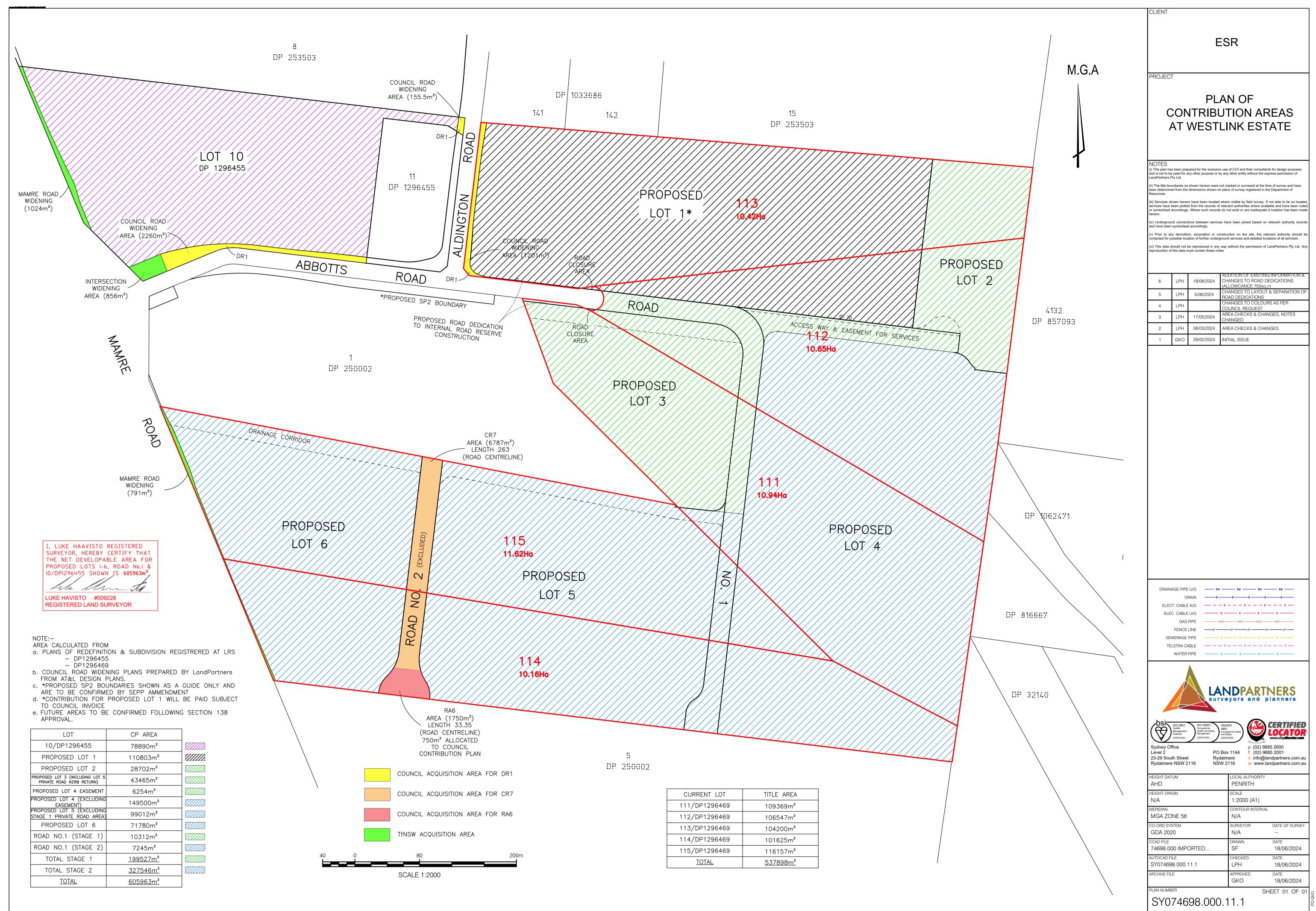
Drawing No.	Title	Issue	Date		
Civil Engineering Drawings					
GE-2000	MR536 Mamre Road and Abbotts Road Kemps Creek 2000 Series – Proposed Signalised Intersection Civil Works Package 80% Detailed Design	1	03/11/2023		
24-1177-C500	Westlink – External Roads Kemps Creek 500 Series – Phase 1 – Civil Works Package	P1	01/02/2024		

Annexure B NOT USED

Annexure C Schedule of Land

	Lot	Deposited Plan	Landowner	Definition used in this agreement
1	111	1296469	ESR KECT (Australia) Pty Limited	"ESR KECT Land"
2	112	1296469	ESR KECT (Australia) Pty Limited	
3	113	1296469	ESR KECT (Australia) Pty Limited	
4	114	1296469	ESR KECT (Australia) Pty Limited	
5	115	1296469	ESR KECT (Australia) Pty Limited	
6	10	1296455	ESR Investment Management 1 (Australia) Pty Limited	"ESR1 Land"

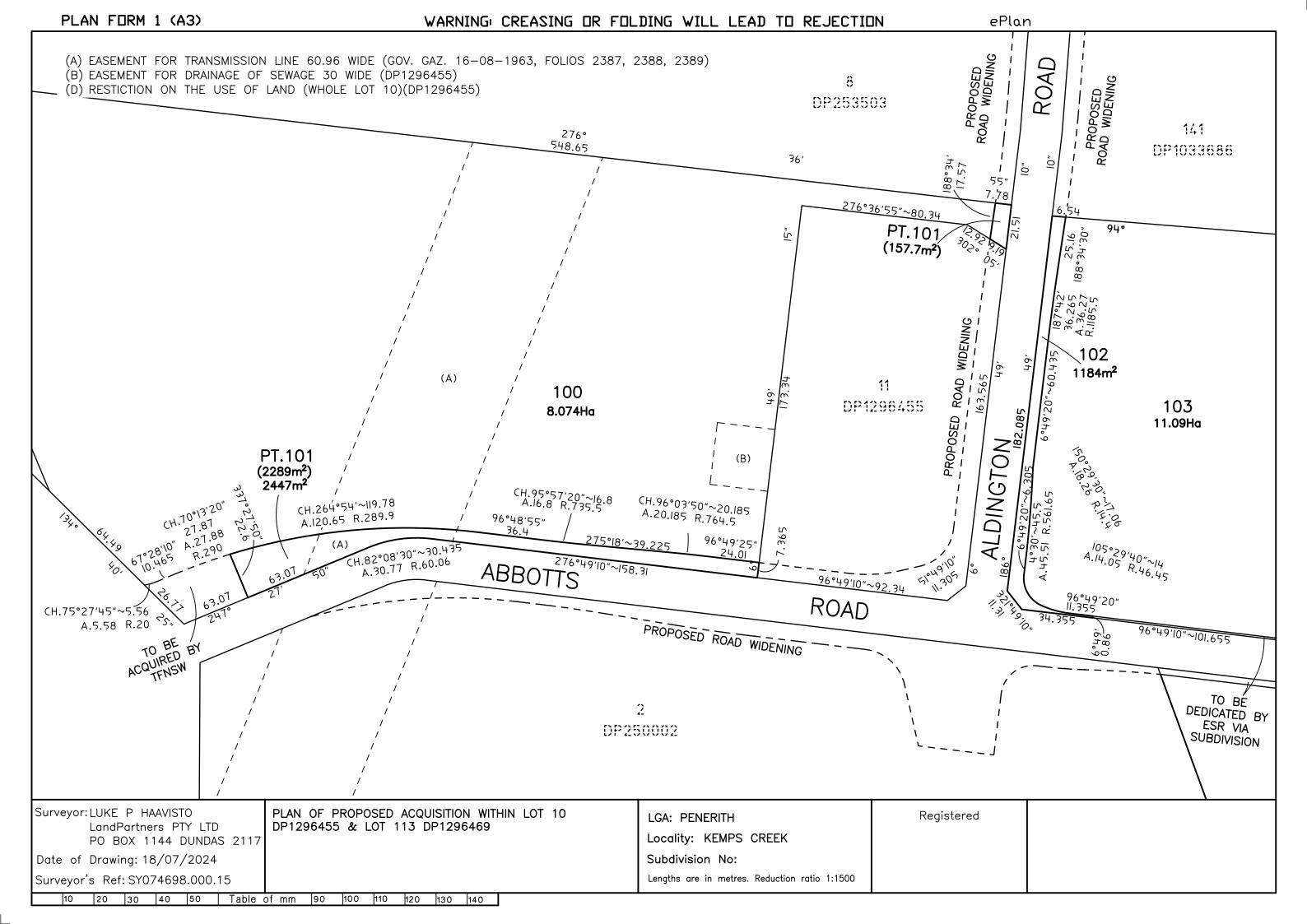
Annexure D Net Developable Area Plan



I:\Projects - Current\SY074698.000 59-63 Abbotts Rd, Kemps Creek WESTLINK\Cad files\Active\SY074698.000.11_developer contributionsion plan\SY074698.000.11.1.dwg

©LANDPARTNERS 2023

Annexure E Plan of Acquisition/ Dedication



Annexure F Pavement Area and Verge Area Plans – Phase 1 Abortive Works Plans within 500-series prepared by AT&L

