

Development Consent

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

As delegate of the NSW Independent Planning Commission (the Commission) under delegation executed on 14 June 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

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



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A/Executive Director

Energy, Resources and Industry Assessments

Sydney

05 April 2024

SCHEDULE 1

Application Number:	SSD- 47320208
Applicant:	ARUP Australia Pty Ltd
Consent Authority:	NSW Independent Planning Commission
Site:	Lot 4001 DP 1243178 10 Eastern Creek Drive, Eastern Creek NSW
Development:	The construction and operation of a two-storey data centre building with an operational capacity of 35.2 megawatts (MW)

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DEFINITIONS

Applicant	ARUP Australia Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
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	The carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Blacktown 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
Department	NSW Department of Planning, Housing and Infrastructure
Development	The development described in Schedule 1, the EIS and Response to Submissions, including the works and activities comprising the construction and 24/7 operation of a data centre, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled EIS Project Echidna, prepared by ARUP Australia Pty Ltd dated 7 October 2022, submitted with the application for consent for the development
Emergency operations	The use of the data centre expansion (for the collection, storage, processing and/or distribution of electronic data), associated office space and site infrastructure during a power outage event
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
EPL	Environment Protection Licence under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre-ready facility	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
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

Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Load Curtailment	Means the use of the back-up generator system to reduce the development's use of electricity from the National Electricity Market, and does not include instances where load shedding is initiated by the Australian Energy Market Operator in accordance with the National Electricity Rules
Material harm	Is harm that: <ul style="list-style-type: none"> 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
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEMP	Operational Environmental Management Plan
Operation	The use of a data centre as described in the EIS and RTS
Planning Secretary	Secretary of the Department, or delegate
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
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 Response to Submissions, prepared by ARUP Australia Pty Ltd and dated 7 September 2023; and Additional Response to Submissions prepared by ARUP Australia Pty Ltd and dated 5 March 2024
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Site	The land defined in Schedule 1
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2
PART A ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

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

LIMITS OF CONSENT

Lapsing

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

Back-up Generator System

- A6. The Applicant must ensure that the back-up generators installed and operated under this consent do not exceed a total installed generating capacity of 53.2 megawatts.
- A7. The Applicant must ensure:
- (a) operation of the back-up generators (including testing) does not exceed 200 hours per year;
 - (b) no more than three (3) generators are tested at any one time; and
 - (c) only one generator per generator bank for each test such that the three (3) generators being tested are located on opposite sides of the building and/or distal from each other.

Note: For the purposes of condition A7, calculation of how many hours the back-up generators are tested, as a collective, should be based on the hours (in real time) that testing is in fact undertaken at the site per year. For example, five generators being tested concurrently over the course of an hour would count as one hour towards the threshold stipulated by this condition, rather than five hours.

- A8. This development consent does not permit the use of the back-up generators:
- (a) for the purpose of generating electricity to be distributed by the National Electricity Market; or
 - (b) to support load curtailment at the site.

NOTIFICATION OF COMMENCEMENT

- A9. 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.

A10. If the construction, operation or cessation 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

A11. 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

A12. 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).

A13. 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.

A14. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A15. Prior to the commencement of construction of the development, the Applicant must:

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

A16. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:

- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out the development;
- (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
- (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works/ public infrastructure.

Sydney Water

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

Fibre-Ready Facilities

A18. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:

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

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

A19. Prior to the issue 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.

DEMOLITION

A20. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

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

EXTERNAL WALLS AND CLADDING

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

A23. Prior to the issue of:

- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
- (b) an Occupation Certificate,

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

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

COMPLIANCE

A25. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

OPERATION OF PLANT AND EQUIPMENT

A26. All plant and equipment used on site, or to monitor the performance of the development, must be:

- (a) maintained in a proper and efficient condition; and
- (b) operated in a proper and efficient manner.

WORK AS EXECUTED PLANS

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

APPLICABILITY OF GUIDELINES

A28. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.

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

ADVISORY NOTES

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

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

AIR QUALITY

Dust Minimisation

- B1. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B2. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;
 - (d) public roads used by these trucks are kept clean; and
 - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

- B3. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

Back-up Generator System

- B4. The Applicant must ensure the design, installation and operation of the back-up generators and/or the associated enclosures do not preclude the ability for additional air pollution emission controls to be retrofitted.

Nitrogen Dioxide Monitoring Procedure

- B5. Prior to the commencement of operation of the development, the Applicant must prepare a Nitrogen Dioxide Monitoring Procedure (NDMP) to the satisfaction of the Planning Secretary. The NDMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) identify the contemporary impact assessment criteria for nitrogen dioxide emissions;
 - (c) describe the control measures which would be implemented to minimise the duration of each power outage event;
 - (d) outline the monitoring procedure which would be implemented during each power outage event, in accordance with the most recent version of the *Approved Methods for the sampling and analysis of air pollutants in NSW* (EPA, 2022); and
 - (e) described the management actions which would be taken to address any exceedances of the impact assessment criteria identified in condition B5(b).
- B6. The Applicant must:
- (a) not commence operation until the NDMP (see condition B5) is approved by the Planning Secretary; and
 - (b) implement the most recent version of the NDMP approved by the Planning Secretary for the duration of the development.

Power Outage Notification Protocol

- B7. Prior to the commencement of operation, the Applicant must prepare a Power Outage Notification Protocol (PONP) for the development. The PONP must:
- (a) identify the neighbouring properties which would be notified should a power outage event last 30 minutes or more;
 - (b) identify the trigger point(s) for notifying neighbouring properties that the back-up generator system is operating; and
 - (c) detail how these properties would be made aware that the development's back-up generator system is required to operate for the duration of the power outage event.

Note: *Methods for notifying neighbouring properties could include, but are not limited to, doorknocking, letterbox drops and/or email notifications.*

- B8. The Applicant must:
- (a) not commence operation until the PONP (see condition B7) is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the PONP submitted to the Planning Secretary during power outage events which last 30 minutes or more.

NOISE

Hours of Work

B9. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

Activity	Day	Time
Construction	Monday – Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation (excluding back-up generator testing)	Monday – Sunday	24 hours
Back-up generator testing	Monday – Friday	7 am to 6 pm

B10. Works outside of the hours identified in condition B9 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

B11. 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 2.

Construction Noise Management Plan

B12. The Applicant must prepare a Construction Noise Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) describe the measures to be implemented to manage high noise generating works (such as piling);
- (d) describe the community consultation undertaken in relation to construction noise management and outline any strategies development with the community to manage high noise generating works, or to provide respite periods; and
- (e) include a complaints management system that would be implemented for the duration of the development.

B13. The Applicant must:

- (a) not commence construction until the Construction Noise Management Plan required by condition B12 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B14. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2 Noise Limits (dB(A))

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)
Residential receivers ^a	46	43	38
Commercial receivers		63	
Industrial receivers		68	

- a. Refer to the plan in Appendix 3 of this consent for the location of residential sensitive receivers.

Note Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time).

B15. The Applicant must ensure the operation of plant and equipment does not generate intermittent noise at receiver locations identified in Table 2 in accordance with Fact Sheet C of the NSW Noise Policy for Industry (EPA, 2017).

Post-Commissioning Noise Verification Report

B16. Within three months of the commencement of full operation of the development (described in the EIS as being when all data storage equipment and associated infrastructure is in place and operating), or as otherwise directed by the Planning Secretary, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

- (a) be prepared to the satisfaction of the Planning Secretary by a suitably qualified acoustic consultant;
- (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with the latest version of:
 - (i) *AS 1055:2018 Acoustics – Description and measurement of environmental noise* (Standards Australia, 2018); and
 - (ii) *Approved Methods for the Measurement and Analysis of Environmental Noise in NSW* (EPA, 2022); and
- (c) include:
 - (i) an analysis of the development's compliance with the noise limits specified in condition B14;
 - (ii) an outline of management actions to be taken to address circumstances where the noise limits specified in condition B14 are exceeded; and
 - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VIBRATION

Vibration Criteria

B17. 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).

B18. The limits in condition B17 apply unless otherwise outlined in the development's CNMP (see condition B12).

TRAFFIC AND ACCESS

Construction Traffic Management Plan

B19. 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 TfNSW and Council;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
- (d) detail heavy vehicle routes, access and parking arrangements;
- (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
- (f) include a program to monitor the effectiveness of these measures; and
- (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.

B20. The Applicant must:

- (a) not commence construction until the Construction Traffic Management Plan required by condition B19 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Parking

B21. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

B22. 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.

Work Place Travel Plan

B23. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Work Place Travel Plan to encourage the use of sustainable and active transport options by operational staff. The Plan must be included in the OEMP required by condition C5 and 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.

B24. The Applicant must:

- (a) not commence operation until the Work Place Travel Plan is submitted to the Planning Secretary; and
- (b) implement the most recent version of the Work Place Travel Plan approved by the Planning Secretary for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- B25. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the Planning Secretary upon request.

Erosion and Sediment Control

- B26. Prior to the commencement of any construction for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.
- B27. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B26 for the duration of construction of the development.

Discharge Limits

- B28. 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

- B29. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be designed in consultation with Council;
 - (c) be generally in accordance with the conceptual design in the EIS and RTS;
 - (d) be in accordance with applicable Australian Standards; and
 - (e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.
- B30. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B29) and ensure the system is operational.
- B31. The Applicant must maintain the stormwater management system installed on the site under condition B30 for the duration of the development.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B32. 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.
- B33. 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

- B34. 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.
- B35. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

HAZARDS AND RISK

B36. The Applicant must design and operate the development in accordance with:

- (a) *AS/NZS 4681:2000 The storage and handling of Class 9 (miscellaneous) dangerous goods and articles* (Standards Australia, 2000);
- (b) *IEC 62619:2022 Secondary cells and batteries containing alkaline or other non-acid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications* (Standards Australia, 2023); and
- (c) *AS 1940:2017 The storage and handling of flammable and combustible liquids* (Standards Australia, 2017).

In the event of an inconsistency between the standards listed above, the most stringent requirement shall prevail to the extent of the inconsistency.

B37. The Applicant must ensure that the quantities of dangerous goods stored or transported to and from the development will not exceed the screening threshold quantities in the Department's *Applying SEPP 33* at all times.

Fire Safety Study

B38. At least one month prior to the commencement of construction of the development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit a Fire Safety Study (FSS) for the development. The FSS must:

- (a) meet the operational requirements of FRNSW;
- (b) address the relevant aspects of:
 - (i) *Hazardous Industry Planning Advisory Paper No. 2, 'Fire safety study guidelines'* (DoP, 2011); and
 - (ii) *Best practice guidelines for contaminated water retention and treatment systems* (NSW HMPCC, 1994); and
- (c) consider the operational capability of local fire agencies and the need for the facility to achieve an adequate level of on-site fire and life safety independence;
- (d) verify that the final design of the fire safety system(s) complies with:
 - (i) *AS/NZS 4681:2000 The storage and handling of Class 9 (miscellaneous) dangerous goods and articles* (Standards Australia, 2000);
 - (ii) *IEC 62619:2022 Secondary cells and batteries containing alkaline or other non-acid electrolytes – Safety requirements for secondary lithium cells and batteries, for use in industrial applications* (Standards Australia, 2023); and
 - (iii) *AS 1940:2017 The storage and handling of flammable and combustible liquids* (Standards Australia, 2017); and
- (e) report on the outcome of consultation with FRNSW regarding compliance with *Loss Prevention Data Sheet 5-32 – Data centres and related facilities* (FM Global Property, 2022).

In the event of an inconsistency between the requirements listed in subpoints (d)(i) to (d)(iii) above, the requirements as agreed to with FRNSW shall prevail to the extent of inconsistency.

B39. The Applicant must:

- (a) not commence construction of the development (except for construction of preliminary works that are outside the scope of the fire-related reports or studies) until the FSS (see condition B38) has been approved by FRNSW; and
- (b) provide a copy of the approved FSS to the Planning Secretary within seven days after it is approved by FRNSW.

Emergency Services Information Package

B40. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

Emergency Plan

B41. At least two months prior to the commencement of commissioning of the development, or within such further period as the Planning Secretary may agree, the Applicant must submit a comprehensive Emergency Plan and detailed emergency procedures for the development to the Planning Secretary and FRNSW. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.

Bunding

B42. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual* (Department of Environment and Climate Change, 2007).

WASTE MANAGEMENT

Pests, Vermin and Priority Weed Management

B43. 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.

VISUAL AMENITY

Landscaping

B44. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition C5. The plan must:

- (a) be prepared in consultation with Council;
- (b) detail the species to be planted;
- (c) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
- (d) be generally consistent with:
 - (i) the Landscape Plans and Landscape Screening provided in the Additional Response to Submissions
 - (ii) the Applicant's Management and Mitigation Measures at Appendix 2.

B45. The Applicant must:

- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary.
- (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B45 for the life of the development.

Plant and Equipment

B46. The Applicant must ensure that external finishes and materials have been implemented to the generator exhausts, consistent with the external finished and materials detailed in the Additional Response to Submissions.

Lighting

B47. 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

B48. All signage and fencing must be erected in accordance with the development plans included in the RTS.

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

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

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

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

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. 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 Noise Management Plan (see condition B12);
 - (b) Construction Traffic Management Plan (see condition B19);
 - (c) Erosion and Sediment Control Plan; and
 - (d) 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:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise;

- (iv) respond to any non-compliance;
- (v) respond to emergencies; and
- (c) include the following environmental management plans:
 - (i) copy of the Workplace Travel Plan (see condition B23); and
 - (ii) Landscaping (see condition B44).

C7. The Applicant must:

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

REVISION OF STRATEGIES, PLANS AND PROGRAMS

C8. Within three months of:

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

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

C9. If identified as part of the review process (see condition C8) or considered necessary to improve the environmental performance of the development, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or 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 3.

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 the first year of commencement of operation of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

- (a) identify any trends in the monitoring data over the life of the development;
- (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
- (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.

C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

Back-up Generator Testing

C16. For the life of the development (or such other time as agreed to in writing by the Planning Secretary), the Applicant must maintain a log of all back-up generator tests undertaken at the site. For each test, the log must detail the following:

- (a) the date and time of the test;
- (b) the total number of back-up generators which were tested; and
- (c) the duration of the test.

A copy of the log must be made available to the Planning Secretary upon request.

C17. Within 30 days of the emergency electricity generators being used to power the development during a power outage event (or as otherwise agreed to in writing by the Planning Secretary), the Applicant must prepare and submit a Back-up Generator Incident Report for the development to the Planning Secretary. The report must include:

- (a) date and time of the power outage event;
- (b) date and time of generator operation;
- (c) identification of generators used to power the development;
- (d) duration of each generator operation and total generator operation;
- (e) total quantity of diesel fuel used by the back-up generators;
- (f) total amount of electricity produced by the back-up generators;
- (g) assessment of air quality impacts resultant from the operation of the generators; and
- (h) assessment and recommendation of additional measures that could be implemented to reduce future impacts, including but not limited to reduced likelihood of generator operation and retrofit of generator emission controls.

Monitoring and Environmental Audits

C18. 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

C19. 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 excluding any documents described in conditions B38, B40 and B41;
 - (iv) the proposed staging plans for the development if the construction, operation or decommissioning of the development is to be staged;
 - (v) a summary of the current stage and progress of the development;
 - (vi) contact details to enquire about the development or to make a complaint;
 - (vii) a complaints register, updated quarterly;
 - (viii) the Compliance Report of the development;
 - (ix) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

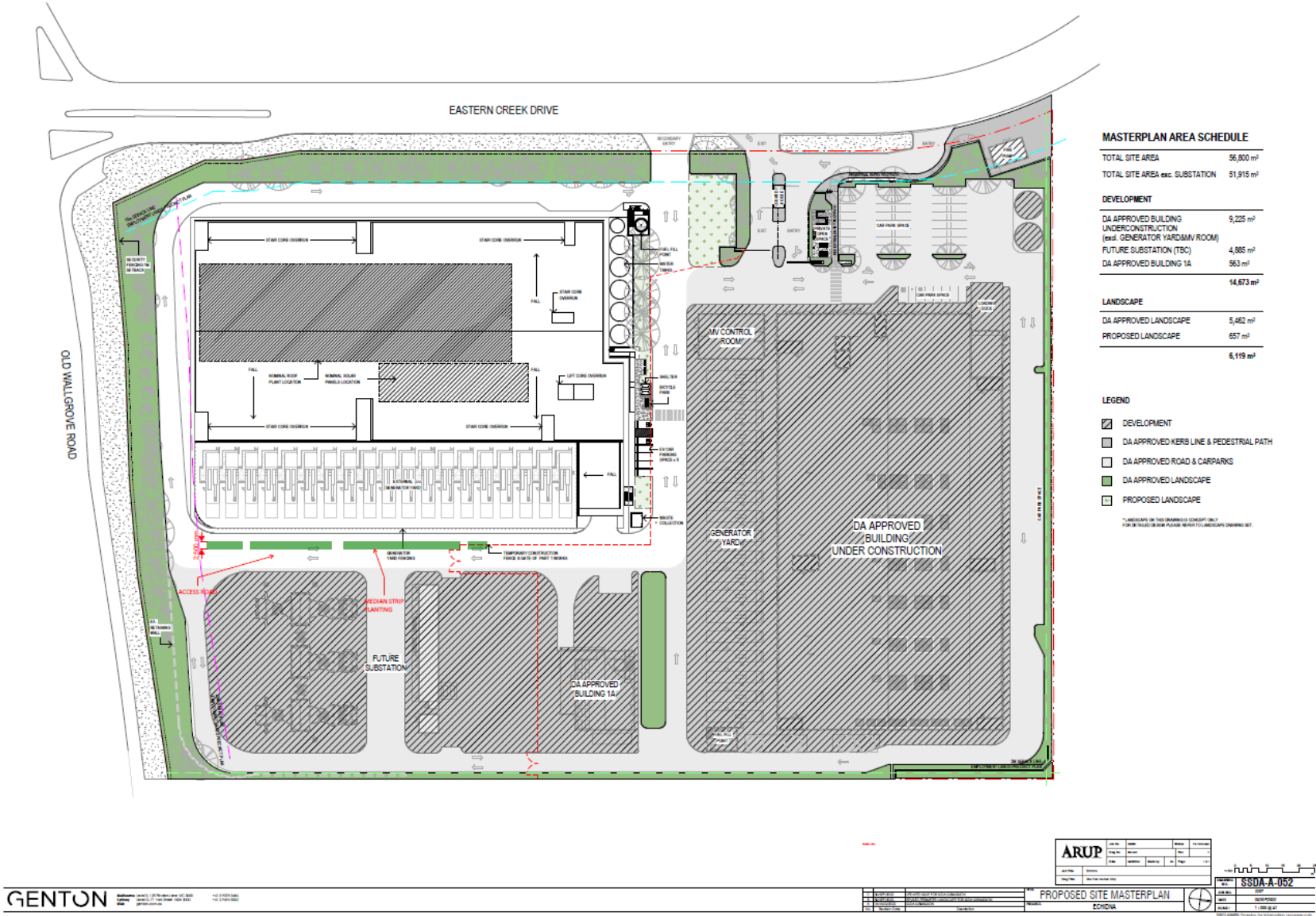


Figure 1: Site Plan(s)

PROJECT NO.	DRAWING NO.	REV	DATE	TITLE
Architectural drawings prepared by Genton Pty Ltd				
2207	SSK-042	C	06/03/2024	PROPOSED SITE MASTERPLAN
2207	SSDA-A-100	A	18/08/2022	GROUND FLOOD PLAN
2207	SSDA-A-101	A	18/08/2022	LEVEL 1 PLAN
2207	SSDA-A-102	A	18/08/2022	ROOF LEVEL PLAN
2207	SSDA-A-200	A	18/08/2022	EAST & WEST ELEVATIONS
2207	SSDA-A-201	A	18/08/2022	NORTH & SOUTH ELEVATIONS
2207	SSDA-A-300	A	18/08/2022	LONG SECTIONS
2207	SSDA-A-301	A	18/08/2022	SHORT SECTIONS

EIS

Project Echidna

Appendix E: Summary of management and mitigation measures

Reference: SSD-47320208

Final | October 2022

This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 288255-02

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1. Summary of management and mitigation measures

ID	Environmental management and mitigation measures	Owner	Timing
0	General environmental management measures		
0A	<p>Finalisation of detailed design</p> <p>Apply and obtain approval under s138 of the <i>Roads Act 1993</i> for construction works location on public road reserves</p> <p>Apply and obtain approval under s91 of the <i>Water Management Act 2000</i> for works that involve ‘aquifer interference’</p>	Proponent	Pre-construction
0B	<p>A Construction Environmental Management Plan (CEMP) would be prepared to manage environmental impacts during construction. The CEMP and sub plans would include:</p> <ul style="list-style-type: none"> • Contamination and acid sulphate soils management and unexpected finds procedures • Soil erosion, surface water and groundwater management • Flora and fauna handling and protection • Cultural and heritage items unexpected finds procedures • Waste management • Air and dust emissions management • Noise and vibration impact management • Traffic and access impact management • Hazard and risks management • Communications Plan 	Contractor	Construction
1	Visual		
1A	<p>The lighting design specification will be developed to reduce spill and glare. It will also achieve the required standards set out in AS4282: 2019 - Control of the Obtrusive Effect of Outdoor Lighting (Standards Australia, 2019). This may require the use of directional lighting, cut-offs, or filters installed in accordance with AS1158.3: 2020 – Lighting Roads and Public Spaces (Standards Australia, 2020).</p>	Proponent	Detailed Design
1B	<p>An Urban Design and Landscape Management Plan will be prepared to support the final detailed design. The Plan will be prepared to respond to the Better Placed policy (NSW Government, 2017) and the Connection with Country framework (NSW Government, 2019). It will provide practical detail on the application of the proposed design principles and objectives identified in</p>	Proponent	Detailed Design

ID	Environmental management and mitigation measures	Owner	Timing
	<p>the environmental assessment. The Plan will include details on the:</p> <ul style="list-style-type: none"> Final landscape and planting species mix Built elements, façade treatments, materials, and palettes Public domain upgrades in compliance with the Eastern Creek Precinct Plan Fixtures such as seating, lighting, fencing, and signs Details of the proposed landscape works Procedures for monitoring and maintaining landscaped or rehabilitated areas. 		
1C	<p>Existing vegetation surrounding the site will be retained and protected where possible:</p> <ul style="list-style-type: none"> Any existing vegetation will be identified Existing vegetation will be marked as a no-go zone Construction workers will be made aware of these areas when carrying out works High-risk activities in proximity to these areas will be avoided The condition of any vegetation will be checked before finishing the works. 	Contractor	Pre-construction/construction
1D	<p>The vegetation buffer and canopy trees (wattles) will be retained along the Site’s southern boundary.</p>	Contractor	Pre-construction/construction
1E	<p>The site and landscape planting will be managed to maintain its visual and amenity function. This will ensure the area’s wider values are protected and the appearance of the site is maintained to reduce the impacts of time, climate, and use, consistent with Objective 6 of Better Placed.</p>	Proponent	Pre-operation/operation
2	Traffic, transport and accessibility		
2A	<p>Any road infrastructure specifically built to support the Proposal will be designed in accordance with the latest provisions set out under the various parts of AS2890 relating to parking, commercial vehicles facilities, and parking for people with disabilities.</p>	Proponent	Detailed Design
2B	<p>The outline Construction Pedestrian and Traffic Management Plan (CPTMP) will be updated and finalised, before being implemented and monitored onsite. The CPTMP will finalise construction vehicle movements, routes, and access and parking arrangements. It will account for the other construction occurring in the area to show how impacts on existing traffic, pedestrian, and bicycle networks will be managed and mitigated. The CPTMP will form part of the CEMP. It must be:</p>	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
	<ul style="list-style-type: none"> • Prepared by a suitably qualified and experienced person • Prepared in consultation with Council and Transport for NSW • Detail the measures to be implemented to ensure road safety and network efficiency during construction • Detail heavy vehicle routes, access, and parking arrangements • Include a Driver Code of Conduct to: <ul style="list-style-type: none"> • Minimise the impact of construction traffic on the local and regional road network • Minimise conflicts with other road users • Minimise road traffic noise • Ensure truck drivers use specified routes <p>Include a program to monitor the effectiveness of these measures.</p>		
2C	Appropriate signage, line marking and crossing facilities will be provided in accordance with AS 1742.2:2009 – Management of Uniform Traffic Control Devices (Standards Australia, 2009).	Contractor	Pre-construction/construction
2D	All vehicles entering or leaving the site during construction will be restricted to using the dedicated entrance on Eastern Creek Drive. Construction traffic would be restricted to using Eastern Creek Drive and Old Wallgrove Road.	Contractor	Pre-construction/construction
2E	<p>A finalised Green Travel Plan (GTP) will be prepared in consultation with Transport for NSW. It will outline the facilities and measures to promote the following:</p> <ul style="list-style-type: none"> • Cycling will be encouraged by ensuring cycle parking is clearly visible or provide signage to direct people to cycling facilities, a map is provided to staff showing cycle routes, and use of the end-of-trip facilities is encouraged • Walking will be encouraged by producing a map showing safe routes to and from the site with times, and distances to local facilities such as shops and bus stops. • Public transport use will be encouraged by: <ul style="list-style-type: none"> • Developing a map showing public transport routes in the area <p>Putting up a noticeboard with leaflets and maps showing the main public transport routes to and from site, and timetables.</p>	Proponent	Pre-operation/operation
2F	A Loading Dock Delivery Management Plan (LDDMP) will be prepared that provides details of the onsite loading dock, and the number and frequency of service and delivery vehicle movements during	Proponent	Pre-operation/operation

ID	Environmental management and mitigation measures	Owner	Timing
	operation. The Plan will also outline the measures that will be implemented to ensure service and delivery vehicles do not adversely impact on the surrounding road network.		
3	ESD		
3A	The final ESD initiatives will be confirmed during the detailed design and their performance and benefit will be measured. The Proponent will report on their implementation in its operational and corporate key performance indicator reporting. The initiatives will be revised or revisited if the Proposal falls below the Proponent’s corporate standards. The initiatives will also be revisited if they are not aligned with, or achieving, the NSW Government’s net zero emission goals as they relate to the use of natural capital provisions (i.e., energy, water, natural resources).	Proponent	All stages
4	Biodiversity		
4A	In the unlikely event that unexpected threatened species are identified during construction, works will stop, and an ecologist will be contacted for advice.	Proponent/ contractor	Pre- construction/construction
4B	The site will be safely closed-down each night to prevent species being trapped onsite. Should any fauna be discovered, then an ecologists or trained person will remove them to a safe location offsite.	Proponent/ contractor	Pre- construction/construction
4C	A Biosecurity Management Plan will be developed, outlining appropriate control and disposal options of any high threat, and declared priority weeds, pests, and pathogens. The Plan will be prepared in accordance with the guidance provided on the NSW Weed Wise portal. Measures will be taken to washdown, inspect, and treat equipment and machinery moving to and from site to avoid the spread of seeds, weeds, and pathogens. Routine site inspections will be carried out to ensure the biosecurity measures are working effectively, and that any pests, vermin, and priority weeds are not present in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.	Contractor	Pre- construction/construction
4D	Biosecurity measures will be maintained to prevent the spread of weeds, pests, and pathogens.	Proponent	Pre-operation/operation
5	Air quality		
5A	The back-up generators or enclosures will be designed, installed, and operated so as not to prevent the retrofitting of air pollution emission controls.	Proponent	Detailed Design
5B	A Dust and Air Quality Management Plan will be prepared and implemented as part of the CEMP. It will address potential emission sources, air quality objectives, mitigation and suppression methods, measures to manage work during adverse weather and strong winds, and responsibilities. It will tie into the wider notification and complaints handling processes. The Plan will include:	Contractor	Pre- construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
	<ul style="list-style-type: none"> • All reasonable steps to minimise dust during the site works • Measures to: <ul style="list-style-type: none"> • Suppress dust from exposed surfaces and stockpiles • Have all trucks cover their loads when entering and leaving site • Prevent tracking dirt onto public roads • Inspect and clean all public roads • Progressively stabilise land to minimise exposed surfaces. 		
5C	<p>The following management measures will be included as part of the CEMP to minimise air emissions from construction vehicles and site machinery:</p> <ul style="list-style-type: none"> • A high standard of equipment and machinery maintenance will be implemented to minimise vehicle emissions <p>Pre-start checks will be carried out to ensure equipment and machinery is in good working order.</p>	Contractor	Pre-construction/construction
5D	<p>The back-up generators and other equipment will be routinely serviced to manufacturer specifications to maintain their operational efficiency.</p>	Proponent	Operation
5E	<p>A Back-up Generator Incident Report will be prepared within 30 days of the system being used in an emergency. The Report will detail:</p> <ul style="list-style-type: none"> • The date and time of the power outage • The total number of back-up generators used to power the site • The total number of hours the back-up generators were operated • The total quantity of diesel used to feed the back-up generators • The total amount of electricity produced by the generators <p>Evidence to prove the air quality goals were not exceeded.</p>	Proponent	Operation
6	Noise and vibration		
6A	<p>The location and form of the following measures will be included within the detailed design to achieve the criteria limits set by the Noise Policy for Industry (EPA, 2017).</p> <ul style="list-style-type: none"> • Reselecting quieter equipment • Installing acoustic louvres to the plant room and/or attenuators to the cooling (air conditioning) units 	Proponent	Detailed design

ID	Environmental management and mitigation measures	Owner	Timing
	<ul style="list-style-type: none"> Building solid barriers/partial enclosures around noisy plant 		
6B	Low-noise construction equipment and/or methods, such as using bored piling instead of impact piling for example, will be selected by preference.	Proponent/ contractor	Detailed design
6C	<p>A Construction Noise and Vibration Management Plan will be prepared and implemented as part of the CEMP to address the following: roles and responsibilities, noise sensitive receiver locations, areas of potential impact, mitigation strategy, and monitoring methods. It will tie into the wider notification and complaints handling processes. The Plan will be prepared by a suitably qualified and experienced person, and it will:</p> <ul style="list-style-type: none"> Describe the measures to achieve the construction noise management levels in the Interim Construction Noise Guidelines (DECC, 2009), otherwise identify all feasible and reasonable measures to manage, minimise, and limit the scale and duration of the exceedance <p>Describe the measures used to manage high noise-generating work, including the planned piling.</p>	Contractor	Pre-construction/construction
6D	Noise affected receivers will be notified at least five days before starting work regarding construction periods and working hours.	Proponent/ contractor	Pre-construction/construction
6E	Work will take place within the approved working hours. Any work undertaken outside of this will be managed and monitored in accordance with the Interim Construction Noise Guidelines (DECC, 2009).	Contractor	Pre-construction/construction
6F	Stationary plant and equipment will be located as far away from sensitive receivers as possible.	Contractor	Pre-construction/construction
6G	Site sheds and other temporary structures or screens will be used to limit noise exposure.	Contractor	Pre-construction/construction
6H	The construction equipment, method, or programme will be modified to minimise concurrent activities that significantly increase the noise levels. The programming will also consider the location of concurrent activities.	Contractor	Pre-construction/construction
6I	<p>The following work practices will be adopted:</p> <ul style="list-style-type: none"> Workers and contractors will be given training to use equipment in ways to minimise noise Site managers will periodically check the area for noise issues Use of radios or stereos outdoors will be prohibited The overuse of public address systems will be limited <p>Equipment and plant will be turned-off when it is not being used.</p>	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
6J	All vibration intensive equipment will adopt at least the minimum safe-working distances set under guidance. By precaution, should equipment be located within these distances, additional mitigation measures, such as vibration monitoring, will be used.	Contractor	Pre-construction/construction
6K	<p>Attended noise compliance monitoring will be carried out within three months of the site's full operation (i.e., after the full fit out). It will be carried out by a suitably qualified and experienced acoustic consultant at surrounding sensitive receivers. It will occur:</p> <ul style="list-style-type: none"> • When the development is operating, and the back-up generators are being tested • For 1.5 hours during the day, 30 minutes during the evening, and one hour at night. • If the modelling shows a risk of exceedance, then additional noise mitigation measures will be investigated and installed. 	Proponent	Pre-operation/operation
6L	A Noise Compliance Verification report will be prepared within 30 days of completing the attended noise compliance monitoring. This report will be prepared by a suitably qualified and experienced person. It will assess compliance against the Noise Policy for Industry (EPA, 2017). Outline management actions will be taken to address any exceedances of the noise limits. The Report will describe the contingency measures used if management actions are not effective in reducing noise to an acceptable level.	Proponent	Pre-operation/operation
6M	The operational equipment and machinery will be maintained within performance specifications. This will include testing and maintaining the back-up diesel generators in accordance with the schedule set out in the EIS.	Proponent	Pre-operation/operation
6N	Any received noise complaint will be investigated, and additional noise monitoring will be carried out if needed. In the event of discovering that the complaint is valid, additional noise mitigation measures will be investigated and implemented as needed.	Proponent	Pre-operation/operation
7	Ground and water conditions		
7A	Further geotechnical investigation will be carried out to confirm the potential groundwater impacts. If needed, the piles and construction method will be designed to prevent any vertical or horizontal movement of groundwater.	Proponent	Detailed design
7B	<p>A Soil and Water Management Plan will be prepared and implemented as part of the CEMP. The Plan will identify all reasonably foreseeable risks relating to ground and water condition impacts and describe how these risks will be addressed during construction.</p> <p>It will require all erosion and control measures to be provided onsite before construction starts. It will be prepared using the various volumes of Urban Stormwater</p>	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
	<p>Soils and Construction (Landcom, 2004). It will set out erosion and sediment control measures for various construction activities, including the clearing, excavation, and stockpiling to mitigate impacts. The Plan will include strategies to manage:</p> <ul style="list-style-type: none"> • Stockpiles • The import of (virgin) excavated natural material for use onsite • Testing under the Resource Recovery Exemptions (EPA, 2022) to reuse material • Discharge limits in accordance with section 120 of the POEO Act • Records of the volume and type of fill • Site entrances and exit stability • Sediment fencing, basins, and dams <p>Mesh and gravel and geotextile inlet filters.</p>		
7C	<p>A site-specific Erosion and Sediment Control Plan will be prepared and implemented as part of the Soil and Water Management Plan. The Plan will include arrangements for managing wet weather events. This will include monitoring of potential high-risk events (such as storms), and specific controls and follow-up measures to be applied in the event of wet weather. The Plan will incorporate the following controls:</p> <ul style="list-style-type: none"> • Appropriate locations of stockpiles, construction materials, fuels, and chemicals, including bunding where required • Divert or capture the overland flow water for filtration prior to discharge • Installation of stabilised site entry/exit points and wheel wash bays to minimise the transportation of construction materials onto adjoining roads • Sediment fencing to contain and manage runoff within the site • Reuse of the temporary sediment basin to collect the runoff on the construction site • Reuse of the stormwater collected in the temporary sediment basin for dust suppression • Use of mesh and gravel and geotextile inlet filters <p>Implementation of a maintenance plan for the site and wider private stormwater network.</p>	Contractor	Pre-construction/construction
7D	<p>Suitable erosion and sediment controls will be installed before construction starts in accordance with the Erosion and Sediment Control Plan and Urban Stormwater Soils and Construction Volume 1 (Landcom, 2004). Further</p>	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
	environmental assessment will be carried out if they need locating outside of the site.		
7E	All stockpiles will be designed, established, operated, and decommissioned in accordance with the Stockpile Management Guidelines (EPA, 2021).	Contractor	Pre-construction/construction
7F	A site-specific Emergency Spill Plan will be developed and implemented. It will include management measures and relevant EPA guidelines. The Plan will address measures to be implemented in the event of a spill, including initial response and containment and the notification of emergency services and relevant authorities, including the EPA.	Contractor	Pre-construction/construction
7G	Testing will verify the site-specific soil and groundwater aggressivity. Following this, an earthworks management strategy will be developed to avoid mixing of saline soils in areas of lower or non-saline soils.	Contractor	Pre-construction/construction
7H	Any potentially contaminating materials will be stored onsite in a secure containment area in the compound. This will have sufficient capacity to hold 110 percent of the stored volume, and any spills or discharges will be collected and transported offsite to a licenced facility in accordance with the established waste management procedures.	Contractor	Pre-construction/construction
7I	Vehicle and equipment maintenance will take place in the contained area in the site compound to prevent any loss in the event of an accidental spill. Equipment and machinery will not be refuelled onsite.	Contractor	Pre-construction/construction
7H	An Emergency Spill Plan will continue to be implemented onsite.	Proponent	Pre-operation/operation
7I	A site reinstatement inspection will be carried out to confirm the area is stabilised and there is no residual erosion or sediment risk.	Proponent	Pre-operation/operation
8	Stormwater, wastewater and flooding		
8A	Detailed design drawings will be prepared by a suitably qualified engineer before issuing the relevant Construction Certificates. They will show detail on the: <ul style="list-style-type: none"> • Stormwater management system and connections into the wider site provisions • The relationship between the footings, foundations, and stormwater management systems • How stormwater arrangements can manage events up to the one percent annual exceedance probability (100-year average return interval). 	Contractor	Detailed Design
8B	Weather reports will be monitored every day. If there is suspected extreme weather (heavy rainfall and wind) the site will be managed and closed down safely. This will involve covering excavations and checking the stormwater management, erosion, and sediment control provisions.	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
8C	The stormwater drains, channels, gross pollutant traps, pits, sumps, and overland flow routes will be routinely inspected and maintained to avoid any blockages to prevent soil quality loss.	Proponent	Pre-operation/operation
9	Hazard and risk		
9A	<p>A Fire Safety Study will be prepared one month before construction starts. It will be prepared in consultation with Fire and Rescue NSW. The Study will include details on:</p> <ul style="list-style-type: none"> • The final back-up power system • Aspects of Hazardous Industry Planning Advisory Paper No.2. Fire Safety Study (DoP, 2011) <p>Best Practice Guidelines for Contaminated Water Retention and Treatment Systems (NSW Government, 1994)</p>	Proponent	Detailed Design
9B	Hazardous materials will be removed and disposed of in accordance with the relevant legislation, codes of practice, Australian Standards, and the Work Health and Safety Regulation 2017.	Proponent/ contractor	Construction/operation
9C	All hazardous substances will be stored and managed in accordance with relevant Australian Standards, and in particular, AS1940:2004-The Storage and Handling of Flammable and Combustible Liquids (Standards Australia, 2004), the Hazardous and Offensive Development Application Guidelines - Applying SEPP 33 (DoP, 2011), Storing and Handling Liquids – Environmental Protection – Participant’s Manual (DECC, 2007), the Work Health and Safety Regulation 2017, and the <i>Environmentally Hazardous Chemicals Act 1985</i> .	Proponent/ contractor	Construction/operation
9D	Dangerous good quantities will remain below the thresholds listed in the Hazardous and Offensive Development Application Guidelines – Applying SEPP33 (DoP, 2011)	Proponent/ contractor	Construction/operation
9E	A Hazard Management and Site Emergency Plan will be prepared and implemented to manage impacts from hazardous materials during construction and operation.	Proponent/ contractor	Construction/operation
9F	<p>The following measures will be included onsite as per the Work Health and Safety Regulation:</p> <ul style="list-style-type: none"> • Outer warning placards regarding quantities of diesel stored will be displayed at all emergency service entrance points • Placards will be displayed on or near the diesel belly tanks • A manifest of diesel storage will be prepared • The regulator will be notified of diesel storage exceeds the manifest quantities <p>A Site Emergency Plan will be prepared and provided to NSW Fire and Rescue.</p>	Proponent/ contractor	Construction/operation

ID	Environmental management and mitigation measures	Owner	Timing
10	Waste management		
10A	<p>A Waste Management Plan will be prepared and implemented in accordance with the Guideline for Waste Management in New Developments (Blacktown City Council, 2015) and the waste hierarchy. Specifically, the Plan will:</p> <ul style="list-style-type: none"> ● Will include provision for source separation systems for recyclable materials, including, paper and card, mixed recyclables, e-waste, and hazardous waste ● Include recovery, recycling and waste diversion targets based on the aim to divert at least 80 percent of construction waste from landfill as per the <i>Waste Resource and Recovery Act 2001</i> ● List the resource recovery exemptions and orders used onsite (EPA, 2022) ● Include: <ul style="list-style-type: none"> ● Provisions for the adequate storage and collection of waste ● Requirements for a licenced contractor to handle all recovered and recycle materials ● Measures from the National Waste Policy: Less Waste, More Resources (DAWE, 2018) ● Outline procedures for temporary waste storage and stockpiling ● Set out processes for disposal, including onsite transfer, management, and the necessary associated approvals and permits ● Include provisions to: <ul style="list-style-type: none"> ● Minimise onsite storage to avoid potential issues associated with odour, visual amenity, and attracting vermin and pests ● Contain materials during storage and transport, such as covering, fencing and bunding ● Outline an Unexpected Finds Protocol <p>Include a process for auditing, monitoring, and reporting.</p>	Proponent/ contractor	Construction/operation
10B	All material will be firstly classed under existing resource recovery order to prioritise recovery. Failing that, it will be classified in accordance with the NSW Waste Classification Guidelines (EPA, 2014). Finally, they will be handled and managed in accordance with the provisions of the <i>Protection of the Environment Operations Act 1997</i> and supporting Waste Regulations.	Proponent/ contractor	Construction/operation
10C	Waste will always be secured and maintained within a designated storage area and must not be stored on neighbouring public or private properties.	Proponent/ contractor	Construction/operation

ID	Environmental management and mitigation measures	Owner	Timing
10D	Materials removed from site will be directed to a resource recovery, recycling, or waste management facility, otherwise premises lawfully permitted to accept the materials.	Proponent/ contractor	Construction/operation
10E	Waste generated outside must not be received at the site for storage, treatment, processing, reprocessing, or disposal. This includes waste generated on Building 1/1A.	Proponent/ contractor	Construction/operation
10F	<p>Stockpiled and stored wastes will be:</p> <ul style="list-style-type: none"> • Appropriately: <ul style="list-style-type: none"> • Segregated to avoid mixing and contamination • Labelled • Stored to minimise the risk of erosion, leaks, and spills <p>Isolated from overland flow paths and stormwater drains.</p>	Proponent/ contractor	Construction/operation
11	Aboriginal cultural heritage		
11A	The Proposal's detailed design will continue to account for Traditional Custodians, and key Aboriginal stakeholders will have suggestions relating to the detailed architectural design and façade.	Proponent/ Traditional Custodians	Detailed design
11B	<p>The detailed design will provide opportunities for:</p> <ul style="list-style-type: none"> • First Nation employment and procurement from businesses under majority Aboriginal ownership • Traditional Custodians and key Aboriginal stakeholders to contribute to the landscaping and planting strategy • Traditional Custodians to perform a smoking or welcoming ceremony • Naming the development in local language and installing Acknowledgement of Country signage at the entrance or on the perimeter fencing. 	Proponent/ Traditional Custodians	Detailed design
11C	The Proposal will create First Nation employment opportunities, while helping the employees understand and respect the First Nation culture of the Country. Events such as NAIDOC will be recognised in a meaningful way, supporting both First Nation and non-Aboriginal staff. They will be considerate and understanding of cultural obligations, including, but not limited to, supporting Sorry Business.	Proponent/ Traditional Custodians	Detailed design
11D	A First Nation Unexpected Finds Protocol will be developed and implemented. The Protocol will include measures to deal with any unanticipated archaeological deposits or skeletal remains found during construction. It will require works within 10 metres of the item or object to stop immediately. It will also require the contractor to notify the Proponent so they can assist in co-ordinating the next steps, which are likely to involve consultation with an archaeologist and Heritage NSW. Where	Contractor	Pre- construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
	required, further archaeological work and/or consents will be carried out and obtained before work restarts in this area. Works would only be allowed to restart near a confirmed First Nation item or object in accordance with Part 6 of the <i>National Parks and Wildlife Act 1974</i> .		
11E	A smoking ceremony and traditional dance will be carried out by the Traditional Custodians before construction starts.	Contractor/ Traditional Custodians	Pre- construction/construction
11F	A smoking ceremony and traditional dance will be carried out on opening the centre.	Proponent/ Traditional Custodians	Pre- construction/construction
12	Social		
12A	<p>A Communications Plan will be prepared and implemented as part of the CEMP. This will help provide timely and accurate information to the community. The Plan will include:</p> <ul style="list-style-type: none"> • Mechanisms to provide details and timing of proposed activities to affected residents • Contact names and numbers for complaints • Details of public consultation. <p>This Plan will be translated into the relevant key languages for the LGAs.</p>	Proponent	Detailed design
12B	Consultation with Council and Transport for NSW will be carried out to identify opportunities to improve active and public transport access to the Site.	Proponent	Detailed design
12C	Further investigation into the intangible First Nation and European history of the site will be carried out. Further consultation with key (First Nation) stakeholders will be carried out to ensure outcomes are integrated into the detailed design.	Proponent	Detailed design
12D	Tree planting and other landscaping measures will reflect the surrounding environment. This will be done in consultation with Traditional Custodians to help provide a better Connection to Country. It will integrate into the final landscape and planting strategy.	Proponent	Detailed design
12E	Opportunities to improve overall security, including safety and crime prevention measures, will be investigated, and implemented during construction.	Contractor	Pre- construction/construction
12F	Use of local community and First Nation businesses will be prioritised to supply materials and services.	Contractor	Pre- construction/construction
12G	The local community and First Nations employment and training opportunities will be prioritised.	Proponent/ contractor	Pre- construction/construction
12H	All key stakeholders including businesses and residents affected by any proposed construction activity will be notified at least five business days before it starts.	Contractor	Pre- construction/construction
12I	A complaints register will be prepared and implemented before construction. It will be monitored and maintained.	Proponent/ contractor	Pre- construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
12J	Use of local community and First Nation businesses will be prioritised to supply materials and services.	Proponent	Pre-operation/operation
12K	The local community and First Nations employment and training opportunities will be prioritised.	Proponent	Pre-operation/operation
13	Infrastructure and utilities		
13A	<p>A detailed Infrastructure Delivery, Management and Staging Plan will be prepared during detailed design. The Plan will:</p> <ul style="list-style-type: none"> Finalise the connection schedule and staging into the provided infrastructure and utilities Confirm demand and supply requirements, including finalising agreements from utility providers Describe who is responsible for maintaining and managing the infrastructure and utilities, including a clear map of the interface points between privately and publicly owned, operated, and maintained utilities Set out the maintenance, testing, and servicing requirements of all onsite infrastructure and utilities <p>Define contingencies in the event of unexpected supply outcomes.</p>	Proponent	Detailed design
13B	Further investigation will be carried out during detail design to confirm the peak demand on Sydney Water to maintain the water-balance onsite. If this balance cannot be maintained, additional measures to capture or recycle rainwater will be investigated and implemented as needed.	Proponent	Detailed design
13C	Evidence will be provided showing that the required arrangements have been made with the utility and service providers to supply the site before relevant Construction Certificates are issued.	Proponent/ contractor	Pre-construction/construction
13D	Precautionary utility checks will be carried out before starting work. This will include detailed searches of Before You Dig Australia records and consulting with relevant utility and service providers. Planned public utility service and maintenance schedules will be obtained to allow work to be coordinated.	Proponent/ contractor	Pre-construction/construction
13E	The existing private supporting utilities and services installed onsite will be identified and marked out before construction starts. Specific controls will be introduced to avoid accidental damage.	Contractor	Pre-construction/construction
13F	Any utility supply disruption will be agreed with the service providers beforehand. It will be carried out in accordance with their specifications and timed to minimise supply loss to customers. If supply needs cutting at night, and this affects the intention to limit work to standard construction hours, additional investigations will be carried out to understand any associated amenity-based impacts.	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
13G	A detailed Construction Delivery and Staging Plan will be developed in consultation with public infrastructure and utility providers. It will finalise the construction delivery plan, setting out the expected utility demand. It will include any unusual or atypical requirements when carrying out high-demand activities. The Plan will describe how the utility demand will be met onsite, including contingency provisions.	Contractor	Pre-construction/construction
13H	Post-installation integrity tests will be carried out at all connection points once installed to avoid any risk of containment loss or leaks.	Contractor	Pre-construction/construction
13I	A Compliance Certificate will be obtained for any services and utility connections not already obtained under the Concept Design Approval. They will be obtained before the relevant Occupation Certificate is issued.	Proponent/ contractor	Pre-operation/operation
13J	The onsite infrastructure and utilities will be routinely inspected, serviced, and maintained to prevent any containment or operational loss. It will also be used to maintain efficiency and prevent operational issues to other customers.	Proponent	Pre-operation/operation
14	Other mitigation and management		
14A	A European Heritage Unexpected Finds Protocol will be developed and implemented. The Protocol will include measures to deal with any unanticipated archaeological deposits or skeletal remains found during construction. It will require works within 10 metres of the finds to stop immediately. It will also require the contractor to immediately notify the Proponent so they can assist in co-ordinating the next steps, which are likely to involve consultation with an archaeologist. Where required, further archaeological work and/or consents will be carried out and obtained before work restarts in this area.	Contractor	Pre-construction/construction
14B	A Contaminated Land Unexpected Finds Procedure will be prepared and implemented so that any potentially contaminated material can be appropriately managed. The Procedure will form part of the CEMP and it must ensure any identified potentially contaminated material will be disposed of in accordance with the <i>Protection of the Environment Operations Act 1994</i> and its associated Regulations. Details of the final disposal locations and the results of any associated testing will be recorded before its removal offsite.	Contractor	Pre-construction/construction
15	Cumulative impact mitigation and management		
15A	Once the detailed design of both data centres is finalised, the combined cumulative impacts will be reviewed to see if they affect the assessment presented in the EIS. Additional measures will be investigated and implemented if needed.	Proponent	Detailed Design
15B	Once construction schedules across both data centres and the substation are finalised, the cumulative impacts will be reviewed and verified. If there is an unexpected change, then additional assessment will be carried out	Contractor	Pre-construction/construction

ID	Environmental management and mitigation measures	Owner	Timing
	and further measures will be investigated and implemented.		
15C	Work schedules and activities will be reviewed in consultation with Building 1/1A and the substation to avoid concurrent activities that will result in unnecessary additive impacts.	Contractor	Pre-construction/construction
15D	Once operational schedules across both data centres and the substation are finalised, the cumulative impacts will be reviewed and verified. If there is an unexpected change, then additional assessment will be carried out and further measures will be investigated and implemented.	Proponent	Pre-operation/operation
15E	A cumulative noise assessment will be carried out once the operational detail of Building 1/1A and the substation is finalised. This will confirm if the identified noise treatment measures need to be increased, or if they can be relaxed. The assessment will also confirm if the scheduled or back-up generator load testing can be carried out at night.	Proponent	Pre-operation/operation
15F	Work schedules and activities will be reviewed in consultation with Building 1/1A and the substation to avoid concurrent activities that will result in unnecessary additive impacts.	Proponent	Pre-operation/operation

APPENDIX 3 SENSITIVE RECEIVER LOCATIONS



Figure 2: Receiver Location

APPENDIX 4 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 C12 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.