

Annual Compliance Report #1

The Edge Estate – SSD 17652047

28 November 2025 – 18 December 2025

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Should additional information become available which may affect the opinions expressed in this report, Aspect Environmental Pty Ltd reserves the right to review such information and, if warranted, to modify the opinions accordingly.

Authors

Authors	Caitlin Johnson
Approver	Richard Johnson
Date	27/02/2026
Report No.	2056260227.03
Revision	Rev03

Author Details	
Caitlin Johnson	
LLB (Hons 1)	Caitlin has 8 years in compliance reporting across State significant developments and Commonwealth approvals.

Revisions

Revision	Date	Description	Prepared by	Approved by
01	14/01/2026	Draft for Client Review	C. Johnson	R. Johnson
02	23/02/2026	Update following additional information	C. Johnson	R. Johnson
03	27/02/2026	Final	C. Johnson	R. Johnson

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Glossary

Abbreviation	Definition
ACR	annual compliance report
CAQMP	construction air quality management plan
CEMP	construction environmental management plan
CNVMP	construction noise and vibration management plan
CoC	condition of consent
CRPAR	<i>Compliance Reporting Post Approval Requirements (DPE, 2020)</i>
CTAMP	construction traffic and access management plan
Frasers	Frasers Property Australia Pty Ltd
NMLs	noise management levels
the Development	construction and operation of the Edge Estate comprising eight warehouses and ancillary office space, with site preparation works (including demolition, remediation and bulk earthworks), construction of stormwater and road infrastructure, landscaping and subdivision.

1 Introduction

1.1 Purpose of this Report

The Edge Estate (the Development) received approval under Section 4.38 of the *Environmental Planning and Assessment Act 1979* on 03 June 2025 (SSD-17552047). Condition of consent (CoC) C18 of the consent instrument requires the preparation of an annual compliance report (ACR) that reviews the environmental performance of the Development. Condition C18 states:

C18. Within three months after the commencement of earthworks of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), for the duration of earthworks and construction works, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared having regard to the Compliance Reporting Post Approval Requirements (Department 2020) and must also:

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

This compliance report forms the first ACR completed for the Development and has been prepared to satisfy the requirements of Condition C18. The reporting period for this CCR is 28 November 2025 – 18 December 2025. The compliance report has been prepared by Aspect Environmental Pty Ltd with information provided by Frasers Property Australia Pty Ltd (Frasers) and their contractors as relevant.

1.2 Compliance Criteria

The following designations have been used to categorise findings of compliance within this compliance report and have been extracted from the *Compliance Reporting Post Approval Requirements (DPE, 2020) (CRPAR 2020)*:

- **Compliant:** The proponent has collected sufficient verifiable evidence to demonstrate all elements of the requirement have been complied with.
- **Non-compliant:** The proponent has identified a non-compliance with one or more elements of the requirement.
- **Not triggered:** A requirement has an activation or timing trigger that has not been met at the phase of the Project when the compliance assessment is undertaken, therefore an assessment of compliance is not relevant.

The compliance status of the Development has been reviewed against the individual CoC of the SSD-17552047 consent instrument and is included as Appendix A of this report.

2 The Development

2.1 Development Description

The SSD-17552047 consent instrument provides for the construction and operation of the Edge Estate in Kemps Creek, NSW. Specifically, the Development includes:

- the construction and operation of eight warehouses and ancillary office space with a total gross floor area of 153,343m²;
- site preparation works (including demolition, remediation and bulk earthworks);
- construction of stormwater and road infrastructure; and
- landscaping.

For further detail regarding the timing of works packages see the Construction Environmental Management Plan (CEMP) prepared for Phase 1 of the Development (Aspect Environmental, October 2025).

2.2 Site Location

The Development is located at 141 – 153 Aldington Road in Kemps Creek, NSW. The approved works boundary includes the following:

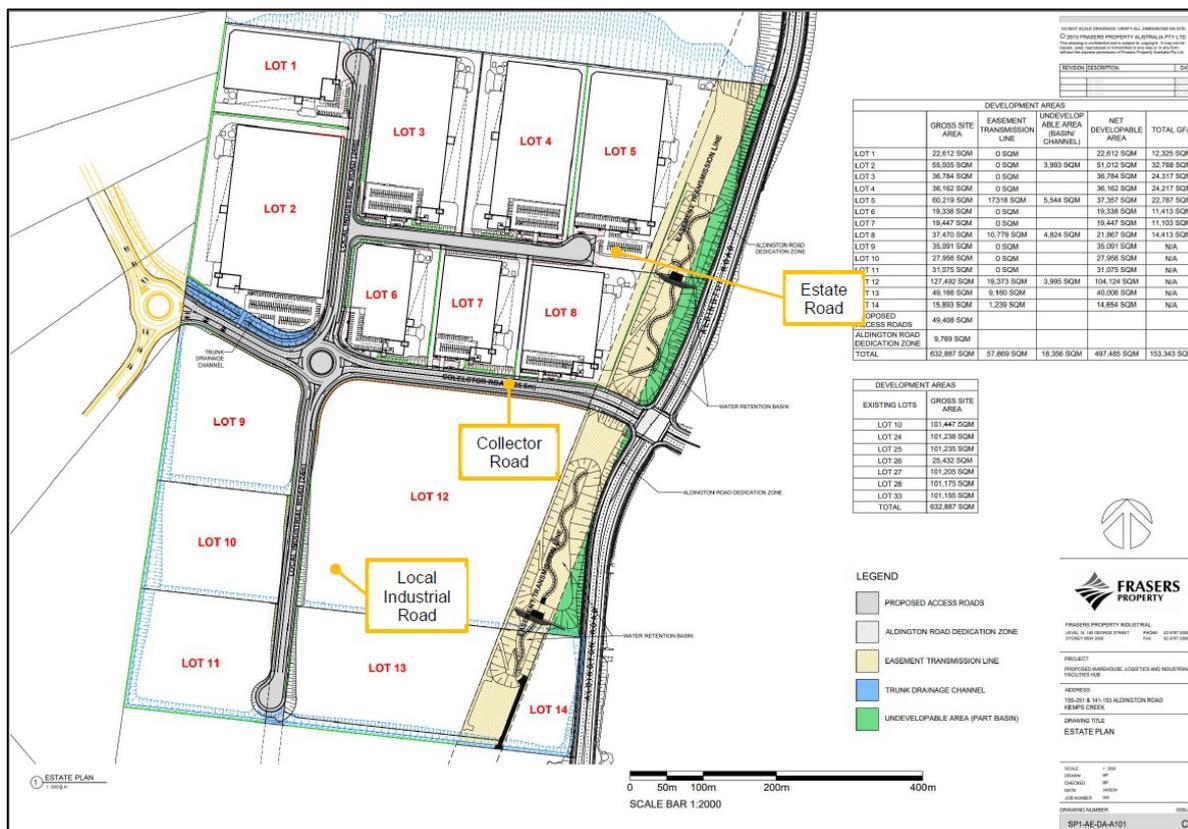
- Lot 134 DP 1303991
- Lot 33 DP 258949
- Lots 24 – 28 DP 255560
- Lot 10 DP 253503.

The location of the Development is illustrated in Figure 2-1 and the indicative estate layout is provided in Figure 2-2.

Figure 2-1 Development location (outlined in red)



Figure 2-2 Estate layout (SSD 17552047 Development Consent, 03 June 2025)



2.3 Activities undertaken within the Reporting Period

The following activities have been undertaken within the current reporting period:

- site clearing;
- demolition;
- dam decommissioning;
- implementation of erosion and sedimental control measures;
- topsoil stripping; and
- bulk earthworks.

Construction of the Development has not yet commenced. Figures illustrating the current status of the Development are included in Appendix B to this ACR.

2.4 Key Development Contacts

In accordance with the requirements of the CRPAR 2020, the contact details for key personnel across the Development are provided in Table 2-1 below.

Role	Organisation	Name	Contact details
Applicant Representative	Frasers Property	Monica Ngo	Phone: 0408 930 244 Email: monica.ngo@frasersproperty.com.au
Communications and Community Liaison Representative	SLR Consulting	Stephanie Skordas	Phone: 0434 279 633 Email: sskordas@slrconsulting.com.au
Environmental Representative	HBI International	Alex Gale	Phone: 02 9659 5433 Email: alex.gale@hbi.com.au
Environmental Representative (alternate)	HBI International	George Kollias	Phone: 02 9659 5433 Email: george.kollias@hbi.com.au
Earthworks Site Manager	AWJ Civil	Kirolos Saman	Phone: 0466 110 303 Email: ksaman@awj.com.au

3 Compliance

3.1 Previous Compliance Actions

No compliance reports or independent audits have previously been undertaken for the Development. There are no previous actions for inclusion within this ACR.

3.2 Independent Audits

No independent audits have been undertaken during the reporting period.

3.3 Incidents

No incidents have occurred during the current reporting period.

3.4 Identified Non-Compliances

Compliance against the SSD 17552047 consent instrument is documented at Appendix A of this ACR. Four non-compliances have been identified against the CoC for the current reporting period. Table 3-1 below sets out the details of each non-compliance. The non-compliances identified in the table below have been identified through the completion of this compliance report and have not been previously identified or reported upon.

Table 3-1 Non-compliances identified by ACR #1

CoA	Approval Requirement	Non-Compliance	Action Proposed or Undertaken
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, ADR, RtS, and Additional Information; (d) in accordance with the Development Layout in Appendix 1; and (e) in accordance with the management and mitigation measures in Appendix 2.	Non-compliances have been identified against conditions of the SSD 17552047 instrument during the reporting period (see below), triggering an administrative non-compliance with CoC A2(a).	All non-compliances identified by this compliance report have been addressed. Closed.

CoA	Approval Requirement	Non-Compliance	Action Proposed or Undertaken
B72	<p>Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:</p> <p>(a) all relevant Australian Standards; and</p> <p>(b) for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual.'</p> <p>In the event of an inconsistency between the requirements of condition B72(a) and condition B72(b), the most stringent requirement must prevail to the extent of the inconsistency.</p>	<p>The Environmental Representative's monthly report for the period 1/12/2025 – 19/12/2025 identified that an unbonded jerry can had been observed on site.</p>	<p>Jerry can was moved to an appropriately bonded location.</p> <p>Contractors have been reminded of the need to store and handle dangerous goods in accordance with Australian Standards/ EPA guidelines.</p> <p>Closed.</p>
B75	<p>The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).</p>	<p>The construction and demolition waste register for the Development has not classified waste in accordance with the latest version of <i>Waste Classification Guidelines Part 1: Classifying Waste</i> (EPA, 2014).</p>	<p>Waste Classification has been reviewed to reflect waste classifications per guideline. Future waste generated on site to be classified in accordance with guideline requirements.</p> <p>Closed.</p>
C21(viii)	<p>At least 48 hours before the commencement of earthworks of the development and for the life of the development, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(viii) a complaints register, updated monthly;</p>	<p>As of 13 January 2025, the community complaints register had not been made publicly available on the website for the Development.</p> <p>Three complaints had been received during the reporting period.</p>	<p>The complaints register has been published on the Development.</p> <p>Closed.</p>

3.5 Complaints

Community complaints and enquiries received for the Development are recorded and addressed in accordance with the Community Consultation and Complaints Handling Procedure (SLR Consulting Australia, 19 June 2025). Three complaints from one complainant were received during the reporting period. Table 3-2 below details the complaints during the reporting period.

Table 3-2 Complaints received during the reporting period

Date Received	Nature	Complaint Detail	Status
03/12/2025 (Phone Call)	Dust	<ul style="list-style-type: none"> Stakeholder called to complain about works occurring opposite his sister's property. Stated that dust had been causing an issue when she had just hung out her clothes. Stakeholder was very upset based on previous conversations with Frasers stating that work would not be conducted adjacent to his sister's property for another 2 years. 	Formal email response provided to stakeholder identifying that dust generation was unrelated to activities being undertaken for the Development. Stakeholder redirected to responsible party. Closed.
09/12/2025 (Email)	Dust and Community Engagement	<ul style="list-style-type: none"> Stakeholder emailed advising he had attempted to call for two days without response. He stated that dust impacting his sister's house on 3 December was 'definitely' caused by Frasers' works and expressed frustration that previous email communication was incorrect or uninformed. Asserted dissatisfaction with receiving emails when, in his view, the engagement team does not know what occurred onsite. 	Email response(s) provided to stakeholder to clarify engagement processes and explain nature of works being undertaken and potential dust impacts. Closed.
09/12/2025 (Phone Call)	Dust	<ul style="list-style-type: none"> Stakeholder queried an email sent from the project inbox regarding dust impacts near his sister's property. Stakeholder stated that the information provided was incorrect and that, after speaking with a member of the Frasers team and AWJ Civil, he understood the dust was a result of Frasers' works. Stakeholder expressed frustration, stated he would no longer contact the designated engagement contact point as they are not onsite and felt they clearly did not know what was going on. 	Email response(s) provided to stakeholder to clarify engagement processes and explain nature of works being undertaken and potential dust impacts. Dust was confirmed to be unrelated to Development works. Closed.

All complaints received during the reporting period were related to dust generation. Although the dust generation complaints received during the reporting period were determined to be unrelated to the Development, and dust generation associated with current works is minimal and within consent limits, contractors have been reminded of the need to comply with the mitigation measures identified within the CEMP and Construction Air Quality Management Plan (CAQMP) as they relate to dust.

4 Environmental Performance

This section provides a review of the environmental performance and associated environmental outcomes for the review period. Findings recorded for the reporting period have been considered against relevant statutory requirements, limits or performance measures/ criteria prescribed by the Development consent, predicted impacts, and the requirements of any plan or program prepared for the Development. Completion of this review has allowed trends in monitoring data to be identified and, where relevant, the identification of measures to improve environmental performance over the next twelve months. Given the early stages of the Development some monitoring has not yet been undertaken and would be included in future reporting as it becomes available.

4.1 Air Quality

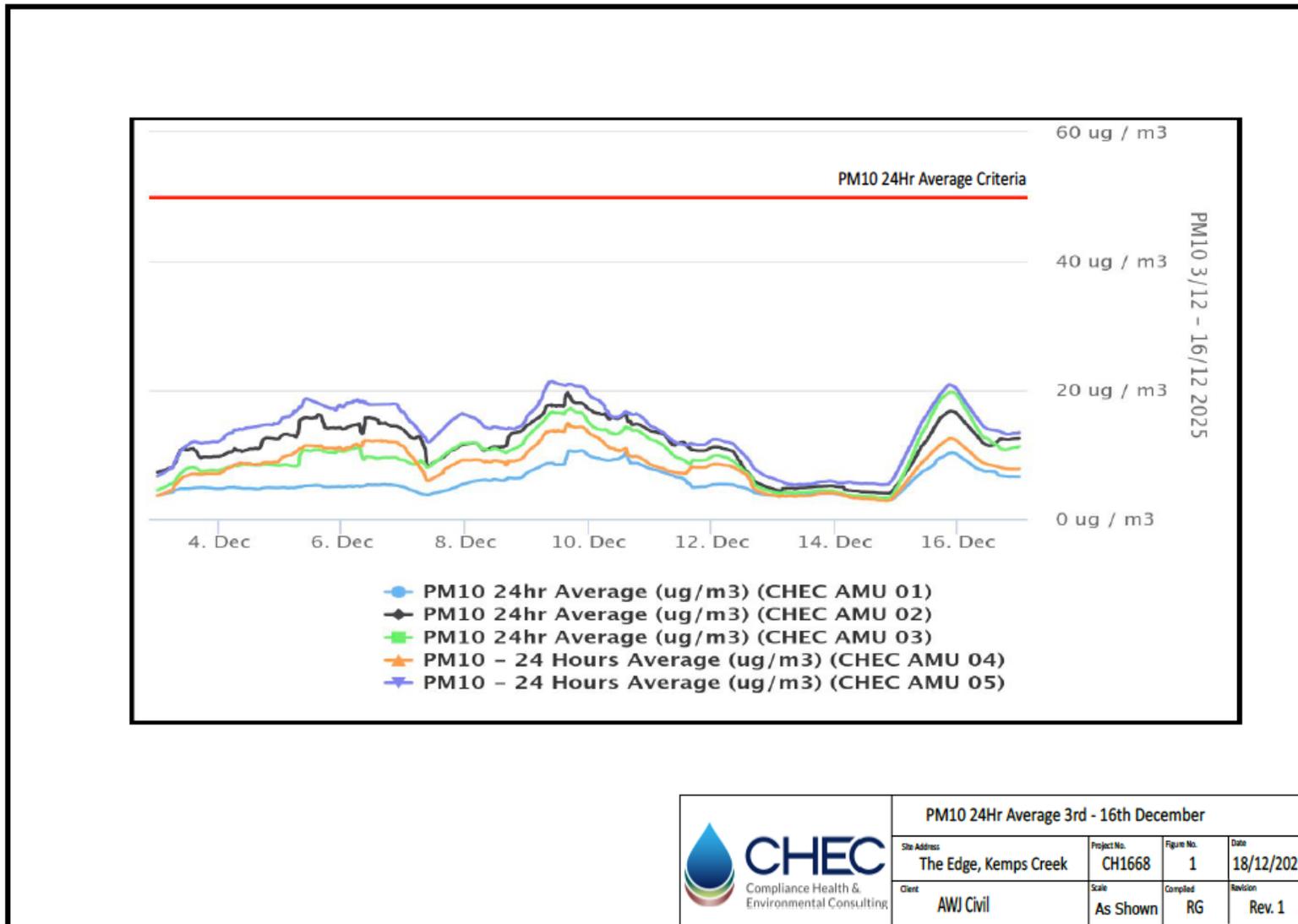
Air quality monitoring for the Development has been undertaken in accordance with the CAQMP (Northstar, Revision 5, 11/10/2025). Monitoring results for the reporting period are summarised in Table 4-1 below. No exceedances of the applicable criteria were recorded during the reporting period. Although three complaints relating to dust were received during the reporting period, these were investigated by the Development team and determined to be unrelated to activities being undertaken on site.

As such the mitigation measures currently being implemented on site are considered sufficient to manage the Development's impacts on air quality. The ACR completed for the next reporting period will consider the findings of the initial independent air quality audit completed under CoC B53, and if necessary, identify further mitigation measures to assist with the management of the Development's air quality performance.

Table 4-1 AQM #01 Air Quality Monitoring Results

Development Phase/ Monitoring Type	Approved Limit/ Trigger Levels/ Predicted Impact	Requirement Source	Results	Results Source
Earthworks PM ₁₀	24-hour average: 50 µg/m ³ Annual average: 25 µg/m ³	Section 7.1 <i>Approved Methods for the Modelling and Assessment of Air Pollutants in NSW (Approved Methods (NSW EPA, 2022))</i> CAQMP Section 5	No exceedances of the 24-hour average PM ₁₀ criterion were recorded during the reporting period. Figure 4-1 below illustrates the trend in PM ₁₀ levels across the five monitoring stations. Earthworks for the Development commenced on the 28/11/2025. An Annual Average is unable to be included in this ACR and will be recorded in subsequent reporting.	PM10 24Hr Average 3 rd – 16 th December (CHEC, Revision 1, 18/12/2025).

Figure 4-1 PM₁₀ monitoring results for the period 3/12/2025 – 16/12/2025



4.2 Noise and Vibration

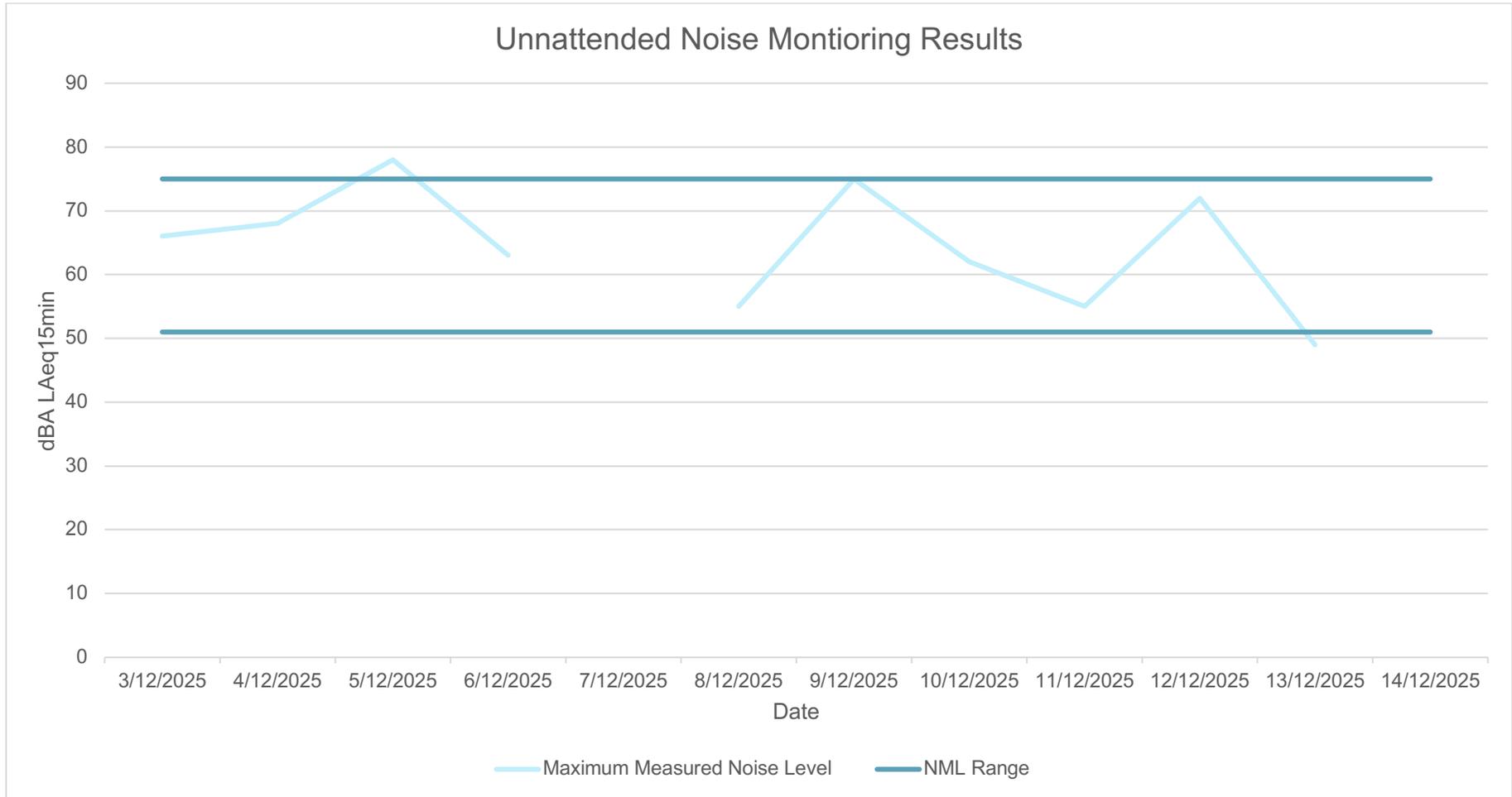
Noise monitoring for the Development during the reporting period was undertaken in accordance with the Construction Noise and Vibration Management Plan (WSP, Revision C, 11/07/2025) (CNVMP). The results for the reporting period are summarised in Table 4-2. A single exceedance of the NMLs was recorded via unattended noise monitoring on the 5 December 2025. The exceedance is considered minor in nature (<5dBA over, for one 15-minute interval) and did not result in any complaints being received by the Development. The results recorded during the reporting period are otherwise consistent with that predicted. Given the minor nature of the exceedance and as earthworks only commenced on site in late November 2025, the mitigation measures currently being implemented on site are considered sufficient to manage environmental performance at this stage. However, if further exceedances are identified in subsequent monitoring results these mitigation measures may require a review for adequacy/appropriateness to the nature of works being performed and equipment being used. No vibration monitoring was required during the reporting period.

Table 4-2 ACR#1 Noise and Vibration Monitoring Results

Development Phase/ Monitoring Type	Approved Limit/ Trigger Levels/ Predicted Impact	Requirement Source	Results	Results Source
Earthworks Short-term Attended Noise Monitoring	Noise Management Levels (NMLs) (Interim Construction Noise Guideline) (DCC,2009)	EIS Appendix 15 (acousticworks, 15/09/2021) Section 8.1 CoC B42 CNVMP Table 3.2 CNVMP Section 7.2.1 To be undertaken in response to noise complaints.	No noise complaints received during the reporting period. Short-term attended noise monitoring has not been required.	NA
Earthworks Unattended Noise Monitoring	NMLs: 51dBA – 75dBA LA _{eq15min}	EIS Appendix 15 (acousticworks, 15/09/2021) Section 8.1 CoC B42 CNVMP Table 3.2 CNVMP Section 7.2.1 For a six-month period at the commencement of earthworks.	One exceedance of the 75dBA LA _{eq15min} trigger value was recorded during the reporting period. Maximum measured noise levels within the reporting period ranged between 49 and 78 dBA. Figure 4-2 below illustrates the daily noise levels for the reporting period.	Unattended Noise Monitoring Report 01 (3 December to 7 December 2025) (VMS, 17 December 2025). Unattended Noise Monitoring Report 02 (8 December 2025 to 14 December 2025) (VMS, 17 December 2025).

<p>Earthworks Attended/ Continued Unattended Vibration Monitoring</p>	<p>PPV: 6mm/s</p>	<p>EIS Appendix 15 (acousticworks, 15/09/2021) Section 11.4 CNVMP Section 3.2.3 NV-6 To be undertaken in response to validated vibration complaints or where rock breaking activities are proposed.</p>	<p>No vibration complaints received during the reporting period. No rock breaking activities undertaken during the reporting period. Attended/ unattended vibration monitoring has not been required during the reporting period.</p>	<p>NA</p>
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Figure 4-2 ACR #1 Unattended Noise Monitoring Results



4.3 Traffic

Traffic monitoring for the Development during the reporting period has been undertaken in accordance with the Construction Traffic and Access Management Plan (Ason Group, revision 5, 17/07/2025) (CTAMP). The results for the reporting period are summarised in Table 4-3 below. No exceedances of the predicted traffic impacts for the Development have been recorded during the reporting period. As such no additional mitigation measures have been determined as necessary to improve environmental performance. However, as earthworks for the Development commenced in late November 2025, it is anticipated that recorded traffic volumes will increase as works on site progress. As such traffic should continue to be monitored closely in accordance with the CTAMP over the next twelve-month period.

Table 4-3 ACR#1 Traffic Monitoring Results

Development Phase/ Monitoring Type	Approved Limit/ Trigger Levels/ Predicted Impact	Requirement Source	Results	Result Source
Earthworks/ Infrastructure Works Daily Traffic Volume	Vehicle Movements/ Day: 860 vehicles	CTAMP Section 3.2.1	Daily vehicle movements within the reporting period ranged between 4 and 303 movements/ day. No exceedances of daily traffic volume criteria were record during the reporting period. Figure 4-3 below provides an overview of the daily traffic volume for the reporting period.	
Earthworks/ Infrastructure Works AM Peak	AM Peak: 100 vehicles <ul style="list-style-type: none"> Light Vehicles (LVs): 65 Heavy Vehicles (HVs): 35 	CTAMP Section 3.2.1	The AM Peak during the reporting period ranged between 1 and 10 vehicles. <ul style="list-style-type: none"> LV AM Peak traffic volume ranged between 2 and 10 vehicles. HV AM Peak traffic volume ranged between 1 and 6 vehicles. No exceedances of the AM Peak volume were recorded during the reporting period. Figure 4-4 below provides an overview of the AM Peak traffic volumes for the reporting period.	Traffic Timeseries Table 23/11/2025 – 12/12/2025 (AWJ)

<p>Earthworks/ Infrastructure Works PM Peak</p>	<p>PM Peak: 84 vehicles</p> <ul style="list-style-type: none"> • LVs: 40 • HV: 45 	<p>CTAMP Section 3.2.1</p>	<p>The PM Peak during the reporting period ranged between 1 and 14 vehicles.</p> <ul style="list-style-type: none"> • LV PM Peak traffic volume ranged between 1 and 14 vehicles. • HV PM Peak traffic volume ranged between 1 and 8 vehicles. <p>No exceedances of the AM Peak volume were recorded during the reporting period.</p> <p>Figure 4-5 below provides an overview of the PM Peak traffic flow for the reporting period.</p>
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Figure 4-3 Daily Traffic Volume between 28/11/2025 – 12/12/2025

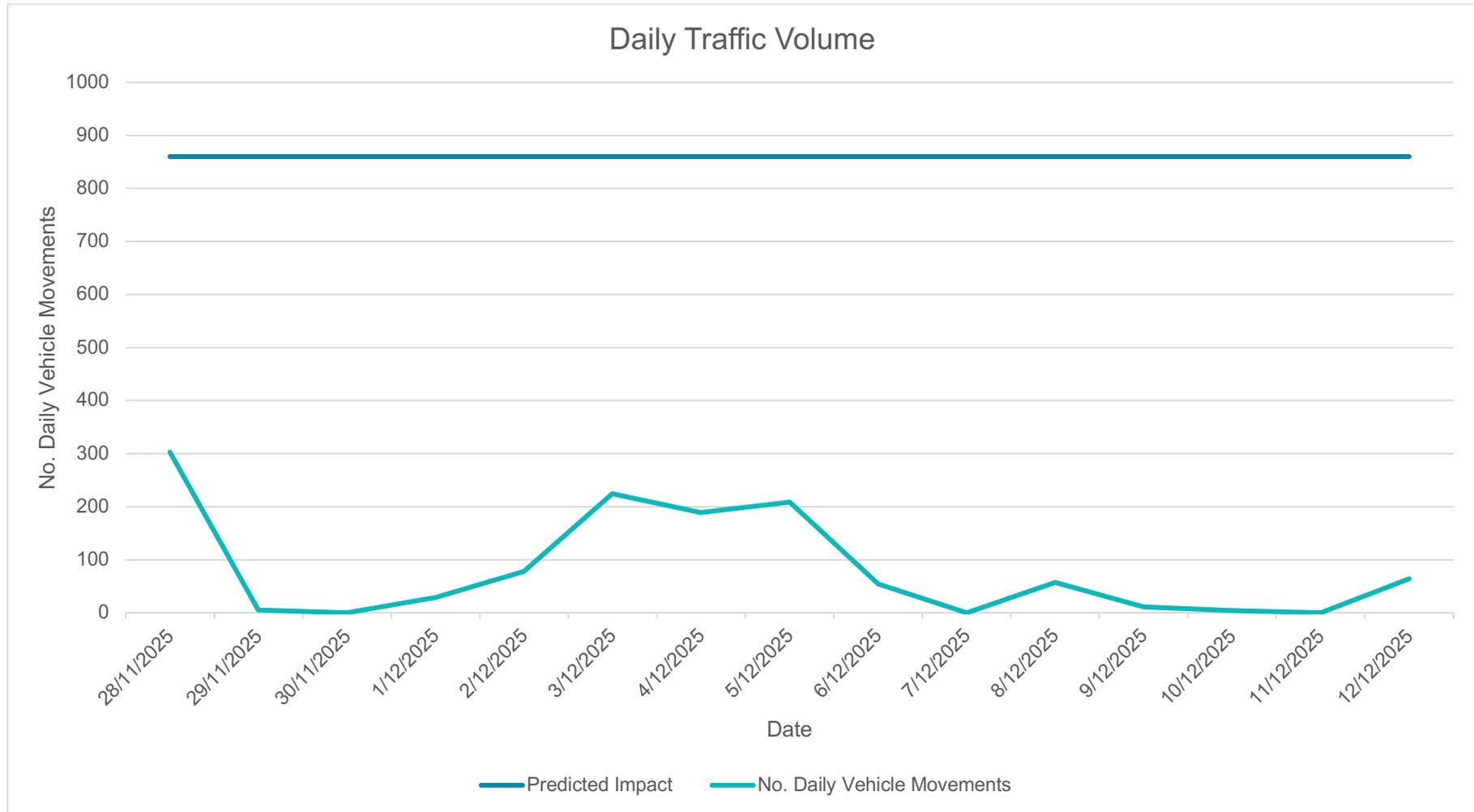


Figure 4-4 AM Peak Traffic Volume between 28/11/2025 – 12/12/2025

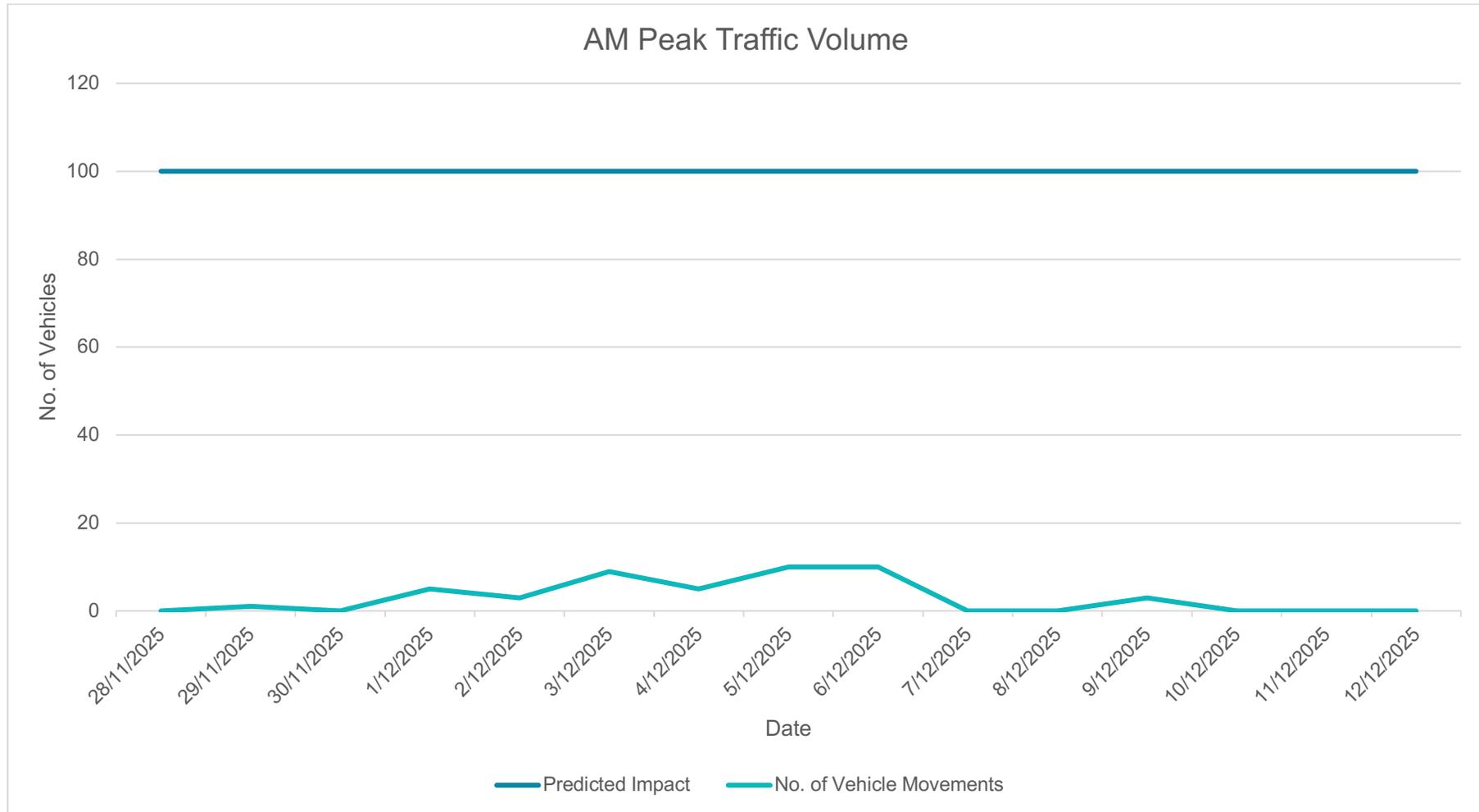
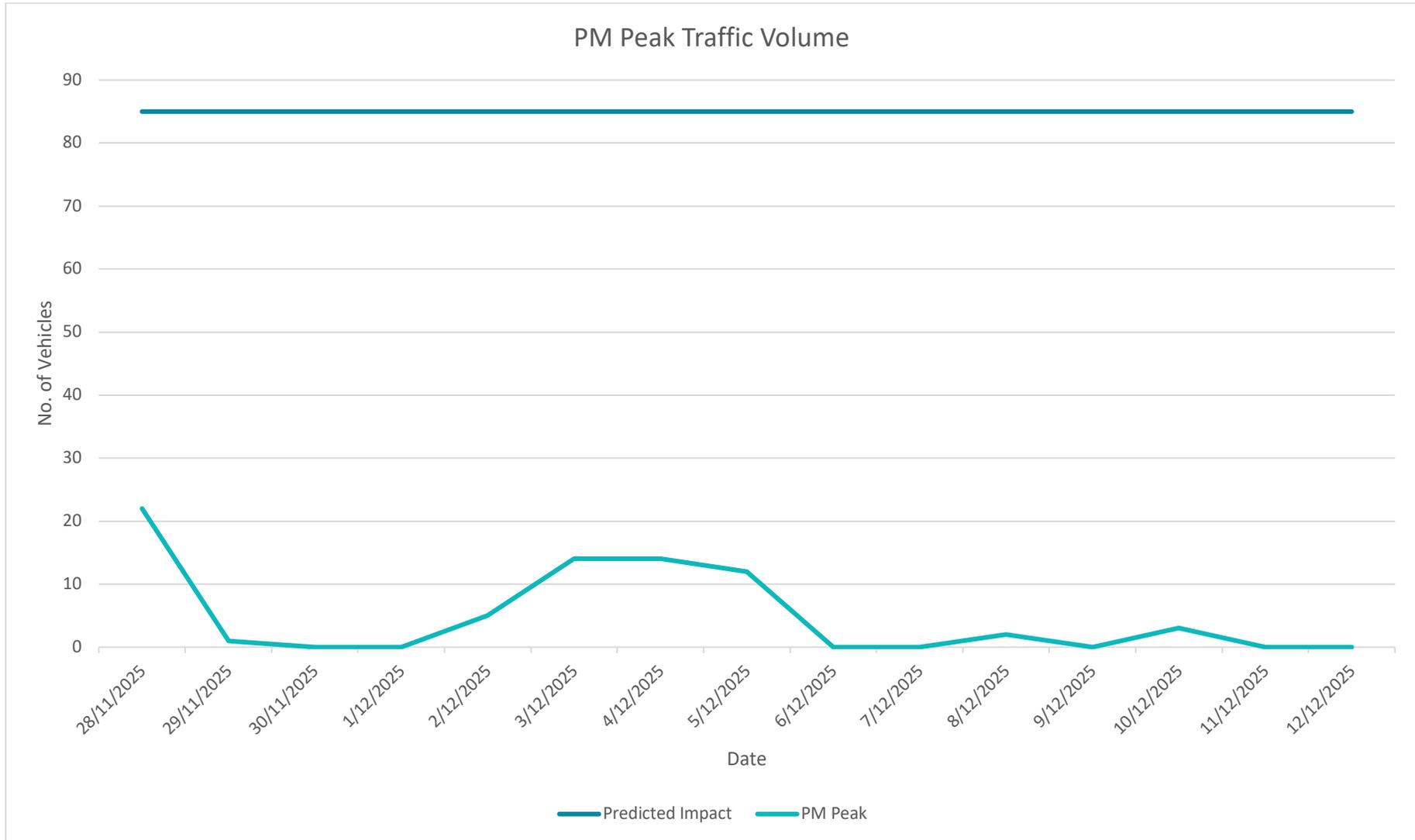


Figure 4-5 PM Peak Traffic Volume between 28/11/2025 – 12/12/2025



4.4 Waste

A construction and demolition waste register is being maintained by the earthworks contractor. The following waste was disposed of during the reporting period:

- Steel: 38,980kg
- Construction and Demolition Waste: 46,380kg
- Brick: 117,010kg
- Concrete: 697,300kg
- Asbestos: 820kg.

4.5 Unexpected Finds

Unexpected finds for the Development are managed in accordance with the Unexpected Finds Protocol (JBS&G, revision 1, 23/06/2025). No unexpected finds were identified during the reporting period.

5 Conclusion

At the completion of this compliance reporting period, it is considered that works have generally been undertaken in compliance with the CoC and approved CEMP and sub-plans. The environmental performance of the Development remains satisfactory.

Periodic review of compliance against the CoC will continue to be undertaken as works progress in accordance with the SSD 17552047 development consent.

6 Declaration

Project Name	The Edge Estate
Project Application Number	SSD 17552047
Description of Project	Construction and operation of the Edge Estate comprising eight warehouses and ancillary office space, with site preparation works (including demolition, remediation and bulk earthworks), construction of stormwater and road infrastructure, landscaping and subdivision.
Project Address	141-251 Aldington Road, Kemps Creek NSW 2178
Proponent	Frasers Property Industrial Australia Pty Limited
Title of Compliance Report	Annual Compliance Report #1
Date	27/02/2026

I declare that I have reviewed relevant evidence and prepared the contents of the attached Compliance Report and to the best of my knowledge:

- the Compliance Report has been prepared in accordance with all relevant conditions of consent;
- the Compliance Report has been prepared in accordance with the Compliance Reporting Post Approval Requirements;
- the findings of the Compliance Report are reported truthfully, accurately and completely;
- due diligence and professional judgement have been exercised in preparing the Compliance Report; and
- the Compliance Report is an accurate summary of the compliance status of the development.

Notes:

- Under section 10.6 of the *Environmental Planning and Assessment Act 1979* a person must not include false or misleading information (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is false or misleading in a material respect. The proponent of an approved project must not fail to include information in (or provide information for inclusion in) a report of monitoring data or an audit report produced to the Minister in connection with an audit if the person knows that the information is materially relevant to the monitoring or audit. The maximum penalty is, in the case of a corporation, \$1 million and for an individual, \$250,000; and
- The *Crimes Act 1900* contains other offences relating to false and misleading information: section 307B (giving false or misleading information – maximum penalty 2 years' imprisonment or 200 penalty units, or both).

Name of Authorised Reporting Officer	Monica Ngo
Title	Project Engineer - Infrastructure
Signature	
Qualification	B. Engineering (Civ.)
Company	Frasers Property Industrial
Company Address	Level 15, 180 George Street, Sydney NSW 2000

Appendix A SSD 17552047 Compliance Tracking Table

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status								
Compliance Requirement												
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.	At all times	Compliance with this condition is demonstrated through the implementation of mitigation measures included within environmental management documentation.	Compliant								
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, ADR, RtS, and Additional Information; (d)in accordance with the Development Layout in Appendix 1; and (e)in accordance with the management and mitigation measures in Appendix 2.	At all times	Demonstrated through this compliance report. Non-compliances have been identified during the reporting period, triggering an administrative non-compliance with CoC A2(a). No written directions have been received from the Planning Secretary.	Non-Compliant								
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).	At all times	No written directions have been received from the Planning Secretary during the reporting period.	Not Triggered								
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.	At all times	Noted. No inconsistencies, ambiguities or conflicts have been identified during the reporting period.	Not Triggered								
Limits of Consent												
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date.	At all times	Earthworks were commenced on the 28/11/2025. The consent has not lapsed.	Not Triggered								
A6	The maximum GFA for development on the site must not exceed the limits in Table 1. Table 1 Maximum GFA of the Development <table border="1" data-bbox="286 1230 1066 1342"> <thead> <tr> <th>Land-Use^a</th> <th>Maximum GFA (m²)^a</th> </tr> </thead> <tbody> <tr> <td>Warehouses and distribution centres^a</td> <td>146,560^a</td> </tr> <tr> <td>Ancillary offices^a</td> <td>6,783^a</td> </tr> <tr> <td>Total^a</td> <td>153,343^a</td> </tr> </tbody> </table>	Land-Use ^a	Maximum GFA (m ²) ^a	Warehouses and distribution centres ^a	146,560 ^a	Ancillary offices ^a	6,783 ^a	Total^a	153,343^a	At all times	Warehouse and ancillary office construction has not yet commenced.	Not Triggered
Land-Use ^a	Maximum GFA (m ²) ^a											
Warehouses and distribution centres ^a	146,560 ^a											
Ancillary offices ^a	6,783 ^a											
Total^a	153,343^a											

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A7	The Applicant must not commence operation of the first warehouse building in the development until either: (a)the Aldington and Abbots Roads upgrade, including Mamre Road/Abbots Road and Aldington Road/collector road intersections, approved under SSD-10479 and SSD-9138102 is constructed and commissioned; or (b)the collector road within the Access Logistics Park (SSD-17647189) is connected to the collector road within the development and the Aspect Industrial Estate (SSD-10448); whichever is the first.	Prior to operation	Warehouse operation has not yet commenced.	Not Triggered
A8	All construction traffic associated with the development must access and depart the site via Abbots Road. No construction vehicles are permitted to access the site via Bakers Lane.	During construction	Requirement is included within site induction material. No complaints relating to the use of Bakers Lane have been received during the reporting period.	Compliant
A9	Operational traffic associated with the development must not use Bakers Lane and must only access and depart the site via the Abbots Road and Mamre Road intersection until the Southern Link Road is completed and fully operational, or as otherwise agreed in writing by the Planning Secretary, Council and TfNSW.	During operation	The Development is not yet operational.	Not Triggered
A10	The Applicant must maintain the site's existing stormwater discharge points as shown on Figure 3: in Appendix 1 until the site is connected to the Regional Stormwater Scheme or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development can be connected to an alternative stormwater management system that has been installed and is operational.	At all times	The Site is not yet connected to the Regional Stormwater Scheme. The existing stormwater discharge points are being maintained.	Compliant
A11	Under this consent, Lots 9 to 14 must only be used for stormwater management purposes (with the exception of earthworks, road and utility infrastructure works), until the site is connected to the Regional Stormwater Scheme, or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development is able to be connected to an alternative stormwater management system that has been installed and is operational.	At all times	The Site is not yet connected to the Regional Stormwater Scheme. With the exception of earthworks, Lots 9 to 14 have only been used for stormwater management purposes during the reporting period.	Compliant
A12	The mega graphics signage shown on the eastern elevation of Warehouse 2, western elevation of Warehouse 3 and southern elevation of Warehouse 7 are not approved.	At all times	Noted. Warehouse construction/ signage installation has not yet commenced.	Compliant
A13	The building identification signage shown on the updated architectural plans (see Appendix C1 of the Submissions Report and Appendix 1 of this consent) are not approved and are subject to a Signage Strategy (see Condition B60).	At all times	Noted. No building identification signage has been installed.	Compliant
Notification of Commencement				
A14	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)earthworks; (b)construction; and (c)operation.	Prior to the commencement of each development phase	Notification of the commencement of Earthworks on 16 October 2025 was submitted to the Planning Secretary on the 15 September 2025. The actual date of earthworks commencement is 28/11/2025.	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A15	If the earthworks, construction, or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	Prior to the commencement of each development stage	Earthworks are not being staged. The Development is not currently under construction or operation.	Not Triggered
Evidence of Consultation				
A16	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.	At all times	Consultation outcomes as relevant are document within the relevant documentation. See for example: CTAMP at Appendix E (CoC B1) and ESCP at Appendix A (CoC B24).	Compliant
Staging, Combining and Updating Strategies, Plans or Programs				
A17	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).	At all times	No strategies, plans or programs have been staged, combined or updated during the reporting period.	Not Triggered
A18	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.	At all times	No strategies, plans or programs have been staged, combined or updated during the reporting period.	Not Triggered
A19	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.	At all times	Noted. No strategies, plans or programs have been staged, combined or updated during the reporting period.	Not Triggered
Utilities, Services and Public Infrastructure				
A20	Prior to the commencement of earthworks, 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.	Prior to the commencement of earthworks	Dilapidation Report (05/05/2025) was prepared for the Development under CoA A20. Earthworks commenced on 28/11/2025. The Dilapidation Report was submitted to the Planning Secretary on 13/06/2025. The Dilapidation Report was submitted to Penrith City Council on 16/06/2025.	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A21	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.	At all times	No public infrastructure has been damaged during the reporting period. No public infrastructure has required relocation during the reporting period.	Not Triggered
A22	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.	Prior to operation	Earthworks are currently underway for the Development. The Development is not yet operational.	Not Triggered
A22	Prior to the issue of a Subdivision Certificate or Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: (a)the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b)the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.	Prior to the issue of a Subdivision Certificate or Construction Certificate	No subdivision or construction certificates have been received for the Development. Condition is not applicable to current scope of works.	Not Triggered
A24	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.	Prior to the issue of the Occupation Certificate	No occupation certificates have been issued for the Development. Condition is not applicable to current scope of works.	Not Triggered
Demolition				
A25	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	At all times	Noted. Demolition of existing buildings has been undertaken during the reporting period in accordance with the applicable Australian Standard. Asbestos Containing Material Clearance Inspection (Trinitas Group, 07/11/2025).	Compliant
Structural Adequacy				

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A26	All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA. Note: •Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. •The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.	At all times	Construction of the Development has not yet commenced.	Not Triggered
External Walls and Cladding				
A27	The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.	At all times	Construction of the Development has not yet commenced.	Not Triggered
A28	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.	Prior to the issue of a Construction Certificate and an Occupation Certificate	No construction certificates or occupation certificates have been received for the Development.	Not Triggered
A29	The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.	Within seven days of Certifier acceptance under A28	No construction certificates or occupation certificates have been received for the Development.	Not Triggered
Civil Plans				
A30	Engineering plans are to be prepared in accordance with the development consent, Council's Design Guidelines for Engineering Works for Subdivisions and Developments, Engineering Construction Specification for Civil Works and Austroads Guidelines.	Prior to construction	Noted. Engineering plans are being prepared in accordance with this development consent and applicable guidelines.	Compliant
Subdivision				
A31	Prior to the issue of a Subdivision Certificate for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.	Prior to the issue of a Subdivision Certificate	No subdivision certificates have been issued for the Development.	Not Triggered
A32	Prior to the issue of a Subdivision Certificate for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.	Prior to the issue of a Subdivision Certificate	No subdivision certificates have been issued for the Development.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A33	Prior to the issue of a Subdivision Certificate for any stage of the development: (a) a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established; and (b) a certificate from the Regional Stormwater Authority must be submitted to the Certifier certifying that satisfactory stormwater servicing arrangements for the site have been established.	Prior to the issue of a Subdivision Certificate	No subdivision certificates have been issued for the Development.	Not Triggered
Work as Executed Plans				
A34	Prior to issue of a Subdivision Certificate that proposes the dedication of any internal estate road as a public road: (a) a final inspection of the estate road is to be undertaken by the relevant Roads Authority. All compliance documentation for road and drainage construction of the estate road must be submitted to the relevant Roads Authority in accordance with the relevant Roads Authorities specifications and requirements; (b) where installation of any regulatory/advisory signage and line marking are proposed, plans are to be lodged with Council and approved by the Local Traffic Committee; and (c) an application for proposed street names must be lodged with and approved by Council and the signs erected on-site. The proposed names must be in accordance with Council's Street Naming Policy. Note: Contact Penrith City Council's Engineering Services Department on 02 4732 7777 for further information on this process and applicable fees.	Prior to the issue of a Subdivision Certificate	No subdivision certificates have been issued for the Development.	Not Triggered
Compliance				
A35	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.	At all times	Demonstrated through the inclusion of consent specific requirements within site induction material and tool box talks. See for example the inclusion of CoC A8 and unexpected finds requirement in site induction material.	Compliant
Development Contributions				
A36	Prior to the issue of a Subdivision Works Certificate or Construction Certificate (as required by the contributions plan or agreed by Council), the Applicant must pay contributions to Council as required in accordance with the Penrith City Mamre Road Precinct Development Contributions Plan 2022. Note: Subject to agreement between Council and the Applicant, local contributions may be satisfied by a planning agreement or works-in-kind agreement between Council and the Applicant.	Prior to the issue of a Subdivision Works Certificate or Construction Certificate	A works in kind agreement has been entered into with Penrith City Council in lieu of the contribution required under CoC A36 (dated 27/10/2025) A subdivision works certificate was determined for the Development on 01/09/2025 (Barker Ryan Stewart, 220956SW01).	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A37	<p>A special infrastructure contribution must be made in accordance with the Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 (as in force when this development consent takes effect).</p> <p>A person may not apply for a Subdivision Works Certificate or Construction Certificate (as the case may require, having regard to the Determination) in relation to development the subject of this development consent unless the person provides, with the application, written evidence from the Department that the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been made or that arrangements are in force with respect to the making of the contribution.</p> <p>Note: A request for assessment by the Department of the amount of the contribution that is required under this condition can be made through the NSW planning portal (https://www.planningportal.nsw.gov.au/development-assessment/contributions/sic-online-service). Please refer enquiries to SICContributions@planning.nsw.gov.au.</p>	Prior to the issue of a Subdivision Works Certificate or Construction Certificate	<p>A subdivision works certificate was determined for the Development on 01/09/2025 (Barker Ryan Stewart, 220956SW01).</p> <p>The Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Aerotropolis) Determination 2022 not reference 'subdivision works certificate', as such payment of the SIC has not been required prior to the application or determination of a subdivision works certificate.</p> <p>No construction certificates have been applied for.</p> <p>Condition timing is not yet triggered.</p>	Not Triggered
Planning Agreement				
A38	<p>Within six months of the date of this development consent, the Applicant must enter into a Planning Agreement with Council in accordance with the terms of the Letter of Offer dated 21 August 2024, in relation to carrying out and completing the Aldington Road widening works and dedication of the land on which they are located.</p>	Within six months of the date of this development consent	<p>Consent for the Development was received on 03 June 2025.</p> <p>A Voluntary Planning Agreement (3477-1260-7278v63) was entered into on 07/01/2025 .</p>	Compliant
Operation of Plant and Equipment				
A39	<p>All plant and equipment used on-site, or to monitor the performance of the development, must be:</p> <p>(a) maintained in a proper and efficient condition; and</p> <p>(b) operated in a proper and efficient manner.</p>	At all times	<p>Plant Induction Checklists have been completed for plant used on Site. Checklist includes content relevant to performance with this condition.</p> <p>The following sample checklists were sighted for the reporting period:</p> <ul style="list-style-type: none"> - AWJ Civil-870 - Frasers - Edge Estate South-Project Team-FM-039-1-54, Watercart 37, dated 04 December 2025 - AWJ Civil-870 - Frasers - Edge Estate South-Project Team-FM-039-1-55, P146 Moxy Watercart, dated 05 December 2025 - AWJ Civil-870 - Frasers - Edge Estate South-Project Team-FM-039-1-56, USS15 Road Watercart, dated 05 December 2025 - AWJ Civil-870 - Frasers - Edge Estate South-Project Team-FM-039-1-5, GR2 Grader, dated 10 December 2025 - AWJ Civil-870 - Frasers - Edge Estate South-Project Team-FM-039-1-58, 40t Moxy P156, dated 11 December 2025. 	Compliant
Works as Executed Plans				

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A40	Prior to the issue of an 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.	Prior to the issue of an Occupation Certificate	No occupation certificates have been issued for the Development. Condition is not applicable to current scope of works.	Not Triggered
A41	The Applicant must engage an Environmental Representative (ER) to oversee earthworks and construction of the development. Unless otherwise agreed to by the Planning Secretary, earthworks and construction of the development must not commence until an ER has been approved by the Planning Secretary and engaged by the Applicant. The approved ER must: (a) be a suitably qualified and experienced person who was not involved in the preparation of the EIS, ADR, Submissions Report, and Additional Information for the development and is independent from the design and construction personnel for the development; (b) receive and respond to communication from the Planning Secretary in relation to the environmental performance of the development; (c) consider and inform the Planning Secretary on matters specified in the terms of this consent; (d) consider and recommend to the Applicant any improvements that may be made to work practices to avoid or minimise adverse impact to the environment and to the community; (e) review the CEMP required in conditions C2 and C5 and any other documents that are identified by the Planning Secretary, to ensure they are consistent with requirements in or under this consent and if so: (i) make a written statement to this effect before submission of such documents to the Planning Secretary (if those documents are required to be approved by the Planning Secretary); or (ii) make a written statement to this effect before the implementation of such documents (if those documents are required to be submitted to the Planning Secretary/Department for information or are not required to be submitted to the Planning Secretary/Department).	During earthworks and construction	Correspondence was submitted to the Planning Secretary on 11 June 2025 requesting approval for the appointment of the following nominated Environmental Representatives: - Alex Gale; - George Kollias (alternate); - Rui Henriques(alternate). The nominated Environmental Representatives were approved by the Planning Secretary on 30 June 2025, prior to the commencement of earthworks. The approved ER is engaged to deliver the requirements of CoC A41 for the Development. The following monthly environmental reports have been prepared for the Development during the reporting period: - November Monthly ER Report (HBI) was submitted to the Planning Secretary on 04/12/2025. - December Monthly ER Report (HBI) was submitted to the Planning Secretary on 19/12/2025	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
	<p>(f)regularly monitor the implementation of the CEMP, including the ESCP to ensure implementation is being carried out in accordance with the document and the terms of this consent;</p> <p>(g)as may be requested by the Planning Secretary, help plan, attend or undertake audits of the development commissioned by the Department including scoping audits, programming audits, briefings, and site visits;</p> <p>(h)as may be requested by the Planning Secretary, assist the Department in the resolution of community complaints;</p> <p>(i)provide advice to the Applicant on the management and coordination of earthworks and construction on the site with adjoining sites in the Mamre Road Precinct in relation to construction traffic management, air quality, erosion and sediment control, stormwater management and noise;</p> <p>(j)attend the Mamre Road Precinct Working Group (see condition A44) in a consultative role in relation to the environmental performance of the development;</p> <p>(k)review the monthly audits of the erosion and sediment controls undertaken by the CPESC in accordance with condition B25; and</p> <p>(l)prepare and submit to the Planning Secretary and other relevant regulatory agencies, for information, an Environmental Representative Monthly Report providing the information set out in the Environmental Representative Protocol under the</p>		10/12/2020	
A42	<p>The Applicant must provide the ER with all documentation requested by the ER in order for the ER to perform their functions specified in condition A41 (including preparation of the ER monthly report), as well as:</p> <p>(a)the complaints register (to be provided on a daily basis); and</p> <p>(b)a copy of any assessment carried out by the Applicant of whether proposed work is consistent with the consent (which must be provided to the ER before the commencement of the subject work).</p>	During earthworks and construction	<p>The ER is provided with access to the shared community register that is updated live by the Development's community engagement consultants.</p> <p>No accordance assessments have been undertaken.</p>	Compliant
A43	<p>The Planning Secretary may at any time commission an audit of an ER's exercise of its functions under condition C20. The Applicant must:</p> <p>(a)facilitate and assist the Planning Secretary in any such audit; and</p> <p>(b)make it a term of their engagement of an ER that the ER facilitate and assist the Planning Secretary in any such audit.</p>	During earthworks and construction	No audits of the ER's functions have been commissioned during the reporting period.	Not Triggered
	Mamre Road Working Group			

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
A44	<p>Within three months of the date of this consent and until all components of the development are constructed and operational, the Applicant must join the working group established by relevant consent holders in the Mamre Road Precinct (MRP), to the satisfaction of the Planning Secretary. The purpose of the working group is to consult and coordinate construction works within the MRP to assist with managing and mitigating potential cumulative environmental impacts. The working group must:</p> <p>(a)comprise at least one representative of the Applicant, the Applicant's ER, and relevant consent holders in the MRP;</p> <p>(b)meet periodically throughout the year to discuss, formulate and implement measures or strategies to improve monitoring, coordination of the approved industrial developments in the MRP;</p> <p>(c)regularly inform Council, TfNSW, Sydney Water and the Planning Secretary of the outcomes of these meetings and actions to be undertaken by the working group;</p> <p>(d)review the performance of approved industrial developments in the MRP and identify trends in the data with respect to cumulative construction traffic, air quality, erosion and sediment control, noise, stormwater management and waterway health objectives under the MRP DCP;</p> <p>(e)review community concerns or complaints with respect to environmental management;</p> <p>(f)identify interim traffic safety measures to manage construction traffic and how these measures will be coordinated, communicated, funded and monitored in the MRP; and</p> <p>(g)provide the Planning Secretary with an update and strategies, if a review under subclause (d) and (e) identifies additional measures and processes are required to</p>	<p>Within three months of the date of this consent and until all components of the Development are constructed and operational</p>	<p>The consent instrument for the Development is dated 03/06/2025.</p> <p>The Applicant attended the following Mamre Road Working Group Meetings: - 20 August 2025 - 24 September 2025. - 9 December 2025</p> <p>The working group was attended by a representative for the Applicant, the Applicant's ER and other relevant consent holders in the MRP.</p>	Compliant
A45	<p>Three months prior to completion of construction of all components of the development, the Applicant is eligible to exit the working group required under condition A44. The Applicant must:</p> <p>(a)consult with the Planning Secretary;</p> <p>(b)provide confirmation that all components of the development are operational; and</p> <p>(c)advise on the date of the proposed exit.</p>	<p>Three months prior to the completion of construction</p>	<p>Construction of the Development has not yet commenced.</p> <p>Condition not applicable to current works.</p>	Not Triggered
A46	<p>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.</p>	<p>At all times</p>	<p>Noted for reference.</p>	Not Triggered
A47	<p>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.</p>	<p>At all times</p>	<p>Noted for reference.</p>	Not Triggered
Advisory Notes				
AN1	<p>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.</p>	<p>At all times</p>	<p>Noted.</p> <p>Licences, permits, approvals and consents are being obtained and maintained as required.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
Compliance Requirement				
Part B Specific Environmental Conditions				
Traffic and Access				
B1	<p>Prior to the commencement of earthworks and construction of each warehouse building, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by conditions C2 and C5 and must:</p> <p>(a) be prepared by a suitably qualified and experienced person(s);</p> <p>(b) be prepared in consultation with Council and TfNSW;</p> <p>(c) incorporate any traffic safety outcomes and actions from the MRP working group;</p> <p>(d) outline traffic management and contingency measures to be implemented for the site to:</p> <p>(i) ensure access and road safety and network efficiency is maintained;</p> <p>(ii) manage cumulative construction traffic from other concurrent construction works and traffic associated with operational facilities within the Mamre Road Precinct;</p> <p>(e) detail heavy vehicle routes, access and parking arrangements including any temporary construction access on Aldington Road constructed under condition B3;</p> <p>(f) include a Driver Code of Conduct to:</p> <p>(i) minimise the impacts of earthworks and construction on the local and regional road network;</p> <p>(ii) minimise conflicts with other road users;</p> <p>(iii) minimise road traffic noise;</p> <p>(iv) ensure truck drivers use specified routes;</p> <p>(g) include a program to monitor the effectiveness of these measures; and</p> <p>(h) detail procedures for notifying residents and the community (including local schools and places of worship), of any potential disruptions to routes.</p>	Prior to earthworks and the construction of each warehouse building	<p>The CTMP (dated 17/07/2025, revision 05) has been prepared prior to the commencement of earthworks.</p> <p>Revision 05 of the CTMP was approved by the Planning Secretary on 07/11/2025.</p>	Compliant
B2	<p>The Applicant must:</p> <p>(a) not commence earthworks and construction of each warehouse building until the CTMP required by condition B1 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of earthworks and construction of the development.</p>	Prior to earthworks and the construction of each warehouse building	<p>Revision 05 of the CTMP was approved by the Planning Secretary on 07/11/2025 and is currently being implemented on site.</p> <p>Earthworks commenced on 28/11/2025.</p>	Compliant
B3	<p>Prior to the commencement of earthworks, the Applicant must obtain approval under section 138 of the Roads Act 1993 from Council and construct one temporary left-in/right-out driveway on Aldington Road to be used by construction vehicles.</p>	Prior to earthworks	<p>Section 138 permit for driveway construction was received from Penrith City Council on 01/07/2025 (DRV-P2415).</p> <p>Earthworks commenced on 28/11/2025.</p>	Compliant
B4	<p>The Applicant must:</p> <p>(a) ensure the temporary left-in/right-out construction driveway is constructed and maintained at no cost to Council; and</p> <p>(b) remove the temporary left-in/right-out construction driveway at the completion and commissioning of the Aldington Road/collector road intersection, at no cost to Council.</p>	At all times	<p>The temporary driveway has been constructed and is being maintained at no cost to Council.</p> <p>Road/ intersection construction has not yet commenced.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B5	Prior to the issue of an Occupation Certificate for the first warehouse building in the development, the Applicant must: (a)subdivide the site to create lot(s) for the east-west collector road (collector road) including the roundabout at the collector road/local industrial road intersection and the eastern leg of the roundabout straddling between 884-928 Mamre Road, Kemps Creek (Lots 52-53 DP 259135) and the development (collectively as the roundabouts), shown in Figure 1: in Appendix 1; (b)register the newly created collector road lot(s) on the land title(s); and (c)construct the collector road including the roundabouts to the satisfaction of the relevant roads authority in accordance with conditions B8 and B9.	Prior to the issue of an occupation certificate for the first warehouse building	No occupation certificates have been received for the Development.	Not Triggered
B6	Land to be dedicated to Council for the purposes of a collector road and roundabout, in accordance with the works schedule of the Mamre Road Precinct Development Contributions Plan 2022, is to be dedicated to Council free of cost.	At all times	Noted. Collector road and roundabout construction has not yet commenced. Land dedication has not yet occurred.	Not Triggered
B7	Prior to the commencement of construction of the collector road, the Applicant must prepare and submit the following details in writing in consultation with landowner(s) of 884-928 Mamre Road, Kemps Creek (Lots 52-53 DP 259135) to the west of the site and to the satisfaction of the Planning Secretary and Council: (a)the scope of works required to connect the collector road to the access road approved under SSD-17647189 both on the site and at 884-928 Mamre Road, Kemps Creek (Lots 52-53 DP 259135) shown on Figure 9: in Appendix 1; (b)how the works described under condition B7(a) will be coordinated and delivered; and (c)arrangements on timing and funding of the works described under condition B7(a).	Prior to the commencement of construction of the collector road	Written correspondence regarding detailed design of the collector road and the connection with the approved access road on the adjoining Barings site was submitted to the Planning Secretary on 14/07/2025. On the 19/08/2025 the Planning Secretary advised that the submitted information satisfied the requirements of condition B7. Collector road construction has not yet commenced.	Compliant
B8	Prior to the commencement of construction of the collector road, the Applicant must prepare detailed design plans of the collector road including its connection to the access road approved under SSD-17647189 required by condition B7 in accordance with the design requirements under the MRP DCP and any relevant standards, specifications, or alike to the satisfaction of the relevant roads authority.	Prior to the commencement of construction of the collector road	Written correspondence regarding detailed design of the collector road and the connection with the approved access road on the adjoining Barings site was submitted to the Planning Secretary on 14/07/2025. On the 19/08/2025 the Planning Secretary advised that the submitted information satisfied the requirements of condition B8. Collector road construction has not yet commenced.	Compliant
B9	The Applicant must construct a central splitter island or a median on the collector road between the collector road/local industrial road roundabout and Aldington Road shown in Figure 12: and Figure 13: in Appendix 1.	During construction	Collector road construction has not yet commenced.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B10	<p>Prior to the issue of an Occupation Certificate for the first warehouse building in the development, the Applicant must:</p> <p>(a)subdivide the site to create lot(s) for the local industrial road shown in Figure 1: in Appendix 1;</p> <p>(b)ensure the created lot(s) includes portions of the local industrial road required to connect to properties to the north at 113-153 Aldington Road, Kemps Creek (Lots 134-136 DP 258949) and to the south at 253-267 Aldington Road, Kemps Creek (Lot 9 DP 253503) between the temporary turning heads shown in Figure 10: and Figure 11: in Appendix 1 and the northern and southern boundaries of the site;</p> <p>(c)register the newly created local industrial road lot(s) on the land title(s); and</p> <p>(d)construct the local industrial road including temporary turning heads (if required) to the satisfaction of the relevant roads authority.</p>	<p>Prior to the issue of an occupation certificate for the first warehouse building</p>	<p>No occupation certificates have been received for the Development.</p>	<p>Not Triggered</p>
B11	<p>Prior to the commencement of construction of the local industrial road including the temporary turning heads, the Applicant must prepare detailed design plans of the local industrial road in accordance with the design requirements under the MRP DCP and any relevant standards, specifications, or alike to the satisfaction of the relevant roads authority.</p>	<p>Prior to construction of the local industrial road</p>	<p>Road construction has not yet commenced.</p>	<p>Not Triggered</p>

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B12	<p>Within 12 months of the date of this consent, or as otherwise agreed by the Planning Secretary, the Applicant must prepare and submit a Local Industrial Road Connection Strategy (the strategy) to facilitate construction of the local industrial road connections to the properties at 113-153 Aldington Road, Kemps Creek and 253-267 Aldington Road, Kemps Creek, to the satisfaction of the Planning Secretary. The design, sequencing and delivery of the local industrial road connections outlined in the strategy must be undertaken in consultation with Council and the landowners of 113-153 Aldington Road, Kemps Creek and 253-267 Aldington Road, Kemps Creek prior to submission to the Planning Secretary. The strategy must include:</p> <p>(a) a delivery plan for the local industrial road connections to the adjoining properties, including:</p> <p>(i) details of the scope of works to be undertaken on the site and adjoining properties at 113-151 and 253-267 Aldington Road, Kemps Creek as shown on Figure 10: and Figure 11: in Appendix 1, including but not limited to removal of the temporary turning heads and batters, construction of road infrastructure, and installation of services and utilities;</p> <p>(ii) details of how the works described under condition B12(a)(i) will be coordinated and carried out by a single contractor for each local road connection;</p> <p>(iii) an arrangement on timing and funding of the works described under condition B12(a)(i); and</p> <p>(b) a detailed design plan of the local industrial road connections prepared in accordance with the design requirements under the MRP DCP, specifications, or alike to the satisfaction of the relevant roads authority.</p>	Within 12 months of the date of this consent	<p>The consent for the Development is dated 03/06/2025.</p> <p>Condition timing has not yet lapsed.</p>	Not Triggered
B13	The Applicant must ensure the local industrial road connections located on the site are constructed and operational in accordance with the design plans required under Condition B12.	During construction and operation	Road construction has not yet commenced.	Not Triggered
B14	<p>Following the completion of construction of the works required under condition B13 the local industrial road must be dedicated as a public road to the relevant roads authority.</p> <p>Note: Public road and roads authority have the same meanings of the terms defined in Dictionary of the Roads Act 1993 (NSW). Refer to Section 2.3.2 of the Mamre Road Precinct Development Contributions Plan 2022 (s7.11) (Penrith City Council, 2022) for details of land dedication and local development contributions.</p>	After the completion of construction	Industrial road connection works have not yet been completed.	Not Triggered
B15	The Applicant must provide sufficient parking facilities for the development in accordance with the MRP DCP, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public streets or public parking facilities.	At all times	<p>Parking for the Development does not utilise public streets or public parking facilities.</p> <p>No complaints relating to parking have been received during the reporting period.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B16	Within six months of the temporary turning head of the local industrial road adjacent to Warehouse 1 being removed, the Applicant must construct 29 parking spaces in Warehouse 1 to ensure a total of 70 parking spaces are available at that building.	Within six months of the temporary turning head of the local industrial road adjacent to Warehouse 1 being removed	Construction, including that for local industrial roads, has not yet commenced. Condition timing is not yet triggered.	Not Triggered
B17	Bicycle parking and end-of-trip facilities must be provided with suitable pedestrian connections linking these facilities with the offices and warehouse buildings in accordance with relevant guidelines and standards and the MRP DCP.	Operation	Operation of the Development has not yet commenced. The Development will be constructed in accordance with stamped plans and condition requirements.	Not Triggered
B18	The Applicant must provide a minimum of two parking bays for electric vehicle charging at each warehouse building of the development, with a further 5% constructed as readily adaptable.	Operation	Operation of the Development has not yet commenced. The Development will be constructed in accordance with stamped plans and condition requirements.	Not Triggered
B19	The Applicant must ensure: (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018) and AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009); (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines; (c) the development does not result in any vehicles queuing on the public road network; (d) heavy vehicles and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site; (e) all vehicles are wholly contained on-site before being required to stop; (f) all loading and unloading of materials is carried out on-site; and (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.	During operation	Operation of the Development has not yet commenced.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B20	<p>Prior to the commencement of operation of each warehouse building in the development and for a minimum period of 12 months of operation, the Applicant must establish an Operational Traffic Monitoring Program. The program must verify light and heavy vehicle traffic numbers against the prediction in the Transport and Accessibility Management Plan prepared by Ason Group, dated 3 November 2023. The Program must be included in the OEMP (see condition C8) and monitor the effectiveness of the traffic management measures to the satisfaction of the Planning Secretary and include but not be limited to the following:</p> <p>(a)detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes, and hours of operation;</p> <p>(b)queue monitoring at the Mamre Road/Abbotts Road intersection and background travel counts on Mamre Road and Aldington Road;</p> <p>(c)verify the predicted traffic numbers and level of service against the actual impacts of the development, and analyse the potential cause of any significant discrepancies;</p> <p>(d)consider the current capacity and efficiency of the existing road network including Aldington Road and Abbotts Road; and</p> <p>(e)include procedures for the reporting and monitoring of results to evaluate the traffic performance of the development.</p>	<p>Prior to the commencement of operation of each warehouse building and for a minim of period of 12 months of operation</p>	<p>Warehouse operation has not yet commenced.</p> <p>Condition timing is not yet triggered.</p>	Not Triggered
B21	<p>Prior to the commencement of operation of each warehouse building in the development, the Applicant must prepare a Workplace Travel Plan to be included in the OEMP required by condition C8. The Workplace Travel Plan must:</p> <p>(a)be prepared in consultation with TfNSW;</p> <p>(b)outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and</p> <p>(c)describe pedestrian and bicycle linkages and end of trip facilities available on-site.</p>	<p>Prior to the commencement of operation of each warehouse building</p>	<p>Warehouse operation has not yet commenced.</p> <p>Condition timing is not yet triggered.</p>	Not Triggered
B22	<p>The Applicant must implement the most recent version of the Workplace Travel Plan for the duration of the development.</p>	<p>Operation</p>	<p>Warehouse operation has not yet commenced.</p> <p>Condition timing is not yet triggered.</p>	Not Triggered
Earthworks				
B23	<p>The Applicant must:</p> <p>(a)ensure that only VENM, ENM, or other fill material approved in writing by the Environment Protection Authority is brought onto the site for use as fill;</p> <p>(b)where possible, source fill material from within the MRP;</p> <p>(c)keep accurate records of the volume and type of fill to be used; and</p> <p>(d)make these records available to the Planning Secretary upon request.</p>	<p>At all times</p>	<p>No fill material has been imported on site for use as fill during the reporting period.</p>	Not Triggered
Water Quality and Hydrology				

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B24	<p>Prior to the commencement of any earthworks or other surface disturbance, the Applicant must prepare an Erosion and Sediment Control Plan (ESCP) to the satisfaction of the Planning Secretary. The ESCP must:</p> <p>(a) be prepared by a CPESC specialist whose appointment has been approved by the Planning Secretary;</p> <p>(b) be prepared in consultation with CPHR, Sydney Water and include written evidence of the outcomes of the consultation process and how the recommendations have been incorporated into the ESCP;</p> <p>(c) be independently reviewed and verified by the ER prior to submission to the Planning Secretary;</p> <p>(d) comply with the detailed technical specifications in the Technical guidance for achieving Wianamatta South Creek stormwater management targets (DPE 2022) (the Technical Guidance) or its latest version and the performance criteria in Appendix 3 in this consent;</p> <p>(e) detail measures to protect passively irrigated street trees during construction works, if these are installed before construction is completed; and</p> <p>(f) be included in the CEMP required by conditions C2 and C5.</p>	Prior to earthworks or other surface disturbance	<p>The ESCP (revision 04, dated 23/07/2025) was prepared prior to the commencement of earthworks and is currently being implemented on site.</p> <p>Endorsement of the ESCP specialist author was received from the Planning Secretary on 19/08/2025.</p> <p>Revision 04 of the ESCP was approved by the Planning Secretary on the 01/09/2025.</p> <p>Earthworks commenced on the 28/11/2025.</p>	Compliant
B25	<p>The Applicant must:</p> <p>(a) not commence earthworks until the ESCP required by condition B24 is approved by the Planning Secretary;</p> <p>(b) ensure installation and operation of the erosion and sediment controls are supervised and certified by the CPESC appointed under condition B24(a);</p> <p>(c) implement the ESCP approved by the Planning Secretary for the duration of earthworks and construction; and</p> <p>(d) engage the CPESC to conduct monthly audits of the erosion and sediment controls for the duration of earthworks and construction and for a further 12 months following the completion of construction works to ensure the controls remain effective in achieving the construction phase stormwater quality targets in the Technical Guidance. Monthly audit reports must be reviewed and verified by the ER and submitted to the Planning Secretary within 7 days of completing the audit.</p>	During earthworks and construction	<p>The ESCP (revision 04, dated 23/07/2025) was prepared prior to the commencement of earthworks and is currently being implemented on site.</p> <p>Revision 04 of the ESCP was approved by the Planning Secretary on the 01/09/2025.</p> <p>Earthworks commenced on the 28/11/2025.</p> <p>Approval for an alternate CPESC was received from the Planning Secretary on 26/11/2025.</p> <p>The following monthly CPESC audits have been completed during the reporting period: - Report No.1 (Inspection Date:12/12/2025, Report Date 17/12/2025), submitted to the Planning Secretary 19/12/2025.</p>	Compliant
B26	<p>The Environmental Representative (ER) appointed in accordance with condition A41, shall make a written statement to the Planning Secretary confirming the erosion and sediment controls are commissioned, prior to the commencement of earthworks and other construction activities for the development. The ER must also verify that disturbed areas have been adequately stabilised at the completion of earthworks.</p>	Prior to earthworks and prior to construction	<p>The ER submitted a written statement (dated 28/11/2025) addressing condition B26 to the Planning Secretary on 28/11/2025.</p> <p>On the 03/12/2025 the Planning Secretary confirmed that the submitted statement generally satisfied the requirements of condition B26.</p>	Compliant
B27	<p>The development must comply with section 120 of the Protection of Environment Operations Act 1997 (NSW) (POEO Act), which prohibits the pollution of waters, except as expressly provided for in an Environment Protection Licence.</p>	At all times	<p>No pollution incidents have occurred during the reporting period.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B28	<p>Prior to the commencement of earthworks, the Applicant must design the stormwater management system to the satisfaction of the Planning Secretary. The stormwater management system design must:</p> <p>(a) be prepared in consultation with the CPHR, Sydney Water and Transgrid;</p> <p>(b) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems</p> <p>(c) be peer-reviewed and certified by an independent and suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, and include written evidence that they are satisfied that the civil drawings, construction staging plan and DRAINS model for the stormwater management system are consistent;</p> <p>(d) be consistent with the plans titled Construction Staging Plan – Stages 1 to 5 prepared by AT&L (Drawing # 20-776-C1401, Issue D, #20-776-C1402, Issue D, #20-776-C1403, Issue D, #20-776-C1404, Issue E 20-776-C1404A, Issue D, #20-776-C1405, Issue E);</p> <p>(e) demonstrate that the DRAINS model for the stormwater management system is consistent with the civil drawings and construction staging plan specified in condition B28(d);</p> <p>(f) describe the staging (including implementation of hold points) and interaction of the stormwater management system with the erosion and sediment control measures outlined in the ESCP required by condition B24;</p> <p>(g) confirm that the peak flows for each construction stage are the same or less than existing conditions at each discharge point;</p> <p>(h) detail:</p> <p>(i) all drainage infrastructure within the site including any connections to adjacent landholdings;</p> <p>(ii) interim stormwater measures (such as the temporary diversion channel) required to maintain existing discharge locations within the site until the site is connected to the Regional Stormwater Scheme or the Applicant provides written evidence to the satisfaction of the Planning Secretary that the development can be connected to an alternative stormwater management system that has been installed and is operational;</p> <p>(iii) how the development will ultimately connect to the Regional Stormwater Scheme as shown on Figure 4: and how the interim stormwater measures outlined in condition B28(h)(ii) will be decommissioned once the development is connected to the Regional Stormwater Scheme;</p> <p>(i) be designed in accordance with the Technical Guidance and demonstrate through MUSIC modelling, how the waterway health objectives and targets set out in the MRP DCP and Technical Guidance will be achieved;</p> <p>(j) ensure proprietary devices are located on private land and only include sediment and nutrient removal if certified under Stormwater Quality Improvement Device Evaluation Protocol (SQIDEP);</p> <p>(k) ensure gross pollutant traps are appropriately sized and designed in accordance with the Infrastructure Design Guidelines;</p>	Prior to earthworks	<p>Earthworks commenced on the 28/11/2025.</p> <p>The Stormwater Management System Design was approved by the DPPI on 14/10/2025. The approved design package includes:</p> <ul style="list-style-type: none"> - Civil drawings - 3000 series, '155-251 Aldington Road, Kemps Creek Civil Infrastructure Package – Construction', prepared by AT&L, issue 01, dated 17 July 2025 - Landscape drawings, 'Edge South Kemps Creek', prepared by Coco Design Landscape, Revision A, dated 10 March 2025. 	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B29	<p>The Applicant must:</p> <p>(a)not commence earthworks until the design required by Condition B28 is approved by the Planning Secretary;</p> <p>(b)ensure construction of the stormwater management system is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems;</p> <p>(c)implement the stormwater management system approved by the Planning Secretary prior to the commencement of operation of the first warehouse building; and</p> <p>(d)ensure the stormwater management system remains in place in accordance with the terms of condition A10</p>	At all times	<p>Earthworks commenced on the 28/11/2025.</p> <p>The Stormwater Management System Design was approved by the Planning Secretary on 14/10/2025.</p> <p>Construction of the stormwater management system has not yet commenced.</p>	Compliant
B30	<p>Prior to commencement of construction of the trunk drainage infrastructure, the Applicant must complete detailed design of the trunk drainage infrastructure on the site, to the satisfaction of the Planning Secretary. The trunk drainage infrastructure must:</p> <p>(a)be designed in consultation with and to the satisfaction of the Regional Stormwater Authority and Transgrid;</p> <p>(b)be integrated into the Stormwater Management System Design required under Condition B28;</p> <p>(c)be consistent with the plans shown on Figure 5: to Figure 8: in Appendix 1 and the latest version of the Stormwater Scheme Infrastructure Design Guidelines (Sydney Water 2022), unless otherwise agreed with the Regional Stormwater Authority;</p> <p>(d)be designed so that the naturalised trunk drainage channel conveys, as a minimum, critical 1% AEP overland flows where the catchment area upstream of the commencement of the trunk drainage exceeds 15 ha or where overland flows are unsafe to pedestrians and vehicles, whichever occurs first;</p> <p>(e)be supported by hydraulic modelling that addresses the latest version of the Stormwater Scheme Infrastructure Design Guidelines (Sydney Water 2022) and the requirements outlined in Sydney Water's letter dated 13 July 2023;</p> <p>(f)ensure external catchments are drained to the trunk drainage channel;</p> <p>(g)demonstrate alignment with the upstream neighbouring stormwater drainage channel;</p> <p>(h)include appropriate connections from the trunk drainage channel on-site to the trunk drainage infrastructure downstream of the site at 884-928 Mamre Road, Kemps Creek (Lots 52-53 DP 259135) and 253-267 Aldington Road, Kemps Creek (Lot 9 DP 253503);</p> <p>(i)include landscape drawings showing planting details; and</p>	Prior to commencement of construction of trunk drainage infrastructure	<p>Construction of trunk drainage infrastructure has not yet commenced.</p> <p>The Trunk Drainage Design was approved by the Planning Secretary on 13/08/2025.</p>	Compliant
B31	<p>The Applicant must:</p> <p>(a)not commence earthworks until the design required by Condition B30 is approved by the Planning Secretary;</p> <p>(b)ensure construction of the trunk drainage infrastructure is supervised and certified by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems; and</p> <p>(c)implement the trunk drainage infrastructure approved by the Planning Secretary prior to the commencement of operation of the first warehouse building.</p>	Prior to earthworks, during construction of trunk drainage infrastructure and prior to operation of the first warehouse building	<p>Construction of trunk drainage infrastructure has not yet commenced.</p> <p>The Trunk Drainage Design was approved by the Planning Secretary on 13/08/2025.</p> <p>The Development is not yet operational. Condition timing for implementation is not triggered.</p>	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B32	<p>Prior to commencement of operation of the first warehouse building in the development, the Applicant must prepare a Water and Stormwater Management Plan to the satisfaction of the Planning Secretary. The Water and Stormwater Management Plan must form part of the OEMP required by condition C8 and must:</p> <p>(a) be prepared by a suitably qualified chartered professional engineer with experience in modelling, design and supervision of WSUD systems, whose appointment has been endorsed by the Planning Secretary;</p> <p>(b) be prepared in consultation with the CPHR, Sydney Water, Council and the Department;</p> <p>(c) comply with the requirements of the Technical Guidance for the preparation of a Water and Stormwater Management Plan;</p> <p>(d) demonstrate how the development will comply with the stormwater quality and quantity targets in the Technical Guidance;</p> <p>(e) be consistent with the design approved under Condition B28;</p> <p>(f) include:</p> <p>(i) detailed engineering drawings for all WSUD elements including plan views, cross-sections and long sections;</p> <p>(ii) detailed landscape drawings with topsoil requirements, planting schedules and hardscape (maintenance access) details;</p> <p>(iii) an operation and maintenance plan for the WSUD measures;</p> <p>(g) include a protocol for investigating any non-compliances with the IWCM controls in the MRP DCP and the waterway health objectives and targets in the Technical Guidance and detail the contingency measures that would be implemented to address non-compliances;</p> <p>(h) detail triggers for a review of the plan, including, but not limited to a review of the plan within 6 months of the Regional Stormwater Scheme being available for the site to connect to; and</p>	Prior to operation of the first warehouse building	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered
B33	<p>The Applicant must:</p> <p>(a) not commence operation of the first warehouse building until the Water and Stormwater Management Plan required by Condition B32 is approved by the Planning Secretary; and</p> <p>(b) implement the most recent version of the Water and Stormwater Management Plan approved by the Planning Secretary for the duration of the development.</p>	Prior to operation of the first warehouse building and during operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered
B34	<p>The Applicant must ensure any stormwater that is harvested for reuse during the interim stormwater management phases is first treated and disinfected in accordance with Australian Guidelines for Water Recycling: Managing Health and Environmental Risks: Stormwater harvesting and reuse (NRMCA, EPHC and NHMRC 2009).</p>	During interim stormwater management phases	<p>Stormwater is currently being harvested for reuse on site.</p> <p>Stormwater treatment and testing are being undertaken progressively as necessary.</p>	Compliant
B35	<p>Prior to the issue of a Compliance Certificate under Section 73 of the Sydney Water Act 1994 (NSW), an easement under section 88A and/or restriction or public positive covenant under section 88E of the Conveyancing Act 1919 (NSW) naming the Regional Stormwater Authority (i.e. Sydney Water) as the prescribed authority, which can only be revoked, varied or modified with the consent of the Regional Stormwater Authority and which provides for appropriate access to all trunk drainage land for maintenance at no cost to the Regional Stormwater Authority must be registered on</p>	Prior to the issue of a Compliance Certificate	Section 73 Compliance Certificate not yet received,	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B36	The permanent stormwater management system must continue to be operated and maintained in perpetuity for the life of the development in accordance with the final operation and maintenance management plan. Regular inspection records are required to be maintained and made available to Council on request. All necessary improvements are required to be made immediately upon awareness of any deficiencies in the stormwater management systems. Note: This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.	Operation	Stormwater management system is not yet constructed. Condition timing is not yet triggered.	Not Triggered
B37	All stormwater infrastructure (excluding the trunk drainage corridor), including bio-retention basins, shall remain under the ownership, control and care of the registered proprietor of the lots. Note: This does not include any passively irrigated street trees that may be transferred to the relevant roads authority. This also does not include trunk drainage infrastructure for which maintenance and operation may be transferred to the Regional Stormwater Authority.	At all times	Noted.	Compliant
B38	Prior to the issue of any Occupation Certificate, a restriction on the use of land and positive covenant relating to the permanent stormwater management systems (including on-site stormwater detention and water sensitive urban design measures), shall be registered on the title of the property. The restriction on the use of land and positive covenant shall be in Council's standard wording as detailed in Council's Stormwater Drainage Specification for Building Developments – Appendix F.	Prior to the issue of any Occupation Certificate	No occupation certificates have been received for the Development.	Not Triggered
B39	Prior to commencement of earthworks, the Applicant must implement the Aldington Road Estate, Kemps Creek SSD-17552047 Dam Decommissioning Management Plan, prepared by écologique, dated 13 October 2022, Revision 03 included in the ADR. The Dam Decommissioning Management Plan must form part of the CEMP required by conditions C2 and C5. The Applicant must implement the most recent version of the Dam Decommissioning Management Plan for the duration of construction.	Prior to the commencement of earthworks and during construction	Earthworks commenced on 28/11/2025. The Dam Decommissioning Plan dated 23/06/2021 was approved by the Planning Secretary on 07/11/2025 as part of the CEMP. Dam Dewatering activities were completed on 21/11/2025. The Pre-Clearance Surveys and Fauna Management Report (Turtle Rescues NSW, November 2025) confirms that works were undertaken in line with the approved Dam Dewatering Plan.	Compliant
Noise				
B40	The Applicant must comply with the hours detailed in Table 2. Table 2 Hours of Work	At all times	Earthworks were undertaken in accordance with the approved hours of work throughout the reporting period. A log of work hours compliance is maintained by the earthworks contractor.	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B41	Works outside of the hours identified in condition B40 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.	During earthworks and construction	No works outside of approved hours have been undertaken.	Compliant
B42	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (ICNG) (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.	During construction	The CNMP for the Development (revision C, dated 11/07/2025) has been prepared with consideration for the ICNG and is currently being implemented on site. The CNMP includes mitigation measures. For the management of activities that potentially exceed the construction noise management levels (see Section 6).	Compliant
B43	Prior to commencement of earthworks and construction of each warehouse building in the development, 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 conditions C2 and C5 and must: (a)be prepared by a suitably qualified and experienced noise expert; (b)be approved by the Planning Secretary prior to the commencement of earthworks and construction; (c)describe procedures for achieving the noise management levels in the ICNG (DECC, 2009) (as may be updated or replaced from time to time); (d)describe the measures to be implemented to manage high noise generating works such as rock breaking and piling, in close proximity to sensitive receivers; (e)include strategies that have been developed with the community for managing high noise generating works; (f)describe the community consultation undertaken to develop the strategies in condition B43(e); (g)detail the timing, duration and frequency of monitoring to be undertaken to demonstrate the earthworks and construction meet the construction noise management levels in the ICNG; and (h)include a complaints management system that would be implemented for the duration of earthworks and construction.	Prior to earthworks and prior to construction of each warehouse building	The CNMP (revision C, dated 11/07/2025) was approved by the Planning Secretary on 19/09/2025.	Compliant
B44	The Applicant must: (a)not commence earthworks or construction of the development until the Construction Noise Management Plan required by condition B43 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 earthworks and construction.	Prior to earthworks, prior to construction, during earthworks and construction	Earthworks commenced on 28/11/2025. The CNMP (revision C, dated 11/07/2025) was approved by the Planning Secretary on 19/09/2025 and is currently being implemented on site.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status												
B45	<p>The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 3.</p> <p>Table 3 Noise Limits (dB(A))</p> <table border="1"> <thead> <tr> <th>Location^a</th> <th>Day¹ L_{Aeq}(15-minute)^a</th> <th>Evening¹ L_{Aeq}(15-minute)^a</th> <th>Night¹ L_{Aeq}(15-minute)^a</th> </tr> </thead> <tbody> <tr> <td>Residents in Mount Vernon (Receiver J)^a</td> <td>31^a</td> <td>26^a</td> <td>21^a</td> </tr> <tr> <td>BAPS Temple (Receiver 7A)^a</td> <td colspan="3">43 (when in use)^a</td> </tr> </tbody> </table> <p>a. Refer to Figure 15: in Appendix 4 for the location of residential sensitive receivers. Note Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time).</p>	Location ^a	Day ¹ L _{Aeq} (15-minute) ^a	Evening ¹ L _{Aeq} (15-minute) ^a	Night ¹ L _{Aeq} (15-minute) ^a	Residents in Mount Vernon (Receiver J) ^a	31 ^a	26 ^a	21 ^a	BAPS Temple (Receiver 7A) ^a	43 (when in use) ^a			During operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered
Location ^a	Day ¹ L _{Aeq} (15-minute) ^a	Evening ¹ L _{Aeq} (15-minute) ^a	Night ¹ L _{Aeq} (15-minute) ^a													
Residents in Mount Vernon (Receiver J) ^a	31 ^a	26 ^a	21 ^a													
BAPS Temple (Receiver 7A) ^a	43 (when in use) ^a															
B46	<p>The Applicant must implement reasonable and feasible measures (in accordance with Fact Sheet F of the Noise Policy for Industry (EPA 2017)) to minimise noise generated by operation of the development on Sunday afternoons and evenings (1pm – 8pm). These measures should aim, so far as is reasonably practicable, to achieve a noise level of 37 dBA LAeq (15 minute) in the day and 35 dBA LAeq (15 minute) in the evening at the BAPS Temple site outdoor areas of worship or congregation (excluding car parking areas and internal roads) during this period.</p>	During operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered												
B47	<p>The Applicant must prepare an Noise Trigger Action Response Plan (TARP) for the noise limits and goals in conditions B45 and B46, to the satisfaction of the Planning Secretary. The Noise TARP must form part of an OEMP in accordance with condition C8 and must:</p> <p>(a) details of on-site noise monitoring instrumentation to function as a real-time monitoring feedback tool for the Noise TARP;</p> <p>(b) the applicable on-site noise trigger levels at the real-time monitoring locations to ensure noise is minimised in accordance with condition B46;</p> <p>(c) details of warning systems for when on-site noise trigger levels are exceeded and operational;</p> <p>(d) responses to be carried out by the Applicant or tenants to minimise and mitigate events exceeding the on-site noise trigger levels; and</p> <p>(e) a system for recording all exceedances of the on-site noise trigger levels and the responses taken to minimise those exceedances.</p>	During operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered												

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B48	<p>Within three months of the commencement of operation of each warehouse building in the development, the Applicant must prepare and submit a noise verification report. The noise verification report must:</p> <p>(a) be prepared by suitably qualified, experienced, and independent experts to the satisfaction of the Planning Secretary;</p> <p>(b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:</p> <p>(i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and</p> <p>(ii) the EPA Approved Method for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);</p> <p>(iii) the monitoring and reporting requirements detailed in section 7 of the Noise Policy for Industry (EPA, 2017)</p> <p>(c) verify the noise levels against the predictions in the Acoustic Report prepared by Acoustic Works dated 29 June 2024 and clearly identify any variances from the assumptions and the predicted noise levels at sensitive receivers;</p> <p>(d) include:</p> <p>(i) an analysis of compliance with noise limits specified in conditions B45 and B48(c);</p> <p>(ii) an outline of management actions to be taken to address any exceedances of the limits specified in conditions B45 and B48(c); and</p> <p>(iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.</p>	Within three months of the commencement of operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered
Air Quality				
B49	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	At all times	<p>The CAQMP (revision 5, dated 1/10/2025) includes the identification of mitigation measures for the minimisation of dust and is currently being implemented on site.</p> <p>Two complaints relating to dust generation were received during the reporting period from the same complainant. The complaints were investigated by the Project team who confirmed that no earthworks were occurring at the time of the complaint and that dust generation was assessed as minimal and within consent limits. Precautionary mitigation measures (water cart) were additionally implemented following the complaint.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B50	<p>During construction of the development, the Applicant must ensure that:</p> <ul style="list-style-type: none"> (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 	During construction	<p>Condition requirement is included in Section 6.3 of the approved CAQMP (revision 5, dated 1/10/2025) which is currently being implemented on site.</p> <p>The Drivers' Code of Conduct for the Development requires that trucks have their loads covered at all times.</p> <p>Regular environmental inspections are undertaken to confirm that the public road network remains and identify action items if and where necessary.</p>	Compliant
B51	<p>Prior to the commencement of earthworks and construction of each warehouse building in the development, the Applicant must prepare a Construction Air Quality Management Plan (CAQMP) to the satisfaction of the Planning Secretary. The CAQMP must form part of the CEMP required by conditions C2 and C5 and must:</p> <ul style="list-style-type: none"> (a)be prepared by a suitably qualified and experienced person(s); (b)detail and rank all emissions from all sources during construction of the development, including particulate emissions; (c)describe a program that is capable of evaluating the performance of the construction and determining compliance with key criteria, including installation of real-time air quality monitors on the site boundary; (d)identify the locations of the real-time air quality monitors including at receiver R13 as shown in Figure 16: in Appendix 5; (e)identify the control measures that will be implemented for each emission source; (f)nominate the following for each of the proposed controls: <ul style="list-style-type: none"> (i)key criteria; (ii)monitoring method; (iii)locations, frequency and duration of monitoring; (g)outline procedures that will be implemented in relation to: <ul style="list-style-type: none"> (i)record keeping; (ii)reporting to the Environmental Representative required under condition A41; (iii)complaints register; (iv)response procedures; (v)compliance monitoring; and (h)include a Trigger Action Response Plan (TARP) that must include: <ul style="list-style-type: none"> (i)the objectives of the TARP; (ii)triggers for: <ul style="list-style-type: none"> •continuously monitored PM10 concentrations; •meteorological conditions; •visible dust plumes; •on-site activities that have the potential for elevated dust emissions; (iii)a procedure to identify likely dust-generating sources; (iv)source-specific actions to reduce dust generation rates; (v)a procedure to determine the effectiveness of the implemented actions; 	Prior to earthworks and prior to construction	<p>Earthworks commenced on 28/11/2025.</p> <p>The CAQMP (revision 5, dated 1/10/2025) was approved by the Planning Secretary on 07/11/2025 as part of the CEMP.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B52	The Applicant must: (a)not commence earthworks until the CAQMP required by condition B51 is approved by the Planning Secretary; and (b)implement the most recent version of the CAQMP approved by the Planning Secretary for the duration of earthworks and construction.	Prior to earthworks, during earthworks and construction	Earthworks commenced on 28/11/2025. The CAQMP (revision 5, dated 1/10/2025) was approved by the Planning Secretary on 07/11/2025 and is currently being implemented on site.	Compliant
B53	Within three months of the commencement of earthworks and every three months thereafter until the completion of earthworks, the Applicant must commission and pay the full cost of an Independent Air Quality Audit (IAQA) to review the air quality performance of the development. The IAQA must, and: (a)be undertaken by a suitably qualified (i.e. CAQP and/or CEnv), experienced and independent expert whose appointment has been endorsed by the Planning Secretary; (b)analyse the performance of the CAQMP, including the TARP; (c)audit the performance of the CAQMP, including the TARP in achieving its objectives; (d)identify any deficiencies in the CAQMP including the TARP in achieving its objectives and propose changes to improve the performance of the CAQMP to achieve those objectives; (e)review the air quality monitoring and mitigation requirements and air quality monitoring data for the audit period; (f)analyse any incidents, non-compliances and complaints that occurred or were made during the audit period; and (g)if necessary, recommend and prioritise measures to improve the air quality controls on-site for subsequent stages of the earthworks program, such that sensitive receivers would be protected against adverse air quality impacts from the development.	Within three months of earthworks commencement and every three months thereafter until the completion of earthworks	Earthworks commenced on 28/11/2025. The IAQA is required to be completed prior to 28/02/2025. The timing requirement for the IAQA is not triggered within the current reporting period.	Not Triggered
B54	Within 6 weeks of the completion of the IAQA required by Condition B53, the Applicant must submit a copy of the audit report to the Planning Secretary with a response to any recommendations contained in the audit report. The response must include a timeframe for implementing the recommendations of the IAQA.	Within 6 weeks of the completion of the IAQA	Earthworks commenced on 28/11/2025. The IAQA is required to be completed prior to 28/02/2025. The timing requirement for the IAQA is not triggered within the current reporting period.	Not Triggered
B55	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 (NSW).	At all times	Continuous real-time air quality monitors have been installed for the development in accordance with the requirements of the PEO (Clean Air) Regulation.	Compliant
	Visual Amenity			

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B56	<p>Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage landscaping works, to the satisfaction of the Planning Secretary. The plan must form part of the OEMP required by condition C8 and must:</p> <p>(a) detail the species to be planted on-site that:</p> <p>(i) are consistent with the plant list in Appendix C of the MRP DCP; and</p> <p>(ii) are suitable in relation to wildlife management in proximity to the Western Sydney Airport.</p> <p>(b) be consistent with:</p> <p>(i) the Landscape Plans included in the Additional Information;</p> <p>(ii) the Applicant's Management and Mitigation Measures (see Appendix 2 of this consent); and</p> <p>(iii) Appendix 4 of Planning for Bush Fire Protection (RFS, 2019);</p> <p>(c) ensure sufficient deep soil is provided in all areas where tree planting is required;</p> <p>(d) demonstrate that the minimum tree canopy targets are achieved in accordance with the MRP DCP;</p> <p>(e) include a Street Tree Plan including details of selected street tree species, root protection barriers and soil specifications;</p> <p>(f) provide detailed plans of passively irrigated street trees within the relevant stage of</p>	Prior to operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered
B57	<p>The Applicant must:</p> <p>(a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary and the landscaping is implemented;</p> <p>(b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and</p> <p>(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B56 for the life of the development.</p>	Prior to operation and during operation	<p>The Development is not yet operational.</p> <p>Condition timing is not triggered.</p>	Not Triggered
B58	<p>Prior to the issue of an Occupation Certificate for each warehouse building, the Applicant must provide the Certifier with written evidence in the form of plans and a report prepared by the project landscape architect confirming that trees identified in the approved document package as contributing to the site's canopy target have been planted and that the trees are capable of reaching maturity in their locations. Where the canopy cover target (in accordance with the MRP DCP) is identified as not being achievable through those trees planted, the report is to detail what measures have been undertaken to address the tree canopy shortfall and a rectification plan is to be provided.</p>	Prior to the issue of an Occupation Certificate for each warehouse building	<p>No occupation certificates have been received for the Development.</p> <p>Condition timing is not triggered.</p>	Not Triggered
B59	<p>The Applicant must ensure the lighting associated with the development:</p> <p>(a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); and</p> <p>(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.</p>	At all times	<p>Operation of the Development has not yet commenced. Operational outdoor lighting has not yet been installed.</p> <p>No complaints relating to lighting have been received during the reporting period.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B60	Prior to the commencement of construction of each warehouse building in the development, the Applicant must submit a Signage Strategy, for each warehouse building, to the satisfaction of the Planning Secretary. The Signage Strategy must demonstrate the proposed signage is consistent with Chapter 3 of State Environmental Planning Policy (Industry and Employment) 2021. The Signage Strategy must: (a)ensure there is only up to one building identification sign installed per elevation; (b)ensure there is only up to one illuminated building identification sign per warehouse building; and (c)includes measures to control lighting impacts from illuminated signage including use of backlit signs.	Prior to construction of each warehouse building	Warehouse construction has not yet commenced. Condition timing is not triggered.	Not Triggered
B61	All signage and fencing must be erected in accordance with the approved Signage Strategy required by condition B60. Note: This condition does not apply to temporary construction and safety related signage and fencing.	At all times	Signage and fencing has not yet been erected. Condition timing is not triggered.	Not Triggered
Aboriginal Heritage				
B62	Prior to commencement of earthworks, the Applicant must implement the recommendations outlined in the Aldington Road Estate, Kemps Creek: Aboriginal Cultural Heritage Assessment Report, prepared by Biosis Pty Ltd, dated 22 April 2022 and the Edge Estate – Interim Letter of Advice regarding responses to State Significant Development Submission, prepared by Biosis Pty Ltd, dated 8 May 2024.	Prior to earthworks	Earthworks commenced on 28/11/2025. Recommendation 1: no further action required. Recommendations 2, 3 and 4 of the Interim Letter of Advice have not been triggered for the Development (unexpected finds). Recommendation 5: Due to the nature of construction be undertaken on site, the Applicant has agreed with the RAPs that the reburial of artefacts will occur after the completion of construction to avoid disturbance.. Recommendation 6: Ongoing consultation with the RAPs has been undertaken during the reporting period.	Compliant
B63	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.	At all times	No items or objects of Aboriginal heritage significance have been identified on site during the reporting period.	Not Triggered
Historic Heritage				
B64	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974 (NSW).	At all times	No items or objects of Aboriginal heritage significance have been identified on site during the reporting period.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B65	If any archaeological relics are uncovered during earthworks or construction, then all works must cease immediately in that area. Unexpected finds must be evaluated and recorded in accordance with the requirements of Heritage NSW.	At all times	No archaeological relics have been uncovered during the reporting period.	Not Triggered
Contamination and Remediation				
B66	The Applicant must remediate the site in accordance with the Remedial Action Plan included in the ADR and relevant guidelines produced or approved under the Contaminated Land Management Act 1997 (NSW). Remediation works must be undertaken by a suitably qualified and experienced consultant(s).	During remediation works	Remediation of the Site was completed on 07/11/2025.	Compliant
B67	Within three months of completion of the remediation works, the Applicant must submit a Remediation Validation Report (RVR) to the satisfaction of the Planning Secretary. The RVR must be prepared in accordance with the approved remedial action plan and relevant guidelines produced or approved under the Contaminated Land Management Act 1997 and must: (a) be reviewed and approved, by a consultant certified under either the Environment Institute of Australia and New Zealand's Certified Environmental Practitioner (Site Contamination) scheme (CEnvP(SC)) or the Soil Science Australia Certified Professional Soil Scientist Contaminated Site Assessment and Management (CPSS CSAM) scheme; and (b) demonstrate that: (i) the site is suitable for its intended industrial land use, or (ii) the site is suitable for its intended industrial land use with the implementation of an environmental management plan or long-term environmental management plan.	Within three months of the completion of remediation works	Remediation Validation Report (JBS&G Australia Pty Ltd, dated 26/07/2024) was approved by the Planning Secretary on 15/01/2026. Remediation Validation Report was submitted within three months of the completion of remediation works.	Compliant
B68	Prior to the commencement of earthworks, the Applicant must prepare an Asbestos Management Plan (AMP) for the development to the satisfaction of the Planning Secretary. The AMP must form part of the CEMP required by condition C2 and must: (a) be prepared by a suitably experienced person(s) or a SafeWork NSW licensed asbestos assessor; and (b) be prepared in accordance with the Detailed Site Investigation Aldington Road Estate 155-167; 169-181; 183-197; 199; 201-217; 219-233 and 235-251 Aldington Road, Kemps Creek, NSW prepared by JBS&G Australia Pty Ltd, dated 16 March 2022.	Prior to the commencement of earthworks	The AMP (revision 2, dated 23/06/2025) was approved by the Planning Secretary on 01/09/2025. Earthworks commenced on 28/11/2025. Asbestos containing material was removed from Site during the reporting period. The asbestos material was disposed of at BINGO recycling - Eastern Creek. Notification of the intent to remove non-friable asbestos and commence demolition work was provided to SafeWork NSW on 29/10/2025. An asbestos containing material clearance inspection was undertaken and a Clearance Certificated obtained (07/11/2025).	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B69	Prior to the commencement of earthworks, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	Prior to earthworks, during earthworks and construction	Earthworks commenced on 28/11/2025. Asbestos containing material disposed of during the reporting period was from known locations as identified in the Asbestos Management Plan prepared under CoC B68.	Compliant
B70	Prior to the commencement of earthworks, the Applicant undertake a hazardous building materials survey in accordance with the Detailed Site Investigation Aldington Road Estate 155-167; 169-181; 183-197; 199; 201-217; 219-233 and 235-251 Aldington Road, Kemps Creek, NSW prepared by JBS&G Australia Pty Ltd, dated 16 March 2022.	Prior to the commencement of earthworks	A Hazardous Building Materials Survey was prepared by JBS&G for the Site (Revision A, 24/05/2024). Earthworks commenced on 28/11/2025.	Compliant
Hazards and Risk				
B71	The quantities of dangerous goods stored and handled within Warehouses 1 to 8 must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times. In particular, the storage quantities and location of Class 3 dangerous goods must be consistent with those presented in the Appendix EE – Resilience and Hazards SEPP Assessment Report of the EIS.	During operation	Warehouse construction has not yet commenced. Condition timing is not triggered.	Not Triggered
B72	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with: (a) all relevant Australian Standards; and (b) for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual. In the event of an inconsistency between the requirements of condition B72(a) and condition B72(b), the most stringent requirement must prevail to the extent of the inconsistency.	At all times	The ER monthly report for the period 1/12/2025 - 19/12/2025 observed an un-banded jerry can on site. The jerry can was not stored in accordance with applicable standards.	Non-Compliant
B73	From the commencement of operation 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.	During operation	The Development is not yet operational. Condition timing is not triggered.	Not Triggered
Bushfire Protection				
B74	The Applicant shall ensure the development complies with: (a) the relevant provisions of Planning for Bushfire Protection (NSW RFS, 2019); (b) the construction standards and asset protection zone requirements recommended in the report titled Bush Fire Assessment, prepared by Peterson Bushfire and dated 25 August 2023; and (c) Australian Standard AS2419.1-2005 Fire hydrant installations System design, installation, and commissioning.	Operation	The Development is not yet operational. Condition timing is not triggered.	Not Triggered
Waste Management				

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
B75	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	At all times	The construction and demolition waste register for the Development does not utilise the classifications provided within the Waste Classification Guidelines.	Non-Compliant
B76	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	At all times	All waste removed from the Site has been directed to permitted facilities and premises.	Compliant
B77	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	At all times	No waste generated outside the Site has been received for storage, treatment, reprocessing, or disposal.	Compliant
B78	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	At all times	Waste is secured and maintained within designated waste storage areas. No complaints relating to waste management have been received.	Compliant
B79	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 (NSW).	At all times	Requirement is included in Section 4.2 of the CEMP (dated 8/10/2025, Revision 04a) which is currently being implemented on site. Regular inspections for the presence and management of pests, vermin and priority weeds are being undertaken and are included as relevant in ER inspection reports. ER Site Inspection Report #05 (15/01/2026) identifies that weed stockpile as having appropriate controls.	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
Compliance Requirement				
Part C Environmental Management, Reporting and Auditing				
Environmental Management				
C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) a condition compliance table for that plan;</p> <p>(b) detailed baseline data, where relevant;</p> <p>(c) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(d) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(e) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development; and</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (d) above;</p> <p>(f) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(g) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(h) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(i) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	At all times	<p>The following management plans have been prepared and approved for Phase 1 of the Development:</p> <ul style="list-style-type: none"> - CEMP (dated 8/10/2025, Revision 04a) - CTAMP (17/07/2025, revision 05) - ESCP (23/07/2025, revision 4) - DDP (23/06/2021) - CNVMP (11/07/2025, revision C) - CAQMP (01/10/2025, revision 5) - AMP (23/06/2025, revision 2) - UFP (23/06/2025, revision 1). <p>Planning Secretary approval of the identified management plans identified above is considered to be affirmation of compliance with CoC C1.</p>	Compliant
Construction Environmental Management Plan				
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for undertaking earthworks and infrastructure works as shown in Figure 14: in Appendix 1 in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	During earthworks and infrastructure works	<p>The CEMP (Edge Estate Warehouse and Logistics Hub – Phase 1, dated 8/10/2025, Revision 04a) has been prepared for earthworks and infrastructure works.</p> <p>Revision 04a of the CEMP was approved by the Planning Secretary on 07/11/2025.</p>	Compliant

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (a)Construction Traffic Management Plan (see condition B1); (b)Erosion and Sediment Control Plan (see condition B24); (c)Dam Decommissioning Plan (see condition B39); (d)Construction Noise Management Plan (see condition B43); (e)Construction Air Quality Management Plan (see condition B51); (f)Asbestos Management Plan (see condition B68); (g)Unexpected Finds Procedure (see condition B69); and (h)Community Consultation and Complaints Handling Procedure.	During earthworks and infrastructure works	The CEMP (Edge Estate Warehouse and Logistics Hub – Phase 1, dated 8/10/2025, Revision 04a) includes the following sub-plans: - CTAMP (17/07/2025, revision 05) - ESCP (23/07/2025, revision 4) - DDP (23/06/2021) - CNVMP (11/07/2025, revision C) - CAQMP (01/10/2025, revision 5) - AMP (23/06/2025, revision 2) - UFP (23/06/2025, revision 1). Revision 04a of the CEMP, inclusive of the sub-plans identified above, was approved on 07/11/2025.	Compliant
C4	The Applicant must: (a)not commence earthworks until the CEMP is approved by the Planning Secretary; and (b)carry out earthworks and infrastructure works in accordance with the CEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).	During earthworks and infrastructure works	Revision 04a of the CEMP was approved by the Planning Secretary on 07/11/2025. Earthworks commenced on the 28/11/2025. Earthworks and infrastructure works are being undertaken onsite in accordance with the approved CEMP.	Compliant
C5	The Applicant must prepare a CEMP for construction of warehouse buildings in the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	During warehouse construction	Construction of warehouse buildings has not yet commenced. Condition timing is not yet triggered.	Not Triggered
C6	As part of the CEMP required by condition C5 of this consent, the Applicant must include the following: (a)Construction Traffic Management Plan (see condition B1); (b)Erosion and Sediment Control Plan (see condition B24); (c)Construction Noise Management Plan (see condition B43); (d)Construction Air Quality Management Plan (see condition B51); and (e)Community Consultation and Complaints Handling Procedure.	During warehouse construction	Construction of warehouse buildings has not yet commenced. Condition timing is not yet triggered.	Not Triggered
C7	The Applicant must: (a)not commence construction of each warehouse building in the development until the CEMP is approved by the Planning Secretary; and (b)carry out the construction of each warehouse building in 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).	During warehouse construction	Construction of warehouse buildings has not yet commenced. Condition timing is not yet triggered.	Not Triggered
Operational Environmental Management Plan				
C8	The Applicant must prepare an Operational Environmental Management Plan (OEMP) for each warehouse building in the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	During operation	The Development is not yet operational. Condition timing is not yet triggered.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
C9	<p>As part of the OEMP required under condition C8 of this consent, the Applicant must include the following:</p> <ul style="list-style-type: none"> (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: <ul style="list-style-type: none"> (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; (c) include the following environmental management plans: <ul style="list-style-type: none"> (i) Operational Traffic Monitoring (see condition B20); (ii) Workplace Travel Plan (see condition B21); (iii) Water and Stormwater Management Plan (see condition B32); (iv) Noise Trigger Action Response Plan (see condition B47); and (v) Landscape Management Plan (see condition B56). 	During operation	<p>The Development is not yet operational.</p> <p>Condition timing is not yet triggered.</p>	Not Triggered
C10	<p>The Applicant must:</p> <ul style="list-style-type: none"> (a) not commence operation of each warehouse building in the development 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). 	During operation	<p>The Development is not yet operational.</p> <p>Condition timing is not yet triggered.</p>	Not Triggered
Revision of Strategies, Plans and Programs				
C11	<p>Within three months of:</p> <ul style="list-style-type: none"> (a) the submission of a Compliance Report under condition C18; (b) the submission of an incident report under condition C13; (c) the approval of any modification of the conditions of this consent and prior to the commencement of construction of any works associated with that modification or (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, <p>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.</p>	Within three months of trigger event	<p>No compliance reports have been submitted for the Development as of yet.</p> <p>No incident reports have been submitted during the reporting period.</p> <p>No modifications have been approved for the Development.</p> <p>No directions from the Planning Secretary have been received during the reporting period.</p>	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
C12	If identified as part of the review process (see condition C11) or considered 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 C11, or in the case of condition C11(c), prior to the commencement of construction of any works approved under a modification, 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.	Within six weeks of the review required under condition C11, or in the case of condition C11(c), prior to the commencement of construction	No reviews under condition C11 have been required during the reporting period.	Not Triggered
Reporting and Auditing				
C13	The Applicant must notify the Department within 24 hours of becoming aware of an incident. The notification must be made via the NSW planning portal (Major Projects) and address details of the incident including: (a) date, time and location; (b) a brief description of what occurred and why it has been classified as an incident; (c) a description of what immediate steps were taken in relation to the incident; and (d) identifying a contact person for further communication regarding the incident.	Within 24 hours of becoming aware of an incident	No incidents have been identified during the reporting period.	Not Triggered
C14	The Applicant must provide the Department with a subsequent incident report in accordance with Appendix 6.	Within seven days of the notification of an incident	No incidents have been identified during the reporting period.	Not Triggered
C15	Within seven days of becoming aware of non-compliance, the Applicant must notify the Department of the non-compliance. The notification must be in writing and must be submitted via the NSW planning portal (Major Projects). The notification must identify the development (including the development application number and name), set out the condition of this consent that the development is non-compliant with, why it does not comply, the reasons for the non-compliance (if known), and what actions have been undertaken, or will be undertaken, and when, to address the non-compliance.	Within seven days of becoming aware of a non-compliance	No non-compliances have been identified during the reporting period.	Not Triggered
C16	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.	At all times	No non-compliances have been identified during the reporting period.	Not Triggered
C17	A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.	At all times	Noted. No non-compliances have been identified during the reporting period.	Not Triggered

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
C18	<p>Within three months after the commencement of earthworks of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), for the duration of earthworks and construction works, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared having regard to the Compliance Reporting Post Approval Requirements (Department 2020) and must also:</p> <p>(a) identify any trends in the monitoring data;</p> <p>(b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(c) describe what measures will be implemented over the next year to improve the environmental performance of the development.</p>	<p>Within three months after the commencement of earthworks and in the same month each subsequent year during earthworks and construction</p>	<p>Earthworks commenced on the 28/11/2025.</p> <p>This compliance report has been prepared to satisfy the requirements of this condition and to align to the requirements of the CRPAR 2020.</p>	<p style="text-align: center;">Compliant</p>
C19	<p>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.</p>	<p>Within 60 days of submission under C18</p>	<p>This compliance report has been prepared to address this condition.</p> <p>Compliance with publication and notification requirements for this period will be addressed in the subsequent compliance report.</p>	<p style="text-align: center;">Not Triggered</p>
C20	<p>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.</p> <p>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.</p>	<p>At all times</p>	<p>Noted.</p>	<p style="text-align: center;">Compliant</p>
Access to Information				

Approval (ID)	Condition	Timing	Evidence and Comments	Compliance Status
C21	<p>At least 48 hours before the commencement of earthworks of the development and for the life of the development, the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent, with the exception of the document described under condition B73;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated monthly;</p> <p>(ix) the Compliance Report of the development;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	<p>At least 48 hours before the commencement of earthworks of the Development and for the life of the Development</p>	<p>The following website is being maintained for the Development: https://www.fraserspropertyindustrial.com/en-au/property/australia/nsw/edge.html.</p> <p>The community complaints register was not available on the Development website during the reporting period.</p>	<p>Non-Compliant</p>