

Development Consent

Section 4.16 of the Environmental Planning and Assessment Act 1979

As delegate of the Minister for Planning and Public Spaces I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

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



Michael Young
A/Director Transport and Water Assessments
As delegate of the Minister for Planning and Public Spaces

Sydney

14 October 2025

SCHEDULE 1

Application Number:	DA 25/5786
Applicant:	Great River NSW Pty Ltd
Consent Authority:	Minister for Planning and Public Spaces
Site:	14-28 & 30-98 Old Castlereagh Road, Penrith Lots 1, 2 and 3 DP 1263486
Development	Consolidation of 32 approved community title lots to create 10 larger lots, including: • associated subdivision works, including changes to internal road layout, drainage and landscaping; and • changes to approved construction staging.

SCHEDULE 2

PART A - ADMINISTRATIVE CONDITIONS

The consent is subject to the following conditions:

Terms of Consent

A1. The development may only be carried out:

- (a) in compliance with the conditions of this consent;
- (b) in accordance with any written directions of the Planning Secretary in accordance with the Condition A2;
- (c) in accordance with the Statement of Environmental Effects (Planning Ingenuity, 11 April 2025);
- (d) in accordance with the approved plans in the tables below:

Civil Plans prepared by <i>Enspire Solutions Pty Ltd</i>			
Dwg No.	Rev	Name of Plan	Date
200044-09-DA-C01.21	2	GENERAL NOTES AND LEGENDS - SHEET 1	24/02/2025
200044-09-DA-C01.22	2	GENERAL NOTES AND LEGENDS - SHEET 2	24/02/2025
200044-09-DA-C01.31	3	STAGING PLAN	26/02/2025
200044-09-DA-C01.41	4	GENERAL ARRANGEMENT PLAN	15/08/2025
200044-09-DA-C01.91	5	COMMUNITY TITLE SUBDIVISION PLAN	28/08/2025
200044-09-DA-C01.81	5	SUBDIVISION PLAN	28/08/2025
200044-09-DA-C03.01	5	EROSION AND SEDIMENTATION CONTROL PLAN	28/08/2025
200044-09-DA-C03.21	2	EROSION AND SEDIMENTATION CONTROL DETAILS	24/02/2025
200044-09-DA-C04.01	3	BULK EARTHWORKS CUT AND FILL PLAN	26/02/2025
200044-09-DA-C04.21	2	BULK EARTHWORKS CUT AND FILL SECTIONS	24/02/2025
200044-09-DA-C05.01	5	SITEWORKS AND STORMWATER MANAGEMENT PLANS - SHEET 1	28/08/2025
200044-09-DA-C05.02	4	SITEWORKS AND STORMWATER MANAGEMENT PLANS - SHEET 2	28/08/2025
200044-09-DA-C05.03	4	SITEWORKS AND STORMWATER MANAGEMENT PLANS - SHEET 3	28/08/2025
200044-09-DA-C05.04	4	SITEWORKS AND STORMWATER MANAGEMENT PLANS - SHEET 4	28/08/2025

200044-09-DA-C07.01	2	ROAD TYPICAL LONGITUDINAL SECTIONS	24/02/2025
200044-09-DA-C11.01	5	PAVEMENT, SIGNAGE AND LINEMARKING PLAN	28/08/2025
200044-09-DA-C13.01	4	STORMWATER LONGITUDINAL SECTIONS - SHEET 1	15/08/2025
200044-09-DA-C13.02	3	STORMWATER LONGITUDINAL SECTIONS - SHEET 2	15/08/2025
200044-09-DA-C14.01	2	SITEWORKS DETAILS	24/02/2025
200044-09-DA-C14.11	2	COUNCIL DETAILS - SHEET 1	24/02/2025
200044-09-DA-C14.12	2	COUNCIL DETAILS - SHEET 2	24/02/2025
200044-09-DA-C14.13	2	COUNCIL DETAILS - SHEET 3	24/02/2025
200044-09-DA-C14.14	2	COUNCIL DETAILS - SHEET 4	24/02/2025
200044-09-DA-C18.01	2	STORMWATER DETAILS - SHEET 1	24/02/2025
200044-09-DA-C18.02	2	STORMWATER DETAILS - SHEET 2	24/02/2025
200044-DA-C22.01	4	CATCHMENT PLAN	15/08/2025
200044-09-DA-C25.01	4	TURNING PATH PLAN	28/08/2025

Landscape Plans prepared by <i>Clouston Associates</i>			
Dwg No.	Issue	Name of Plan	Date
S18-0072 DA 6	L	General Arrangement Plan	15/01/2025
S18-0072 DA 7	L	Old Castlereagh Road – Section AA	15/01/2025
S18-0072 DA 8	L	Typical Road – Section BB	15/01/2025
S18-0072 DA 9	L	Entry Signage Concepts	15/01/2025
S18-0072 DA 10	L	Indicative Planting Palette	15/01/2025
S18-0072 DA 11	L	Indicative Planting Palette	15/01/2025
S18-0072 DA 12	L	Indicative Planting Schedule	15/01/2025

(e) generally in accordance with the following documents:

- (i) Bushfire Assessment Report – Modification to an Industrial Subdivision – Nepean Business Park, Penrith, prepared by Precinct Capital Pty Ltd for Bushfire Planning Australia, dated 31 January 2025;
- (ii) Flood Impact Statement – P2108447JC04V03, prepared by Martens, dated 18 June 2025; and
- (iii) Nepean Business Park, Penrith – Subdivision Lot Amalgamation – Traffic

- A2. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the environmental performance of the development;
 - (b) any document or correspondence in relation to the development;
 - (c) any notification given to the Planning Secretary under the terms of this consent;
 - (d) any audit of the construction or operation of the development;
 - (e) the terms of this consent and compliance with the terms of this consent (including anything required to be done under this consent);
 - (f) the carrying out of any additional monitoring or mitigation measures; and
 - (g) in respect of ongoing monitoring and management obligations, compliance with an updated or revised version of a guideline, protocol, Australian Standard or policy required to be complied with under this approval.
- A3. The conditions of this consent prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A1(c), A1(d) and A1(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in this consent, the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Limits of Consent

- A4. This consent lapses five years after the date of consent is published on the NSW Planning Portal unless work associated with the development have physically commenced.

Prescribed Conditions

- A5. The Applicant must comply with all relevant prescribed conditions of development consent under Part 4, Division 2 of the Environmental Planning and Assessment Regulation 2021 (the EP&A Regulation).

Long Service Levy

- A6. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation on their Helpline 13 1441.

Planning Secretary as Moderator

- A7. In the event of a dispute between the Applicant and a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Planning Secretary for resolution.

Evidence of Consultation

- A8. Where conditions of this consent require consultation to be undertaken, evidence of the consultation taken must be submitted to the Planning Secretary with the corresponding documentation. The evidence must include:
- (a) documentation of the engagement with the identified party in the condition of consent that has occurred before submitting the document for approval;
 - (b) a log of the dates of engagement or attempted engagement with the identified party;
 - (c) documentation of the follow-up with the identified party where the engagement has not occurred to confirm that they do not wish to engage or have not attempted to engage after repeated invitations;
 - (d) outline of the issues raised by the identified party and how they have been addressed; and

- (e) a description of the outstanding issues raised by the identified party and the reasons why they have not been addressed.

Staging

- A9. The project may be completed in stages in accordance with the Staging Plan submitted with the application and approved under condition A1(d). A Construction Certificate or Subdivision Certificate may be obtained for each stage, subject to the satisfaction of relevant conditions.
- A10. Where staging is proposed to occur differently to that approved in Condition A1(d), a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one (1) month before the commencement of the first of the proposed stages of construction. Where the staging is proposed to be changed after commencement of the first of the proposed stages of construction; the Staging Report is to be submitted to the Planning Secretary no later than one (1) month before the commencement of the stage/s impacted by the change.
- A11. A Staging Report prepared in accordance with condition A10 must:
 - (a) if staged construction is proposed, set out how the construction of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when construction of each stage will commence and finish;
 - (b) if staged operation is proposed, set out how the operation of the whole of the project will be staged, including details of work and other activities to be carried out in each stage and the general timing of when operation of each stage will commence and finish (if relevant);
 - (c) specify how compliance with conditions will be achieved across and between each of the stages of the project; and
 - (d) set out mechanisms for managing any cumulative impacts arising from the proposed staging.
- A12. Where a Staging Report is required, the project must be staged in accordance with the Staging Report, as approved by the Planning Secretary under condition A10.
- A13. Where construction or operation is being staged in accordance with a Staging Report, the terms of this consent/approval that apply or are relevant to the works or activities to be carried out in a specific stage must be complied with at the relevant time for that stage as identified in the Staging Report.

Staging, Combining and Updating Strategies, Plans or Programs

- A14. The Applicant may:
 - (a) prepare and submit any strategy, plan (including management plan, architectural or design 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 (including management plan, architectural or design plan) or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan (including management plan, architectural or design plan) or program);
 - (b) combine any strategy, plan (including management plan, architectural or design plan), or program required by this consent (if a clear relationship is demonstrated

- between the strategies, plans (including management plan, architectural or design plan) or programs that are proposed to be combined); and
- (c) update any strategy, plan (including management plan, architectural or design plan), or program required by this consent (to ensure the strategies, plans (including management plan, architectural or design plan), or 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).
- A15. Any strategy, plan or program prepared in accordance with condition A14, where previously approved by the Planning Secretary under this consent, must be submitted to the satisfaction of the Planning Secretary.
- A16. If the Planning Secretary agrees or directs, a strategy, plan (including management plan, architectural or design 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.
- A17. Updated strategies, plans (including management plan, architectural or design plan), or programs replace the respective previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan, program or drawing.

Applicability of Guidelines

- A18. 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.

Monitoring and Environmental Audits

- A19. 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 *Environmental Planning and Assessment Act, 1979* (the EP&A Act). This includes conditions in respect of incident notification, reporting and response, non-compliance notification, Site audit report and independent auditing.

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

Compliance

- A20. 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.

Incident Notification, Reporting and Response

- A21. The Planning Secretary must be notified in writing to compliance@planning.nsw.gov.au within 24 hours of the Applicant becoming aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident.
- A22. Subsequent notification must be given and reports submitted in accordance with the requirements set out in **APPENDIX 2**.

Revision of Strategies, Plans and Programs

A23. Within three months of:

- (a) the submission of an incident report under conditions A21 and A22;
- (b) the approval of any modification of the conditions of this consent; or
- (c) the issue of a direction of the Planning Secretary under condition A1 which requires a review,

the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary and the Principal Certifier must be notified in writing that a review is being carried out.

A24. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans, programs or drawings required under this consent must be revised, to the satisfaction of the Planning Secretary or Principal Certifier (but only where previously approved by the Principal Certifier and if the condition allows). Where revisions are required, the revised document must be submitted to the Planning Secretary and/or Principal Certifier for approval and / or information (where relevant) within six weeks of the review.

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.*

Modification of Development Consent DA 9876

A25. Prior to the issue of any Construction Certificate, Subdivision Works Certificate, or commencement of any works under this consent, the Applicant must submit for approval by the Planning Secretary a marked-up document with track changes to the conditions in development consent DA 9876 pursuant to section 4.17(1)(b) and (5) of the EP&A Act within the area covered under this consent as detailed within Condition A1.

Note: *This does not invalidate any Construction Certificate or Subdivision Works Certificate already issued under DA 9876.*

The modification(s) to DA 9876 proposed in the marked-up document must not authorise or require anything that is inconsistent with the conditions of this consent. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict.

A26. Prior to the issue of any construction certification or commencement of any works under this consent, the Applicant is to provide written notice to the Planning Secretary (which includes a copy of the document approved in Condition A25) pursuant to section 67 of the EP&A Regulation to modify DA 9876 in accordance with Condition A25.

PART B
PRIOR TO THE ISSUE OF A CONSTRUCTION CERTIFICATE OR SUBDIVISION
WORKS CERTIFICATE

No Works Prior To Certification

- B1. Work must not commence until a Construction Certificate or Subdivision Works Certificate in respect of the work has been issued.

All conditions under this section to be met

- B2. All relevant conditions under this section must be met prior to the issue of any relevant Construction Certificate or Subdivision Works Certificate.

Appointment of Certifier

- B3. Prior to the issue of any relevant Construction Certificate or Subdivision Works Certificate, the applicant must:
- (a) appoint a Principal Certifier in accordance with the relevant provisions of the *EP&A Act 1979* and accompanying Regulation; and
 - (b) The Principal Certifier must submit to the Planning Secretary and Penrith City Council an "Appointment of Principal Certifier".

Long Service Levy

- B4. Prior to the issue of any relevant Construction Certificate or Subdivision Works Certificate, the Applicant must provide evidence to the Principal Certifier that any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or, where such a levy is payable by instalments, the first instalment of the levy) for DA 9876 has been paid.

Public Domain Plan and Works

- B5. Prior to issue of the Subdivision Works Certificate, civil engineering plans showing the details of the design, maintenance and management of private roads and footpaths which will be accessed by the public, must be submitted with the Subdivision Works Certificate. A copy provided to Penrith City Council for information and the Planning Secretary upon request.

Note: *Regard should be given to the Registrar General's Directions requirements for a Community Schemes, including requirements within Schedule 2 of the Community Land Development Act 2021.*

- B6. Prior to the issue of any relevant Construction Certificate or Subdivision Works Certificate for footpath or public domain works, the Applicant must demonstrate to the Principal Certifier that the streetscape design and treatment meets the requirements of the approved Public Domain Plan as part of DA 9876, including addressing pedestrian management. If this cannot be demonstrated, the Public Domain Plan must be updated to the satisfaction of the Principal Certifier.

Note: *Separate construction certificate applications under the Roads Act 1993 are required to be submitted and approved by the relevant roads authority for roadworks or works within the public domain.*

Roadworks and Access

- B7. Prior to the issue of any relevant Construction Certificate or Subdivision Works Certificate for roadworks and access (if any), the Applicant must submit design plans to be prepared to the satisfaction of a Registered Certifier.
- B8. Prior to the issue of any relevant Construction Certificate or Subdivision Works Certificate, the Applicant must submit design plans to the satisfaction of a Registered Certifier which

demonstrates that the proposed internal roads comply with Table 5.3b of *Planning for Bush Fire Protection 2019*.

Stormwater Management

- B9. Prior to issue of the relevant Construction Certificate or Subdivision Works Certificate, documentation, prepared by a suitably qualified person, must be submitted to the satisfaction of the Principal Certifier demonstrating that all basin, structures, treatment systems and related infrastructure on the site are provided outside of any landscaped setbacks to the boundary required.

Road Design Standards

- B10. Prior to issue of the first Construction Certificate or Subdivision Works Certificate for road forming works, road formation designs must be designed in accordance with approved plans to the satisfaction of the Principal Certifier.
- B11. Evidence must be submitted to the satisfaction of the Principal Certifier that the road formation designs in Condition B10 have been incorporated into the detailed design.

Stormwater Design Standards

- B12. Prior to issue of the first Construction Certificate or Subdivision Works Certificate for stormwater drainage works, stormwater drainage designs must be designed in accordance with approved plans and Penrith City Council standards, to the satisfaction of the Principal Certifier.
- B13. Evidence must be submitted to the satisfaction of the Principal Certifier that the stormwater drainage designs in Condition B12 have been incorporated into the detailed design.

Update of the Flood Emergency Response Plan (FERP)

- B14. The Flood Emergency Response Plan (FERP) approved as part of DA 9876 must be updated to account for this consent. A copy of the updated FERP is to be provided to SES for information, and to the Planning Secretary upon request.

Updated Subdivision Plans

- B15. Prior to issue of the first Construction Certificate or Subdivision Works Certificate, amended Community title subdivision plans, prepared by a suitably qualified person, must be submitted to the satisfaction of the Planning Secretary that includes the area and dimensions of each lot created.

PART C

PRIOR TO COMMENCEMENT OF CONSTRUCTION OR WORKS

All conditions under this section to be met

- C1. All relevant conditions under this section must be met prior to the commencement of any relevant construction or works.

Notification of Commencement

- C2. The Applicant must notify the Planning Secretary in writing of the dates of the commencement of construction and operation at least 48 hours before those dates.
- C3. If the construction or operation of the development is to be staged, the Applicant must notify the Planning Secretary in writing at least 48 hours before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

Certified Drawings

- C4. Prior to the commencement of construction, the Applicant must submit to the satisfaction of the Principal Certifier civil and/or structural drawings prepared and signed by a suitably qualified practising Engineer that demonstrates compliance with this development consent.
- C5. Plans certified in accordance with section 6.16 of the EP&A Act are to be submitted to the Principal Certifier and the Planning Secretary prior to commencement of each stage of the works and shall include details as required by any of the following conditions.

A copy of the Construction Certificate or Subdivision Works Certificate shall be submitted to the Planning Secretary upon request and Penrith City Council for information.

Complaints Handling

- C6. A Complaints Management System must be prepared and implemented before the commencement of any work and maintained for the duration of construction and for a minimum for 12 months following completion of construction.
- C7. The following information must be available to facilitate community enquiries and manage complaints one (1) month before the commencement of work and for 12 months following the completion of construction:
- (a) a 24- hour telephone number for the registration of complaints and enquiries about the development;
 - (b) a postal address to which written complaints and enquires may be sent;
 - (c) an email address to which electronic complaints and enquiries may be transmitted; and
 - (d) a mediation system for complaints unable to be resolved.

This information must be accessible to all in the community regardless of age, ethnicity, disability or literacy level.

- C8. A Complaints Register must be maintained recording information on all complaints received about the development during the carrying out of any work and for a minimum of 12 months following the completion of construction. The Complaints Register must record the:
- (a) number of complaints received;
 - (b) the date and time of the complaint;
 - (c) the method by which the complaint was made;
 - (d) any personal details of the complainant which were provided by the complainant or,

- if no such details were provided, a note to that effect;
- (e) nature of the complaint;
 - (f) means by which the complaint was addressed and whether resolution was reached, with or without mediation; and
 - (g) if no action was taken, the reason(s) why no action was taken.
- C9. The Complaints Register must be provided to the Planning Secretary upon request, within the timeframe stated in the request.

Note: *Complainants must be advised that the Complaints Register may be forwarded to Government agencies to allow them to undertake their regulatory duties.*

Environmental Management Plan Requirements

- C10. Management plans required under this consent must be prepared having regard to relevant guidelines, including but not limited to the *Environmental Management Plan Guideline: Guideline for Infrastructure Projects* (DPIE April 2020).

Note:

- *The Environmental Management Plan Guideline is available on the Planning Portal at: <https://www.planningportal.nsw.gov.au/major-projects/assessment/post-approval>*
- *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

Construction Environmental Management Plan

- C11. Should the Applicant wish to use the existing approved Construction Environmental Management Plan (CEMP) and Sub Plans associated with DA 9876, these documents must be updated to reflect this consent and Conditions C12 to C17 will not apply. A copy of the updated package must be provided to the Principal Certifier prior to the commencement of construction. A copy must also be provided to the Planning Secretary upon request.
- C12. If the Applicant does not use updated and approved CEMP and Sub Plans associated with DA 9876 (Condition C11), prior to the commencement of construction, the Applicant must prepare and submit a CEMP to the Principal Certifier and provide a copy to the Planning Secretary. The CEMP must include, but not be limited to, the following:
- (a) Details of:
 - (i) hours of work;
 - (ii) 24-hour contact details of site manager;
 - (iii) management of dust and odour to protect the amenity of the neighbourhood;
 - (iv) stormwater control and discharge;
 - (v) measures to ensure that sediment and other materials are not tracked onto the roadway by vehicles leaving the site;
 - (vi) groundwater management plan including measures to prevent groundwater contamination;
 - (vii) external lighting in compliance with AS 4282-2019 Control of the obtrusive effects of outdoor lighting;
 - (viii) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations;
 - (b) Construction Traffic and Pedestrian Management Sub-Plan (see condition C13);
 - (c) Construction Noise and Vibration Management Sub-Plan (see condition C14);
 - (d) Construction Waste Management Sub-Plan (see condition C15);

- (e) Construction Soil and Water Management Sub-Plan (see condition C16);
- (f) Flood Emergency Response Sub-Plan (FERSP) (see condition C17);
- (g) an unexpected finds protocol for contamination and associated communications procedure;
- (h) an unexpected finds protocol for Aboriginal and non-Aboriginal heritage and associated communications procedure; and
- (i) waste classification (for materials to be removed) and validation (for materials to remain) be undertaken to confirm the contamination status in these areas of the site.

The Applicant must not commence construction of the development until the CEMP is approved by the Principal Certifier and a copy submitted to the Planning Secretary.

C13. The Construction Traffic and Pedestrian Management Sub-Plan (CTPMSP) must be prepared to achieve the objective of ensuring safety and efficiency of the road network and address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced person(s);
- (b) be prepared in consultation with Penrith City Council and TfNSW;
- (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction in consideration of potential impacts on general traffic, cyclists and pedestrians and bus services; and
- (d) detail heavy vehicle routes, access and parking arrangements.

C14. The Construction Noise and Vibration Management Sub-Plan (CNVMSP) must address, but not be limited to, the following:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's Interim Construction Noise Guideline (DECC, 2009);
- (c) describe the measures to be implemented to manage high noise generating works such as but not limited to piling, in close proximity to sensitive receivers;
- (d) include strategies that have been developed with the community for managing high noise generating works;
- (e) describe the community consultation undertaken to develop the strategies in condition C14(d);
- (f) include a complaints management system that would be implemented for the duration of the construction; and
- (g) include a program to monitor and report on the impacts and environmental performance of the development and the effectiveness of the management measures in accordance with condition C10.

C15. The Construction Waste Management Sub-Plan (CWMSP) must address, but not be limited to, the procedures for the management of waste comprising:

- (a) the recording of quantities, classification (for materials to be removed) and validation (for materials to remain) of each type of waste generated during construction and proposed use;
- (b) information regarding the recycling and disposal locations; and
- (c) confirmation of the contamination status of the development areas of the site based on the validation results.

- C16. The Applicant must prepare a Construction Soil and Water Management Plan (CSWMSP) and the plan must address, but not be limited to the following:
- (a) be prepared by a suitably qualified expert, in consultation with Penrith City Council;
 - (b) describe all erosion and sediment controls to be implemented during construction, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book';
 - (c) include an Acid Sulfate Soils Management Plan, if required, including measures for the management, handling, treatment and disposal of acid sulfate soils, including monitoring of water quality at acid sulfate soils treatment areas.
 - (d) provide a plan of how all construction works will be managed in a wet-weather events (i.e. storage of equipment, stabilisation of the Site);
 - (e) detail all off-Site flows from the Site; and
 - (f) describe the measures that must be implemented to manage stormwater and flood flows for small and large sized events, including, but not limited to, 1 in 5-year ARI and 1 in 100-year ARI.
- C17. The approved Flood Emergency Response Sub-Plan (FERSP) under DA 9876 must be updated, and submitted to SES for information and the Planning Secretary upon request.
- C18. A Driver Code of Conduct must be prepared and communicated by the Applicant to heavy vehicle drivers and must address the following:
- (a) minimise the impacts of earthworks and construction on the local and regional road network;
 - (b) minimise conflicts with other road users;
 - (c) minimise road traffic noise; and
 - (d) ensure truck drivers use specified routes.

Soil and Water

- C19. Prior to the commencement of construction, the Applicant must install and maintain erosion and sediment controls and other soil and water management measures in accordance with the CSWMSP.

Construction Parking

- C20. Prior to the commencement of construction, the Applicant must provide sufficient parking facilities within the site boundary of DA 9876, including for heavy vehicles and for site personnel, to ensure that construction traffic associated with the development does not utilise public and residential streets or public parking facilities.
- C21. Prior to the commencement of construction, the Applicant must submit a Construction Worker Transportation Strategy to the Principal Certifier. The Strategy must detail the provision of sufficient parking facilities or other travel arrangements for construction workers in order to minimise demand for parking in nearby public streets or public parking facilities. A copy of the strategy must be provided to the Planning Secretary upon request.

Stormwater Management

- C22. Prior to the commencement of construction, erosion and sediment controls must be installed and maintained, as a minimum, in accordance with the publication Managing Urban Stormwater: Soils & Construction (4th edition, Landcom 2004) commonly referred to as the 'Blue Book'.

- (a) direct all sediment laden water in overland flow away from the leachate management system; and
- (b) prevent cross-contamination of clean and sediment or leachate laden water.

C23. Prior to the commencement of construction, the Applicant must provide a report, prepared by a suitably qualified person, identifying measures that will be implemented during construction to manage stormwater and flood flows for small and large sized events, including, but not limited to 1 in 1-year ARI, 1 in 5-year ARI and 1 in 100-year ARI. A copy of this report must be submitted to the satisfaction of the Planning Secretary.

Acid Sulfate Soil

C24. Prior to the commencement of construction, the Applicant must implement measures to manage Acid Sulfate Soils. These measures must include handling, treatment, monitoring of water quality at treatment areas and disposal of Acid Sulfate Soils.

Flood Management

C25. Prior to the commencement of construction, the Applicant must prepare and implement for the duration of construction:

- (a) flood warning and notification procedures for construction workers on site; and
- (b) evacuation and refuge protocols.

C26. Prior to commencement of any site works, temporary emergency exits, and signage must be provided on-site including clearly labelled direction of travel in the event of a flooding emergency.

Stormwater Management System

C27. Prior to the commencement of the relevant construction stage / commencement of construction, the Applicant must design an operational stormwater management system for the development and submit it to the Principal Certifier for approval. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be generally in accordance with the design plans at condition A1;
- (c) be in accordance with applicable Australian Standards; and
- (d) ensure that the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.

Contamination

C28. Prior to commencement of works for each stage and only after rehabilitation works approved under a separate consent have been completed for the stage, a Section A Site Audit Statement, prepared by an EPA-accredited auditor, must be submitted to the satisfaction of the Principal Certifier which confirms that the site is suitable for the proposed use. A copy must be provided to the Planning Secretary upon request.

PART D

DURING CONSTRUCTION OR WORKS

All conditions under this section to be met

D1. All relevant conditions under this section must be met during works.

Site Notice

D2. A site notice(s) must be prominently displayed at the relevant boundaries of DA 9876 during construction for the purposes of informing the public of project details and must satisfy the following requirements:

- (a) minimum dimensions of the site notice(s) must measure 841 mm x 594 mm (A1) with any text on the site notice(s) to be a minimum of 30-point type size;
- (b) the site notice(s) must be durable and weatherproof and must be displayed throughout the works period;
- (c) the approved hours of work, the name of the builder, Certifier, structural engineer, site/ project manager, the responsible managing company (if any), its address and 24-hour contact phone number for any inquiries, including construction/ noise complaint must be displayed on the site notice; and
- (d) the site notice(s) must be mounted at eye level on the perimeter hoardings/fencing and must state that unauthorised entry to the site is not permitted.

Operation of Plant and Equipment

D3. All construction plant and equipment used on site must be maintained in a proper and efficient condition and operated in a proper and efficient manner.

Construction Hours

D4. Construction, including all works under this consent and the delivery of materials to and from the site, may only be carried out between the following hours:

- (a) between 7am and 6pm, Mondays to Fridays inclusive; and
- (b) between 8am and 1pm, Saturdays.

No work may be carried out on Sundays or public holidays.

D5. Construction activities may be undertaken outside of the hours in condition D4 if required:

- (a) by the Police or a public authority for the delivery of vehicles, plant or materials; or
- (b) in an emergency to avoid the loss of life, damage to property or to prevent environmental harm.

D6. Notification of such construction activities as referenced in condition D5 must be given to affected residents before undertaking the activities or as soon as is practical afterwards.

D7. Rock breaking, rock hammering, sheet piling, pile driving and similar activities may only be carried out between the following hours:

- (a) 9am to 12pm, Monday to Friday;
- (b) 2pm to 5pm Monday to Friday; and
- (c) 9am to 12pm, Saturday.

Implementation of Management Plans

D8. The Applicant must carry out the construction of the development in accordance with the most recent version of the CEMP (including Sub-Plans).

Construction Traffic

D9. All construction vehicles are to be contained wholly within the site, except if located in an approved on-street work zone, and vehicles must enter the site or an approved on-street work zone before stopping.

No Obstruction of Public Way

D10. The public way (outside of any approved construction works zone) must not be obstructed by any materials, vehicles, refuse, skips or the like, under any circumstances.

Construction Noise Limits

D11. The development must be constructed with the objective of achieving the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures identified in the approved Construction Noise and Vibration Management Plan.

D12. Construction vehicles, including (but not limited to) heavy vehicles or machinery, concrete agitator trucks and construction worker vehicles, must not arrive at the site or surrounding residential precincts outside of the construction hours of work outlined under condition D4.

D13. The Applicant must implement, where practicable and without compromising the safety of construction staff or members of the public, the use of 'quackers' to ensure noise impacts on surrounding noise sensitive receivers are minimised.

Vibration Criteria

D14. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and
- (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).

D15. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition D14.

D16. The limits in conditions D14 and D15 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C11 or C12 of this consent.

Air Quality

D17. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

D18. During construction, the Applicant must ensure that:

- (a) activities are carried out in a manner that minimises dust including emission of windblown or traffic generated dust;
- (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.

Erosion and Sediment Control

D19. All erosion and sediment control measures must be effectively implemented and maintained in accordance with the CSWMSP.

Imported Fill/Soil

D20. The Applicant must:

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

Disposal of Seepage and Stormwater

D21. Adequate provisions must be made to collect and discharge stormwater drainage during construction of the building to the satisfaction of the Principal Certifier. The prior written approval of Penrith City Council must be obtained to connect or discharge site stormwater to Penrith City Council's stormwater drainage system or street gutter.

Emergency Management and Evacuation

D22. The Applicant must prepare and implement awareness training for employees and contractors, including locations of the assembly points and evacuation routes, for the duration of construction.

D23. A copy of the approved FERP must always be kept and made available onsite during construction.

D24. During construction or works, one or more Site Flood Warden(s) must be appointed and must always be present on site when the site is occupied. The Site Flood Warden is responsible for the review, exercise, and on-site operation of the early evacuation and non-attendance system. The Site Flood Warden must have the authority to direct site attendees to perform actions necessary for flood preparedness and response.

D25. During construction or works, temporary emergency exits, and signage must be provided on-site including clearly labelled direction of travel in the event of a flooding emergency.

Unexpected Finds Protocol – Aboriginal Heritage

D26. In the event that surface disturbance identifies a new Aboriginal object:

- (a) all works must halt in the immediate area to prevent any further impacts to the object(s);
- (b) a suitably qualified archaeologist and the registered Aboriginal representatives must be contacted to determine the significance of the objects;
- (c) the site is to be registered in the Aboriginal Heritage Information Management System (AHIMS) which is managed by Heritage NSW under Department of Premier and Cabinet and the management outcome for the site included in the information provided to AHIMS;
- (d) the Applicant must consult with the Aboriginal community representatives, the archaeologists and Heritage NSW to develop and implement management

- strategies for all objects/sites; and
- (e) works shall only recommence with the written approval of the Planning Secretary.

Unexpected Finds Protocol – Historic Heritage

D27. If any unexpected archaeological relics are uncovered during the work, then:

- (a) all works must cease immediately in that area and notice is to be given to Heritage NSW and the Planning Secretary within 2 business days;
- (b) depending on the possible significance of the relics, an archaeological assessment and management strategy may be required before further works can continue in that area as determined in consultation with Heritage NSW; and
- (c) works may only recommence with the written approval of the Planning Secretary.

Waste Storage and Processing

- D28. All waste generated during construction 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.
- D29. All waste generated during construction must be assessed, classified and managed in accordance with the Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).
- D30. The Applicant must ensure that concrete waste and rinse water are not disposed of on the site and are prevented from entering any natural or artificial watercourse.
- D31. The Applicant must record the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations for the duration of construction.
- D32. The Applicant must ensure that the removal of hazardous materials, particularly the method of containment and control of emission of fibres to the air, and disposal at an approved waste disposal facility is in accordance with the requirements of the relevant legislation, codes, standards and guidelines.

Site Contamination

- D33. The Applicant must ensure the proposed development does not result in a change of risk in relation to any pre-existing contamination on the site that would result in significant contamination.
- D34. Any new information which comes to light during construction works which has the potential to alter previous conclusions about site contamination must be immediately notified to the relevant authority.

Copy of Stamped Plans on Site

- D35. Keep a copy of the stamped approved plans on-site for the duration of site works and make the plans available upon request to either the Principal Certifier or an officer of Penrith City Council or the Planning Secretary.

PART E
PRIOR TO THE ISSUE OF SUBDIVISION CERTIFICATE/ COMMENCEMENT OF OPERATION

All conditions under this section must be met

- E1. All relevant conditions under this section must be met prior to the issue of any relevant Construction Certificate or Subdivision Certificate.

Notification of Occupation or Subdivision Certificate

- E2. At least one month before the issue of the Subdivision Certificate, the date of commencement of the operation of the development must be notified to the Planning Secretary in writing. If the 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, of the date of commencement and the development to be carried out in that stage.

Occupation Certificate or Subdivision Certificate

- E3. A Subdivision Certificate must be obtained from the Principal Certifier prior to commencement of occupation or use of the whole or any part of the approved development. A copy of the Subdivision Certificate shall be submitted to the Planning Secretary no later than 7 business days from the date of issue.

Development Contributions

- E4. Prior to the issue of any relevant Subdivision Certificate, the development must make a monetary contribution to Penrith City Council in the amount of 1% of the proposed cost of carrying out the development, for the purposes of the Local Infrastructure identified in the Penrith City Section 7.12 City Wide Development Contributions Plan for non-residential development, under section 7.12 of the EP&A Act.

The contribution must be adjusted on a quarterly basis (from the date of this consent), to account for movements in the Australian Bureau of Statistics Consumer Price Index – Building Construction (NSW).

Work as Executed Drawings

- E5. Prior to the issuing of a Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Planning Secretary, Principal Certifier and Penrith City Council prior to the issue of a Subdivision Certificate.
- E6. Prior to the issuing of a Subdivision Certificates for any stage of the development, the Applicant must provide to the Principal 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.

Utilities and Services

- E7. Prior to the issue of any relevant Subdivision Certificate, 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*.
- E8. Prior to the issue of any relevant Subdivision Certificate, written advice and clearances shall be obtained from the relevant wastewater disposal authority, electricity supply authority, an

approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provision of adequate services.

Roadworks and Access

- E9. Prior to issue of the relevant Subdivision Certificate for that stage or commencement of operation of that stage, the Applicant must complete the construction of all internal roads of that stage to the satisfaction of a suitably qualified Certifier.

Works as Executed Plans

- E10. Prior to the issue of any relevant Subdivision Certificate, works-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.

Stormwater Quality Management Plan

- E11. Prior to the issue of any relevant Subdivision Certificate, an Operation and Maintenance Plan (OMP) is to be submitted to the satisfaction of the Principal Certifier along with evidence of compliance with the OMP. The OMP must ensure the proposed stormwater quality measures remain effective and contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
 - (b) record and reporting details;
 - (c) relevant contact information; and
 - (d) Work Health and Safety requirements.

Landscaping

- E12. Prior to the commencement of operation and issue of any relevant Subdivision Certificate, landscaping of the stage must be completed in accordance with landscape plan(s) approved under condition A1.
- E13. Provide the Principal Certifier with written certification from a qualified landscape designer certifying that landscaping has been implemented in accordance with the approved landscape plan as amended by any conditions of this consent.

Stormwater Operation and Maintenance Plan

- E14. Prior to the commencement of operation, a Stormwater Operation and Maintenance Plan (SOMP) is to be submitted to the Principal Certifier. The SOMP must ensure the proposed stormwater quality measures remain effective and contain the following:
- (a) maintenance schedule of all stormwater quality treatment devices;
 - (b) record and reporting details;
 - (c) relevant contact information; and
 - (d) Work Health and Safety requirements.

Bushfire Planning

- E15. Prior to the issue of any relevant Subdivision Certificate, certification must be obtained by a suitably qualified professional that:
- (a) the internal public roads have been constructed in accordance with Table 5.3b of Planning for Bush Fire Protection 2019;
 - (b) all new lots are to be connected to a reliable water supply network and that suitable fire hydrants are located throughout the development site that are clearly marked and provided for the purposes of bushfire protection;
 - (c) fire hydrant spacing, sizing and pressure is in accordance with AS2419.1 2005 and

Table 5.3c of PBP 2019;

- (d) landscaping and fuel loads on site will decrease the potential for fire hazards; and submitted to the satisfaction of the Principal Certifier.

E16. Prior to the issue of any relevant Subdivision Certificate and in perpetuity, all land zoned employment must be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2019 and the NSW RFS document 'Standards for asset protection zones'.

Operational Flood Emergency Management Plan

E17. Prior to the issue of the first Subdivision Certificate and occupation, the recommendations of the approved FERP under DA 9876 must be implemented and operational.

E18. Prior to the issue of the first Subdivision Certificate and any subsequent Subdivision Certificate, permanent signage must be provided on-site including clearly labelled direction of travel in the event of a flooding emergency. A site map showing emergency evacuation routes must also be provided on-site in a prominent position. Signage must be constructed in accordance with all relevant legislation, environmental planning instruments, and Australian Standards.

Bulk Earthworks and Geotechnical Certification

E19. Within three weeks of completion of each stage of bulk earthworks and ground treatment, a suitably qualified geotechnical engineer familiar with the bulk earthworks and ground treatment design undertaken at the site, must submit a letter to the Principal Certifier, and provide a copy to the Planning Secretary upon request, documentation for the bulk earthworks and ground treatment for the site;

- (a) they have reviewed the results of monitoring and testing completed during the bulk earthworks and ground treatment; and
- (b) on the above basis, they confirm that the monitoring and testing indicate that bulk earthworks and ground treatment design has achieved the intended design outcome, i.e. a set of postconstruction total and differential settlement that is suitable for future industrial development.

Fill Certification

E20. Prior to the release of the Subdivision Certificate, a fill report along with a final contour plan is to be submitted to and endorsed by Principal Certifier. The fill report must show the location, depth, and type of fill located on the site. A copy of the endorsed fill report and final contour plan must be provided to the Planning Secretary upon request.

Registration of Easements / Restriction to Use

E21. The creation of easement(s) for services and restrictions as to user as are applicable under Section 88B of the *Conveyancing Act 1919*, including (but not limited to) the following:

- (a) All lots are required to be maintained and managed as an IPA as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2019 (as amended) and the NSW RFS document 'Standards for asset protection zones'; and
- (b) The second community hub is required to be developed in accordance with Section 4.13 of the Nepean Business Park Urban Design Study and Master Plan prepared by Giles Tribe and Clouston Associates dated 30.11.2021 under DA 9876.
- (c) Lots 46 and 53 are to be maintained and managed as required for stormwater as

approved in Condition A1.

- E22. A Subdivision Certificate must be issued for each stage prior to lodgement of the Final Plan of Survey with the NSW Land Registry Services. Penrith City Council must issue a Subdivision Certificate except where an environmental planning instrument provides that a Subdivision Certificate may be issued by an Accredited Certifier for a specified subdivision.
- E23. The Applicant must submit a copy of the Plan of Survey to Penrith City Council prior to the issue of a Subdivision Certificate for each stage.

Complete All Subdivision Works

- E24. Complete the civil engineering works within the development site in accordance with the detailed design drawings and design reports plans within the relevant construction certificate or Subdivision Works Certificate.
- E25. The Applicant must complete construction of all subdivision works covered by the Subdivision Works Construction Certificate(s). Completion of works includes the submission to Penrith City Council of works as executed drawings, and other construction compliance documentation prior to the registration of the Community Title subdivision.

Community Management Statement

- E26. Should the Applicant use the Community Management Statement associated with DA 9876, this must be updated to reflect this consent and Condition E27 will not apply. A copy of the updated package must be provided to the Principal Certifier prior to issue of the first Subdivision Certificate and commencement of occupation. A copy must also be provided to the Planning Secretary on request.
- E27. If the Applicant does not use the existing Community Management Statement associated with DA 9876, prior to issue of the first Subdivision Certificate and commencement of occupation the Applicant must prepare a Community Management Statement that is prepared by a suitably qualified person and submitted to the satisfaction of the Planning Secretary. The Community Management Statement must, but is not limited to, the following:
- (a) ensure implementation of the FERP approved under DA 9876 and as amended by Condition B14;
 - (b) include a requirement for a physical copy of the FERP to be retained at all times at the registered offices of the Community Association and which is made available to all flood wardens appointed under the FERP, lot owners and business operators during the operation of this consent;
 - (c) ensure in perpetuity implementation of the recommendations of the FERP; and
 - (d) include a requirement that all Lots are to provide a suitable shelter in place location, which is situated above PMF flood level, to allow occupants to safely shelter in place during flood events should evacuation fail and occupants remain on site during a flood event.

Drainage Infrastructure

- E28. Prior to the issue of any subdivision certificate, any drainage infrastructure constructed outside the extent of road to be dedicated as public road will require a suitable drainage easements and Restriction on the Use of Land pursuant to 88B of the *Conveyancing Act 1919* to be shown on the plan of subdivision.

Erection of Street Lighting

- E29. Prior to the issue of a subdivision certificate for all Stages, the applicant must install the approved street lights at no cost to Penrith City Council.

Erection of Street Signs

E30. Prior to the issue of a subdivision certificate for all stages, street signs for the approved street names must be installed in accordance with AS 1743:2023, at no cost to Penrith City Council.

PART F POST OCCUPATION / ONGOING CONDITIONS

Bushfire Planning

- F1. All land zoned Employment is required to be managed as an inner protection zone (IPA) as outlined within section 4.1.3 and Appendix 5 of the Planning for Bush Fire Protection 2019 and as required by condition E21, shall be maintained for the duration of occupation of the development.
- F2. An emergency management plan must be prepared for all businesses on bushfire prone land, prior to occupation of future development.
- F3. Any required Asset Protection Zones or setbacks for future structures are able to be provided within each lot.
- F4. A Bushfire Attack Level (BAL) certificate shall be prepared for any future development demonstrating the proposed building is not exposed to BAL-40 or BAL-FZ and that the development is able to conform with the specifications and requirements of PBP 2019. Alternatively, a development application shall be submitted to the relevant consent authority supported by a Bushfire Assessment Report (BAR).
- F5. All hazardous materials to be stored on land within 100m of any designated bushfire prone land shall be stored in a secure enclosure away from the bushfire hazard.

Vegetation Management Plan

- F6. The Applicant must undertake maintenance and management in accordance with the approved VMPs of DA 9876 for the duration of occupation of the development.

Future development of the secondary community hub

- F7. The second community hub is required to be developed in accordance with Section 4.13 of the Nepean Business Park Urban Design Study and Master Plan prepared by Giles Tribe and Clouston Associates, dated 30.11.2021 under DA 9876.

APPENDIX 1 ADVISORY NOTES

General

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

Long Service Levy

- AN2. For work costing \$25,000 or more, a Long Service Levy must be paid. For further information please contact the Long Service Payments Corporation Helpline on 131 441.

Legal Notices

- AN3. Any advice or notice to the consent authority must be served on the Planning Secretary.

Access for People with Disabilities

- AN4. The works that are the subject of this application must be designed and constructed to provide access and facilities for people with a disability in accordance with the BCA. Prior to the commencement of construction, the Principal Certifier must ensure that evidence of compliance with this condition from an appropriately qualified person is provided and that the requirements are referenced on any certified plans.

Building Code of Australia (BCA) Compliance

- AN5. The proposed construction works (where relevant) must comply with the applicable Performance Requirements of the BCA to achieve and maintain acceptable standards of structural sufficiency, safety (including fire safety), health and amenity for the ongoing benefit of the community. Compliance with the Performance Requirements can only be achieved by:
- (a) compliance with the Deemed to Satisfy Provisions of the BCA; or
 - (b) a Performance Solution which demonstrates:
 - (i) compliance with all relevant Performance Requirements of the BCA or
 - (ii) the solution is at least equivalent to the Deemed to Satisfy Provisions; or
 - (c) a combination of AN5 (a) and (b) above.

Utilities and Services

- AN6. Prior to the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- AN7. Prior to the commencement of above ground works written advice must be obtained from the electricity supply authority, an approved telecommunications carrier and an approved gas carrier (where relevant) stating that satisfactory arrangements have been made to ensure provisions of adequate services.

Road Design and Traffic Facilities

- AN8. All roads and traffic facilities must be designed to meet the requirements of

Penrith City Council or TfNSW (whichever is applicable). The necessary permits and approvals from the relevant road authority must be obtained prior to the commencement of road or pavement construction works.

Road Occupancy Licence

AN9. A Road Occupancy Licence must be obtained from the relevant road authority for any works that impact on traffic flows during construction activities.

SafeWork Requirements

AN10. To protect the safety of work personnel and the public, the work site must be adequately secured to prevent access by unauthorised personnel, and work must be conducted at all times in accordance with relevant SafeWork requirements.

Handling of Asbestos

AN11. The Applicant must consult with SafeWork NSW concerning the handling of any asbestos waste that may be encountered during construction. The requirements of the Protection of the Environment Operations (Waste) Regulation 2014 with particular reference to Part 7 – 'Transportation and management of asbestos waste' must also be complied with.

Fire Safety Certificate

AN12. The owner must submit to Penrith City Council an Annual Fire Safety Statement, each 12 months after the final Safety Certificate is issued. The certificate must be on, or to the effect of, Penrith City Council's Fire Safety Statement.

APPENDIX 2

WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

Written Incident Notification Requirements

1. A written incident notification addressing the requirements set out below must be emailed to the Planning Secretary to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition A21 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.
3. Within 7 days of the date of notification regarding the incident, or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.