

**DETERMINATION OF A DEVELOPMENT APPLICATION
FOR STATE SIGNIFICANT, ADVERTISED DEVELOPMENT
UNDER SECTION 80 OF THE
ENVIRONMENTAL PLANNING AND ASSESSMENT ACT, 1979**

I, the Minister Assisting the Minister for Infrastructure and Planning (Planning Administration), pursuant to section 80 of the *Environmental Planning and Assessment Act 1979* ("the Act"), clause 8 of *State Environmental Planning Policy No. 34 – Major Employment-Generating Industrial Development* and clause 6 of *State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area* determine the development application ("the Application") referred to in Schedule 1 by granting development consent subject to the conditions set out in Schedule 2.

The reason for the imposition of conditions is to

- a) minimise any adverse environmental impacts associated with the development; and
- b) ensure that the development is consistent with the objectives and outcomes of the *Greystanes Estate – Employment Lands Precinct Plan*

Diane Beamer MP
**Minister Assisting the Minister for
Infrastructure and Planning (Planning
Administration)**

Sydney, 4 July 2004

File No. S04/00832

SCHEDULE 1

Application made by: Australand Holdings Ltd ("the Applicant");

To: The Minister administering the *Environmental Planning and Assessment Act 1979*;

In respect of: Lot 306, DP 1035614, Butu Wargun Drive, Greystanes, Holroyd local government area;

For the following: construction and operation of a paper, graphic arts and printing products warehouse and distribution facility;

Development Application: development application DA-98-4-2004-i, lodged with the Department of Infrastructure, Planning and Natural Resources on 23 April 2004, accompanied by *Statement of Environmental Effects – Proposed Erection of an Industrial Building for Use as a Warehouse and Distribution Centre for Consolidated Paper Industries Limited* prepared by The Turnbull Group Pty Ltd and dated April 2004;

State Significant Development

Under Section 76A(7) of the Act, the development is classified as State Significant development because it is a type of development (warehouse and distribution operations associated with the products of timber, pulp or paper processing or printing) listed in Schedule 1 of *State Environmental Planning Policy No. 34 – Major Employment Generating Industrial Development* that employs 100 or more people on a full-time basis, or has a capital investment value in excess of \$20 million. Additionally, under clause 6 of *State Environmental Planning Policy No. 59 – Central Western Sydney Economic and Employment Area*, the development is considered to be a State significant development because it employs 100 or more people on a full-time basis and has a capital investment value of \$20 million or more.

Note:

- 1) To ascertain the date upon which this consent becomes effective, refer to section 80 of the Act.
 - 2) To ascertain the date upon which this consent is liable to lapse, refer to section 95 of the Act.
 - 3) If the Applicant is dissatisfied with this determination, section 97 of the Act grants him or her a right of appeal to the Land and Environment Court, which is exercisable within 12 months of receiving notice of this determination.
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SCHEDULE 2

In this consent, except in so far as the context or subject-matter otherwise indicates or requires, the following terms have the meanings indicated:

Act	<i>Environmental Planning and Assessment Act, 1979</i>
Applicant	Australand Holdings Ltd
construction	any activity requiring a Construction Certificate under Part 4A of the <i>Environmental Planning Act 1979</i> , the laying of a slab or significant excavation work
Council	Holroyd City Council
dB(A)	decibel (A-weighted scale)
Department	NSW Department of Infrastructure, Planning and Natural Resources
development	the development to which this consent applies
Developer Agreement	an agreement between the Applicant and the consent authority (Minister) prepared in accordance with clause 271(2)(c) of the Regulation to contribute monetarily or otherwise towards public facilities and services in the local area
Director-General	Director-General of the NSW Department of Infrastructure, Planning and Natural Resources, or delegate
dust	any solid material that may become suspended in air or deposited
EPA	NSW Environment Protection Authority, now part of the Department of Environment and Conservation
L _{A1} (1 minute)	the noise level exceeded 1 percent of the time when measured over a 1 minute period
L _{Aeq} (15 minute)	equivalent average sound pressure that is measured over a 15 minute period
Minister	NSW Minister for Infrastructure, Planning and Natural Resources, or delegate
operation	any activity that relates to the intended receipt, dispatch, storage and distribution of goods.
PCA	Principal Certifying Authority, the Minister or an accredited certifier, appointed under section 109E of the Act, to issue a Part 4A Certificate as provided under section 109C of the Act
Regulation	<i>Environmental Planning and Assessment Regulation, 2000</i>
RTA	Roads and Traffic Authority of NSW
SEE	Statement of Environmental Effects for the warehouse and distribution centre entitled <i>Statement of Environmental Effects – Proposed Erection of an Industrial Building for Use as a Warehouse and Distribution Centre for Consolidated Paper Industries Limited</i> prepared by The Turnbull Group Pty Ltd and dated April 2004
site	the land to which this consent applies
utility	any infrastructure or service associated with water supply, sewerage, electricity supply, telecommunications or gas supply

1. GENERAL

Obligation to Minimise Harm to the Environment

- 1.1 The Applicant shall implement all reasonable and practicable measures to prevent or minimise any harm to the environment that may result from the construction and operation of the development.

Scope of Development

- 1.2 The Applicant shall carry out the development generally in accordance with:
- a) Development Application No. DA-98-4-2004-i, lodged with the Department of Planning on 23 April 2004;
 - b) *Statement of Environmental Effects – Proposed Erection of an Industrial Building for Use as a Warehouse and Distribution Centre for Consolidated Paper Industries Limited* prepared by The Turnbull Group Pty Ltd and dated April 2004;
 - c) *Proposed Paper Warehouse and Distribution Centre for CPI located within the Central Western Sydney Economic and Employment Area (SEPP 59) at Lot 306, DP 1035614, South-Eastern Corner of Reconciliation Road and Butu Wargun Drive, Greystanes – Traffic and Parking Assessment*, dated 22 April 2004 and prepared by Project Planning Associates;
 - d) *Proposed CPI Facility – Reconciliation Road, Greystanes – Environmental Noise Assessment* dated 19 April 2004 and prepared by Acoustic Logic Consultancy Pty Ltd;
 - e) *Building Code of Australia Assessment Report – Proposed CPI Facility, Reconciliation Road, Greystanes* dated 20 April 2004 and prepared by McKenzie Group Consulting (NSW) Pty Ltd;
 - f) *Development Application Energy Report* dated 16 April 2004 and prepared by Ecology Engineering Pty Ltd;
 - g) *Development Application Stormwater Management Report, Butu Wargun Drive – Greystanes Proposed Warehouse* dated April 2004 and prepared by BMD Consulting Pty Ltd;
 - h) *Waste Management Plan* dated 20 April 2004;
 - i) Architectural Drawings prepared by Australand Holdings identified as follows: CPI-GS-DA-001 issue E, CPI-GS-DA-002 issue A, CPI-GS-DA-100 issue A, CPI-GS-DA-110 issue A, CPI-GS-DA-200 issue A, CPI-GS-DA-210 issue A, CPI-GS-DA-211 issue A, CPI-GS-DA-500 issue A and CPI-GS-DA-501 issue A;
 - j) Civil Works Drawings prepared by BMD Consulting and dated March 2004 identified as follows:
Overall Site Layout Plan (Drawing No. DC2118-DA01 Rev A), Detail Layout Plan Sheets 1 to 3 (Drawing Nos. DC2118-DA02 to DC2119-DA04, Rev A), Drainage Longitudinal Section Sheets 1 & 2 (Drawing Nos. DC2118-DA05 Rev A and DC2118-DA06 Rev A), Miscellaneous Drainage Details (Drawing No. DC2118-DA08 Rev A), Catchment Plan (Drawing No. DC2118-DA09 Rev A), Truck Turning Manoeuvres Sheets 1 & 2 (Drawing Nos. DC2118-DA20 Rev A and DC2118-DA21 Rev A), Soil and Water Management Plan (Drawing No. DC2118-EV01 Rev A) and Soil and Water Management Details (Drawing No. DC2118-EV02 Rev A);
 - k) Landscape Master Plan Drawings prepared by Peter Glass & Associates and identified as Drawings 4022-01 and 4022-02 issue B.
 - l) *Consolidated Paper Distribution Centre Greystanes Estate – Salinity Management Plan* dated April 2004 and prepared by Environmental Resources Management;
 - m) additional information forwarded to the Department on 24 May 2004 in response to minor changes to the site layout, including revised architectural

- drawings, CPI-GS-DA-001 issue F, CPI-GS-DA-100 issue B, CPI-GS-DA-110 issue B, CPI-GS-DA-200 issue B;
- n) additional information forwarded to the Department on 31 May 2004 in response to information requested by Council relating to the site access and layout;
 - o) additional information provided to the Department from the Applicant on 18 June 2004 regarding traffic, dangerous goods, noise and construction matters; and
 - p) the conditions of this consent.

1.3 In the event of an inconsistency between:

- a) the conditions of this consent and any document listed from condition 1.2 a) to 1.2 o) inclusive, the conditions of this consent shall prevail to the extent of the inconsistency; and
- b) any document listed from condition 1.2 a) to 1.2 o) inclusive, and any other document listed from condition 1.2 a) to 1.2 o) inclusive, the most recent document shall prevail to the extent of the inconsistency.

Provision of Documents

1.4 Where practicable, the Applicant shall provide all documents and reports required to be submitted to the Director-General under this consent in an appropriate electronic format. Provision of documents and reports to other parties, as required under this consent, shall be in a format acceptable to those parties and shall aim to minimise resource consumption.

Note: At the date of this consent, an appropriate electronic format for submission to the Director-General is the "portable document format" (pdf) or another format that may be readily converted to pdf.

Statutory Requirements

1.5 The Applicant shall ensure that all licences, permits and approvals are obtained and kept up-to-date as required throughout the life of the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

Compliance

- 1.6 The Applicant shall put in place a management system, and take reasonable steps, to ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.
- 1.7 The Applicant shall be responsible for the works the subject of this consent and the environmental impacts that may result from those works, and shall put in place an environmental management system governing the conduct of all persons on the site, including contractors, subcontractors and visitors.
- 1.8 Prior to the commencement of each of the events listed from a) to b) below, or within such period as otherwise agreed by the Director-General, the Applicant shall certify in writing, to the satisfaction of the Director-General, that it has complied with all conditions of this consent applicable prior to the commencement of that event.

Where an event is to be undertaken in stages, the Applicant may, subject to the agreement of the Director-General, stage the submission of compliance certification consistent with the staging of activities relating to that event. The events referred to in this condition are as follows:

- a) construction of the development; and
 - b) operation of the development.
- 1.9 Notwithstanding condition 1.8 of this consent, the Director-General may require an update on compliance with all, or any part, of the conditions of this consent. Any such update shall meet the reasonable requirements of the Director-General and be submitted within such period as the Director-General may agree.
- 1.10 The Applicant shall meet the requirements of the Director-General in respect of the implementation of any measure necessary to ensure compliance with the conditions of this consent, and general consistency with the SEE and those documents listed under condition 1.2. The Director-General may direct that such a measure be implemented in response to the information contained within any report, plan, correspondence or other document submitted in accordance with the conditions of this consent, within such time as the Director-General may agree.

Dispute Resolution

- 1.11 In the event that a dispute arises between the Applicant and Council or a public authority other than the Department, in relation to a specification or requirement applicable under this consent, the matter shall be referred by either party to the Director-General, or if not resolved, to the Minister, whose determination of the dispute shall be final and binding on all parties. For the purpose of this condition, "public authority" has the same meaning as provided under Section 4 of the Act.

Note: Section 121 of the <i>Environmental Planning and Assessment Act 1979</i> provides mechanisms for resolution of disputes between the Department, the Director-General, councils and public authorities.
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2. CONSTRUCTION CERTIFICATION

- 2.1 In relation to the construction and occupation of the development, the Applicant shall provide to the Director-General and Council copies of all Construction Certificates and Occupation Certificates (interim or final) for the development.

3. ENVIRONMENTAL PERFORMANCE

Traffic and Transport Impacts

Parking

- 3.1 The Applicant shall provide on-site car parking for no more than 70 vehicles, including disabled, visitor and service vehicles. The car park shall also make provisions for a motorbike storage area.
- 3.2 The staff carpark design shall comply with *AS 2890.1 1993 Off-Street Car Parking*.
- 3.3 At least two designated service vehicle parking spaces shall be provided within the carpark.
- 3.4 Disabled, visitor and service vehicle parking spaces shall be clearly signposted and designated in accordance with relevant Australian Standards.
- 3.5 A bicycle rack shall be installed within the car park area with provisions for at least 5 bicycles to stand. This bicycle rack shall be covered by an awning.

- 3.6 Vehicles associated with the development are not permitted to park or stand on public roadways, including Butu Wargun Drive and Reconciliation Road, at any time.

Access and Internal Road Works

- 3.7 Splays that widen the crossing at the kerb line to a maximum width of 2 metres shall be provided to each side of all vehicular crossings. Each vehicular crossing shall be provided with straight sides.
- 3.8 A splayed full width heavy-duty vehicular crossing shall be provided opposite all vehicle entry and exit points with the concrete of the layback section placed integral with the footpath section. The crossing design and specifications shall be to the satisfaction of Council and in accordance with Council's Standard Drawing SD8102 and issued level sheets.
- 3.9 Prior to the commencement of construction of the crossing(s) identified in condition 3.8 the Applicant shall provide documentary evidence to the Director-General, of Council's satisfaction with the design and specification of those crossings.
- 3.10 All vehicular crossing(s) shall be located clear of the existing gully pits, or alternatively the gully pit shall be reconstructed with an access grate into the layback of the crossing and a new gully pit constructed upstream in accordance with Council standard detail SD8010.
- 3.11 The entry and exit point for trucks shall be designed to accommodate all B-Double (25.0m) movements in accordance with AUSTRROADS-Design Vehicle and Turning Path templates and relevant RTA guidelines.
- 3.12 Any alterations to the existing guard rail due to vehicular access shall be done in accordance with the RTA Road Design Guide.
- 3.13 The Applicant shall provide a concrete footway/ cycleway link from the site to Reconciliation Road and link to the north-south footway/ cycleway alignment. The concrete footway/ cycleway link shall be constructed and maintained in accordance with Figure 19 of the *Greystanes Estate – Employment Lands Precinct Plan 2001*.
- 3.14 Pedestrian access, including disabled and pram access, is to be maintained as per Australian Standard *AS 1742.3 Part 3 – Traffic control devices for works on roads*.
- 3.15 Directional pavement arrows shall be installed on all internal roads.
- 3.16 Vehicles associated with the development are not permitted to travel along the portion of Butu Wargun Drive that runs through the Residential Lands at any time.

Note: As part of the Greystanes Estate – Employment Lands Precinct Plan, direct vehicle access from the Employment Lands to the Residential Lands and vice versa using Butu Wargun Drive is not permitted at any time, with the exception of buses.

- 3.17 The use of landscaping shall not affect driver sight distance for vehicles entering and exiting the site.

Water Quality Impacts

Erosion and Sediment Control

- 3.18 All soil and/or vegetation disturbed or removed from the site shall be disposed of to, or stored at, an appropriate location where it cannot be washed off the site.
- 3.19 All construction vehicles exiting the site, having had access to unpaved areas, shall depart via a wheel wash facility.
- 3.20 All erosion and sedimentation controls required as part of this consent shall be put in place prior to the commencement of construction and shall be maintained at design capacity for the duration of the construction works, and until such time as all ground disturbed by the construction works, has been stabilised and rehabilitated so that it no longer acts as a source of sediment.

Site Drainage and Stormwater

- 3.21 All stormwater runoff naturally draining to the site must be collected and discharged through the site's stormwater system.
- 3.22 Overland flow up to the 1 in 100 year flow must be accepted at the upstream boundary and conveyed through the site and shall include catch drains at the toe of the batters adjoining the eastern and southern boundaries of the site. Full details of the hydraulic evaluation of the overland flow shall be prepared by a practising civil engineer and be in accordance with Council's relevant standards and specifications.
- 3.23 The Applicant shall design, construct, operate and maintain the development to ensure that for all discharges of stormwater off-site, the volume and/or concentration of pollutants contained within that stormwater does not exceed the maximum allowable discharge volume and/or concentration limit for that pollutant as identified under Section 5.2.1 of the *Upper Parramatta River Catchment Stormwater Management Plan*.
- 3.24 The Applicant shall undertake water quality monitoring at all point sources of water discharge from the site and for all pollutants identified under Section 5.2.1 of the *Upper Parramatta River Catchment Stormwater Management Plan*. Monitoring shall be undertaken in accordance with the requirements described under conditions 5.1 and 5.2 of this consent.
- 3.25 All stormwater pollution control devices required as part of this consent shall be capable of collecting, containing and treating all stormwater for at least a one in three month ARI storm peak flow.
- 3.26 Prior to the issue of an Occupation Certificate and registration with the Land Titles Office, documents giving effect to the creation of a *'Positive Covenant and Restriction as to User'* over stormwater pollution control devices shall be registered on the title of the property. The wording of the terms of the Positive Covenant and Restriction as to Use shall be in accordance with Council's standard wording.

Noise Impacts

- 3.27 Construction activities associated with the development, including the delivery of materials to and from the site, may only be carried out between the following hours:
- 7:00am and 6:00pm, Monday to Friday inclusive;
 - 8:00am and 4:00pm Saturdays; and
 - at no time on a Sunday or a public holiday.

3.28 Operation of the development may be undertaken twenty four (24) hours a day, seven (7) days a week.

3.29 The Applicant shall operate and maintain the development to ensure that for the current or future residence most affected by noise from the development, the $L_{Aeq(15 \text{ minute})}$ noise level does not exceed 30 dB(A) at any time.

This noise limit applies under wind speeds of up to 3m/s at 10 metres above the ground level and temperature inversion conditions up to 3°C per 100 metres.

3.30 For the purpose of compliance monitoring against the noise limit specified under condition 3.29, noise from the development shall be:

- a) measured at the most affected point on or within the receptor site boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary; and
- b) where applicable, subject to the modification factors provided in Section 4 of the *New South Wales Industrial Noise Policy* (EPA, 2000).

3.31 Notwithstanding condition 3.30 of this consent, should direct measurement of noise from the site be impractical, the Applicant may employ an alternative noise assessment method deemed acceptable by the EPA (refer to Section 11 of the *New South Wales Industrial Noise Policy* (EPA, 2000)). Details of such an alternative noise assessment method accepted by the EPA shall be submitted to the Director-General prior to the implementation of the assessment method.

3.32 To protect against sleep disturbance, noise from the site shall not exceed the $L_{A1(1 \text{ minute})}$ noise level of 43 dB(A) at the current or future residential receiver most affected by noise from the development.

This noise limit shall be measured at 1 metre from the dwelling façade and shall apply during the night period and under wind speeds of up to 3m/s at 10 metres above the ground level and temperature inversion conditions up to 3°C per 100 metres.

Note: Night is defined as the period from 10:00pm to 7:00am Monday to Saturday and 10:00pm to 8:00am Sundays and public holidays.

3.33 The air conditioning system shall be designed to ensure that for the current or future residence most affected by noise from the development, the $L_{Aeq(15 \text{ minute})}$ noise contribution limit from the air conditioning system, does not exceed 20dB(A).

3.34 The Applicant shall prepare and implement a system for receiving, logging and responding to noise complaints. Prior to the issue of an Occupation Certificate, details of the noise complaints system shall be provided to the Director-General.

Landscaping

3.35 Appropriate weed management for the site, especially landscaped areas, shall be undertaken for the life of the development. Details of this shall be included in the Landscape Management Plan required under condition 6.4 b).

3.36 Landscaping of the site shall maximise the use of locally native flora species, particularly those species representative of the Cumberland Plain Woodland Endangered Ecological Community.

Salinity Management

- 3.37 All activities associated with the construction and operation of the development shall not lead to an increase in the salinity hazard of the site or land down-slope of the site.

Waste Management Impacts

- 3.38 All building waste generated during the construction of the development shall be removed prior to the commencement of operation of the development.
- 3.39 All wastes generated on the site during construction and operation of the development shall be classified in accordance with the EPA's publication *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* and be disposed of to a facility that may lawfully accept the waste.
- 3.40 The Applicant shall be responsible for involving and encouraging employees and contractors to minimise domestic waste production on site and reuse/recycle where possible.

Socio-Economic Impacts

- 3.41 The Applicant shall make all relevant contributions in accordance with the Developer Agreement between the Applicant and the consent authority (NSW Minister for Infrastructure and Planning).

Air Quality Impacts

Dust Emissions

- 3.42 The Applicant shall design, construct, operate and maintain the development in a manner that minimises or prevents the emission of dust from the site, including wind-blown and traffic-generated dust.
- 3.43 During construction of the development, the Applicant shall take all practicable measures to ensure that all vehicles entering or leaving the site, carrying a load that may generate dust, are covered at all times, except during loading and unloading. Any such vehicles shall be covered or enclosed in a manner that will prevent emissions of dust from the vehicle.

Ventilation

- 3.44 The details of any mechanical ventilation and/or air conditioning for the development must be certified by a competent person, in accordance with Council's Ventilation Code, the BCA and relevant Australian Standards, and to the satisfaction of the PCA prior to commencement of any work related to those activities.

Visual Amenity Impacts

- 3.45 The Applicant must ensure that all external lighting associated with the development is mounted, screened, and directed in such a manner so as not to create a nuisance to surrounding properties or roadways. The lighting shall be the minimum level of illumination necessary and shall comply with *AS4282(INT) 1995 - Control of Obtrusive Effects of Outdoor Lighting*.

- 3.46 Nothing in this consent permits the Applicant to erect or display any advertising structure(s) or advertisements associated with the development.

Note: the Applicant may seek a separate approval for the erection of advertising structures.

Hazards and Risk Impacts

- 3.47 The Applicant shall store and handle all dangerous goods (as defined by the Australian Dangerous Goods Code) and combustible liquids strictly in accordance with:

- a) all relevant Australian Standards;
- b) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
- c) the Environment Protection Authority's Environment Protection Manual Technical Bulletin *Bunding and Spill Management*.

In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement shall prevail to the extent of the inconsistency.

4. UTILITIES AND PUBLIC WORKS

- 4.1 The Applicant shall identify (including, but not limited to the position and level of service) all public utility services on the site, roadway, nature strip, footpath, public reserve or any public areas that are associated with, and/or adjacent to the site, and/or are likely to be affected by the construction and operation of the development.
- 4.2 The Applicant shall consult with the relevant provider of the utilities identified in condition 4.1 and make arrangements to adjust and/or relocate their services as required. The cost of any such adjustment and/or relocation of services shall be borne by the Applicant.
- 4.3 Prior to commencement of construction, the Applicant shall provide documentary evidence from the utility providers identified in condition 4.1, to the Director-General, confirming that their requirements have been satisfied.
- 4.4 Any external work carried out on public property shall be done in accordance with Council's *Specification for Subdivisions and Development (Current Version)*, except as otherwise permitted by this consent.

5. ENVIRONMENTAL MONITORING

General Monitoring Requirements

- 5.1 The results of all monitoring required under this consent shall be:
- a) in a legible form, or in a form that can readily reduced to a legible form;
 - b) kept for at least four years after the monitoring or event to which the results relate took place;
 - c) produced in a legible form to the Director-General, upon request; and
 - d) kept with the following details for each sample required to be collected:

- i) the date(s) on which the sample was collected;
- ii) the time(s) at which the sample was collected;
- iii) the point at which the sample was collected; and
- iv) the name of the person who collected the sample.

Water Quality Monitoring

5.2 At the commencement of construction and at a frequency of every three months thereafter, an appropriately qualified professional shall determine the pollutant concentrations and/ or volumes specified in condition 3.24, at all point sources of water discharged from the site. All pollutant concentrations and/ or volumes for the discharge point(s) shall be determined concurrently and in accordance with all relevant guidelines. The Applicant shall make the results of all water quality monitoring available to the Director-General upon request.

6. ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan (CEMP)

6.1 The Applicant shall prepare and implement a **Construction Environmental Management Plan (CEMP)** to outline environmental management practices and procedures to be followed during the construction of the development. The Plan shall include, but not necessarily be limited to:

- a) a description of all activities to be undertaken on the site during construction of the development, including an indication of stages of construction, where relevant;
- b) statutory and other obligations that the Applicant is required to fulfil during construction, including all approvals, consultations and agreements required from authorities and other stakeholders, and key legislation and policies;
- c) specific consideration of measures to address any requirements of the Department and Council during construction;
- d) details of how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
- e) a description of the roles and responsibilities for all relevant employees involved in the construction of the development;
- f) a salinity management plan, consistent with the document listed under condition 1.2 I); and
- g) the Management Plans listed under condition 6.2 of this consent.

The CEMP shall be submitted for the approval of the Director-General prior to the commencement of construction of the development. Construction shall not commence until written approval has been received from the Director-General. Upon receipt of the Director-General's approval, the Applicant shall supply a copy of the CEMP to the Council as soon as practicable.

6.2 As part of the CEMP for the development, required under condition 6.1 of this consent, the Applicant shall prepare and implement the following Management Plans:

- a) an **Erosion and Sedimentation Control Management Plan** to detail measures to minimise erosion during construction of the development. The Plan shall generally be consistent with the soil and water management plan by BMD Consulting provided in the document listed under condition 1.2 g), and shall include, but not necessarily be limited to:

- i) results of investigations into soils associated with the site, in particular the stability of the soil and its susceptibility to erosion;
 - ii) details of erosion, sediment and pollution control measures and practices to be implemented during construction of the development;
 - iii) demonstration that erosion and sediment control measures will conform with, or exceed, the relevant requirements and guidelines provided in DLWC's publication *Urban Erosion and Sedimentation Handbook*, the EPA's publication *Pollution Control Manual for Urban Stormwater*, the Department of Housing's publications *Soil and Water Management for Urban Development* and *Managing Urban Stormwater - Soils and Construction* and the *Greystanes Estate – Employment Lands Precinct Plan 2001*;
 - iv) design specifications for diversionary works, banks and sediment basins;
 - v) an erosion monitoring program during construction of the development;
 - i) details of the water quality monitoring program required under condition 5.2 as it relates to the construction of the development;
 - vi) description of procedures to ensure that the measures implemented to control sediment and erosion on site, are maintained at all times; and
 - vii) measures to address erosion, should it occur, and to rehabilitate/ stabilise disturbed areas of the site.
- b) a **Noise Management Plan** to detail measures to minimise noise emissions during construction of the development. The Plan shall include, but not necessarily be limited to:
- i) identification of all major sources of noise that may be emitted as a result of the construction of the development;
 - ii) specification of the noise criteria as it applies to the particular activity;
 - iii) identification and implementation of best practice management techniques for minimisation of noise emissions;
 - iv) procedures for the monitoring of noise emissions;
 - v) demonstration of consistency with the guidelines in the EPA's *Noise Control Manual*; and
 - vi) description of procedures to be undertaken if any non-compliance is detected.

Operation Environmental Management Plan (OEMP)

6.3 The Applicant shall prepare and implement an **Operation Environmental Management Plan (OEMP)** to detail an environmental management framework, practices and procedures to be followed during the operation of the development. The Plan shall include, but not necessarily be limited to:

- a) a description of all activities to be undertaken on the site during operation of the development, including an indication of any staging of site occupation of operation, where relevant;
- b) identification of all statutory and other obligations that the Applicant is required to fulfil in relation to operation of the development, including all consents, licences, approvals and consultations;
- c) a description of the roles and responsibilities for all relevant employees involved in the operation of the development;
- d) overall environmental policies and principles to be applied to the operation of the development;
- e) standards and performance measures to be applied to the development, and a means by which environmental performance can be periodically reviewed and improved;

- f) management policies to ensure that environmental performance goals are met and to comply with the conditions of this consent;
- g) a salinity management plan, consistent with the document listed under condition 1.2 l);
- h) the Management Plans listed under condition 6.4 of this consent;
- i) the environmental monitoring requirements outlined under conditions 5.1 and 5.2 of this consent, inclusive.

The OEMP shall be submitted for the approval of the Director-General no later than one month prior to the commencement of operation of the development, or within such period as otherwise agreed by the Director-General. Operation shall not commence until written approval has been received from the Director-General. Upon receipt of the Director-General's approval, the Applicant shall supply a copy of the OEMP to Council as soon as practicable.

6.4 As part of the OEMP for the development, required under condition 6.3 of this consent, the Applicant shall prepare and implement the following Management Plans:

- a) a **Stormwater Management Plan** to outline environmental management practices and procedures to be followed during the operation of the development in order to control and manage site drainage and stormwater. The Plan shall be generally consistent with the stormwater management plan prepared by BMD consulting provided in the document listed under condition 1.2 g). The Plan shall include, but not necessarily be limited to:
 - ii) detailed plans showing the design of the stormwater control infrastructure;
 - iii) demonstration that the stormwater control infrastructure will conform with, or exceed all relevant requirements and guidelines, particularly those in the *Upper Parramatta River Catchment Stormwater Management Plan* and the *Greystanes Estate – Employment Lands Precinct Plan 2001*;
 - iv) description of the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices;
 - v) details of the water quality monitoring program required under condition 5.2 as it relates to the operation of the development;
 - vi) description of the procedures to be undertaken if any non-compliance is detected; and
 - vii) mechanisms to consider and address cumulative stormwater impacts in the context of development in the Greystanes Estate.

- b) a **Landscape Management Plan** to outline measures to ensure appropriate development and maintenance of landscaping on the site. The Plan shall be consistent with the plans prepared by Peter Glass and Associates in the document listed under condition 1.2 k), and shall include, but not necessarily be limited to:
 - i) details of all landscaping to be undertaken on the site including details of additional features such as soil and mulch details, irrigation details, retaining wall details, fencing details, details of hard surfaces, and any other landscape elements in sufficient detail to fully describe the proposed landscape works;
 - ii) details of existing and proposed utilities, as they relate to the development;

- iii) maximisation of flora species native to the locality, particularly the Cumberland Plain Woodland Endangered Ecological Community, in landscaping the site;
 - iv) demonstration of consistency with Section 8.3 of the *Greystanes Estate – Employment Lands Precinct Plan 2001*;
 - v) identification and details of staff recreation areas;
 - vi) details of car parking and measures to prevent vehicle encroachment onto landscaped areas; and
 - vii) a program to ensure that all landscaped areas on the site are maintained in a tidy, healthy state throughout the life of the development.
- c) a **Transport Code of Conduct** to outline management of traffic conflicts associated with the operation of the development. The Code shall include, but not necessarily be limited to:
- i) restriction to routes (consistent with condition 3.16 of this consent);
 - ii) minimum requirements for vehicle maintenance to address noise and exhaust emissions;
 - iii) speed limits to be observed along routes to and from the site and within the site;
 - iv) behaviour requirements for vehicle drivers to and from the site and within the site; and
 - v) measures to prioritise passenger vehicle movements during shift changeover periods.
- d) a **Noise Management Plan** to detail measures to minimise noise emissions during operation of the development. The Plan shall include, but not necessarily be limited to:
- i) identification of all major sources of noise that may be emitted as a result of the operation of the development;
 - ii) specification of the noise criteria as it applies to the particular activity;
 - iii) procedures for the monitoring of noise emissions;
 - iv) protocols for the minimisation of noise emissions; and
 - v) description of procedures to be undertaken if any non-compliance is detected.
- 6.5 Within three years of the commencement of operation, and at least every three years thereafter, the Applicant shall undertake a formal review of the OEMP required under condition 6.3 of this consent. The review shall ensure that the OEMP is up-to-date and all changes to procedures and practices since the previous review have been fully incorporated into the OEMP. The Applicant shall notify the Director-General of completion of each review, and shall supply a copy of the updated OEMP to the Director-General on request.
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