

The collective measures required to mitigate the impacts associated with the proposed works are detailed in **Table 1** below. These measures have been derived from the previous assessment in Section 4.0 of the Response to Submissions Report and those detailed in appended consultants' reports.

Table 1 Update mitigation measures

Mitigation measures
Traffic and Transport The Transport Assessment recommends the Preliminary CTMP, provided for information purposes, would be further detailed in consultation with the relevant authorities at CC stage in response to the expected condition of consent.
Noise and Vibration The Acoustic Report recommends the drafting of a noise management plan outlining all reasonable and feasible methods for the reduction of noise impact including: - Briefing the work team and contractors to create awareness of the proximity of noise-sensitive residential receivers and the importance of minimising noise emissions. - Using 'quiet' work practices to minimise noise, where possible. - Use of less noise-intensive equipment, where feasible and reasonable. - Adjusting reversing alarm volume on heavy equipment to make them 'smarter', by limiting the acoustic range to immediate danger area, where acceptable under the relevant safety procedures. - Enclosure of outdoor fixed plant (such as mechanical plant) where practicable - For equipment with enclosures, ensure door and seals are well maintained and kept closed when not in use. - Construction of a 3 m boundary noise barrier at a setback distance of 2 m from the eastern and northern site boundary. - Restricting the use of certain loading docks during the night-time at Warehouse 2 and Warehouse 3. - Use of broadband and/or ambient noise sensing reversing alarms to minimise potentially annoyance. - Roller doors to be kept closed when un/loading is not occurring.

Soil and Water

The following recommendations were made in the Civil Engineering Report as part of the Soil and Water Management Plan:

- Clearly visible barrier fencing shall be installed as shown on the plan and elsewhere at the discretion of the site superintendent to ensure traffic control and prohibit unnecessary site disturbance. Vehicular access to the site shall be limited to only those essential for construction work and they shall enter the site only through the stabilised access points.
- Soil materials will be replaced in the same order they are removed from the ground. It is particularly important that all subsoils are buried, and topsoils remain on the surface at the completion of works.
- Where practicable, schedule the construction program so that the time from starting land disturbance to stabilisation has a duration of less than six months.

Mitigation measures

- Notwithstanding this, schedule works so that the duration from the conclusion of land shaping to completion of final stabilisation is less than 20 working days.
- Land recently established with grass species will be watered regularly until an effective cover has properly established and plants are growing vigorously. Further application of seed might be necessary later in areas of inadequate vegetation establishment.
- Where practical, foot and vehicular traffic will be kept away from all recently established areas
- Earth batters shall be constructed in accordance with the Geotechnical Engineers Report or with as low a gradient as practical but not steeper than:
 - - 2H:1V where slope length is less than 7 metres
 - - 2.5H:1V where slope length is between 7 and 10 metres
 - - 3H:1V where slope length is between 10 and 12 metres
 - - 4H:1V where slope length is between 12 and 18 metres
 - - 5H:1V where slope length is between 18 and 27 metres
 - - 6H:1V where slope length is greater than 27 metres
- All earthworks, including waterways/drains/spillways and their outlets, will be constructed to be stable in at least the design storm event.
- During windy weather, large, unprotected areas will be kept moist (not wet) by sprinkling with water to keep dust under control. In the event water is not available in sufficient quantities, soil binders and/or dust retardants will be used, or the surface will be left in a cloddy state that resists removal by wind.

Stormwater

The design of the proposed development aims to ensure that adverse impact on stormwater quality or quantity does not eventuate. Given this, the main mitigation measures associated with stormwater relate to the regular maintenance and monitoring of the systems in place, including the water quality treatment train. An indicative maintenance schedule has been included in the Civil Engineering Report (Section 3.5) for reference.

Hazards and risks

- The SEPP 33 assessment prepared by Riskcon concluded that the quantities for dangerous goods to be stored and transported at the site are not exceeded and therefore, SEPP 33 is not applicable to the proposed development. Nonetheless, the report has made the following general recommendations for storing dangerous goods:
 - Flammable liquids shall not be stored within 3 m of the inside wall for Warehouse 1.
 - Flammable liquids shall not be stored within 1 m of the inside wall for Warehouse 2.
 - The DGs shall be stored in a manner which complies with the applicable storage standards (i.e. AS/NZS 3833:2007 or class specific standards such as AS1940:2017).
- The documentation required by the Work Health and Safety (WHS) Regulation 2017 (Ref. [1]) shall be prepared to demonstrate the risks have been assessed and minimised So Far As Is Reasonably Practicable (SFARP) as required by the WHS Regulations.
- Where flammable gases or liquids are stored, a hazardous area classification in accordance with AS/NZS 60079.10.1:2009 (Ref. [2]) shall be prepared to ensure that an ignition source does not enter a hazardous atmosphere as required by the WHS Regulations.

Greenhouse Gas and Energy Efficiency

- Transition plan and power purchase agreements, resulting in an elimination of Greenhouse Gas Emissions from the facility 10 years head of the Government's goal of net zero emissions by 2050.
- Space efficient building layout.
- Water Sensitive urban design principles.

Mitigation measures

- High Efficiency Electrical Systems.
- Large scale on-site renewable energy generation.
- Increased use of daylighting to reduce power usage.
- Installation of a rainwater capture and reuse system for all buildings on-site.
- Energy Efficient heating, ventilation and air conditioning including natural ventilation to open spaces including insulation within warehouse spaces and improved building fabric and glazing performance.
- Waste Minimisation strategies.

Ecologically Sustainable Development

- Changing Surface Temperatures will be addressed through the:
 - Use of high reflectivity roofing to minimise heat gain and heat island effects
 - Integration of solar panels to provide shading to areas of the roof and provide increased power to the site when peak energy use for cooling is required.
 - Incorporation of heating, ventilation, air conditioning (HVAC) systems designed to modulate in the event of changing outside air temperatures. Equipment will be rated to continue operating during higher temperatures.
 - Use of waterless heat rejection system to reduce increased demand for water as a result of increased average temperatures.
- An increase in rainfall intensity will be managed through the:
 - Inclusion of rainwater and stormwater storage systems to modulate flows exiting the site
 - Ability to provide increased finished floor level (FFL) designed to be 0.30 m above freeboard requirement to account for increased flooding potential at the site.
 - Inclusion of awnings to the entry access points to promote allow continued operation during adverse conditions.
- An increase to wind speed intensity will be addressed through:
 - The metal deck roof design incorporating roof bracing to fasten the roof onto the building structure to account for south-easterly winds on site and prevent damage to the roof due to prevailing winds.
 - Improved structural integrity to ensure that the building is not significantly impacted in the event of high intensity wind loads. This includes wind loading on the façade of the office spaces.
- Decrease in humidity and increased drought conditions will be addressed through:
 - Increased capacity within the fire safety systems to assist in the management of bushfire risk associated with dryer conditions
 - Additional non potable water supply for irrigation needs and, the integration of native and drought tolerant vegetation.

Air Quality

- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Make the complaints log available to the local authority when asked.
- Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.

ETHOS

Mitigation measures

- Perform weekly on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100 m of site boundary.
- Carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority, when asked.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
- Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable.
- Ensure all vehicles switch off engines when stationary - no idling vehicles.
- Avoid the use of diesel or petrol powered generators and use mains electricity or battery powered equipment where practicable.
- Ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate.
- Use enclosed chutes and conveyors and covered skips.
- Minimise drop heights from loading shovels and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate.

Waste

Waste management strategies which will be implemented during the construction and operational phases of development include:

- During construction: the stockpiling of construction materials waste (likely in a skip) to be transported off Site for recycling or disposal
- During operation: the storage of waste in designated areas, pallets/crates or compactor and collected on a regular basis by a specific contractor.

Biodiversity

A Biodiversity Assessment Waiver Determination letter was issued by the Department of Planning and Environment on 23 December 2021.