



**APPENDIX B  
STATEMENT OF COMMITMENTS**

## 2. Administrative Commitments

### Commitment to Minimise Harm to the Environment

- 1) Goodman will implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

### Terms of Approval

- 2) Goodman will carry out the project generally in accordance with the:
  - a) EA;
  - b) plans listed in Table 1 below;
  - c) statement of commitments; and
  - d) conditions of the approval.

**Table 1: Site Plans**

<b>Development Lot</b>	<b>Plan No.</b>	<b>Plan Title</b>
Project Masterplan	INT DA03(D)	Project Masterplan
	INT DA04(D)	Estate Elevations
Lot 1	INT DA201(D)	Site Plan
	INT DA202(D)	Roof Plan
	INT DA203(D)	Elevations
	INT DA204(D)	Typical Cross Section
Lot 2	INT DA101(C)	Site Plan
	INT DA102(C)	Roof Plan
	INT DA103(C)	Elevations – Sheet 1
	INT DA104(C)	Elevations – Sheet 2
	INT DA105(C)	Typical Cross Section
Lot 5A	INT DA401(C)	Site Plan
	INT DA402(C)	Roof Plan
	INT DA403(C)	Elevations – Sheet 1
	INT DA404(C)	Elevations – Sheet 2
	INT DA405(C)	Typical Cross Section
Lot 5B	INT DA301(C)	Site Plan
	INT DA302(C)	Roof Plan
	INT DA303(C)	Elevations – Sheet 1
	INT DA304(C)	Elevations – Sheet 2
	INT DA305(C)	Typical Cross Section

- 3) If there is any inconsistency between the above, the conditions of the approval shall prevail to the extent of the inconsistency.
- 4) Goodman will comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
  - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
  - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

### Structural Adequacy

- 5) Goodman will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

*Note: Under Part 4A of the EP&A Act, Goodman is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the project.*

### Protection of Public Infrastructure

- 6) Goodman will:
  - a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the project; and
  - b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.

## Operation of Plant and Equipment

- 7) Goodman will ensure that all plant and equipment used on the site is:
  - a) maintained in a proper and efficient condition; and
  - b) operated in a proper and efficient manner.

## Pre-Operation Compliance Audit

- 8) Prior to the commencement of operations, Goodman will submit work as executed plans to the Department for all the development associated with the project. These plans will be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the project has been carried out in accordance with the approved plans.

## 2. Specific Environmental Commitments

### Soil and Water

#### Erosion and Sediment Control

- 1) During construction, Goodman will carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters.
- 2) Goodman will prepare and implement an Erosion and Sediment Control Plan for the project in consultation with Council, and to the satisfaction of the Director-General. This plan will:
  - a) be submitted to the Director-General for approval prior to construction;
  - b) detail the erosion, sediment and pollution control measures and practices to be implemented during construction of the project;
  - c) demonstrate that erosion and sediment control measures will conform with, or exceed, the relevant requirements and guidelines provided in Landcom's (2004) publication *Managing Urban Stormwater – Soils and Construction*;
  - d) include an erosion monitoring program during construction of the project; and
  - e) specify measures to address erosion, should it occur, and to rehabilitate/stabilise disturbed areas of the site.

#### Stormwater Management

- 3) The design of any stormwater outlets into a riparian zone or watercourse and their spillways will be a soft engineering design and will be consistent with the DWE's guideline *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline*.
- 4) Prior to the commencement of construction, Goodman will review, and if necessary revise, the Stormwater Management Plan for the Interlink Industrial Estate approved under MP 06\_0253, in consultation with Council, and to the satisfaction of the Director-General.
- 5) Prior to the commencement of operations, or as otherwise approved by the Director-General, Goodman will provide the necessary infrastructure on site to enable roof and hardstand stormwater to be collected, stored and discharged separately to the satisfaction of the Director-General.

*Notes: Unless the Director-General agrees otherwise, the roof stormwater infrastructure will include:*

- a rainwater collector system with a design capacity for the 1 in 20 year (critical duration) storm event; and
- roof water reservoirs or storage tanks with a capacity of at least 440KL/ha of roof services or 190 KL/ha gross land area (whichever is larger), and the ability to discharge flows (by way of pumped rising mains or gravity mains) to any regional rainwater harvesting infrastructure at a rate of 11.6 l/s per megalitre of storage.

- 6) During operations, Goodman will participate in any regional rainwater harvesting initiatives to the satisfaction of the Director-General.

*Note: This participation will involve making the roof stormwater infrastructure on site available for connection to any regional rainwater harvesting infrastructure.*

### Transport

#### Construction Traffic Management Plan

- 7) Goodman will prepare and implement a Construction Traffic Management Plan in consultation with Council, and to the satisfaction of the Director-General. This plan will:
  - a) be submitted to the Director-General for approval prior to the commencement of construction;
  - b) describe the traffic volumes and movements to occur during construction;

- c) detail proposed measures to minimise the impact of construction traffic on the surrounding network, including driver behaviour and vehicle maintenance; and
- d) detail the procedures to be implemented in the event of a complaint from the public regarding construction traffic.

**Internal Road Network and Parking**

- 8) Goodman will ensure that the internal road network and parking associated with the project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards *AS 2890.1:2004*, *AS 2890.2:2002* and AUSTROADS.
- 9) Goodman will ensure that all parking generated by the project is accommodated on site. No vehicles associated with the project will be allowed to park on the public road system at any stage.

**Lot 1 Stage 2 Parking Review**

- 10) Prior to the commencement of construction of the stage 2 expansion of the building on Lot 1, Goodman will undertake a review of parking requirements for the expanded facility, and if required, provide additional on-site car parking spaces, to the satisfaction of the Director-General.

**Vehicle Queuing**

- 11) During the project, Goodman will ensure that project does not result in any vehicles queuing on the public road network.

**Visual Amenity**

**Signage**

- 12) Prior to installing any signage on the site, Goodman will submit detailed plans of this signage to the Director-General for approval. These plans will be prepared in consultation with Council, and be generally consistent with the requirements in the DCP. Following approval, Goodman will ensure that the signage is installed in accordance with the approved plans.

**Fencing**

- 13) Prior to installing any fencing on the site, Goodman will submit detailed plans of this fencing to the Director-General for approval. These plans will be prepared in consultation with Council, and be generally consistent with the requirements in the DCP. Following approval, Goodman will ensure that the fencing is installed in accordance with the approved plans.

**Landscaping**

- 14) During the project, Goodman will:
  - a) maintain the landscaping on the site to the satisfaction of the Director-General; and
  - b) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

**Lighting**

- 15) Goodman will ensure that the lighting associated with the project:
  - a) complies with the latest version of Australian Standard *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
  - b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

**Noise**

- 16) Goodman will only carry out construction on the site between 7am and 6pm Monday to Friday, and 7am and 1pm on Saturdays. No construction will be allowed on site on Sundays or public holidays. *Note: Construction works which are inaudible at any residence may be carried out outside these times.*
- 17) During the project, Goodman will ensure that noise from the project does not exceed the noise limits presented in Table 2.

**Table 2: Project Noise Limits (dB(A))**

Noise Assessment Location	Day	Evening	Night
	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)	L <sub>Aeq</sub> (15 minute)
Horseshoe Circuit	48	46	39
Blackwell Avenue	48	43	39

*Notes:*

- *For the purposes of this condition, day is defined as the period from 7am to 6pm, Monday to Saturday, and 8am to 6pm, Sundays and Public Holidays. Evening is defined as the period from 6pm to 10pm. Night is defined as the period from 10pm to 7am, Monday to Saturday, and 10pm to 8am, Sundays and Public Holidays.*
- *Noise emission limits apply under meteorological conditions of wind speeds up to 3 m/s at 10 metres above ground level or temperature inversions conditions of 3 °C/100m and wind speed up to 2 m/s at 10 metres above the ground. To determine compliance with this condition, noise from the development must be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of the dwelling where the dwelling is more than 30 metres from the boundary.*
- *However, where it can be demonstrated that direct measurement of noise from the development is impractical, the EPA may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.*

## **Air Quality**

### **Construction Traffic**

- 18) During construction, Goodman will ensure that:
- a) all trucks entering or leaving the site with loads have their loads covered;
  - b) trucks associated with the project do not track dirt onto the public road network; and
  - c) the public roads used by these trucks are kept clean.

### **Dust Management**

- 19) During the project, Goodman will carry out all reasonable and feasible measures to minimise the dust generated by the project.

### **Waste**

- 20) During the project, Goodman will implement reasonable and feasible measures to minimise the waste generated by the project.
- 21) Goodman will prepare and implement a Waste Management Plan for the project in consultation with Council, and to the satisfaction of the Director-General. This plan will:
- a) be submitted to the Director-General for approval prior to the commencement of construction;
  - b) be consistent with the requirements in the DCP; and
  - c) detail the measures that will be implemented to minimise waste generation associated with the project.

### **Environmental Management Strategy**

- 22) Goodman will prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy will:
- a) be submitted to the Director-General for approval prior to the commencement of construction;
  - b) describe in broad terms the proposed environmental management strategy for the project;
  - c) identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person;
  - d) describe the procedures that would be implemented to:
    - keep the relevant agencies informed about the progress of the project;
    - receive, handle, respond to, record and report any complaints about the project;
    - resolve any disputes that may arise during the project; and
    - respond to any non-compliances.
- 23) Goodman will update this strategy to the satisfaction of the Director-General:
- a) prior to operations on the site; and
  - b) every 3 years thereafter, or as directed by the Director-General.