

ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

- 1 The Proponent shall implement all reasonable and feasible 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. The Proponent shall carry out the project generally in accordance with the:
 - a) EA and as amended by the Section 75W report;
 - b) Revised Statement of commitments submitted with the Section 75W report;
 - c) Submissions Report as amended by the Section 75W report;
 - d) Conditions of this approval; and
 - e) The following drawings:

Architectural Drawings

Plan No:	Plan Name	Revision No	Prepared by:
DA-002	Site Plan	C	Axis Architectural
DA 100	Warehouse 1 Plan	C	Broaden Management
DA 101	Warehouse 2 Floor Plan	C	Axis Architectural
DA 102	Warehouse 2 Mezzanine Plan	A	Axis Architectural

Plan No:	Plan Name	Revision No	Prepared by:
DA 105	Warehouse 1 Roof Plan	B	Broaden Management
DA 106	Roof Plan Warehouse 2	C	Axis Architectural
DA 110	Office 1 Plans	B	Broaden Management
DA 111	Office 2 Floor Plan	C	Axis Architectural
DA 112	Warehouse Amenities	A	Axis Architectural
DA 200.1	Elevations	D	Axis Architectural
DA 200.2	Coloured Elevations Warehouse 2	E	Axis Architectural
DA 201	Warehouse 1 Elevations	B	Broaden Management
DA 203	Office 1 and 2 Elevations but as amended by DA 203.1 Rev C for Office 2 (Refer below).	B	Broaden Management
DA 203.1	Office 2 Elevations	C	Axis Architectural
DA 210	Warehouse sections but as amended by DA 210.1 Rev C for Warehouse 2 (Refer below).	B	Broaden Management
DA 210.1	Warehouse 2 sections	C	Axis Architectural
DA 205	Perspectives but as amended by 205 Rev B for Warehouse 2 (Refer below).	B	Broaden Management

Landscape Drawings

Plan No:	Plan Name	Revision No	Prepared by:
2755.LP.01*	Landscape Concept but as amended by L01 & L02 Rev A for Warehouse 2 (Refer below).	C	Environmental Partnership (NSW)
2755.LP.04*	Landscape Plan Area 3 but as amended by L01 & L02 Rev A for Warehouse 2 (Refer below).	C	Environmental Partnership (NSW)
L01	Landscape Plan 01	A	Habitation Landscape Architects
L02	Landscape Plan 02	A	Habitation Landscape Architects

Civil Engineering Drawings

Plan No:	Plan Name	Revision No	Prepared by:
Co11888.00 -C15	Site Master Plan	B	Costin Roe
Co11888.00 -C21	Erosion & Sediment Control Plan & Details – Sheet 1.	B	Costin Roe
Co11888.00 -C22	Erosion & Sediment Control Plan – Sheet 2	B	Costin Roe
Co11888.00 -C23	Erosion & Sediment Control Details – Sheet 2.	B	Costin Roe

Plan No:	Plan Name	Revision No	Prepared by:
Co11888.00 -C41	Concept Stormwater Plan – Sheet 1	C	Costin Roe
Co11888.00 -C42	Concept Stormwater Plan – Sheet 2	C	Costin Roe
Co11888.00 -C43	Concept Stormwater Plan – Sheet 3	B	Costin Roe
Co11888.00 -C44	Concept Stormwater Plan – Sheet 4	B	Costin Roe
Co11888.00 -C45	Concept Stormwater Plan – Sheet 5	B	Costin Roe
Co11888.00 -C46	Concept Stormwater Details – Sheet 1	B	Costin Roe
Co11888.00 -C47	Concept Stormwater Details – Sheet 2	B	Costin Roe
Co11888.00 -C51	Finished Levels Plan – Sheet 1	C	Costin Roe
Co11888.00 -C52	Finished Levels Plan – Sheet 2	C	Costin Roe
Co11888.00 -C53	Finished Levels Plan – Sheet 3	B	Costin Roe
Co11888.00 -C54	Finished Levels Plan – Sheet 4	B	Costin Roe

Plan No:	Plan Name	Revision No	Prepared by:
Co11888.00 -C55	Finished Levels Plan – Sheet 5	B	Costin Roe
Co11888.00 -C65	Retaining Wall Details – Sheet 1	B	Costin Roe
Co11888.00 -C66	Retaining Wall Details – Sheet 2	B	Costin Roe

Note: The Proponent's Statement of Commitments is included as Appendix J.

3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall 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 this approval; and
 - b) The implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Limits on Approval

5. This approval only relates to the establishment of the Warehouse and Distribution Facilities, as described in the EA, and as amended in the Section 75W report.
6. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this approval within 5 years of the date of this approval.

Structural Adequacy

7. The Proponent shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures, are constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 4A of the EP&A Act, the Proponent 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

8. Prior to commencement of construction, the Proponent shall:
- a) Prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council; and
 - b) Submit a copy of this report to the Director-General.
9. The Proponent shall:
- a) Repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - b) Relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

Section 94 Contributions

10. Prior to the commencement of construction, the Proponent shall pay Council \$2,096,995.00 in accordance with the *Erskine Business Park Development Contributions Plan 2008*.

Notes: This contribution is subject to indexation by the Implicit Price Deflator, as published by the Australian Bureau of Statistics; and may be reduced by any amount already paid by the Proponent for works included in the relevant Section 94 contributions plan, consistent with section 94(6) of the EP&A Act. The Proponent is to liaise directly with Penrith Council in regard to the applicable fee.

Operation of Plant and Equipment

11. The Proponent shall ensure that all plant and equipment used on site, or in connection with the project, is:
- a) Maintained in a proper and efficient condition; and
 - b) Operated in a proper and efficient manner.

Approvals for Utility Works

12. Prior to the construction of any utility works, the Proponent shall obtain all relevant approvals for these works from the relevant service providers, including Sydney Water.

Management Plans/Monitoring Programs

13. With the approval of the Director-General, the Proponent may submit any management plan required by this approval on a progressive basis.

SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC & ACCESS

1. The Proponent shall provide TransGrid and Integral Energy with ongoing access to their assets through the site.
2. Vehicle access for the site will comprise:
 - a) a 6.0m ingress/egress driveway at the western boundary on the Lenore Lane frontage suitable for the Warehouse 1 carpark
 - b) a 11.0 metre wide ingress/egress driveway for cars and truck located at the eastern boundary on the Lenore Lane frontage
3. The design of the driveways will accord with AS 2890.1 and 2, and will accommodate all vehicles requiring to access the site including B Double vehicles.
4. All vehicles will be able to be entirely within the site before stopping and will be able to enter and depart in a forward direction.

Vehicle Queuing and Parking

5. The Proponent shall;
 - a) Ensure that the internal road network and car parking areas are designed, constructed and maintained in accordance with the latest versions of the *Australian Standards AS 2890.1:2004* and *AS 2890.2:2002* for heavy vehicles;
 - b) Provide direction line marking and signage on site to direct heavy vehicles, staff and visitors to the relevant parking areas, loading docks and exits the ensure safe traffic flow;
 - c) Ensure that all parking generated by the project is accommodated on site, and that no vehicles associated with the project park on the public road system at any stage; and
 - d) Ensure that the project does not result in any vehicles queuing on the public road network.

Bicycle Facilities

6. The Proponent shall provide bicycle parking and associated facilities such as change rooms and showers on site.

SOILS AND WATER

Erosion and Sediment Control

7. During construction, the Proponent must implement suitable erosion and sediment control measures on site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction* guidelines.

Discharge Limits

8. The Proponent shall comply with Section 120 of the Protection of the Environment Operations Act 1997.
9. The Proponent shall discharge all wastewater generated by the project, including treated wastewater, to sewer in accordance with a trade waste agreement with Sydney Water Corporation.

Dangerous Goods Store

10. All liquid chemicals, fuels and oils shall be stored appropriately within the Dangerous Goods Store (DG Store), with impervious flooring. This DG Store must be designed in accordance with the requirements of all relevant Australian Standards, and/or DECCW's Environmental Protection Manual *Technical Bulletin Bunding and Spill Management*.

Stormwater and Drainage

11. The Proponent shall prepare and implement a Stormwater and Drainage Management Plan for the project to the satisfaction of the Director-General. This plan must:
 - a) Be submitted to the Director-General for approval prior to the commencement of construction of the stormwater and drainage system;
 - b) Be prepared in consultation with Council;
 - c) Be prepared in accordance with DECCW's *Managing Urban Stormwater* guidelines;
 - d) Be generally consistent with the submitted Civil Engineering Report prepared by Costin Roe Consulting and include detailed plans of the proposed stormwater detention, treatment and control infrastructure;
 - e) Include a program to monitor stormwater quantity and quality; and
 - f) Describe the measures that would be implemented to maintain this infrastructure during the life of the project.

Noise

12. The Proponent will prepare and implement a Site Operational Noise Management Plan, which will include:
 - a) induction and certification for truck drivers to operate trucks on the site;

- b) induction and certification for truck drivers to operate trucks without exhaust brakes whilst on site;
- c) procedures for residents to contact site management in regard to complaints or additional information;
- d) follow-up procedures to inform residents of actions implemented following any noise complaints;
- e) regular audits at sensitive receiver locations to identify additional procedures to minimise noise emissions from the site; and
- f) within three (3) months of commissioning of the facility, site inspections and noise measurements be conducted by a qualified Acoustic Consultant to demonstrate that the operation of the facility satisfies the project specific noise goals.

Maximum acoustic levels will be in accordance with the table below:

Location		Day	Evening	Night	
		$L_{Aeq,15minutes}$	$L_{Aeq,15minutes}$	$L_{Aeq,15minutes}$	$L_{Aeq,1minutes}$
NOISE LIMIT					
All	privately owned land	42	40	40	50

Notes:

- a) *Noise from the development is to be measured within the residential boundary, to determine compliance with the $L_{Aeq(15\text{ minute})}$ noise limits in the above table*
- b) *Noise from the development is to be measured at 1 metre from the dwelling façade to determine compliance with the $L_{A1(1\text{ minute})}$ noise limits in the above table.*

Operating Hours

13. The Proponent must comply with the operating hours in Table 1.

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday-Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	All days	Any time

Notes:

- *Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site.*

14. The Proponent shall ensure that the noise from the project does not exceed the noise limits presented in the submitted acoustic report.

VISUAL AMENITY

Architectural Design

15. The Proponent shall undertake architectural design of the warehouse facilities in accordance with the Architectural Design Drawings prepared by Broaden Management Industrial Pty Ltd and by Axis Architectural.

Landscape Design

16. The Proponent shall;
- Undertake landscaping in accordance with Landscape Concept Drawings prepared by Environmental Partnership (NSW) and as amended by landscape plans by Habitation Landscape Architecture, dated November 2012;

- b) Ensure that planting within the transmission easement to the north of the site (and within 3 metres of the residential properties to the north of the site) is undertaken with the approval of TransGrid;
- c) Complete all landscaping prior to commencement of operation; and
- d) Maintain landscaping on site and immediately to the north of the site on TransGrid's easement during the life of the project.

to the satisfaction of the Director-General.

17. The Proponent shall ensure that the landscaping, fencing and signage on site do not to impede the sight lines of all road users, including pedestrians and cyclists.

Lighting

18. The Proponent shall ensure that all the lighting installed on the site:
- a) Complies with the latest version of Australian Standard *AS 4282(INT)- 2007-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.

Signage and Fencing

19. The Proponent shall not install any signage or fencing on site, with the exception of internal site signage for traffic management and safety purposes, without the written approval of the Director-General. In seeking this approval the Proponent shall:
- a) Submit detailed plans of the proposed signage or fencing, which have been prepared in consultation with Council; and
 - b) Demonstrate that this signage or fencing is consistent with the relevant requirements in the DCP for the Erskine Park Employment Area, the latest version of Australian Standard *AS 1725:2003*, and SEPP 64 requirements for business identification signage.

Dust

20. The Proponent must construct, operate and maintain the project in a manner that prevents and/or minimises dust emissions from the site.
21. During construction, the Proponent shall 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) Public roads used by these trucks are kept clean.

Waste

- 22. During the project, the Proponent shall:
 - a) Implement all reasonable and feasible measures to minimise the waste generated by the project; and
 - b) Ensure that all waste generated during the operation of the project is stored, handled and disposed of in accordance with the *Waste Management Plan*, dated November 2012 and submitted with the Section 75W.
- 23. The Proponent shall prepare and implement an Operational Waste Management Plan for each of the warehouse units to the satisfaction of the Director-General. The Plans must be submitted to the Director- General prior to construction of each of the warehouse units.

SCHEDULE 4: ENVIRONMENTAL MANAGEMENT, REPORTING & AUDITING

ENVIRONMENTAL MANAGEMENT

- 1. The Proponent must prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This plan shall:
 - a) Be prepared by a suitably qualified and experienced expert;
 - b) Be submitted to the Director-General for approval prior to commencement of any construction works;
 - c) Identify the statutory requirements that apply to the project;
 - d) Include a copy of the management plans and monitoring programs required in this approval;
 - e) Describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliances; and
 - respond to emergencies;

- f) Describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project.

Operational Management Plan

- 2. The Proponent must prepare and implement an Operational Management Plan for the project to the satisfaction of the Director-General. The Plan must;
 - a) Be submitted to the Director-General for approval prior to commencement of operations on site;
 - b) Summarise actions to manage environmental impacts from the operation of the project, and
 - c) Detail measure to monitor the environmental performance of the project.

ENVIRONMENTAL REPORTING

Pre-Construction Compliance

- 3. Prior to the commencement of construction, the Proponent must certify in writing to the Director-General that all the relevant conditions of this approval have been complied with and advise of the planned construction commencement date.

Pre-Operation Compliance

- 4. Prior to the commencement of operations, the Proponent must submit 'work as executed' plans to the Department for all the development associated with the project. These plans must 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 development has been carried out in accordance with the approved plans.

Incidents

- 5. Within 24 hours of detecting an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) harm to the environment, the Proponent shall notify the Department and other relevant agencies of the exceedance/incident.
- 6. Within 6 days of notifying the Department and other relevant agencies of an exceedance/incident, the Proponent shall provide the Department and these agencies with a written report that:
 - a) Describes the date, time, and nature of the exceedance/incident;
 - b) Identifies the cause (or likely cause) of the exceedance/incident;
 - c) Describes what action has been taken to date; and
 - d) Describes the proposed measures to address the exceedance/incident.

ANNUAL REVIEW

7. One year after the commencement of operations, and annually thereafter, the Proponent must review the environmental performance of the project to the satisfaction of the Director-General. This review must:
 - a) Describe the operations that were carried out in the past year;
 - b) Analyse the monitoring results and complaints records of the Project over the past year, which includes a comparison of these results against the
 - relevant statutory requirements, limits or performance measures/criteria;
 - monitoring results of previous years; and
 - relevant predictions in the EA;
 - c) Identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
 - d) Identify any trends in the monitoring data over the life of the Project; and
 - e) Describe what measure will be implemented over the next year to improve the environmental performance of the Project.

INDEPENDENT ENVIRONMENTAL AUDIT

8. Within 1 year of the commencement of operations, and every 3 years thereafter, unless the Director- General directs otherwise, the Proponent must commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:
 - a) Be carried out by a suitably qualified, experienced and independent audit team containing a waste management specialist, whose appointment has been endorsed by the Director-General;
 - b) Assess the environmental performance of the project, and its effects on the surrounding environment;
 - c) Determine whether the project is complying with the relevant standards, performance measures and statutory requirements;
 - d) Review the adequacy of the Environmental Management Strategy for the project, compliance with the requirements of this approval, and any other licences and approvals; and, if necessary,
 - e) Recommend measures or actions to improve the environmental performance of the project, and/or any plan/program required under this approval.
9. Within 3 months of commissioning this audit, or as otherwise agreed by the Director-General, the Proponent shall submit a copy of the audit report to the Director-General, with a response to any recommendations contained in the audit report.

STATEMENT OF COMMITMENTS

In accordance with the Director-General Requirements, a Statement of Commitments indicating how environmental impacts arising from the proposal will be managed and minimized is provided.

If approved and acted upon, the Proponent will undertake the project in accordance with the following commitments.

Administrative Commitments

Commitment to minimise harm to the Environment

The Proponent will implement all practicable measures to prevent or minimise any harm to the environment that may result from the construction and operation of the project.

Construction Certificate

The Proponent will obtain a Construction Certificate prior to any engineering or building works.

Director General Requirements

The Proponent will comply with any reasonable requirements of the Director-General arising from the Department's assessment of:

- Any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
- The implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Building Code of Australia

The Proponent will ensure that the buildings and structures on the site are constructed in accordance with the relevant requirements of the *Building Code of Australia*. In addition, under Part 4A of the *Environmental Planning and Assessment Act, 1979*, the Proponent or its designated builder are required to obtain construction and occupation certificates for the proposed building works. Part 8 of the *Environmental Planning Assessment Regulation* sets out the requirements for the certification of the project.

Services

The Proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

Prior to Construction Phase

Construction Environmental Management Plan (CEMP)

The Proponent will prepare and implement a CEMP, in accordance with the Department of Planning's *Guideline for the Preparation of Environmental Management Plans* to outline all environmental management practices and procedures to be followed during the construction of the project. The CEMP is to contain the following plans and studies:

- An erosion and sediment control plan incorporating the principles outlined in the Civil Engineering report -prepared by Costin Roe;
- Construction Management Plan including details, inter alia, in regard to provision of required amenities for construction works, protocols for the management of construction traffic, management of demolition and construction waste, complaints handling and occupational health and safety matters;
- A Dust Management Plan;
- A Noise Management Plan to detail measures to minimise noise emissions during the construction of the development. All construction works on the site, including excavation and placement of fill, will be undertaken in accordance with the EPA's Environmental Noise Control Manual; and
- Construction Traffic Management Plan.

Safety Plan

The construction contractor will establish a Safety Plan before work commences on site to detail safe work methods and procedures to be followed on site and to ensure compliance with Occupational Health & Safety and statutory requirements. Such a plan is to address safety risks during demolition, excavation and construction activities: including:

- Stability of adjacent structures;
- Excavation support;
- Fall from heights;
- Protection of the public;
- Traffic controls around the perimeter of the site, and
- Working with high voltage electricity supply.

Construction Phase

Hours of Construction Work

Construction works including deliveries of materials to and from the site would be undertaken within the Department of Environment and Climate Change (DECC's) *Environmental Noise Control Manual*, namely:

- 7:00am to 6:00pm Monday to Friday;
- 8:00am to 1:00pm Saturdays; and
- No work on Sundays or public holidays.

Site Notices/Documentation

The building contractor will ensure that a 24 hour contact telephone number is displayed and attended by a person with authority over the works for the duration of the project.

A site notice will be prominently displayed on the boundary of the site for the purpose of informing the public of the project details.

A copy of the approved and certified plans, specifications and documents including conditions of approval will be kept on site at all times.

Protection of Public Places and Local Approvals

The Proponent undertakes to obtain any necessary approval under the *Local Government Act 1993*.

The Proponent undertakes to ensure that the public way is not obstructed by any materials, vehicles, skips or the like during the construction period.

Access and Car Parking

The proposed access, parking layout and servicing will be provided in accordance with the design requirements of *Australian Standards 2890.1-2004* (car access) and *Australian Standards 2890-2* (heavy vehicle access).

Air Quality

Appropriate dust control measures will be implemented during the preparation and construction stages of the proposed development.

Stormwater Management

Stormwater and drainage works on site will be undertaken generally in accordance with design principles and objectives of the stormwater management component of Costin Roe's civil engineering report. The following measures have been proposed to reduce the transfer of pollutants from the site:

- Roof runoff to be separated from surface runoff;
- Gross pollutant traps have been provided to treat litter and other coarse sediments from the surface runoff prior to discharging into the bio-retention swale; and
- A bio-retention swale has been allowed for in the landscaped setback fronting Lenore Drive to treat fine particles.

Water Management

A rainwater reuse tank of 100,000 litres capacity to capture the roof water for reuse in toilet flushing and landscape irrigation will be installed.

Soil and Erosion Management

Stormwater and drainage works on site will be undertaken generally in accordance with the Soil and Erosion Management Plan, based on the *Blue Book for Managing Urban Stormwater- Soils and Construction* prepared by Costin Roe. During construction the Proponent shall carry out all reasonable and feasible measures to minimise soil erosion and the discharge from the site.

Urban Design

Development will take place generally in accordance with design guidelines contained in the *Penrith Council Erskine Park Employment Area Development Control Plan 2006*.

Hazardous Zoning

That hazardous zones be implemented for equipment and areas where flammable liquids are stored. The hazardous zoning is to be established upon confirmation of design factors and accurate equipment locations at the construction phase of the project.

Operational Phase

Hours of Operation

The use of the premises will operate 24 hours per day, 7 days a week.

Waste Management

Site preparation, construction and operation of the development will be undertaken in accordance with a waste management plan. All wastes generated during the construction and operation of the facility will be classified and disposed of if necessary in accordance with the EPA's *Environmental Guidelines: Assessment, Classification and management of Liquid and Non- Liquid Wastes*.

The tenant will ensure that all waste generated on site during operation is classified in accordance with DECCW's *Waste Classification Guidelines* and disposed to a facility that lawfully may accept the waste.

Landscaping Plan and Buffer Treatment

Landscaping of the site will generally be undertaken in accordance with the detailed Landscape Plan and Report prior to occupation of the premises. Details of the landscape buffer to shield the development from residents to the north is to be planted on land within TransGrid easement with TransGrid approval prior to occupation.

Lighting

Provision will be made for external lighting during the detailed design phase. External lighting will be installed and maintained in accordance with AS 4282 – 1997 – *Control of Obtrusive Effects of Outdoor Lighting*.

Ecologically Sustainable Development (ESD)

ESD measures outlined in Section 75W report will be implemented during construction and operation of the building.

Acoustic and Management of Operational Noise

The protection of acoustic amenity for the premises and surrounds during operation will be carried out generally in accordance with recommendations made in the Site Operational Noise Management Plan, to be prepared prior to occupation, and will include:

- a) induction and certification for truck drivers to operate trucks on the site;
- b) induction and certification for truck drivers to operate trucks without exhaust brakes whilst on site;
- c) procedures for residents to contact site management in regard to complaints or additional information;
- d) follow-up procedures to inform residents of actions implemented following any noise complaints;
- e) regular audits at sensitive receiver locations to identify additional procedures to minimise noise emissions from the site; and
- f) within three (3) months of commissioning of the facility, site inspections and noise measurements be conducted by a qualified Acoustic Consultant to demonstrate that the operation of the facility satisfies the project specific noise goals.

Operational Noise- General

The Tenants will implement measures to manage and mitigate any acoustic impacts to meet the requirements of the Department of Environment and Climate Change's *Industrial Noise Policy* during operation of the premises.

The use of the site shall not give rise to the emission of an “offensive noise” as defined in the *Protection of the Environment Operations Act*.

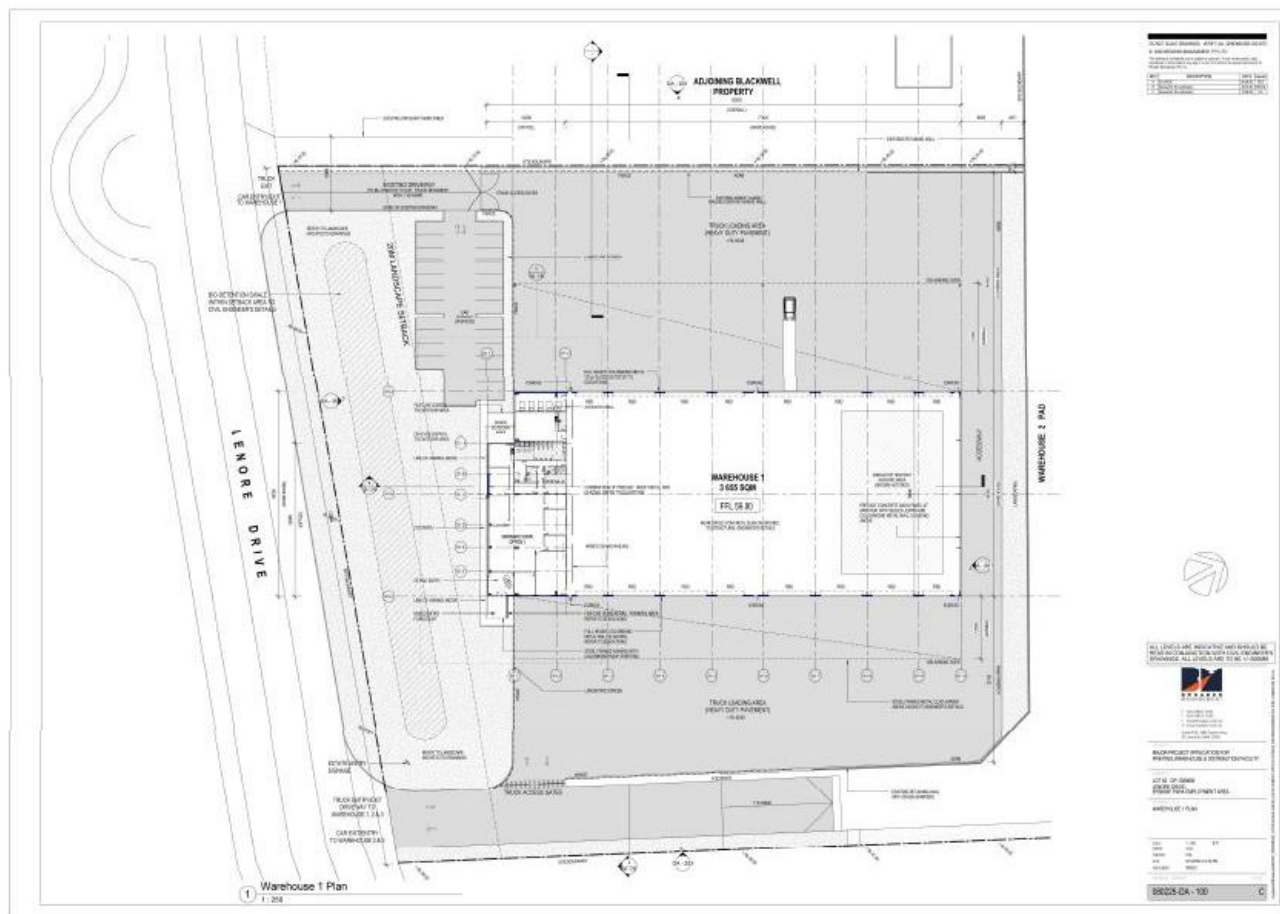
Environmental Safeguard Procedures

The proposed design and operation of the facility will include environmental safeguards to provide sufficient protection to the site. These environmental management safeguards are in accordance to the recommendations contained within the Preliminary Hazard Analysis by Benbow Environmental Consulting, dated November 2012 and relate to:

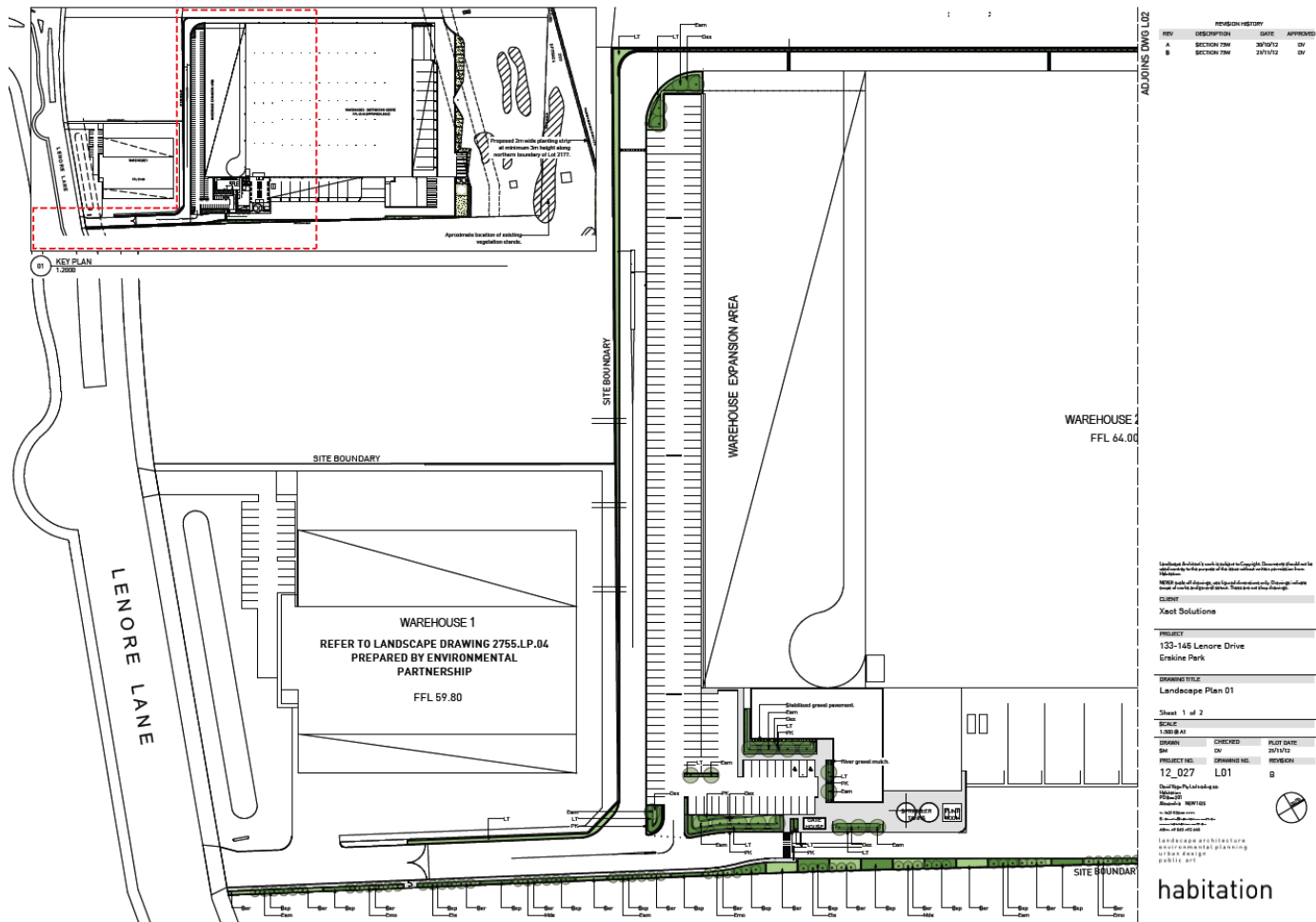
- Spill control procedure;
- Use of chemical spill kits;
- Personnel entering hazardous area zones;
- Site isolation from stormwater;
- Ventilation of work areas;
- Reporting environmental incident;
- Preventative maintenance on environmental management equipment;
- Fire management;
- Emergency response procedure;
- Emergency evacuation procedure;
- Environmental housekeeping; and
- Training of a first response fire crew.
- Provision of essential hardware on-site in close proximity to the appropriate areas.

The site plan for Warehouse 2 Distribution Centre shows a large rectangular building with a grid of internal divisions. To the left of the building is a large parking area with a dashed line indicating a 'WAREHOUSE 1' area. To the right of the building is another parking area and a 'WAREHOUSE 2' area. The plan includes various infrastructure elements such as 'POWER POLES', 'TRANSFORMER CASSETTE', 'PUMP AND SPILLAGE TANK', and 'PALETTE STORAGE'. A 'SITE BOUNDARY' is marked with a dashed line. The plan also shows 'EXISTING' and 'PROPOSED' features, with a 'PROPOSED' area highlighted in red. A 'NOTE' at the bottom right states: '52kV substation / handover point from top of wall to light line in front of receiving area'. The plan is oriented with 'LENORE LANE' at the top and 'SITE BOUNDARY' at the bottom.

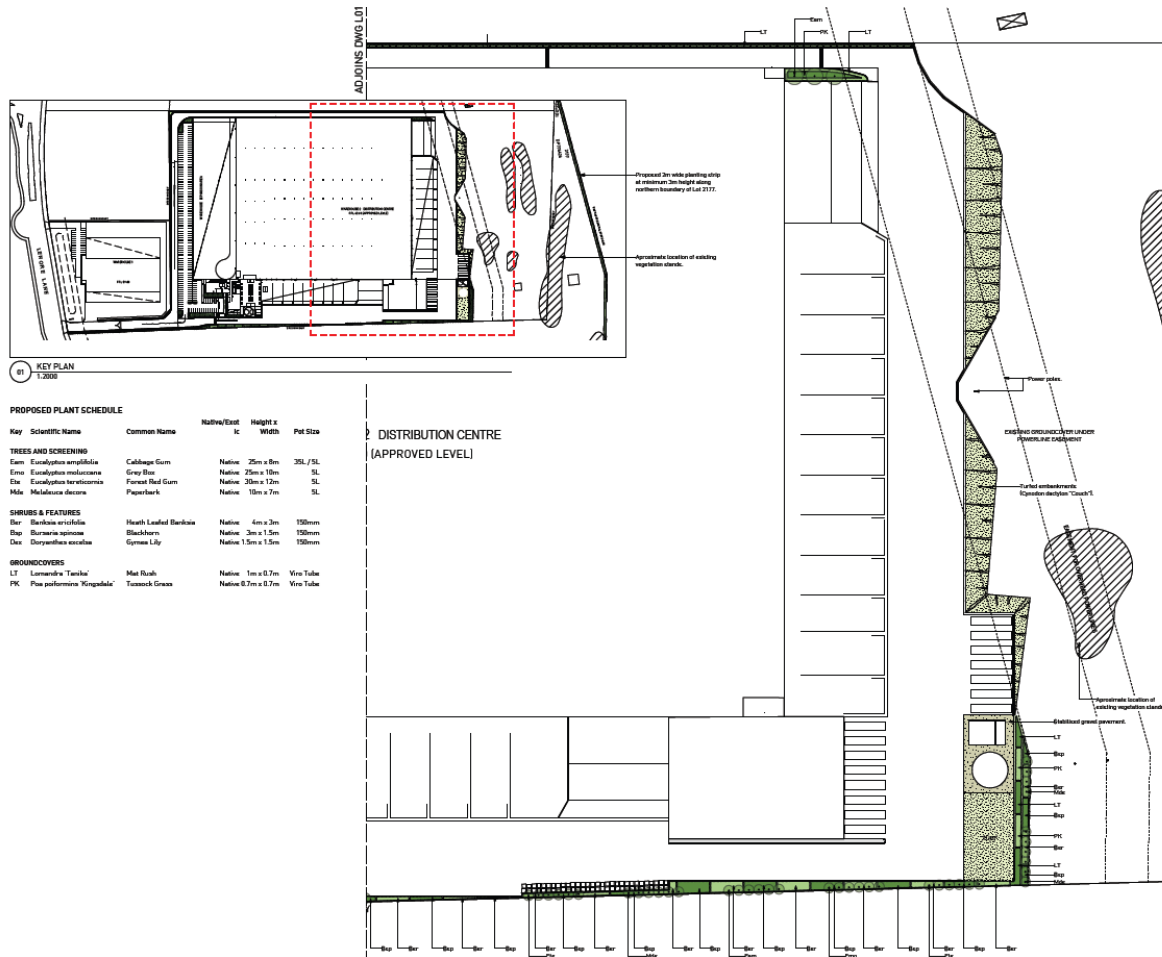
APPENDIX 2 - SITE PLAN, WAREHOUSE 1



APPENDIX 3 – LANDSCAPE PLAN A



APPENDIX 3 – LANDSCAPE PLAN B



PROPOSED PLANT SCHEDULE

Key	Scientific Name	Common Name	Native/Exotic	Height x Width	Pot Size
TREES AND SCREENING					
Eam	<i>Eucalyptus amplifolia</i>	Cablegum Gum	Native	25m x 8m	35L / 5L
Ema	<i>Eucalyptus melanocarpa</i>	Grey Elm	Native	25m x 15m	5L
Dia	<i>Eucalyptus tereticornis</i>	Forest Red Gum	Native	30m x 12m	5L
Mda	<i>Melaleuca decora</i>	Paperbark	Native	15m x 7m	5L
SHRUBS & FEATURES					
Bar	<i>Bartramia ericoides</i>	Heath Leafed Bartramia	Native	4m x 3m	150mm
Dap	<i>Dorstenia spicata</i>	Blackberry	Native	3m x 1.5m	150mm
Dia	<i>Dorstenia ericoides</i>	Gynura Lily	Native	1.5m x 1.5m	150mm
GROUNDCOVERS					
LT	<i>Lomandra 'Tascha'</i>	Mat Rush	Native	1m x 0.7m	Vine Tube
PK	<i>Poa polyneis 'Kingsdale'</i>	Tussock Grass	Native	0.7m x 0.7m	Vine Tube

DISTRIBUTION CENTRE (APPROVED LEVEL)

REVISION HISTORY				
REV	DESCRIPTION	DATE	BY	APPROVED
A	SECTION 78W	20/10/21	BY	
B	SECTION 78W	21/11/21	BY	

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NEW: work of design, with regard to the design of the landscape, is the work of the landscape architect. The work of the landscape architect is the work of the landscape architect.

CLIENT
Xact Solutions

PROJECT
133-145 Lenore Drive
Erskine Park

DRAWING TITLE
Landscape Plan 02

Sheet 1 of 2

SCALE
1:500 (B.A1)

DRAWN
BY

CHECKED
BY

PROJECT NO.
12_027

EXPANDED NO.
L02

REVISIONS
B

Drawn By: Xact Solutions
Checked By: Xact Solutions
Project No: 12_027
Expanded No: L02
Revision: B

Landscape architecture
environmental planning
urban design
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habitation