

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.

Terms of Approval

The Proponent will carry out the project generally in accordance with the:

- a) Environmental Assessment Report dated July 2009 prepared by PacLib Management including accompanying appendices in relation to Lot 1 in DP1023886
- b) **Environmental Assessment Section 75W Modification 2 Report dated December 2015 containing architectural, landscape and civil engineering plans and revised Statement of Commitments in relation to Lot 2 in DP1023886**
- c) Drawings prepared by PacLib Industrial in relation to Lot 1 in DP1023886
- d) **Drawings submitted for Modification 2 prepared by Logos Property Group, Place Design Group and Costin Roe in relation to Lot 2 in DP1023886**
- e) Statement of Commitments
- f) Conditions of Approval.

Drawings

Architectural Drawings

Plan No:	Plan Name	Revision No	Prepared by:
DA-002	Site Plan	F	Axis Architectural
DA 100	Warehouse 1 Plan	E	Broaden Management
DA 101	Warehouse 2 Floor Plan	C	Axis Architectural
DA 102	Warehouse 2 Mezzanine Plan	A	Axis Architectural
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 Axis Architectural
<u>ERSK-DA-001</u>	<u>Estate Plan</u>	<u>1</u>	<u>Logos Property</u>

			<u>Group</u>
<u>ERSK-DA-002</u>	<u>Lot 2 Site Plan</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-100</u>	<u>Warehouse Floor Plan</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-120</u>	<u>Roof Plan</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-150</u>	<u>Office Floor Plan</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-200</u>	<u>Building Elevations</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-210</u>	<u>Building Sections</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-S01</u>	<u>Shadow Diagram</u>	<u>1</u>	<u>Logos Property Group</u>
<u>ERSK-DA-P01</u>	<u>Artist Impression</u>	<u>1</u>	<u>Logos Property Group</u>
<u>DA-M-01</u>	<u>Material Finishes Specification</u>	<u>B</u>	<u>Logos Property Group</u>

Landscape Drawings

<u>Plan No:</u>	<u>Plan Name</u>	<u>Revision No</u>	<u>Prepared by:</u>
2755.LP.01*	Landscape Concept but as amended by L01 & L02 Rev A for Warehouse 2 (Refer below).	G	Environmental Partnership (NSW)
2755.LP.04*	Landscape Plan Area 3 but as amended by L01 & L02 Rev C for Warehouse 2 (Refer below).	G	Environmental Partnership (NSW)
L01	Landscape Plan 01	C	Habitation Landscape Architects
L02	Landscape Plan 02	C	Habitation Landscape Architects
<u>2515047-000</u>	<u>Cover Sheet</u>	<u>A</u>	<u>Place Design Group</u>
<u>2515047-100</u>	<u>Landscape Plan 01</u>	<u>A</u>	<u>Place Design Group</u>

Civil Engineering Drawings

<u>Plan No:</u>	<u>Plan Name</u>	<u>Revision No</u>	<u>Prepared by:</u>
Co11888.00 -C15	Site Master Plan	C	Costin Roe
Co11888.00 -C21	Erosion & Sediment Control Plan & Details – Sheet 1.	B	Costin Roe
Co11888.00 -C22	Erosion & Sediment Control Plan – Sheet 2	C	Costin Roe
Co11888.00 -C23	Erosion & Sediment Control Details – Sheet 2.	B	Costin Roe
Co11888.00 -C41	Concept Stormwater Plan – Sheet 1	D	Costin Roe
Co11888.00 -C42	Concept Stormwater Plan – Sheet 2	E	Costin Roe
Co11888.00 -C43	Concept Stormwater Plan – Sheet 3	D	Costin Roe
Co11888.00 -C44	Concept Stormwater Plan – Sheet 4	C	Costin Roe
Co11888.00 -C45	Concept Stormwater Plan – Sheet 5	D	Costin Roe
Co11888.00 -C46	Concept Stormwater Details – Sheet 1	B	Costin Roe
Co11888.00 -C47	Concept Stormwater Details – Sheet 2	B	Costin Roe

<u>Co11888.00 – C51</u>	<u>Finished Levels Plan – Sheet 1</u>	<u>C</u>	<u>Costin Roe</u>
<u>Co11888.00 – C52</u>	<u>Finished Levels Plan – Sheet 2</u>	<u>D</u>	<u>Costin Roe</u>
<u>Co11888.00 – C53</u>	<u>Finished Levels Plan – Sheet 3</u>	<u>D</u>	<u>Costin Roe</u>
<u>Co11888.00 – C54</u>	<u>Finished Levels Plan – Sheet 4</u>	<u>C</u>	<u>Costin Roe</u>
<u>Co11888.00 – C55</u>	<u>Finished Levels Plan – Sheet 5</u>	<u>D</u>	<u>Costin Roe</u>
<u>Co11888.00 – C65</u>	<u>Retaining Wall Details – Sheet 1</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.00 – C66</u>	<u>Retaining Wall Details – Sheet 2</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA10</u>	<u>Drawing List & General Notes</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA20</u>	<u>Erosion and Sediment Control Plan</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA25</u>	<u>Erosion and Sediment Control Details – Sheet 1</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA26</u>	<u>Erosion and Sediment Control Details – Sheet 2</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA40</u>	<u>Drainage/MUSIC Catchment Plan</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA41</u>	<u>Stormwater Drainage Plan</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA45</u>	<u>Concept Stormwater Details – Sheet 1</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA46</u>	<u>Concept Stormwater Details – Sheet 2</u>	<u>B</u>	<u>Costin Roe</u>
<u>Co11888.04-DA50</u>	<u>Finished Levels Plan</u>	<u>B</u>	<u>Costin Roe</u>

If there is any inconsistency between the above, the conditions of this approval shall prevail to the extent of the inconsistency.

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 the Stormwater Management Plan prepared by **Costin Roe for Lot 1 in DP1023886, and the stormwater Management Plan prepared by Costin Roe for Lot 2 in DP1023886**. 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, 100,000 litres capacity to capture the roof water for reuse in toilet flushing and irrigation of planter beds, use in printing processes and landscaped areas 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 S&M Consulting **for Lot 1 in DP1023886, and the Civil Engineering Report prepared by Costin Roe for Lot 2 in DP1023886**. 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 Environmental Assessment 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.