

9.2 Estate Works + *DHL Project*

A Overview and Definitions

Goodman will carry out the *DHL Project* in accordance with the following commitments.

The following defines some of the terms and abbreviations used in the Statement of Commitments:

Approval	The Minister's approval to the project (Project Application No.08_0066)
BCA	Building Code of Australia
Concept Plan	<i>CENTRAL Concept Plan</i> , dated May 2008, as described in the EA
Council	Fairfield City Council, unless otherwise noted
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DPI	Department of Primary Industries
DWE	Department of Water and Energy
EA	<i>Environmental Assessment: CENTRAL Concept Plan and Estate Works + DHL Project</i> , dated May 2008
EP&A Act	<i>Environmental Planning & Assessment Act 1979</i>
Goodman	Goodman International Limited, or its successors in title
Minister	Minister for Planning
<i>Oakdale CENTRAL</i> project	The development as described in the Concept Plan
Project	The Estate Works and <i>DHL Project</i> development as described in the EA
SCA	Sydney Catchment Authority
Site	Land to which the project application applies
Statement of commitments	Goodman's commitments made in the EA (ie. these commitments)

B Administrative Commitments

Commitment to Minimise Harm to the Environment

- B.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

- B.2 Goodman will carry out the project generally in accordance with the:
- Concept Plan;
 - EA;
 - drawings listed in Table B.1 below;
 - statement of commitments; and
 - conditions of the approval.

Table B.1: Drawings

Development Lot	Plan No.	Plan Title
Site Plans	PA1.01(A)	Scope of Application
	PA1.02(A)	Site Plan
	PA1.03(A)	DHL 1A & 2A Site Plan
	PA1.04(A)	DHL 1A & 2A Elevations / Section
Building 1A	PA1.05(A)	DHL 1A Ground Floor Plan
	PA1.06(A)	DHL 1A Roof Plan
	PA1.07(A)	DHL 1A Elevations / Sections
Building 2A	PA1.08(A)	DHL 2A Ground Floor Plan
	PA1.09(A)	DHL 2A Roof Plan
	PA1.10(A)	DHL 2A Elevations / Sections
Other Plans	PA1.11(A)	Bulk Earthworks Plan
	PA1.12(A)	Subdivision
	PA1.13(A)	Link Road – OWR (SW) + Bridge B1

- B.3 If there is any inconsistency between the above, the conditions of the approval shall prevail to the extent of the inconsistency.
- B.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.

Subdivision

- B.5 Goodman will subdivide the land generally in accordance with the subdivision layout shown on Plan PA1.12(A). Prior to obtaining a subdivision certificate, Goodman will prepare a final subdivision plan for the land, in consultation with Council, and to the satisfaction of the Director-General.

Structural Adequacy

- B.6 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

- B.7 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

- B.8 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

- B.9 Prior to the commencement of operations of each building, 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.

Development Contributions

- B.10 Goodman will, within 12 months of the date of this approval, enter into an agreement/s with appropriate NSW Government agencies and/or the applicable Council/s, in accordance with Division 6 of Part 4 of the EP&A Act, to provide the development contributions for the project as described in Section 6.5 of the EA.

C Specific Environmental Commitments

C.1 Soil and Water

Erosion and Sedimentation

- C.1.1 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.
- C.1.2 Goodman will carry out the construction of the DHL facilities (ie. Buildings 1A and 2A) in accordance with the Soil and Water Management Plan contained in Appendix B of the EA.
- C.1.3 Goodman will prepare additional Erosion and Sediment Control Plans / Soil and Water Management Plans for the other estate works in accordance with the commitments made for the *CENTRAL Concept Plan*, prior to the commencement of construction of the relevant works, to the satisfaction of the Director-General.

Watercourse Crossing

- C.1.4 Goodman will prepare and implement a Watercourse Crossing Management Plan for the proposed bridge crossing over the Ropes Creek tributary, to the satisfaction of the Director-General. The plan will:
- (a) be prepared in consultation with DWE and Council, and be submitted to the Director-General for approval prior to the commencement of construction of the bridge;
 - (b) be prepared in accordance with applicable guidelines, including the DWE's *Watercourse Crossing Design and Construction Guideline* (Draft, 2007) and *Works and Watercourse Design Guideline* (Draft 2007), and the DPI's *Policy and Guidelines for Fish Friendly Waterway Crossings*;

- (c) fully describe measures to ensure that:
 - the design maintains a naturalised bed and bank stability; and
 - there will not be any detrimental impact on flows and flooding; and
- (d) describe how the efficiency and effectiveness of the works would be monitored and maintained over time.

Salinity Management

- C.1.5 Goodman will prepare and implement a Salinity Assessment and Management Plan for the project, to the satisfaction of the Director-General. The plan will:
- (a) be prepared in consultation with Council, and be submitted to the Director-General for approval prior to the commencement of construction;
 - (b) be prepared in accordance with applicable guidelines, including the *Western Sydney Salinity Code of Practice* (2003) and *Site Investigations for Urban Salinity* (2002);
 - (c) assess salinity risk on the site, based on soil and (where applicable) groundwater testing and investigation;
 - (d) where applicable, describe the measures that would be implemented to minimise and manage salinity risk; and
 - (e) describe the measures that would be implemented to monitor salinity risk during construction and operation of the project.

Rainwater Harvesting

- C.1.6 Prior to the commencement of operations for each building, 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.

Prior to installing the required storage tanks, Goodman will determine the final location for the tanks in consultation with Council, and to the satisfaction of the Director-General.

Notes:

- *The relevant infrastructure will be provided on a progressive basis, in accordance with confirmation of the Regional Rainwater Harvesting Scheme's feasibility, and the status of the scheme. In this regard, the dual pipework for the warehouse buildings will be provided in conjunction with the building construction. The required storage tanks, and associated connecting pipes, will be installed in conjunction with the construction of the regional infrastructure (ie. regional trunk mains and connector pipes) by the relevant infrastructure provider;*
- *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.*

- C.1.7 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. Goodman will utilise collected roofwater for on-site non-potable uses (including toilet flushing, air-conditioning and irrigation), with the balance exported to the Regional Rainwater Harvesting Scheme

Water Sensitive Urban Design

- C.1.8 Goodman will prepare and implement a Stormwater Management Plan for the DHL facilities (ie. Buildings 1A and 2A), to the satisfaction of the Director-General. The plan will:
- (a) be prepared in consultation with Council, and be submitted to the Director-General for approval prior to the commencement of construction;
 - (b) be consistent with the DHL Stormwater Management Strategy and the Oakdale ESTATE Water Sensitive Urban Design Strategy, unless otherwise approved by the Director-General;
 - (c) include detailed plans showing the proposed stormwater management scheme for the site, including any rainwater harvesting infrastructure;
 - (d) fully detail measures to incorporate the Category 3 streams into the stormwater scheme, in accordance with DWE's *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline* (Draft Version 1: January 2007);
 - (e) demonstrate that the proposed stormwater scheme would comply with the performance criteria in the Oakdale ESTATE Water Sensitive Urban Design Strategy; and
 - (f) describe how the efficiency and effectiveness of the proposed scheme would be monitored and maintained over time.
- C.1.9 Goodman will prepare additional Stormwater Management Plan/s for the other estate works in accordance with the commitments made for the *CENTRAL Concept Plan*, prior to the commencement of construction of the relevant works, to the satisfaction of the Director-General.

Sewage Recycling and Management

- C.1.10 Goodman will prepare and implement a Recycled Water Irrigation Management Plan for the project, to the satisfaction of the Director-General. The plan will:
- (a) be prepared in consultation with DECC and Council, and be submitted to the Director-General for approval prior to the commencement of operation;
 - (b) be consistent with the DECC's *Environmental Guidelines: Use of Effluent by Irrigation* and other applicable guidelines; and
 - (c) fully describe:
 - the recycled water irrigation site selection process;
 - site access arrangements;
 - recycled water transport and storage arrangements;
 - maximum loading rates;
 - the irrigation system, its management and operation of its control system;
 - soil erosion control;
 - stormwater control arrangements; and
 - monitoring, reporting and control systems.

C.2 Noise

- C.2.1 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.

- C.2.2 During the project, Goodman will ensure that noise from the project does not exceed the noise limits presented in Table C.1.

Table C.1: Project Noise Limits (dB(A))

Noise Assessment Location	Day	Evening	Night	
	L _{Aeq} (15 min)	L _{Aeq} (15 min)	L _{Aeq} (15 min)	L _{A1} (1 min)
A Shaula Place, Erskine Park	39	39	39	49
B Emmaus College and Retirement Village	39	39	39	49
C Bakers Lane, Kemps Creek	39	39	39	49
D Greenway Place, Horsley Park	39	39	39	49
E Burley Road, Horsley Park	39	39	39	49

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. To determine compliance with the L_{Aeq}(15 minute) noise limits, noise from the project will 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. To determine compliance with the L_{A1}(1 minute) noise limits, noise from the project will be measured at 1 metre from the dwelling façade.
- However, where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC 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 will also be applied to the measured noise levels where applicable.

C.3 Air Quality

Construction Dust Emissions

- C.3.1 During construction, Goodman will comply with the air quality impact assessment criteria of the development consent for the Bedford Quarry (DA-260-8-2002-i), for the combined operations of the quarry and the project.

Construction Traffic

- C.3.2 During construction, Goodman will ensure that:
- all trucks entering or leaving the site with loads have their loads covered;
 - trucks associated with the project do not track dirt onto the public road network; and
 - the public roads used by these trucks are kept clean.

Dust Management

- C.3.3 During the project, Goodman will carry out all reasonable and feasible measures to minimise the dust generated by the project.

C.4 Flora and Fauna

- C.4.1 Within 6 months of the date of approval of the Oakdale CENTRAL Vegetation Management Plan, Goodman will implement that component of the plan that relates to the Ropes Creek tributary (in the middle of the *Oakdale CENTRAL* precinct). This will include:
- (a) revegetation of at least 1.78 hectares of Swamp Oak Forest in the riparian area; and
 - (b) rehabilitation of the farm dam on the tributary to reinstate natural flows and enable fish passage, in a manner that avoids fish translocation from the dam.

C.5 Transport

- C.5.1 Goodman will ensure that the 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.

Old Wallgrove Road Upgrade

- C.5.2 Prior to the commencement of operations, or as otherwise agreed by the Director-General, Goodman will undertake the following 'Stage 1' upgrade works to Old Wallgrove Road:
- (a) local widening between Roberts Road and the north-eastern corner of the site to achieve a consistent 7 metre road width for heavy vehicle traffic;
 - (b) local widening at bends to accommodate B-doubles;
 - (c) provision of a passing bay for southbound traffic at the site access point; and
 - (d) 60 km/h signposting for southbound traffic in the vicinity of the site access point, to the satisfaction of Blacktown Council and Fairfield Council.
- C.5.3 Within 12 months of the RTA (or the NSW Government) acquiring the necessary road 40 metre reservation, or within such other timing as may be agreed by the Director-General, Goodman will design and construct the proposed 'stage 2 external roadworks' upgrade works to Old Wallgrove Road, in consultation with Blacktown Council, Fairfield Council, SCA and the RTA, and to the satisfaction of the applicable road authority.

Note: These works, involving the construction of 2 additional lanes and associated works, are described in Section 5.9 of the EA, and shown on Figure 5.8.

Internal Roads

- C.5.4 Prior to the commencement of operations, or as otherwise agreed by the Director-General, Goodman will design and construct Temporary Access Road 1, in consultation with Council, SCA and the RTA, and to the satisfaction of the applicable road authority.

Note: Temporary Access Road 1 is described in Section 5.9 of the EA, and shown on Figure 5.3.

- C.5.5 Within 12 months of the date of the approval, or within such other timing as may be agreed by the Director-General, Goodman will design and construct the internal road network, including:
- the northern carriageway of the Link Road – Option A;
 - Estate Road 1;
 - Estate Road 2; and
 - Estate Road 3,

in consultation with Council, SCA and the RTA, and to the satisfaction of the applicable road authority.

Note: The internal road network is described in Section 5.9 of the EA, and shown on Figure 5.2.

Parking

- C.5.6 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.

Vehicle Queuing

- C.5.7 During the project, Goodman will ensure that project does not result in any vehicles queuing on the public road network.

C.6 Visual Amenity

Landscaping

- C.6.1 Goodman will:
- (a) within 3 months of the date of project approval, prepare a final landscape plan for the project, in consultation with Council, and to the satisfaction of the Director-General. The landscape plan will be generally consistent with the landscape plan in the EA; and
 - (b) during the project:
 - maintain the landscaping on the site to the satisfaction of the Director-General; and
 - ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

Signage

- C.6.2 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 Oakdale CENTRAL Signage Strategy.

Fencing

- C.6.3 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 SCA. Following approval, Goodman will ensure that the fencing is installed in accordance with the approved plans.

Lighting

- C.6.4 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.

C.7 Waste

C.7.1 During the project, Goodman will implement reasonable and feasible measures to minimise the waste generated by the project.

C.7.2 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 any Council DCP; and
- (c) detail the measures that will be implemented to minimise waste generation associated with the project.

C.8 Environmental Management Strategy

C.8.1 Goodman will carry out the project in accordance with the Oakdale CENTRAL Environmental Management Strategy.