

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I approve the project referred to in schedule 1, subject to the conditions in schedule 2.

These conditions are required to:

- prevent and/or minimise environmental impacts;
- set standards and performance measures for acceptable environmental performance; and
- provide for the ongoing environmental management of the project.


John Hatzistergos
Acting Minister for Planning

Sydney *4 August* 2008

SCHEDULE 1

Application No: 08_0085
Proponent: GPT Group
Approval Authority: Minister for Planning
Land: Lot 23 DP 1120114
Project: Goodman Fielder Food Production and Warehouse Project,
Erskine Park.

SCHEDULE 2

DEFINITIONS

BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan submitted in the response to submissions and titled "Construction Management Plan, Connect @ Erskine Park Building E – Goodman Fielder Revision C".
Council	Penrith City Council
Day	The period from 7am – 6pm Monday to Saturday, and 8am – 6pm Sunday and Public Holidays
DCP	Penrith Development Control Plan 2006
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DWE	Department of Water and Energy
EA	<i>Environmental Assessment: "Connect@Erskine Park, Goodman Fielder Erskine Park Production Facility"</i> prepared by BBC Consultant Planners, and dated May 2008
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning & Assessment Regulation 2000</i>
Evening	The period from 6pm – 10pm Monday to Saturday
Minister	Minister for Planning
Night	The period from 10pm – 7am Monday to Saturday, and 10pm – 8am Sunday
Proponent	GPT Group (or its successors in title)
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build.
RTA	Roads and Traffic Authority
Site	Land to which the project application applies
Stage 1	Development of a 13,990m ² production and warehouse facility with a tank farm and trade waste plant, as described in the EA
Stage 2	A proposed expansion of the facility, as described in the EA, which is not approved as part of this Project Approval.

ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall 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. The Proponent shall carry out the project generally in accordance with the:
 - a) EA;
 - b) site plans GF-TE-DA-001 (B); GF-TE-DA-010 (B); GF-TE-DA-110 (B); GF-TE-DA-111 (B); GF-TE-DA-200 (B) COL; GF-TE-DA-201 (B); GF-TE-DA-210 (B); and GF-TE-DA-220 (B) (see appendix A);
 - c) statement of commitments (see appendix B); and
 - d) conditions of this approval.
3. If there is any inconsistency between the above, 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 the Approval

5. The Project Approval is only granted for the Stage 1 works as described in the EA. A separate approval is required for the Stage 2 works.

Management Plans/Monitoring Programs

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

Structural Adequacy

7. The Proponent shall ensure that all new buildings and structures on the site 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.
10. Prior to the construction of any utility works, the Proponent shall obtain the relevant approvals from service providers, including Sydney Water.

Operation of Plant and Equipment

11. The Proponent shall 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 Audits

12. Prior to the commencement of operations, the Proponent shall 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 must 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.

SPECIFIC ENVIRONMENTAL CONDITIONS

CONSTRUCTION

13. During construction, the Proponent shall:
 - a) carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters; and
 - b) implement and maintain all the measures and controls detailed in the CEMP, submitted in the response to submissions, including the:
 - erosion and sediment control measures detailed in drawing SK2 in the EA;
 - noise management;
 - dust management;
 - traffic management; and
 - waste management.

SOIL AND WATER

Bunding

14. All chemicals, fuels and oils shall be stored in appropriately banded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with:
- the requirements of all relevant Australian Standards; and
 - the DECC's *Environmental Protection Manual Technical Bulletin Bunding and Spill Management*.

Rainwater Harvesting

15. Prior to operations, unless otherwise agreed by the Director-General, the Proponent shall 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.

Note: Unless the Director-General agrees otherwise, the roof stormwater infrastructure should 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.*

16. During operations, the Proponent shall 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.

Soil and Water Management

17. The Proponent shall prepare and implement a Soil and Water Management Plan for the project to the satisfaction of the Director-General. This plan must:
- be prepared in consultation with Council;
 - be submitted to the Director-General for approval within 3 months of the project approval;
 - include:
 - measures to ensure post development flows do not exceed predevelopment flows;
 - the detailed plans for:
 - the design of the stormwater outlets;
 - the proposed stormwater management scheme in accordance with the DECC's *Managing Urban Stormwater* guidelines;
 - the proposed rainwater harvesting infrastructure;
 - a program for monitoring the effectiveness of the proposed management measures.

Wastewater Management Plan

18. Prior to the commencement of operations on site, the Proponent shall prepare and implement a Wastewater Management Plan. The plan shall include:
- the final design of the trade waste facility;
 - characterisation of the quantity and quality of wastewater produced by the project;
 - details of the measures to treat and dispose of wastewater;
 - identification of the criteria/limits for the disposal of treated wastewater;
 - a program to monitor the quantity and quality of treated wastewater; and
 - a protocol for the investigation, notification and mitigation of identified exceedances of the criteria/limits for the disposal of treated wastewater.

TRANSPORT

Design of Internal Road and Parking

19. The Proponent shall 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* and *AS 2890.2:2002*.

Vehicle Queuing and Parking

20. The Proponent shall ensure that:
- a) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the public road system at any stage; and
 - b) that the project does not result in any vehicles queuing on the public road network.

Bicycle Racks

21. The Proponent shall provide suitable parking for bicycles and associated facilities such as change rooms at the facility.

VISUAL

Elevation, Height and Scale

22. Within 3 months of the project approval the Proponent shall, in consultation with Council and to the satisfaction of the Director-General, submit a detailed building design and treatment plan of measures to minimise the visual impact of the building from the public domain. The building design and treatment plan shall demonstrate how the building façade, articulation, landscaping, fencing and any other visual screening integrate to improve the visual amenity of the building.
23. Prior to installation of the fire water tank the Proponent shall revise the design of the tank, or provide additional screening, to reduce the visual impact of the tank in consultation with Council and to the satisfaction of the Director-General.

Signage and Fencing

24. The Proponent shall not install any signage or fencing on site without the written approval of Council and 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 the proposed signage or fencing is consistent with the relevant requirements in the DCP.

Landscaping

25. Within 3 months of the project approval the Proponent shall revise the Landscape Management Plan in consultation with Council and to the satisfaction of the Director-General. The plan must:
- a) specify the number and species of trees to be planted along key boundaries, ensuring the plan uses endemic species only;
 - b) provide for the maintenance of landscaping on the site; and
 - c) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.
26. Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists.

Lighting

27. The Proponent shall 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

28. The Proponent shall comply with the restrictions in Table 1, unless otherwise agreed with the Director-General.

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

Note: 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.

29. The Proponent shall ensure that noise from construction of the project does not exceed the noise goals presented in Table 2.

Table 2: Construction Noise Goal (dB(A))

Location	Day
	L_{Aeq}
Emmaus Village, Baker Drive	48
Erskine Park	46

Operational Noise Assessment Criteria

30. During the project, the Proponent shall ensure that noise from the project does not exceed the noise limits presented in Table 3.

Table 3: Project Noise Limits (dB(A))

Location	Day	Evening	Night	Night
				L_{Aeq} (15 minute)
Emmaus Village, Baker Drive	35	35	37	45
Erskine Park	35	35	35	45

Notes:

- Noise from the premises is to be measured at any point within 1 metre of any residential boundary or other noise sensitive areas in the vicinity of the premises to determine compliance with the L_{Aeq}(15 minute) noise limits in the above table.
- 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.

Cumulative Noise Assessment Criteria

31. During the project, the Proponent shall ensure that noise from the project and all other development on the Connect@Erskine Park complex does not exceed the noise limits presented in Table 4.

Table 4: Project Noise Limits (dB(A))

Location	Day	Evening	Night
			L_{Aeq}
Emmaus Village, Baker Drive	55	45	40
Erskine Park	55	45	40

Notes:

- *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

32. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the project.
33. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the Protection of the Environment Operations Act 1997.

Note:

- *Section 129 of the Protection of the Environment Operations Act 1997, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.*

34. 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) the public roads used by these trucks are kept a clean.

WASTE

35. The Proponent shall prepare and implement a Waste 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 operation;
 - b) be consistent with the requirements in the DCP;
 - c) detail the measures that will be implemented to minimise waste generation associated with the project, ensuring all reasonable and feasible measures are implemented; and
 - d) include a program for monitoring the effectiveness of these measures.

ENERGY AND WATER

Energy and Water Savings

36. Prior to the commencement of operations, the Proponent shall prepare and implement an Energy Savings Plan and Water Savings Plan for the project (based on the DEUS Energy Savings Action Plans and Water Savings Action Plans) to the satisfaction of the Director-General. This plan must be prepared in accordance with the *Guidelines for Energy Savings Action Plans*, DEUS 2005 and *Guidelines for Water Savings Action Plans*, DEUS 2005.

ENVIRONMENTAL MANAGEMENT SYSTEM

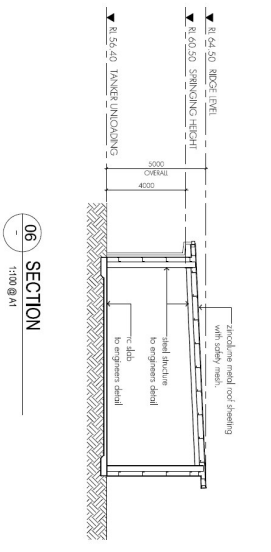
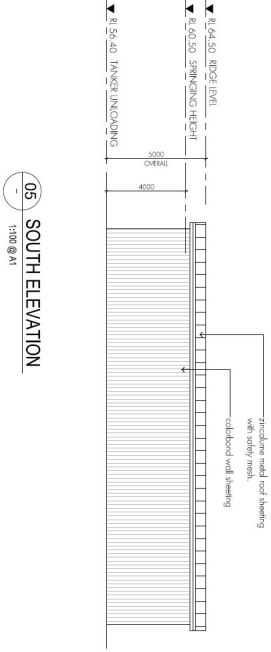
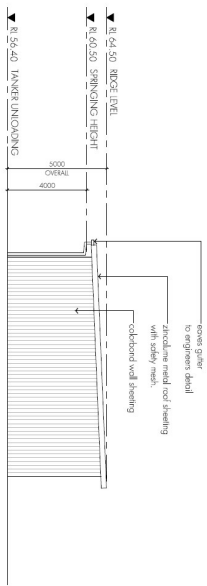
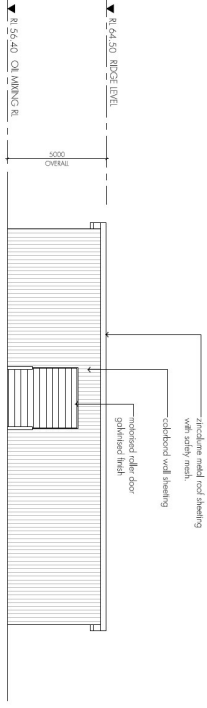
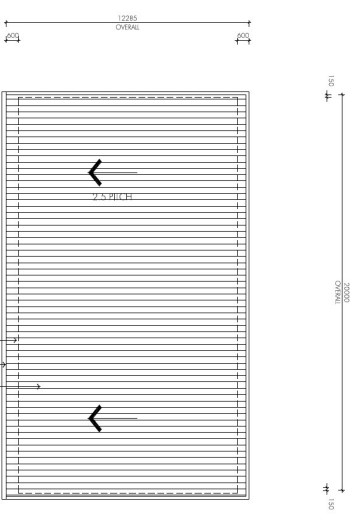
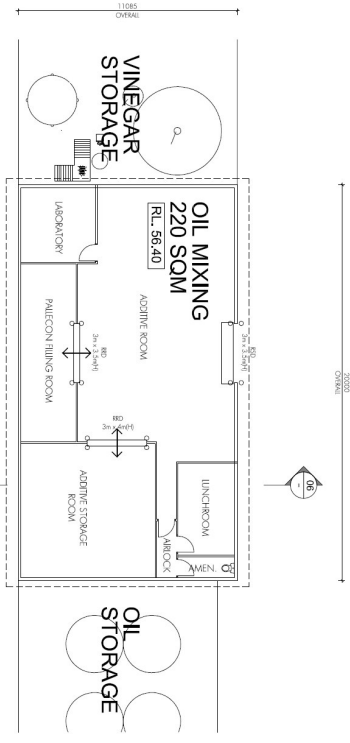
37. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must:
 - a) be submitted to the Director-General for approval prior to the commencement of operation;
 - b) describe in broad terms the proposed 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; and
 - 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.
38. The Proponent shall 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.

APPENDIX A SITE PLANS

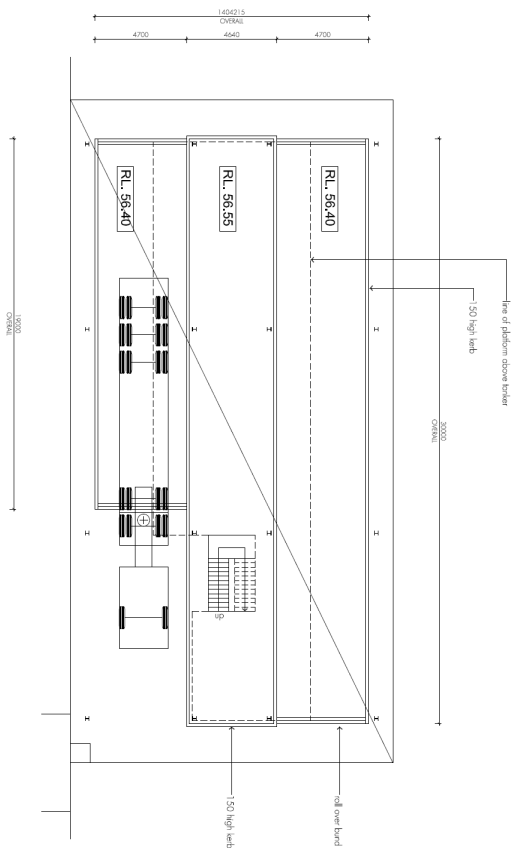


DEVELOPMENT DATA	
OVERALL SITE AREA	53 910 m ²
OFFICE (2 LEVELS)	1 200 m ²
1ST FLOOR MCC/PLC	105 m ²
FINISHED GOODS STORAGE	2 200 m ²
ENG. STORE	305 m ²
CORRIDOR #2	70 m ²
ENGINEERING	205 m ²
DRY PACKAGING	885 m ²
PACKAGING	1 190 m ²
PROCESSING	1 390 m ²
INGREDIENTS ROOM	105 m ²
FILLING	450 m ²
PACKAGING IN	1 255 m ²
COOL ROOM	70 m ²
DRY PRODUCTION	675 m ²
DRY BLENDING	380 m ²
DRY PREPARATION	280 m ²
SERVICES	880 m ²
INWARDS GOODS STORAGE #1	585 m ²
INWARDS GOODS STORAGE #2	1 780 m ²
TOTAL BUILDING AREA	13 990 m ²
FACILITY EXPANSION	11 105 m ²
AWNING #1 INWARDS	1 070 m ²
AWNING #2 DISPATCH	985 m ²
LIGHT DUTY PAVEMENT	3 560 m ²
HEAVY DUTY PAVEMENT	8 890 m ²
CARPARKING PROVIDED	125 SPACES

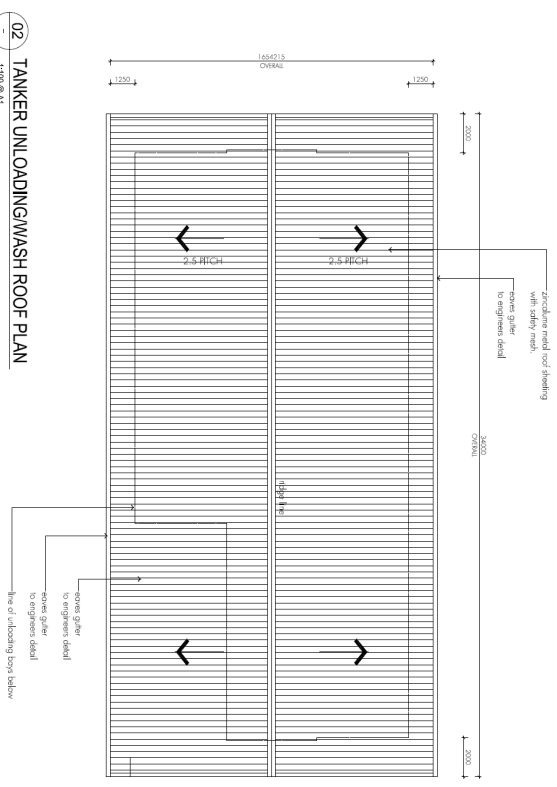
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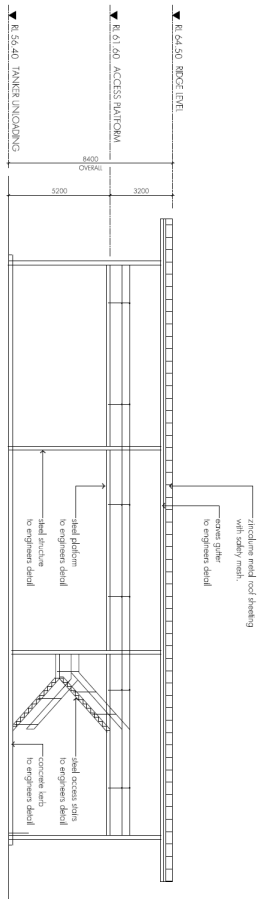
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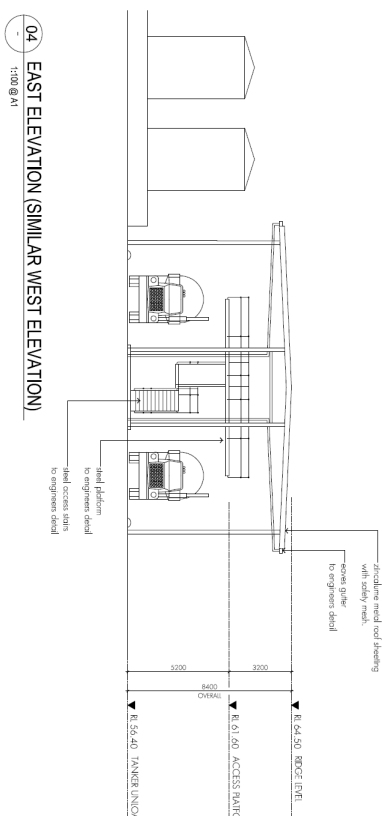
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02 TANKER UNLOADING WASH ROOF PLAN
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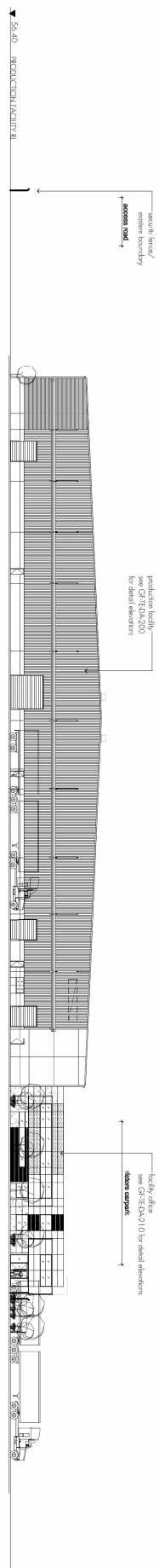


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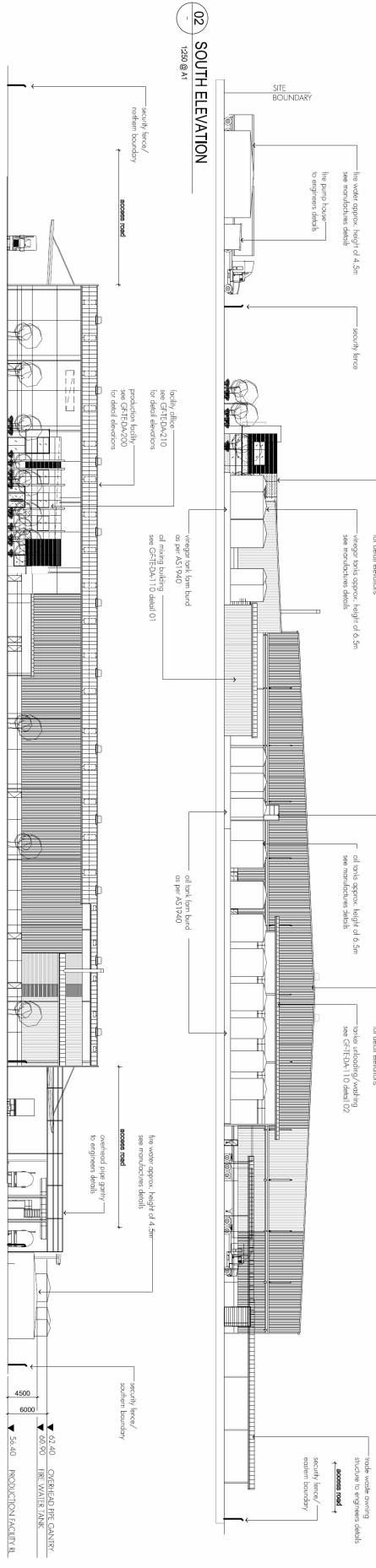


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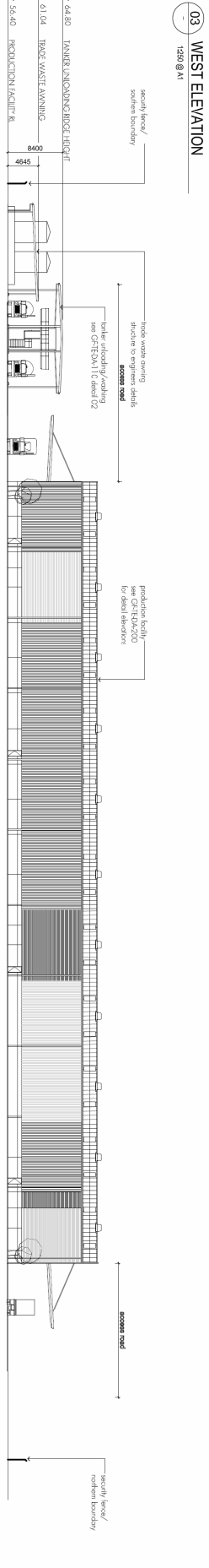
Notes	Revisions	Prepared (consultant)	Checked (consultant)	Designed (consultant)	Drawn	Project Manager	Client	Project
1. THIS DRAWING IS THE PROPERTY OF GOODMAN FIELDER. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GOODMAN FIELDER.	1. 20/03/2018 DRAWING PREPARED FOR SUBMIT 2. 20/03/2018 DESIGN DEVELOPMENT SUBMITTALS	(Name) (Title)	(Name) (Title)	(Name) (Title)	(Name) (Title)	(Name) (Title)	hansen yundt 110 King Street Sydney NSW 2000 Tel: (02) 9239 2000 Fax: (02) 9239 2001 www.hansen-yundt.com.au	GOODMAN FIELDER DEVELOPMENT APPLICATION TANKER UNLOADING WASH SITE: L TANKER ROAD BIRRIE PARK
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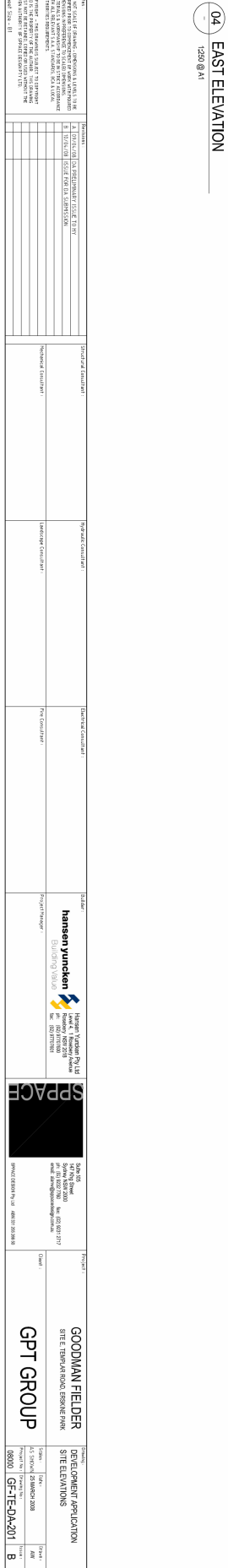
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02 SOUTH ELEVATION
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03 WEST ELEVATION
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04 EAST ELEVATION
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NO.	REVISION	DATE	BY	CHKD	APP'D
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6	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
7	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
8	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
9	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
10	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP

NO.	REVISION	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
2	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
3	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
4	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
5	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
6	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
7	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
8	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
9	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
10	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP

NO.	REVISION	DATE	BY	CHKD	APP'D
1	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
2	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP
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10	ISSUED FOR PERMIT	15/08/2018	SP	SP	SP

**APPENDIX B
STATEMENT OF COMMITMENTS**

1.1 General

- a) The development will be undertaken generally in accordance with the Environmental Assessment report prepared by BBC Consulting Planners dated May 2008, including accompanying appendices and supplementary information prepared by BBC Consulting Planners dated 9 July 2008.
- b) The development will be undertaken generally in accordance with the drawings referred to in the project approval.

1.2 Further Approvals

- a) The Proponent will obtain all necessary approvals required by State and Commonwealth legislation in undertaking the project.
- b) The Proponent will obtain a Construction Certificate prior to the implementation of the engineering and building works.

1.3 Environmental Management

- a) Prior to construction commencing, the proponent will establish a complaints handling procedure available for community complaints.
- b) The proponent will prepare and implement the Construction Environmental Management Plan submitted to the Department of Planning on 9 July 2008.
- c) The proponent will prepare and implement a Operation Environmental Management Plan to outline all environmental management practices and procedures to be followed following the completion of construction. The OEMP is to contain the following plans:
 - a. a water reuse plan indicating means of harvesting rainwater from the site and the uses to which this rainwater will be put;
 - b. measures to minimise impacts on air quality in accordance with any licensing requirements;
 - c. a waste management plan to be prepared prior to operations commencing, including trade waste management.
- d) 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 OH&S and statutory requirements. Such a plan to address safety risks during demolition, excavation and construction activity, including:-
 - stability of adjacent structures;
 - excavation support;
 - falls from heights;
 - protection of the public;
 - traffic controls around the perimeter of the site; and
 - working with high voltage electrical supply.

1.4 Services

- a) 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.