

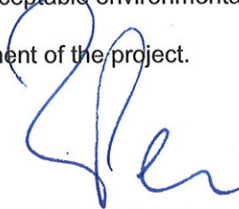
Project Approval

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

I, the Deputy Director-General, as delegate for the Minister for Planning, approve the project referred to in Schedule 1, subject to the conditions in Schedules 2 and 3.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts;
- set standards and performance measures for acceptable environmental performance;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Richard Pearson
Deputy Director-General

Sydney

10th September

2010

SCHEDULE 1

Application Number:	10_0082
Proponent:	Australand Holdings Limited
Approval Authority:	Minister for Planning
Land:	Part Lot 2 DP 1149138
Project:	K Mart Warehouse and Distribution Centre

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DEFINITIONS

AHD	Australian Height Datum
CEMP	Construction and Environmental Management Plan
Council	Blacktown City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of Department of Planning, or delegate
EA	Environmental Assessment titled <i>Environmental Assessment K Mart Warehouse and Distribution Centre for Eastern Creek Stage 3 Part Lot 2 DP 1149138</i> , prepared by Boston Blyth Fleming Town Planners, and dated July 2010
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6pm to 10pm
Land	Land means the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this approval
Minister	Minister for Planning, or delegate
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Project	The development as described in the EA as it relates to the K Mart Warehouse and Distributions Centre Project
Proponent	Australand Holdings Limited, 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	The land referred to in Schedule 1 and Appendix 1
Statement of Commitments	The Proponent's commitments in Appendix 2

**SCHEDULE 2
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, operation, or decommissioning of the project.

TERMS OF APPROVAL

2. The Proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) site plan KM-EC3-AFL-002 A (see Appendix 1);
 - (c) response to submissions and associated information;
 - (d) statement of commitments (see Appendix 2); and
 - (e) conditions of this approval.
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, programs, strategies or correspondence that are submitted in accordance with this approval; and
 - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

LIMITS OF APPROVAL

5. This approval only relates to the K Mart Warehouse and Distribution Centre, as described in the EA.
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.

PROTECTION OF PUBLIC INFRASTRUCTURE

7. Prior to the 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) having consulted with RTA and Council; and
 - (b) submit a copy of this report to the Director-General, RTA and Council.
8. 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.

MANAGEMENT PLANS/MONITORING PROGRAMS

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

INFRASTRUCTURE CONTRIBUTIONS

10. Prior to the issue of a construction certificate, the Proponent must pay \$1,931,400, to ensure that satisfactory arrangements have been executed for the provision of regional transport infrastructure in accordance with the provisions of the SEPP (Western Sydney Employment Area), to the satisfaction of the Director-General.

SERVICE PROVIDERS/ADDITIONAL APPROVALS

11. Prior to the construction of utility works, the Proponent shall obtain all relevant approvals from service providers.

OPERATION OF PLANT AND EQUIPMENT

12. The Proponent shall ensure that all plant and equipment used for the Project is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

SCHEDULE 3
SPECIFIC ENVIRONMENTAL, MANAGEMENT, REPORTING & AUDITING CONDITIONS

CONSTRUCTION WORKS

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;
 - (b) carry out all reasonable and feasible measures to minimise dust generated by the project;
 - (c) 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
 - public roads used by these trucks are kept clean; and
 - during construction the Proponent shall implement and maintain all erosion and sediment control measures detailed in the Erosion and Sediment Control Plan, including drawing number C010726.01-C30, submitted with the EA.

Construction Traffic Management Plan

14. The Proponent shall prepare and implement a Construction Traffic Management Plan, to the satisfaction of the Director-General and in consultation with the RTA and Council. The Plan shall be submitted to the Director-General prior to construction commencing and must include:
- (a) a description of the access and parking arrangements for the site during construction;
 - (b) measures to control traffic movements within the Eastern Creek Precinct; and
 - (c) detailed analysis of the impact on the road network, where temporary road closures are required.

SOIL AND WATER

Discharge Limits

15. The Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Bunding

16. In accordance with relevant Australian Standards and DECCW's Storing and Handling Liquids: Environmental Protection manual, all chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund.

Note: The bunding requirements do not apply to liquids stored in minor package sizes within the warehouse where there is no potential for spilt liquids to reach pervious surfaces or the external drainage system. Appropriate spill kits must be maintained within the warehouse to manage any spillage.

Management

17. The Proponent must implement and maintain all measures and controls detailed in the Stormwater Management Plan, developed in consultation with Council and submitted as part of the EA.

TRAFFIC AND TRANSPORT

Internal Roads, Queuing and Parking

18. The Proponent shall ensure that:
- (a) all internal roads, access, and parking on site complies with AS2890.1:2004 and AS2890.2:2002, or their latest versions;
 - (b) sufficient area is retained onsite to accommodate for future parking provision to satisfy Council's parking requirements;
 - (c) all vehicles are to enter the site in a forward direction;
 - (d) all vehicles are to be wholly contained on site before being required to stop;
 - (e) 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
 - (f) that the project does not result in any vehicles queuing on the public road network.

Traffic Management

19. The Proponent shall prepare and implement a Traffic Management Plan for the project to the satisfaction of the Director-General. This Plan must:

- (a) be prepared in consultation with Council and RTA, and be approved by the Director-General prior to commencement of operations;
- (b) detail operational traffic management measures including a driver code of conduct and truck route management plan;;
- (c) include a plan showing that the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is developed in accordance with AUSTRROADS guidelines;
- (d) include a sustainable travel plan describing:
 - the measures that would be put in place to reduce light vehicle movements (for example provision of a shuttle bus linking with appropriate public transport during peak periods, car pooling etc);
 - how the plan would be implemented; and
 - how the effectiveness of the plan would be monitored over time;
- (e) detail procedures to ensure site-related vehicles do not queue or park on public roads.

Bicycle Racks

20. The Proponent shall provide parking for bicycles and associated facilities such as change rooms.

NOISE

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

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	7:00am to 4:00pm
	Sunday and Public Holidays	Nil
Operation	All days	24 hours

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.

22. The Proponent shall ensure that the combined operational noise from the project and site does not exceed the noise limits presented in Table 3.

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

Location	Day	Evening	Night
		L _{Aeq} (15 min)	L _{Aeq} (1 min) OR L _{Amax}
All Surrounding Sensitive Receivers	35	35	35 45

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 QUALITY

Dust

23. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the project.

24. 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 clean.

ENERGY

Energy Management Plan

25. Prior to the commencement of operation, the Proponent shall prepare and implement an Energy Management Plan for the project to the satisfaction of the Director-General. This plan must include energy consumption levels, predicted energy savings and any potential measures to reduce energy consumption in the long term.

VISUAL

Signage

26. Business identification signage location and size as detailed in the EA, is approved as part of this project approval. Any changes to the signage, including any addition signage associated with the project, must be approved by the Director-General prior to installation.

In seeking approval for any additional business identification signage the Proponent shall submit detailed plans of this signage to the Director-General. These plans must be prepared in consultation with Council. Following approval, the Proponent must ensure that the signage is installed in accordance with the approved plans.

Fencing

27. The Proponent shall ensure that any fencing installed on site is consistent with the "State Environmental Planning Policy No.59 – Employment Lands Precinct Plan, Eastern Creek Precinct".

Lighting

28. The Proponent shall ensure that any 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.

WASTE

29. The Proponent shall 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 15 June 2010 and submitted with the EA.

ENVIRONMENTAL MANAGEMENT STRATEGY

30. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must be submitted to the Director-General prior to the commencement of operations, and shall:
- (a) identify the statutory requirements that apply to the project;
 - (b) include a copy of the management plans and monitoring programs required in this approval;
 - (c) 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 including emergency evacuation procedures detailed in the NSW Rural Fire Service's *Planning for Bush Fire Protection 2006*;
 - (d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project.

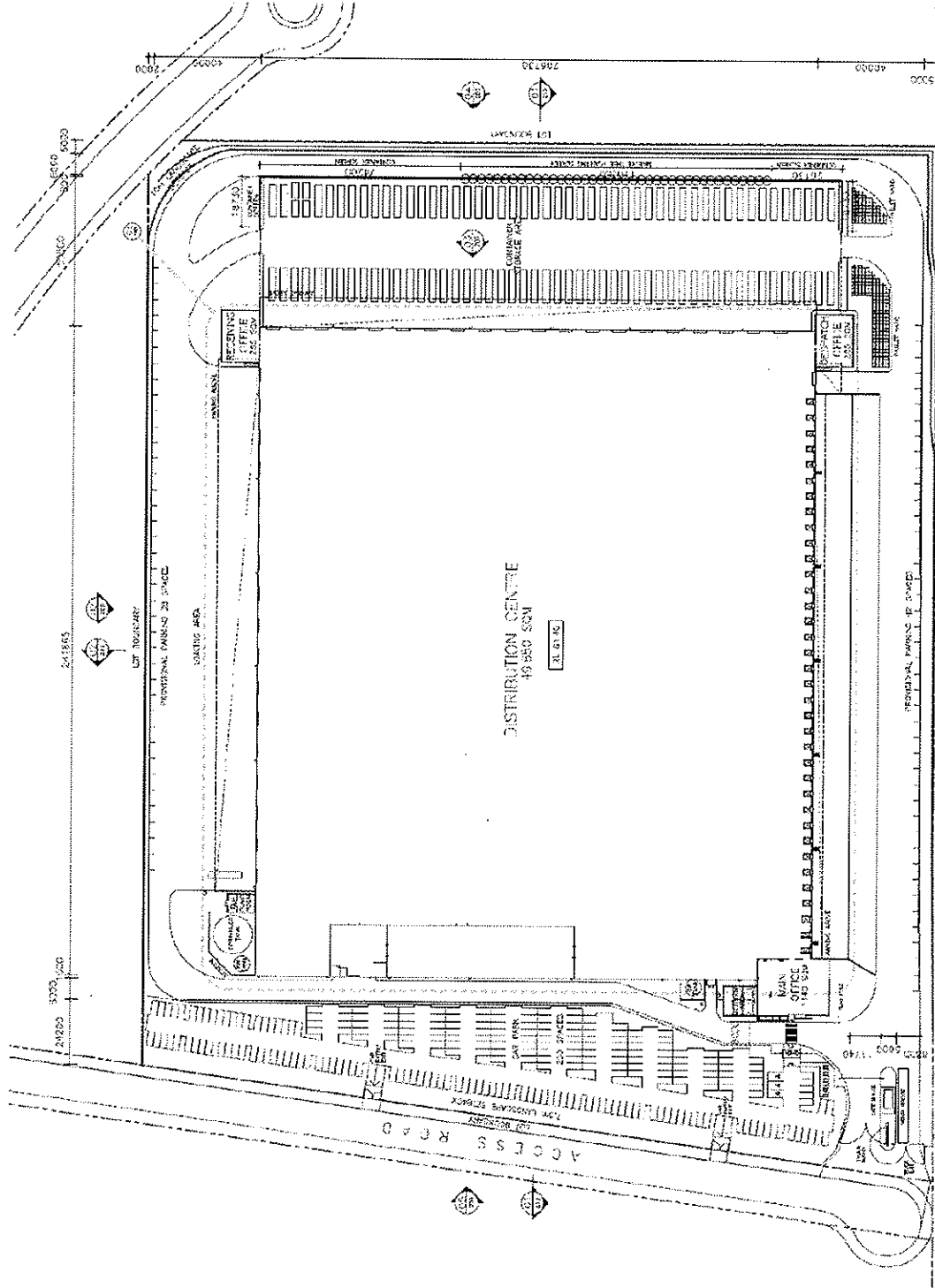
PRE-OPERATION COMPLIANCE AUDIT

31. Within one month 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 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.
32. The Director-General may require an update on compliance with all, or any part, of the conditions of this approval. Any such update shall meet the reasonable requirements of the Director-General and be submitted within such period as the Director-General may agree.

INCIDENT REPORTING

33. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any other relevant agency. This report must:
 - (a) describe the date, time, and nature of the exceedance/incident;
 - (b) identify the cause (or likely cause) of the exceedance/incident;
 - (c) describe what action has been taken to date; and
 - (d) describe the proposed measures to address the exceedance/incident.

**APPENDIX 1:
PROJECT PLANS**



DEVELOPMENT AREAS	
DISTRIBUTION CENTRE	49,950 SQM
OFFICE	1,170 SQM
DISPATCH OFFICE	285 SQM
RECEIVING OFFICE	285 SQM
GATE HOUSE	25 SQM
PUMP HOUSE	50 SQM
FIRE CONTROL CENTRE	25 SQM
TOTAL BUILDING AREA	57,660 SQM
AWNING	6,215 SQM
CAR PARKING	248 SPACES
PROVISIONAL CAR PARKING	80 SPACES
DCP CAR PARKING	310 SPACES

DEVELOPMENT AREAS - SITE COVERAGE	
TOTAL SITE AREA	167,317 SQM
TOTAL BUILDING AND AWNING AREA	63,875 SQM
SITE COVERAGE	38 %

**APPENDIX 2:
STATEMENT OF COMMITMENTS**

MANAGEMENT ISSUE	PROPOSERS COMMITMENT
Infrastructure	<p>The proponent commits to provision of road infrastructure in accordance with the Precinct Plan and the development consent for the development (DA 06-1992 and as modified by S.96) as provided for in the Voluntary Planning Agreement with Blacktown City Council.</p> <p>The proponent also commits to the following also as part of the VPA with Blacktown Council prior to release of the subdivision certificate:</p> <ul style="list-style-type: none"> - Contributions in respect of the Old Wallgrove Road Upgrade, the Archbold Road Upgrade and - The Link Road Upgrade; - Truck drainage, detention basins and riparian zones required in relation to development on land covered by the Precinct Plan <p>The proponent also commits to offer and enter into a VPA with the Minister of Planning (or their delegate) at a rate of \$180,000 per net developable hectare of land (the subject of this application) to enable monetary contributions made towards costs of upgrading of relevant state funded transport infrastructure prior to release of the construction certificate for the development.</p>
Construction Management	<p>A Construction Environmental Management Plan (CEMP) is to be compiled and will be provided to the Director-General of the Department before construction begins.</p>
Operations Management	<p>An overall Operation Environmental Management Plan (OEMP) is to be prepared and provided to the Director-General before commencement of operation of the site. The OEMP will set out the environmental management structure and practices and measures to be adopted on site.</p>
Water Management	<p>Adoption of the accompanying Water Management report prepared by Steensen Varming including:</p> <ul style="list-style-type: none"> - Installation of a 100kl rainwater

	<p>Harvesting System;</p> <ul style="list-style-type: none"> - 4 Star WELS rated toilets throughout the development; - 5 Star WELS rated urinals throughout the development; - 5 Star WELS rated tapware throughout the development; - 3 Star WELS rated showers throughout the development
Waste Management	<p>Adherence to the recycling and waste disposal measures set out in the accompanying Waste Management report including:</p> <ul style="list-style-type: none"> - Provision on site within both warehouse and office areas clearly marked recycling and waste bins; - Appointment of contractors to deal with waste removal and recycling as set out in the waste management plan; - Implementation of staff awareness and educational programs to supplement OH & S Environmental programs in relation to waste management; - Cleaning staff to be responsible for day to day management of all waste and recycling stations
Soil Erosion and Sediment Control	<p>The measures recommended in the accompanying sediment and erosion control plan prepared by Costin Roe Consulting including:</p> <ul style="list-style-type: none"> - A stabilized minimum 10m wide construction traffic entry with a truck shaker; - Catch drains and silt fencing; - Kerb & Grated Pit in let controls; - Stabilized stockpiles
Stormwater Treatment and Drainage	<p>The maintenance and monitoring measures recommended in the accompanying stormwater management plan prepared by Costin Roe Consulting as follows:</p> <ul style="list-style-type: none"> - proposed STMs will be subject to monitoring at 3 month intervals for the first year of operation and 4 month intervals in the second year; - appropriate records are to be kept in relation to the type and amount of pollutants recorded; - After the first two years a maintenance schedule will be established with future

cleaning to occur with a maximum of 6 month intervals;

A catchment plan is to be prepared prior to release of the Construction Certificate based on the approved subdivision plan showing what areas of the proposed site drain to which detention basin within the subdivision. A catchment plan is then to be prepared for the proposed development that clearly demonstrates that the post development areas draining to the regional detention basins are the same as the subdivision plan.

A drainage catchment plan is required to indicate what areas are draining to specific stormwater pits prior to release of the Construction Certificate.

A DRAINS electronic model must be provided prior to release of the Construction Certificate to demonstrate that the internal pipe network can safely carry the 20 year ARI storm flows without surcharge. Blockage factors should be applied to all inlet pits with lintels at 0.5 for sags and 0.2 for pits on grade. For grate only inlets the blockage factor should be 0.5 minimum.

Amend the DRAINS electronic model as per the following amendments:

a) Pit loss factors should be increased at pit 6-K to account for diversion wall and losses through Stormfilter. Similarly losses at pit 6-L should be increased to account for the extra pipe from Stormfilter.

b) On the eastern side of the development just about every pipe in DRAINS is different to the sizes indicated on the Drainage Plans. In pipe 5-E to 5-F DRAINS shows 900 mm but plans show 825 mm, in pipe 4-I to 4-J DRAINS shows 825 mm but plan shows 450 mm. Many others as well. The plans or DRAINS need to be amended to be consistent.

c) Pit 2 B appears to have the wrong catchment area.

	<p>d) There is significant surcharge out of pit 2 G.</p> <p>e) Pit freeboard needs to be set to a minimum of 150 mm. There is insufficient freeboard at pits 3A, 3D, 4A and 4B.</p> <p>f) The DRAINS model needs to be extended beyond the current proposed connection into the downstream road drainage network at the north east corner of the site to demonstrate that there are no adverse consequences or surcharge to this network due to changes to the angle that the new pipe connects in.</p> <p>Prior to release of the Construction Certificate a hydraulic engineer is to prepare a non-potable water supply and pipe plan for the site. This includes mains water bypass or rainwater tank top up, filters, pumps, pipe sizes and fixtures together with appropriate warning labels on pipes and taps.</p> <p>MUSIC modelling is to be undertaken prior to release of the Construction Certificate, to confirm that the water quality and rainwater reuse provisions have been met. Such modelling is to be undertaken in accordance with Council's draft guidelines. Council is able to supply MUSIC rainfall and source node data for use in the model.</p> <p>The details provided for the bioretention swales on drawing C-46 are incorrect. Note the media is to be contained with pool liner, not geotextile. All topsoil is to be removed from the swale and replaced with bioretention media. Amended plans are required. The bioretention swales should be in accordance with the information available from www.monash.edu.au/fawb</p> <p>Any site not draining directly to a public road be serviced by an inter-allotment drainage line and appropriate easement.</p> <p>All stormwater works must be designed and undertaken in accordance with the relevant aspects of the following documents: (a) Blacktown City Council's Works Specification – Civil (Current Version).</p>
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- (b) Blacktown City Council's Engineering Guide for Development (Current Version).
- (c) Blacktown City Council Soil Erosion and Sediment Control Policy (Current Version).
- (d) Blacktown City Council Stormwater Quality Control Policy.

MUSIC modelling is required to include the first flush roof systems, proposed Stormwater 360 products and bioretention swales in accordance with the MUSIC guidelines. Note MUSIC defines the surface area of the bioretention system storage (ie. the surface storage above the infiltration medium) in m² as the surface area at half the extended detention depth.

Where Council is not the Certifying Authority an independent engineering consultant is to assess the final drainage plans and certify that the pipe systems and water quality requirements meet Council's design standard and the consent conditions prior to release of the Construction Certificate.

A Maintenance Schedule is to be prepared for each Stormwater Quality Improvement Device, including the First Flush System, prior to release of the Construction Certificate.

A Geotechnical Engineer is to undertake insitu Saturated Hydraulic Conductivity Testing of each of the bioretention systems in accordance with Practise Note 1 of the FAWB guidelines. Such testing to be undertaken immediately prior to occupation when all building and pavement works are complete and the plants established. Where the hydraulic conductivity is less than the rate specified in MUSIC, remediation works will be required over the whole filter area to restore the conductivity and the test repeated until the minimum hydraulic conductivity is achieved. A Geotechnical Engineer is to then certify prior to occupation, that in accordance with Practise Note 1 of the FAWB guidelines, the Saturated Hydraulic Conductivity is above the minimum specified in MUSIC for each of the

	<p>bioretention systems.</p> <p>A Positive Covenant is to be provided over the Stormwater Quality Improvement Devices as per Council's Engineering Guide for Development, prior to occupation.</p> <p>Prior to occupation, the hydraulic engineer is to certify that all the provisions of the nonpotable water supply plan have been installed as per the approved plan and are operational.</p> <p>Prior to occupation, the hydraulic engineer is to certify that all the Stormwater Quality Improvement Devices (including the bioretention swales) and stormwater pipes and pits have been installed as per the approved plan.</p>
Air Quality	Dust management and mitigation measures will be included in the Construction Environmental Management Plan
Noise	DECCW criteria for construction and operation of the premises will be observed. Requirements set out in the Interim Construction Noise Guidelines and the NSW Industrial Noise Policy will be adhered to at all times as per the accompanying Acoustic reports. The proponent commits to achievement of the following noise objectives:
Landscape management	The proponent commits to maintenance of all landscape planting on site with particular attention given to the screen planting proposes to the east and north of the container yard.
BCA Compliance	<p>The report prepared by McKenzie Group Consulting in association with this application concludes that the proposal is able to comply with the BCA. The proponent commits to adherence to this report and ongoing compliance with the BCA including:</p> <ul style="list-style-type: none"> - preparation of suitable fire engineered solutions prior to issue of a construction certificate in relation to the following sections of the BCA: <ol style="list-style-type: none"> 1. Egress Travel Distances and Distances between Alternate Exits (DP4), 2. Smoke hazard Management (EP2.2) 3. Fire Hydrant protection (EP1.3).
Traffic, Access and Carparking	The width of the access driveways should

	<p>comply with the Australian Standard 2890.1 and AS 2890.2 requirements.</p> <p>The Design of car parking area, aisle widths, driveway widths and grades, manoeuvring areas, loading docks, sight distances etc to conform to AS 2890.1-2004 and AS2890.2-2002.</p> <p>All vehicles must enter and leave the site in the forward direction.</p>
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