

# Preliminary Staging Report

Project Details	
<b>Project Name:</b>	Arnett's Huntingwood Expansion Works
<b>Project Number:</b>	250179
<b>Project Location:</b>	65 Huntingwood Drive, Huntingwood NSW 2148
<b>Client:</b>	Charter Hall Holdings Pty Ltd
<b>Name of principal contractor:</b>	FDC Construction (NSW) Pty Ltd
<b>Company address:</b>	22-24 Junction St, Forest Lodge NSW 2037
<b>ABN:</b>	72 608 609 427

Revision Date	REVISION DESCRIPTION	PM's INITIALS (revision approval)
01/09/2025	Revision A – Preliminary	LB

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## 1 Introduction

- I. This preliminary Staging Report has been prepared in support of the application to modify Development Consent SSD-49584708. The development includes alterations and additions to the existing Arnott's Biscuits Limited processing facility (Stage 1), as well as a new processing facility (Stage 2). Overall, the works comprise of:
  - a. Demolition and tree removal;
  - b. Bulk excavation works;
  - c. Extensions of existing storage and processing facilities;
  - d. Additional parking for increased staff numbers, and
  - e. Additional administrative office spaces.
- II. The project aims to manage increased production and staffing demands and will concurrently undertake upgrades to facilities to reach this goal.
- III. This Staging Report has been prepared to facilitate the staging of construction in accordance with the Conditions of Consent. Specifically, this Staging Report seeks to address the requirements of the following proposed conditions:
  - a. *The project may be constructed and operated in stages as approved under this consent. Where compliance with conditions is required to be staged due to staged construction or operation, a Staging Report (for either or both construction and operation as the case may be) must be prepared and submitted to the satisfaction of the Planning Secretary. The Staging Report must be submitted to the Planning Secretary no later than one month before the commencement of construction (unless otherwise agreed to in writing by the Planning Secretary) of the first of the proposed stages of construction.*
  - b. *All other items related to a staging report.*
- IV. The Staging Report should be read in conjunction with the approved SSDA conditions of consent.

## 2 The Project

- I. The site comprises Lot 1 DP866251, being Arnott's Processing Facility at 65 Huntingwood Drive, Huntingwood. The site area is approximately 16.4ha. Refer to Figure 1 for an aerial photograph.
  - a. Stage 1:
    - i. An extension of hardstands to incorporate additional bin storage, truck manoeuvring and an engineering shed for improved serviceability;
    - ii. An extension to the Oven and Packaging Halls to provide space for storage of packaging materials, an additional specialised oven line, and an enrobing (coating) annex; and
    - iii. Construction of a chocolate manufacturing building to expand on production capacity, including improved pedestrian and high voltage power access.
  - b. Stage 2:
    - i. Construction of a processing and packaging building with associated administrative office spaces and multi-level parking; and
    - ii. An extension to the mixing and forming building in the form of a storage silo;
  - c. Tree removal and landscaping works to incorporate the Stage 1 and Stage 2 works; and
  - d. An increase to the production cap of the new processing facility to a maximum of 51,000 tonnes per year.



Figure 1 – Aerial of Arnott's Huntingwood Site (Source: Nearmap)

### 3 Need and Justification

- I. The project's construction works are proposed to be staged to allow the various elements of the works proposed to be undertaken across the different locations within the facility, working around the ongoing operations and responding to the different functional requirements of Arnott's departments. The proposed staging will allow the different elements of the construction works to be undertaken whilst minimising disruption to the operations within the site. As various elements of the works are located in different portions of the site, this is considered to be the most effective way to deliver the development.
- II. Implementation of the Staging Report enables specific works, such as the extensions to the Oven and Packaging Halls, to be completed in the short term to meet the immediate needs of the facility. The staged approach also reduces the impact of construction such as noise, odour, dust and vehicular traffic, therefore allowing the manufacturing facility to be operational while the works are completed.
- III. The Staging Report also alleviates administrative burdens by allowing the project to be delivered in an efficient and systematic way.

### 4 Staging

- I. The construction works will be undertaken in two stages: Stage 1 and Stage 2 (Refer to Figure 2 for overall site plan).
- II. The proposed construction works stages and corresponding commencement and completion dates for each stage is outlined in Table 1 and described in detail below:

Table 1 – Scope of Construction Stages

Stage	Scope	Indicative Commencement Dates	Indicative Completion Dates
1	<p>1. <u>Engineering Shed</u>  <i>Construction of a hardstand extension, retaining walls and engineering shed for cleaner’s storage, engineering motors/parts, and engineering fabrication.</i></p> <p>2. <u>Oven Annex</u>  <i>Construction of an annex on the existing hardstand, including a cool room, cheese &amp; butter storage, engineering store and crumb room.</i></p> <p>3. <u>Hardstand Extension</u>  <i>Construction of a hardstand extension and retaining walls for additional bin storage and truck circulation space.</i></p> <p>4. <u>Chocolate Manufacturing Building</u>  <i>Construction of a warehouse on the existing hardstand, including chocolate manufacturing plant and silos, as well as adjoining awning.</i></p> <p>5. <u>High Voltage Building</u>  <i>Construction of an annex of the Chocolate Manufacturing Building, which includes transformer and switch rooms and their associated service connections – both in and out to other buildings.</i></p> <p>6. <u>Enrobing Annex</u>  <i>Extension of the existing Enrobing Annex and its hardstand to include enrobing plant and an airlock. Adjustment of existing road direction to facilitate extension.</i></p> <p>7. <u>Packaging Material Warehouse</u>  <i>Construction of hardstand next to existing Packaging Store, which will facilitate construction of a warehouse with shelving and forklift access for packaging only. Existing roadway to divert around new hardstand.</i></p>	2026	2027
2	<p>1. <u>Processing Facility</u>  <i>Demolition of the existing car park and sports facilities. Construction of a manufacturing, processing and packaging building with associated administrative office and multi-level parking / underground loading area.</i></p> <p>2. <u>Storage Silo</u>  <i>Construction of 4 level storage silo built on existing hardstand, connected to the existing mixing and forming building.</i></p>	2035	2037

Note: The above dates are indicative and subject to change depending on the circumstances and requirements of Arnott's.

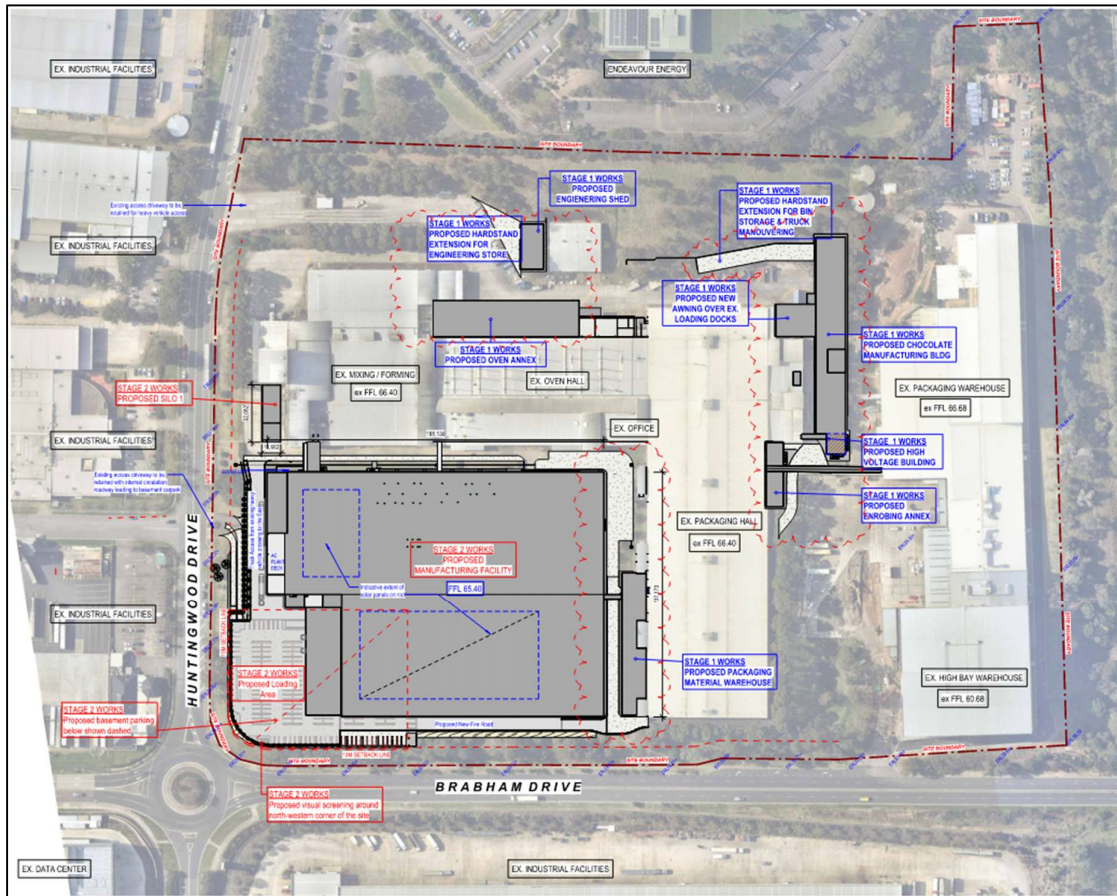


Figure 2 – Overall Site Plan Stages 1 & 2

## 5 Stage 1

- I. At the eastern end of the processing facility (Figure 3), the Stage 1 works are for the construction of an engineering shed and hardstand extension, oven annex, hardstand extension for bin storage, chocolate manufacturing building, HV building, and enrobing annex. These works are required in the short-term to allow Arnott's to meet production demands.

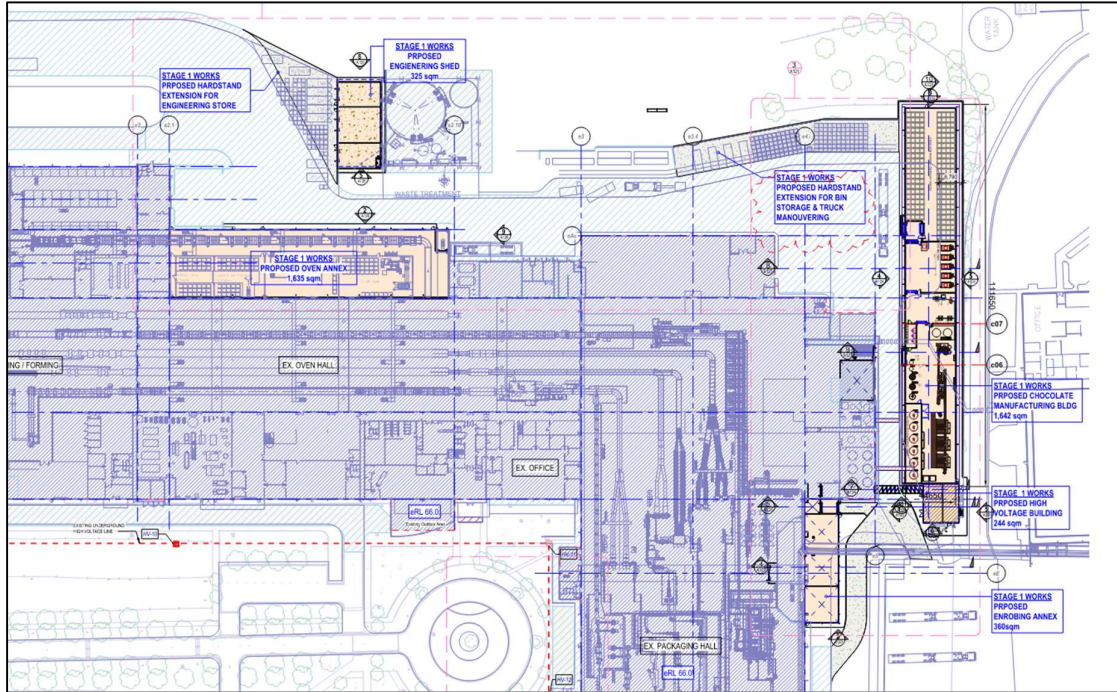


Figure 3 – Eastern End of Arnott's Huntingwood Site Showing Stage 1 Works

- II. At the western end of the processing facility (Figure 4), the Stage 1 works are for the construction of a packaging material warehouse. This is required to increase packaging storage capacity in response to the growth in Arnott's production volumes created by additional facilities.

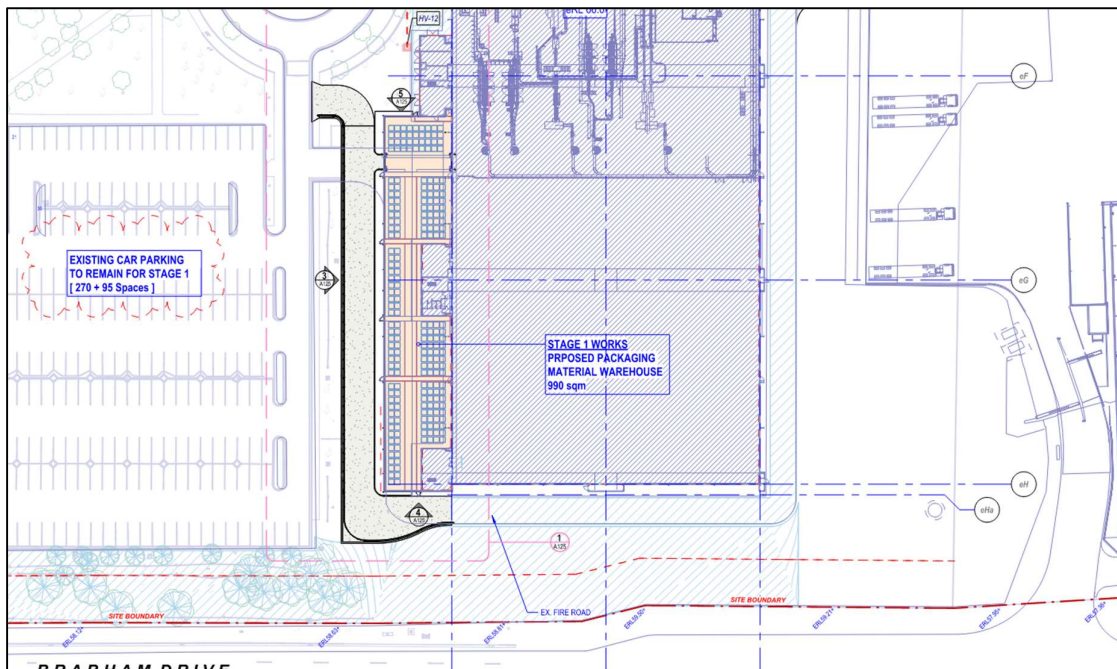


Figure 4 – Western End of Arnott's Huntingwood Site Showing Stage 1 Works

- III. Site establishment for the Stage 1 works will be coordinated with Arnott's in order to prevent any disruption to the processes. Therefore, this establishment will comprise of many small site possessions in isolated areas:
- a. For the Engineering Store and Hardstand Extension, a total of 13 trees will be removed. As the existing landscaped area is a steep slope, bulk excavation and civil works is required to construct the hardstand. The Engineering Store will then be constructed on a portion of this hardstand, right next to the operational Waste Treatment Building. This will provide storage for material to be moved out of the nearby buildings and facilitate further Stage 1 works.
  - b. The Oven Annex is to be built on an existing hardstand, which is currently used for vehicle circulation and miscellaneous waste and plant storage. Adjustments will be made to the stormwater system, both in-ground and on the surrounding roofs. The Annex will then be constructed, and a new oven line will connect to the existing, which will increase manufacturing capacity.
  - c. The Chocolate Manufacturing Building and Hardstand Extension requires removal of 16 trees. There is currently a shed with storage and offices in this area – this will be demolished, and the material will be shifted either to other Stage 1 buildings or to an existing space. Like the Engineering Store, bulk excavation and civil works are required to construct the hardstands. The building will then be constructed, and plant and storage shelves erected.
  - d. The High Voltage Building will be built on the same hardstand as the Chocolate Manufacturing Building, in place of the existing landscaping. It will cater for the site's increased high voltage power requirements, feeding the surrounding buildings. An overhead service bridge will be constructed in order to run service conduits from this building into the main compound.
  - e. For the Enrobing Annex, 3 trees will be removed. The existing landscaped area and road will be removed to facilitate the hardstand. The existing service road will be redirected to maintain FRNSW access around the site compound. The stormwater system will be adjusted to incorporate the annex.
  - f. Lastly, the Packaging Material Warehouse consists of multi-level shelving. The existing road will be pushed outwards towards the large employee carpark, in order to maintain full access around the facility. Civil and hydraulic works are required in order to extend the hardstand and connect a new stormwater system with the existing one.

## 6 Stage 2

- I. The Stage 2 works consist of mainly the new Processing and Packaging Building (Figure 5). The purpose of this building is to provide much-needed processing, office and car parking space, which will contribute to the expansion of Arnott's production capacity. The construction site will be isolated from the existing buildings, allowing uninterrupted operation of the existing and new Stage 1 facilities. The existing site comprises of a sports oval, tennis courts, employee parking, amenity buildings and landscaped areas, all of which will be demolished/removed to facilitate the new build. Bulk excavation and civil works will enable a multi-level underground car park, as well as a new perimeter roadway for FRNSW access. The building will provide employees with equitable and upgraded working conditions, with the building incorporating key ESD principles. Lastly, landscape works will respond to the immediate built context through use of planter boxes around it's perimeter, and tiered retaining walls with plants throughout. Lastly, the 4 Level Storage Silo will be built on the existing hardstand and consist of plant and storage methods for materials related to the existing mixing and forming building. This will be built in conjunction with the larger Stage 2 building.

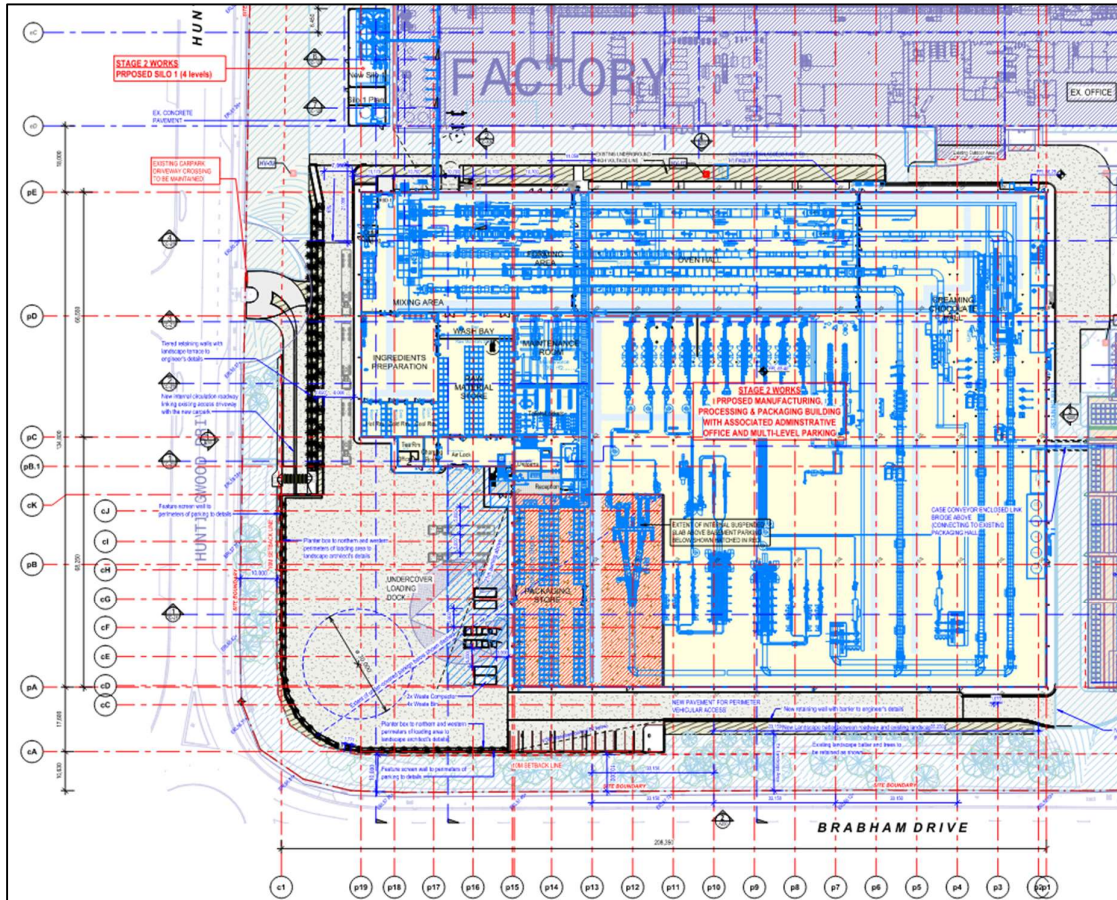


Figure 5 – Northwestern End of Arnott' Huntingwood Site Showing Stage 2 Works

## 7 Managing Compliance and Potential Impacts

- I. Arnott's are committed to undertaking the proposed works in accordance with the conditions of consent, minimising any potential impacts. Management of environmental issues will be achieved through adherence to the conditions of consent and the implementation of a detailed Construction Environmental Management Plan and Sub-Plans, compliance monitoring and reporting. The proposed staging will not impact the ability of the project to comply with the conditions of consent. All relevant conditions will be complied with at each stage.
- II. Management plans are required by the conditions of consent and are to be developed in accordance with the conditions of consent requirements, relevant standards and guidelines and best practice. The key management strategies and plans applicable to Stages 1 and 2 include:
  - a. Traffic Impact Assessment
  - b. Noise and Vibration Impact Assessment
  - c. Air Quality and Odour Assessment
  - d. Waste Management Plan
  - e. Arboricultural Impact Assessment
- III. These strategies will be prepared prior to the commencement of works at the relevant stage. Depending on the nature of the works, the reports may require updating or a new report may need to be prepared to cater for the specific stage of construction works. Updates to these

documents may also occur where opportunities for improvement have been identified to ensure ongoing compliance is achieved and impacts are appropriately managed.

IV. Compliance reporting

In accordance with Condition C14, within 12 months after the commencement of operations of the food processing building, the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary.

V. A compliance matrix is presented in Appendix A. It identifies the timing of when each condition of consent is triggered and must be complied with. This has been prepared on the conditions outlined in the consent dated 1 July 2022 and will be reviewed following the determination of Modification 1.

## 8 Appendix A – Condition Compliance Matrix

Condition No.	Condition of Consent	Stage	Stage Scope	Comment
Part A – Administrative Conditions				
Obligation to Minimise Harm to the Environment				
A1	In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.	1 & 2	Throughout	
Terms of Consent				
A2	The development may only be carried out: (a) in compliance with the conditions of this consent; (b) in accordance with all written directions of the Planning Secretary; (d) in accordance with the Development Plans in Appendix 1; and (c) in accordance with the Environmental Impact Statement and Response to Submissions; (e) in accordance with the management and mitigation measures in Appendix 2.	1 & 2	Throughout	

A3	Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to: (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).	1 & 2	Throughout	
A4	The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.	1 & 2	Throughout	
Limits of Consent				
A5	This consent lapses five years after the date from which it operates, unless the development has physically commenced on the land to which the consent applies before that date	1	Pre-Construction	
A6	The development is not to exceed a total production limit of 51,000 tonnes per year of bakery products.	1 & 2	Throughout	
Notification of Commencement				
A7	The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary: (a) construction; (b) operation; and (c) cessation of operations.	1 & 2	Pre-Construction	

A8	If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.	1 & 2	Pre-Construction	
Evidence of Consultation				
A9	Where conditions of this consent require consultation with an identified party, the Applicant must: (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and (b) provide details of the consultation undertaken including: (i) the outcome of that consultation, matters resolved and unresolved; and (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.	1 & 2	Throughout	
Staging, Combining and Updated Strategies, Plans or Programs				
A10	With the approval of the Planning Secretary, the Applicant may: (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program); (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).	1 & 2	Throughout	

A11	If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.	1 & 2	Throughout	
A12	If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.	1 & 2	Throughout	
A13	The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.	1 & 2	Throughout	
Utilities, Services and Public Infrastructure				
A14	Before the commencement of any works, the Applicant must: (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection and support of the affected infrastructure; (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and (c) submit a copy of the dilapidation report to the Planning Secretary and applicable authority.	1 & 2	Pre-Construction	
A15	Unless the Applicant and the applicable authority agree otherwise, the Applicant must: (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out 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.	1 & 2	Throughout	

A16	Prior to the commencement of construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.	1 & 2	Pre-Construction	
A17	Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the Sydney Water Act 1994.	1 & 2	Throughout	
A18	Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for: (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.	1 & 2	Pre-Construction	
A19	Prior to the issue of the final Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.	1 & 2	Throughout	
Demolition				
A20	All demolition must be carried out in accordance with Australian Standard AS 2601-2001 The Demolition of Structures (Standards Australia, 2001).	1 & 2	Construction	
Structures, External Walls and Cladding				

A21	<p>All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with (a) the relevant requirements of the Building Code of Australia.</p> <p>Note:</p> <ul style="list-style-type: none"> <li>• Under Part 6 of the EP&amp;A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.</li> <li>• Part 8 of the EP&amp;A Regulation sets out the requirements for the certification of the development.</li> </ul>	1 & 2	Construction	
A22	<p>Prior to the issue of:</p> <p>(a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and</p> <p>(b) an Occupation Certificate.</p> <p>the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the Building Code of Australia.</p>	1 & 2	Construction	
A23	<p>The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.</p>	1 & 2	Throughout	
Works as Executed Plans				
A24	<p>Prior to the issue of the relevant Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.</p>	1 & 2	Throughout	
Operation of Plant and Equipment				

A25	All plant and equipment used on site, or to monitor the performance of the development, must be: (a) maintained in a proper and efficient condition; and (b) operated in a proper and efficient manner.	1 & 2	Construction	
Applicability of Guidelines				
A26	References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.	1 & 2	Throughout	
A27	However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.	1 & 2	Throughout	
Advisory Notes				
AN1	All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.	1 & 2	Throughout	
Part B – Specific Environmental Conditions				
Air Quality				
B1	The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.	1 & 2	Construction	

B2	<p>During construction of the development, the Applicant must ensure that:</p> <p>(a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;</p> <p>(b) all trucks entering or leaving the site with loads have their loads covered;</p> <p>(c) trucks associated with the development do not track dirt onto the public road network;</p> <p>(d) public roads used by these trucks are kept clean; and</p> <p>(e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.</p>	1 & 2	Construction	
B3	<p>The development must comply with section 128 of the Protection of the Environment Operations Act 1997 which sets out the concentration standards and emission rates which must not be exceeded, except as expressly provided for in an Environment Protection Licence.</p>	1 & 2	Throughout	
B4	<p>The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).</p>	1 & 2	Throughout	
Noise				
B5	<p>The Applicant must comply with the hours detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary:</p> <p>(a) Earthworks and Construction - Monday to Friday - 7am to 6pm</p> <p>(b) Earthworks and Construction - Saturday - 8am to 1pm</p> <p>(c) Operation - Monday to Sunday - 24 hours</p>	1 & 2	Throughout	
B6	<p>Works outside of the hours identified in condition B5 may be undertaken in the following circumstances:</p> <p>(a) works that are inaudible at the nearest sensitive receivers;</p> <p>(b) works agreed to in writing by the Planning Secretary;</p> <p>(c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or</p> <p>(d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.</p>	1 & 2	Throughout	

B7	The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in Appendix 2 of this consent.	1 & 2	Construction	
B8	The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2: (a) All Residential Receivers - 47Laeq (day), 47laeq (evening), 41laeq (night), 52LAMax (night)	1 & 2	Throughout	
Vibration				
B9	Vibration caused by construction at any residence or structure outside the site must be limited to: (a) for structural damage, the latest version of DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures (German Institute for Standardisation, 1999); and (b) for human exposure, the acceptable vibration values set out in the Environmental Noise Management Assessing Vibration: a technical guideline (DEC, 2006) (as may be updated or replaced from time to time).	1 & 2	Throughout	
Traffic and Access				

B10	<p>Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:</p> <ul style="list-style-type: none"> <li>(a) be prepared by a suitably qualified and experienced person(s)</li> <li>(b) be prepared in consultation with Council and TfNSW;</li> <li>(c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;</li> <li>(d) detail heavy vehicle routes, access and parking arrangements – including for construction staff and operational staff who currently work on the site;</li> <li>(e) detail the shuttle bus transport arrangements for construction staff;</li> <li>(f) include a Driver Code of Conduct to: <ul style="list-style-type: none"> <li>(i) minimise the impacts of earthworks and construction on the local and regional road network;</li> <li>(ii) minimise conflicts with other road users;</li> <li>(iii) minimise road traffic noise; and</li> <li>(iv) ensure truck drivers use specified routes;</li> </ul> </li> <li>(g) include a program to monitor the effectiveness of these measures; and</li> <li>(h) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.</li> </ul>	1 & 2	Pre-Construction	
B11	<p>The Applicant must:</p> <ul style="list-style-type: none"> <li>(a) not commence construction until the Construction Traffic Management Plan required by condition B10 is approved by the Planning Secretary; and</li> <li>(b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.</li> </ul>	1 & 2	Pre-Construction	
B12	<p>The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.</p>	1 & 2	Throughout	

B13	<p>The Applicant must ensure:</p> <p>(a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 Parking facilities Off-street car parking (Standards Australia, 2004), AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities (Standards Australia, 2018) and AS 2890.6.2009 Parking facilities Off-street parking for people with disabilities (Standards Australia, 2009)</p> <p>(b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;</p> <p>(c) the development does not result in any vehicles queuing on the public road network;</p> <p>(d) heavy vehicles, shipping containers and bins associated with the development are not parked and/ or stored on local roads or footpaths in the vicinity of the site;</p> <p>(e) all vehicles are wholly contained on site before being required to stop;</p> <p>(f) all loading and unloading of materials is carried out on-site;</p> <p>(g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and</p> <p>(h) all on-site turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.</p>	1 & 2	Throughout	
B14	<p>Prior to the commencement of operation at the food processing building, the Applicant must prepare a Workplace Travel Plan to the satisfaction of the Planning Secretary. The Workplace Travel Plan must form part of the OEMP required by condition C5 and must:</p> <p>(a) be prepared in consultation with TfNSW;</p> <p>(b) outline the measures taken to ensure that shift change times associated with the development do not overlap with the shift change times at the existing Arnott's production facility which is located on the site;</p> <p>(c) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and</p>	2	Throughout	

	(d) describe pedestrian and bicycle linkages and end of trip facilities available on-site.			
B15	The Applicant must not commence operation until the Workplace Travel Plan is approved by the Planning Secretary.	1 & 2	Throughout	
B16	The Applicant must implement the most recent version of the Workplace Travel Plan approved by the Planning Secretary for the duration of the development.	1 & 2	Throughout	
Soils, Water Quality and Hydrology				
B17	The Applicant must: (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site; (b) keep accurate records of the volume and type of fill to be used; and (c) make these records available to the Planning Secretary upon request.	1 & 2	Construction	
B18	Prior to the commencement of any construction or other surface disturbance for the development, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.	1 & 2	Pre-Construction	

B19	The development must comply with section 120 of the Protection of the Environment Operations Act 1997, which prohibits the pollution of waters, except as expressly provided for in an EPL.	1 & 2	Throughout	
B20	The Applicant must finalise the detailed design of the development's stormwater management system, prior to the commencement of construction of that system. The stormwater management system must: (a) be designed by a suitably qualified and experienced person(s), in accordance with the conceptual design in the Response to Submissions and in consultation with Council; (b) be in accordance with applicable Australian Standards; (c) be prepared in accordance with the design requirements and water quality objectives of the Blacktown Development Control Plan 2015 – Part J Water Sensitive Urban Design and Integrated Water Cycle Management and WSUD developer handbook; and (d) ensure the system capacity has been designed in accordance with Australian Rainfall and Runoff (Engineers Australia, 2016) and Managing Urban Stormwater: Council Handbook (EPA, 1997) guidelines.	1 & 2	Pre-Construction	
B21	Prior to the issue of the relevant occupation certificate, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B20) and ensure the system is operational.	1 & 2	Construction	
B22	Prior to the commencement of operation, the Applicant must prepare a Stormwater Maintenance Protocol for the development. The Protocol must: (a) be prepared by a suitably qualified and experienced person(s); (b) be submitted to Council and the Principal Certifier; (c) outline the procedures (including incident management procedures) and safety protection systems which would be implemented during operation of the stormwater management system; and (d) outline the proposed maintenance regime for the stormwater management system. The Applicant must implement the most recent version of the Stormwater Maintenance Protocol for the duration of operation.	1 & 2	Throughout	

Aboriginal Heritage				
B23	If any item or object of Aboriginal heritage significance is identified on site: (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately; (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and (c) Heritage NSW must be contacted immediately.	1 & 2	Construction	
B24	Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the National Parks and Wildlife Act 1974.	1 & 2	Construction	
Human Remains Protocol				
B25	If human remains are discovered on site during works: (a) all work in the immediate vicinity of the human remains must cease immediately; (b) the area must be secured; and (c) the NSW Police Force and Heritage NSW must be contacted immediately.	1 & 2	Construction	
B26	Work in the immediate vicinity of the human remains must not recommence until this has been authorised by the NSW Police Force and Heritage NSW.	1 & 2	Construction	
Historic Heritage				
B27	If any non-Aboriginal archaeological relics are uncovered during works, then all works must cease immediately in that area of the site. Unexpected finds must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW and Council's Heritage Officer.	1 & 2	Construction	
Hazards and Risk				

B28	The quantities of dangerous goods stored and handled at the site must be below the threshold quantities listed in the Department's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.	1 & 2	Throughout	
B29	Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled in accordance with all relevant Australian Standards.	1 & 2	Throughout	
B30	The Applicant must store all chemicals, fuels and oils used on-site in accordance with: (a) the requirements of all relevant Australian Standards; and (b) for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual'.	1 & 2	Throughout	
B31	In the event of an inconsistency between the requirements of conditions B29(a) and B29(b), the most stringent requirement must prevail to the extent of the inconsistency.	1 & 2	Throughout	
Waste Management				
B32	The Applicant must: (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area. Note: For the purposes of this condition, priority weed has the same definition of the term in the Biosecurity Act 2015.	1 & 2	Throughout	
B33	The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's Waste Classification Guidelines Part 1: Classifying Waste (EPA, 2014).	1 & 2	Throughout	

B34	All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.	1 & 2	Throughout	
B35	Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.	1 & 2	Throughout	
B36	Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.	1 & 2	Throughout	
Biodiversity				
B37	All biodiversity mitigation and management measures identified within Table 9 of the Biodiversity Development Assessment Report prepared by Ecological Australia dated 29 July 2021 are to be implemented.	1 & 2	Throughout	
B38	All trees identified for retention within the site are to be retained and protected throughout the life of the development. The trees are to be protected in accordance with the recommendations of the Arboricultural Impact Assessment prepared by Truth About Trees, dated 9 June 2021 and Australian Standard 4970:2009 – Protection of Trees on Development Sites. All required tree protection measures are to be implemented before any works commence on site.	1 & 2	Construction	
B39	Tree replacement planting must be undertaken in accordance with the Landscape Plans prepared by Site Image, dated 22 February 2022. The tree species, pot size and diversity/number of replacements is to be in accordance with the Indicative Planting Schedule included within the Landscape Plans.	1 & 2	Construction	
B40	A tree maintenance schedule is to be prepared to ensure all replacement trees are maintained for a minimum period of two years following planting. Any trees that do not survive are to be replenished with a replacement tree from the species list within the approved landscape plan.	1 & 2	Throughout	

B41	<p>A project arborist with a minimum Australian Qualifications Framework 5 certification is to be appointed prior to the commencement of construction, and:</p> <p>(a) the project arborist is to certify the installation of tree protection fencing which are to be maintained in good order; and</p> <p>(b) where works to modify the existing sewer manholes conflict with the Tree Protection Zones of retained trees, the excavation must be carried out using non-destructive means under the direct supervision of the project arborist.</p>	1 & 2	Pre-Construction	
Visual Amenity				
B42	<p>Prior to the commencement of operations of the food processing building, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with conditions C5. The plan must:</p> <p>(a) detail the species have been planted on-site;</p> <p>(b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and</p> <p>(c) be consistent with conditions B37, B38, B39, B40 and the Applicant's Management and Mitigation Measures at Appendix 2.</p>	2	Throughout	
B43	<p>The Applicant must:</p> <p>(a) not commence operations of the food processing building until the Landscape Management Plan is approved by the Planning Secretary.</p> <p>(b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and</p> <p>(c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B42 for the life of the development.</p>	2	Throughout	
Contamination				

B44	Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the CEMP in accordance with condition C2 and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.	1 & 2	Pre-Construction	
B45	The Applicant must ensure the lighting associated with the development: (a) complies with the latest version of AS 4282-2019 - Control of the obtrusive effects of outdoor lighting (Standards Australia, 2019); 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.	1 & 2	Throughout	
B46	All signage and fencing must be erected in accordance with the development plans included in the Environmental Impact Statement and Response to Submissions. Note: This condition does not apply to temporary construction and safety related signage and fencing	1 & 2	Throughout	
Part C - Environmental Management, Reporting and Auditing				
Environmental Management				

C1	<p>Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:</p> <p>(a) details of:</p> <p>(i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);</p> <p>(ii) any relevant limits or performance measures and criteria; and</p> <p>(iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;</p> <p>(b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;</p> <p>(c) a program to monitor and report on the:</p> <p>(i) impacts and environmental performance of the development; and</p> <p>(ii) effectiveness of the management measures set out pursuant to paragraph (c) above;</p> <p>(d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;</p> <p>(e) a program to investigate and implement ways to improve the environmental performance of the development over time;</p> <p>(f) a protocol for managing and reporting any:</p> <p>(i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);</p> <p>(ii) complaint;</p> <p>(iii) failure to comply with statutory requirements; and</p> <p>(g) a protocol for periodic review of the plan.</p> <p>Note: The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans</p>	1 & 2	Throughout	
Construction Environmental Management Plan				
C2	The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance	1 & 2	Throughout	

	with the requirements of condition C1 and to the satisfaction of the Planning Secretary.			
C3	As part of the CEMP required under condition C2 of this consent, the Applicant must include the following: (a) Construction Traffic Management Plan (see condition B10); (b) Erosion and Sediment Control Plan (see condition B18); (c) Unexpected Contamination Finds Procedure (see condition B44); and (d) Community Consultation and Complaints Handling.	1 & 2	Throughout	
C4	The Applicant must: (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.	1 & 2	Pre-Construction	
Operational Environmental Management Plan				
C5	The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.	1 & 2	Throughout	

C6	<p>As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:</p> <p>(a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;</p> <p>(b) describe the procedures that would be implemented to:</p> <p>(i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;</p> <p>(ii) receive, handle, respond to, and record complaints;</p> <p>(iii) resolve any disputes that may arise;</p> <p>(iv) respond to any non-compliance;</p> <p>(v) respond to emergencies; and include the following environmental management plans:</p> <p>(i) Workplace Travel Plan (see condition B14);</p> <p>(ii) Waste Management Protocol; and</p> <p>(iii) Landscape Management Plan (see condition B42)</p>	1 & 2	Throughout	
C7	<p>The Applicant must:</p> <p>(a) not commence operations of the food processing building until the OEMP is approved by the Planning Secretary; and</p> <p>(b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).</p>	2	Throughout	
Revision of Strategies, Plans and Programs				
C8	<p>(a) the submission of a Compliance Report under condition C14;</p> <p>(b) the submission of an incident report under condition C10;</p> <p>(c) the approval of any modification of the conditions of this consent; or</p> <p>(d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review, the strategies, plans and programs required under this consent must be reviewed.</p>	1 & 2	Throughout	

C9	<p>If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.</p> <p>Note: This is to ensure strategies, plans and programs are updated on a regular basis and to incorporate any recommended measures to improve the environmental performance of the development.</p>	1 & 2	Throughout	
Reporting and Auditing				
C10	<p>The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.</p>	1 & 2	Throughout	
C11	<p>The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.</p>	1 & 2	Throughout	
C12	<p>A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.</p>	1 & 2	Throughout	
C13	<p>A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.</p>	1 & 2	Throughout	

C14	<p>Within 12 months after the commencement of operations associated with the food processing building, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:</p> <p>(a) be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department, 2020);</p> <p>(b) identify any emerging trends in the monitoring data over the life of the development;</p> <p>(c) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and</p> <p>(d) if necessary, describe what measures will be implemented over the next year to improve the environmental performance of the development.</p>	2	Throughout	
C15	<p>The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.</p>	1 & 2	Throughout	
C16	<p>Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&amp;A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.</p> <p>Note: For the purposes of this condition, as set out in the EP&amp;A Act, “monitoring” is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an “environmental audit” is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.</p>	1 & 2	Throughout	

Access to Information				
C17	<p>At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:</p> <p>(a) make the following information and documents (as they are obtained or approved) publicly available on its website:</p> <p>(i) the documents referred to in condition A2 of this consent;</p> <p>(ii) all current statutory approvals for the development;</p> <p>(iii) all approved strategies, plans and programs required under the conditions of this consent;</p> <p>(iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;</p> <p>(v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;</p> <p>(vi) a summary of the current stage and progress of the development;</p> <p>(vii) contact details to enquire about the development or to make a complaint;</p> <p>(viii) a complaints register, updated quarterly;</p> <p>(ix) the Compliance Report of the development;</p> <p>(x) any other matter required by the Planning Secretary; and</p> <p>(b) keep such information up to date, to the satisfaction of the Planning Secretary.</p>	1 & 2	Pre-Construction	