

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, 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 development.

Sydney

23 December 2022

File: EF21/17626

The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.

The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.

SCHEDULE 1

Application Number:

SSD-32489140

Applicant:

Charter Hall Holdings Pty Ltd

Consent Authority:

Minister for Planning

Site:

Lot 302 DP 1231238

520 Gardeners Road, Alexandria

Development:

The construction and 24-hour operation of a multi-storey warehouse complex, comprising:

- a warehouse and distribution centre (including local distribution premises)
- associated office space and café
- associated landscaping, site infrastructure, car parking, loading areas and site access points.

SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-32489140-Mod-1	21 August 2023	Team Leader	Modification to <ul style="list-style-type: none"> change the layout of the development, including a reduction in the gross floor area, and removal of the ground floor café and gymnasium changes to the building façade, landscaping and signage.
SSD-32489140-Mod-2	November 2023	Team Leader	Modification to: <ul style="list-style-type: none"> change the layout of the development, including a reduction in the gross floor area, and removal of the Level 2 café changes to Ground Floor and Level 2 landscaping.

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DEFINITIONS

Applicant	Charter Hall Holdings Pty Ltd, or any person carrying out any development to which this consent applies
BCA	Building Code of Australia
Carrier	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
Certifier	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
CEMP	Construction Environmental Management Plan
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	City of Sydney Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning and Environment
Development	The development described in Schedule 1, the EIS and the RTS, as modified by the conditions of this consent
Development layout	The plans at Appendix 1 of this consent
DPE	NSW Department of Planning and Environment (DPE)
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services
EIS	The Environmental Impact Statement titled <i>Environmental Impact Statement – 520 Gardeners Road, Alexandria</i> , prepared by Urbis Pty Ltd dated 23 March 2022, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	As defined in section 1.4 of the EP&A Act
EPA	NSW Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2021
Evening	The period from 6 pm to 10 pm
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: “material harm” is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Material harm	Is harm that: <ol style="list-style-type: none"> a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all

	reasonable and practicable measures to prevent, mitigate or make good harm to the environment)
Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Modification Assessments	<p>The document assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act:</p> <ul style="list-style-type: none"> a) SSD-32489140-Mod-1, 520 Gardeners Road, SSDA 32489140 Modification 1, prepared by Urbis, dated 3 April 2023 and Response to Request for Additional Information, 520 Gardeners Road, Alexandria, prepared by Urbis, dated 16 June 2023 and further landscape plan dated 11 July 2023. b) SSD-32489140-Mod-2, 520 Gardeners Road, SSD 32489140 Modification 2, prepared by Urbis, dated 21 September 2023.
Night	The period from 10 pm to 5 am
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
Operation	The operation and use of the multi-level warehouse and distribution centre and/or the ancillary office space and staff amenities, as described in the EIS, RTS and additional information and as modified by the conditions of this consent
Principal Certifier	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
Planning Secretary	Secretary of the Department, or delegate
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Registered Aboriginal Parties	Means the Aboriginal persons identified in accordance with the document entitled "Aboriginal cultural heritage consultation requirements for proponents 2010" (DECCW)
Response to Submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Ascent Logistics Centre Alexandria, SSD-31552370 Submission Report</i> , prepared by Urbis and dated 15 July 2022 including additional information titled <i>Response to request for additional information Ascent Logistic Centre, Alexandria SSD-32489140</i> and all attachments prepared by Urbis, dated 12 October 2022 and document titled <i>Response to request for additional information Ascent Logistic Centre, Alexandria SSD-32489140</i> and all attachments prepared by Urbis, dated 21 November 2022
Sensitive receivers	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
Shoulder Period	The period from 5am to 7am on Monday to Saturday, and 5am to 8 am on Sundays and Public Holidays
Site	The land defined in Schedule 1
Site Auditor	As defined in section 4 of the <i>Contaminated Land Management Act 1997</i>
TfNSW	Transport for New South Wales
VENM	Virgin Excavated Natural Material
Waste	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

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.

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;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the Modification Assessments;
 - (e) in accordance with the Development Layout in Appendix 1; and
 - (f) in accordance with the management and mitigation measures in Appendix 2.
- 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).
- 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), A2(d) or A2(f). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), A2(d) or A2(f), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

LIMITS OF CONSENT

Lapsing

- 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.

NOTIFICATION OF COMMENCEMENT

- A6. 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;
 - (c) cessation of operations.

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.

EVIDENCE OF CONSULTATION

- A7. 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.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A8. 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).

A9. 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.

A10. 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.

UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

General Requirements

A11. Prior to commencement of construction of the development, the Applicant must consult with the relevant owner and provider of utility services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure.

A12. Prior to the commencement of construction, the Applicant must:

- (a) consult with Sydney Trains (TfNSW) in accordance with the Asset Standards Authority (ASA) standard *Development Near Rail Tunnels (ASA 2018)* to submit strategies to manage construction vibration on the adjoining existing underground rail tunnel;
- (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 relevant owner of the infrastructure.

A13. 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.

Sydney Water

A14. 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*.

Fibre-Ready Facilities

A15. 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.

A16. Prior to the commencement of operation of 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.

DEMOLITION

A17. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

STRUCTURAL ADEQUACY

A18. 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 the relevant requirements of the BCA.

Note:

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

EXTERNAL WALLS AND CLADDING

- A19. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A20. Prior to the issue of:
- (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
 - (b) an Occupation Certificate,
- 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 BCA.
- A21. 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.

COMPLIANCE

- A22. 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.

CONTRIBUTIONS TO COUNCIL

- A23. Prior to the issue of a Construction Certificate for any part of the development, a contribution under section 7.11 of the EP&A Act must be paid to Council under the City of Sydney Council Development Contributions Plan 2015. The proposed cost of carrying out the development must be calculated in accordance with section 208 of the EP&A Regulation by a registered quantity surveyor.

OPERATION OF PLANT AND EQUIPMENT

- A24. 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.

WORK AS EXECUTED PLANS

- A25. Prior to the issue of the 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.

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.
- 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.

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.

PART B SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. 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:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with TfNSW and Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) include details of:
 - (i) vehicle types, heavy vehicle routes, parking and access arrangements;
 - (ii) the strategies that would be implemented to minimise the number of construction workers who will drive to the site;
 - (iii) any potential overflow construction worker parking area(s) to be utilised; and
 - (iv) any potential impacts to general traffic, cyclists, and pedestrians within the vicinity of the site from construction vehicles during the construction of the proposed works.
 - (e) include a Driver Code of Conduct and Induction Program to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Access and Parking

- B3. Prior to the commencement of the Gardeners Road and Bourke Road civil works the Applicant must obtain approval from TfNSW and Council for the access driveways under section 138 of the *Roads Act 1993*.
- B4. The Gardeners Road civil works detailed design must be prepared in accordance with TfNSW standards, Austroads and other Australian Codes of Practice. The certified copies of the civil design plans must be submitted to TfNSW for approval prior to the commencement of these road works.
- Note:** *The detailed design documentation must be sent to development.sydney@transport.nsw.gov.au.*
- B5. The Applicant must enter into a Work Authorisation Deed (WAD) with TfNSW for any works that need to be carried out on TfNSW land.
- B6. A Road Occupancy Licence (ROL) must be obtained from the Transport Management Centre (TMC) for any works that may impact on traffic flows on Gardeners Road during construction activities.
- B7. The Applicant must provide:
- (a) electric car charging facilities to ensure the development is able to accommodate electric vehicles; and
 - (b) parking facilities onsite for heavy vehicles and site personnel to ensure the traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operational Traffic Management Plan

- B8. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with TfNSW and Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency;

- (d) detail heavy vehicle routes, access, and parking arrangements;
- (e) include an Operational Driver Code of Conduct and Induction Program to:
 - (i) minimise the impacts on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise;
 - (iv) inform truck drivers of the site access arrangements and use of nearby heavy vehicle restriction routes;
- (f) include a program to monitor the effectiveness of these measures; and
- (g) include a Green Travel Plan detailing measures to promote public transport usage and describing pedestrian and bicycle linkages and end of trip facilities available on-site.

B9. The Applicant must:

- (a) not commence operation until the Operational Traffic Management Plan required by condition B8 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the duration of the development.

Operating Conditions

B10. The Applicant must ensure:

- (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);
- (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;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles, shipping containers and bins associated with the development are not parked on local roads or footpaths in the vicinity of the site;
- (e) all vehicles are wholly contained on site before being required to stop;
- (f) all loading and unloading of materials is carried out on-site; and
- (g) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

B11. 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.

Erosion and Sediment Control

B12. 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.

Discharge Limits

B13. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

STORMWATER

Stormwater Management System

- B14. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
 - (b) be generally in accordance with the conceptual design in the EIS;
 - (c) be in accordance with applicable Australian Standards; and
 - (d) ensure that 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 and *City of Sydney Streets Technical Specifications, Stormwater Drainage Design*.
- B15. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B14) and ensure the system is operational.

AIR QUALITY

Dust Minimisation

- B16. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B17. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
 - (b) all trucks entering or leaving the site with loads have their loads covered;
 - (c) trucks associated with the development do not track dirt onto the public road network;
 - (d) public roads used by these trucks are kept clean; and
 - (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Air Quality Discharges

- B18. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2021.

NOISE

Hours of Work

- B19. The Applicant must comply with the hours detailed in Table 1.

Table 1 Hours of Work

Activity	Day	Time
Construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Operation of Warehouse	Monday – Sunday	24 hours
Operation of Level 2 Café outdoor area ^a	Monday - Sunday	6 am to 7 pm

a. outdoor area adjoining the Level 2 Café as referenced on plan titled Level 2 and Car Park, drawing No 11596_DA-014, issue 10.

- B20. Construction works outside of the hours identified in condition B19 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest sensitive receivers;
 - (b) works agreed to in writing by the Planning Secretary;
 - (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

Construction Noise Limits

- B21. 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 the Appendix 2.

Construction Noise and Vibration Management Plan

B22. The Applicant must prepare a Construction Noise and Vibration 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:

- (a) be prepared by a suitably qualified and experienced noise expert(s);
- (b) describe procedures for achieving the noise management levels in the *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) describe the measures to be implemented to manage high noise generating works in close proximity to sensitive receivers;
- (d) include relevant vibration limits for any sensitive equipment and strategies that have been developed in consultation with the adjoining Data centre at 506-518 Gardeners Road to manage construction vibration on the data centre's specialised equipment;
- (e) include strategies that have been developed in consultation with Sydney Trains (TfNSW) to manage construction vibration on the existing adjoining rail tunnel;
- (f) include strategies that have been developed with the community for managing high noise generating works;
- (g) describe the community consultation that would be undertaken during construction, including consultation with directly adjoining sites undertaken to develop the strategies in condition B22(f); and
- (h) include a complaints management system that would be implemented for the duration of the development.

B23. The Applicant must:

- (a) not commence construction of any relevant stage of the development until the Construction Noise and Vibration Management Plan required by condition B22 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

B24. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2 at the receiver locations shown on the plan in Appendix 3.

Table 2 Noise Limits (dB(A))

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Shoulder Period L _{Aeq} (15 minute)	Shoulder Period and Night L _{Amax}
R2C	58	48	44	54	56
R3A	58	48	44	54	59
R5A	58	52	49	54	70
Commercial Premises	63	63	63	63	-
Industrial Premises	68	68	68	68	-

Note Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) .

Post-Commissioning Noise Verification Report

B25. Within three months of the commencement of operation of the development, the Applicant must prepare and submit to the satisfaction of the Planning Secretary, a noise verification report for the development. The noise verification report must:

- (a) be prepared by a suitably qualified and experienced acoustic consultant;
- (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
 - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018); and

- (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022); and
- (c) include:
 - (i) an analysis of compliance with noise limits specified in condition B24, including consideration of any modifying factors as defined in Fact Sheet C of the *Noise Policy for Industry* (EPA, 2017);
 - (ii) an outline of management actions to be taken to address circumstances where the limits specified in condition B24 are exceeded; and
 - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VIBRATION

Vibration Criteria

- B26. 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).
- B27. The limits in condition B26 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.

ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B28. 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.
- B29. 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*.

Human Remains Procedure

- B30. If human remains are discovered on site during any 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.
- B31. 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.

NON-ABORIGINAL HERITAGE

Unexpected Finds Protocol

- B32. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:
- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
 - (b) Heritage NSW must be contacted immediately; and
 - (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.
- B33. Work in the immediate vicinity of the any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

HAZARDS AND RISK

- B34. 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.
- B35. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.

Bunding

- B36. 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*.
- B37. In the event of an inconsistency between the requirements of conditions B36(a) and B36(b), the most stringent requirement must prevail to the extent of the inconsistency.

Obstacle Limitation Surface

- B38. The Applicant is to ensure that any intrusions into prescribed airspace (including cranes), obtain the required approvals under the Commonwealth Airports (Protection of Airspace) Regulations 1996.

BIODIVERSITY

Tree Protection

- B39. Prior to the commencement of construction, a project arborist with a minimum Australian Qualifications Framework 5 certification is to be appointed. The project arborist is to:
- (a) oversee the tree protection measures required under this consent;
 - (b) oversee any works within the Tree Protection Zones established under this consent; and
 - (c) complete regular inspections of retained trees through the construction stage of the development in order to ensure that protection measures are being adhered to during construction stages.
- B40. All biodiversity mitigation and management measures identified within Section 4 and 5 and Appendix G of the *Aboriginal Impact Assessment Report* prepared by Bradshaw Consulting Arborists, dated 12 August 2022 (see Appendix D of the RTS) are to be implemented to ensure the protection of trees within the site.
- B41. 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 *Aboriginal Impact Assessment Report* prepared by Bradshaw Consulting Arborists, dated 12 August 2022 (see Appendix D of the RTS) and with the latest version of *Australian Standard 4970:2009 – Protection of Trees on Development Sites*. All required tree protection measures are to be implemented before any construction works commence on site.
- B42. Tree replacement planting must be undertaken generally in accordance with the Landscape Plans prepared by Urbis dated 30 September 2022 (see Appendix C Landscape Design Report dated 17 November 2022 of the RTS) and with the Landscape Plans as part of Modification 1 prepared by Urbis dated 6 June 2023, 7 June 2023 and 11 July 2023 and Modification 2 prepared by Site Image dated 15 September 2023. The tree species, pot size and diversity/number of replacements is to be generally in accordance with the Indicative Planting Schedule included within the Landscape Plans.
- B43. In the event that wildlife is found during the course of tree removal works, work must stop until a trained wildlife handler attends the site or the animal relocates itself.

VISUAL AMENITY

Landscaping

- B44. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan (LMP) to manage the landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:
- (a) detail the species to be planted on-site incorporating locally native species;
 - (b) detail the green roof areas and include:
 - (i) details of soil types and depth including any mounding;
 - (ii) details of waterproofing, drainage and irrigation systems, including overflow provisions and water retention cells in the drainage layer; and
 - (iii) a green roof maintenance plan;
 - (c) describe the monitoring and maintenance measures to manage landscaping works; and
 - (d) be consistent with:
 - (i) conditions B39 to B42, inclusive;
 - (ii) the Landscape Plans included in the RTS; and
 - (iii) the Applicant's Management and Mitigation Measures at Appendix 2.
- B45. The Applicant must:
- (a) not commence operation until the LMP is approved by the Planning Secretary;
 - (b) prior to the commencement of operation, implement the most recent version of the LMP approved by the Planning Secretary; and

- (c) maintain the landscaping and vegetation on the site in accordance with the approved LMP required by condition B44 for the life of the development.

Lighting

B46. 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.

Signage and Fencing

B47. All signage and fencing must be erected in accordance with the development plans included in the EIS and RTS (and reproduced in Appendix 1 of this consent).

Note: *This condition does not apply to temporary construction and safety related signage and fencing.*

WASTE MANAGEMENT

Pests, Vermin and Priority Weed Management

B48. 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.*

Waste Management

- B49. 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).
- B50. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B51. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.
- B52. 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.

CONTAMINATION

Unexpected Finds

- B53. 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 development's CEMP (see 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.

PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include where relevant:
- (a) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures and criteria; and
 - (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;
 - (b) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
 - (c) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
 - (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;
 - (e) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (f) a protocol for managing and reporting any:
 - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint;
 - (iii) failure to comply with statutory requirements; and
 - (g) a protocol for periodic review of the plan.

Note: *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans*

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance 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 B1);
 - (b) Erosion and Sediment Control Plan (see condition B12);
 - (c) Construction Noise and Vibration Management Plan (see condition B22);
 - (d) Unexpected Contamination Finds Procedure (see B53); and
 - (e) Community consultation strategies and Complaints handling system.
- 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.

OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:
- (a) detail how complaints would be received by the Applicant;
 - (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers; and
 - (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint.

A copy of the complaints register must be provided to the Planning Secretary upon request.

Note: *Methods for receiving complaints could include, but are not limited to, email, toll-free telephone number and/or postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local newspaper.*

- C6. The Applicant must:
- (a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and
 - (b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of the development.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C7. Within three months of:
- (a) the submission of an incident report under condition C9;
 - (b) the approval of any modification of the conditions of this consent; or
 - (c) the issue of any reasonable requirements of the Planning Secretary under condition A2(b) which requires a review,

the strategies, plans and programs required under this consent must be reviewed and the Planning Secretary must be notified in writing of the outcome of any review.

- C8. If identified as part of the review process (see condition C7), or considered necessary to improve the environmental performance of the development, the Applicant must ensure the strategies, plans and/or programs required under this consent are revised, to the satisfaction of the Planning Secretary. The revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review process taking place, or as otherwise agreed to in writing by the Planning Secretary.

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.

REPORTING AND AUDITING

Incident Notification, Reporting and Response

- C9. 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 4.

Non-Compliance Notification

- C10. 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.
- C11. 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.
- C12. A non-compliance which has been notified as an incident (see condition C9) does not need to also be notified as a non-compliance.

Monitoring and Environmental Audits

- C13. 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&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

Note: For the purposes of this condition, as set out in the EP&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.

ACCESS TO INFORMATION

- C14. 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:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) a summary of the current stage and progress of the development;
 - (v) contact details to enquire about the development or to make a complaint;
 - (vi) a complaints register, updated quarterly;

- (vii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

Information

APPENDIX 1 -DEVELOPMENT LAYOUT PLANS

Architectural Plans – Endorsed with Department stamp			
Drawing Number	Issue Number	Dated	Prepared By
11596_DA-001 Site Analysis Plan and Context Plan	6	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-005 Site and Roof Plan	9	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-010 Ground Floor Plan	16	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-011 Ground Floor Plan - Mezzanine	9	15/06/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-012 Level 01	13	15/06/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-013 Level 01 - Mezzanine	9	15/06/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-014 Level 2 and Car Park	13	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-031 Elevation - North and South	15	15/06/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-032 Elevation East - West	13	15/06/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-041 Section - Sheet 01	13	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-080 Signage Strategy	7	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-081 Signage Details	5	15/06/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-091 Area details - GFA	8	15/09/2023	Nettleton Tribe Partnership Pty Ltd
11596_DA-095 Landscape area	6	15/09/2023	Nettleton Tribe Partnership Pty Ltd
Civil Engineering Plans			
C014552.00-DA10 Drawing List & General Notes	C	01/12/2021	Costin Roe Consulting Pty Ltd
C014368.00-DA20 Erosion & Sediment Control Plan	B	01/12/2021	Costin Roe Consulting Pty Ltd
C014368.00-DA25 Erosion & Sediment Control Details	B	01/12/2022	Costin Roe Consulting Pty Ltd
C014368.00-DA40 Stormwater Drainage Plan	C	27/03/2023	Costin Roe Consulting Pty Ltd
C014368.00-DA41 Stormwater Catchment Plan - MUSIC	B	01/12/2021	Costin Roe Consulting Pty Ltd
C014368.00-DA45 Stormwater Drainage Details – Sheet 1	B	01/12/2021	Costin Roe Consulting Pty Ltd
C014368.00 – DA41 Stormwater Drainage Details – Sheet 2	B	01/12/2021	Costin Roe Consulting Pty Ltd
C014368.00 – DA47 Stormwater Longsection inter-allotment drainage	D	16/12/2021	Costin Roe Consulting Pty Ltd
C014368.00 – DA50 Finished Level Plans	F	16/12/2021	Costin Roe Consulting Pty Ltd
C014368.00 – DA65 Retaining Wall Details	B	01/12/2021	Costin Roe Consulting Pty Ltd



Rev	Description	Date
1	Issue for S4.55	10/10/2015
2	Issue for S4.55	10/10/2015
3	Issue for S4.55	10/10/2015
4	Issue for S4.55	10/10/2015
5	Issue for S4.55	10/10/2015
6	Issue for S4.55	10/10/2015
7	Issue for S4.55	10/10/2015
8	Issue for S4.55	10/10/2015
9	Issue for S4.55	10/10/2015
10	Issue for S4.55	10/10/2015

NOTES

Issue for S4.55

Charter Hall

Project Name
**Charter Hall -
Alexandria**
Project Address
**520 Gardeners Rd.
Alexandria, NSW 2015**

Issued for
Ground Floor Plan

Author	Checker	Drawn by	Scale
RA/BL	IG	A1	1:500 @ A1
11596_DA-010		16	

Figure 2: Ground Floor Plan

APPENDIX 2 – MITIGATION MEASURES

	Potential Impact	Approach
Traffic and Transport	Impacts of the construction activities on the surrounding road network	<ul style="list-style-type: none"> ▪ A construction fence and suitably classed hoarding shall be provided along site boundaries / works area boundaries to provide safe pedestrian access. The fencing / hoardings should be maintained for the duration of the construction program associated with the stage of works being undertaken. ▪ Traffic control would be required to manage and regulate traffic movements into and out of the site during construction, with pedestrian priority provided during peak hour periods and to maintain accessibility to public transport facilities. ▪ Disruption to road users should be kept to a minimum by scheduling intensive delivery activities outside of road network peak hours. ▪ Supervised traffic control will be required where two-way flow is restricted over any length of the roadway, depending on the number of truck movements required and would be managed outside of peak hour vehicle and pedestrian activity.
Trees and Landscaping	Tree removal	To mitigate the loss of the 22 trees to be removed to enable the development, the landscape design includes the planting of 23 large tree species and three medium tree species at ground floor level. These trees are proposed to be planted along the Bourke Road and Gardeners Road frontages, to best contribute to the public domain and streetscape, as well as providing screening of the development. The planting selection for the large tree species proposed includes a mature tree height of up to 30 metres.

Biodiversity	Indirect impacts to biodiversity values	<ul style="list-style-type: none"> Any trees to be retained should be protected in accordance with Australian Standard AS4970 – 2009 Protection of trees on development sites. In the unlikely event that unexpected threatened species are identified during the project, works should cease and an ecologist should be contacted for advice. Appropriate erosion and sediment control measures should be installed to avoid impacts to nearby waterways via stormwater collection systems. Minimise disturbance to any vegetation to be retained.
Air Quality	Impacts of construction activities in relation to dust and human health at sensitive receptors	<p><u>Communication</u></p> <ul style="list-style-type: none"> Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager. Display the head or regional office contact information. Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the relevant regulatory bodies. <p>Site Management</p> <ul style="list-style-type: none"> Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. Make the complaints log available to the local authority when asked. Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book.

- Hold regular liaison meetings with other high-risk construction sites within 500 metres of the site boundary, to ensure plans are coordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/ deliveries which might be using the same strategic road network routes.

Monitoring

- Undertake daily on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This should include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100m of site boundary.
- Carry out regular site inspections to monitor compliance with the DMP / CEMP, record inspection results, and make an inspection log available to the local authority when asked.
- Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
- Agree dust deposition, dust flux, or real-time continuous monitoring locations with the relevant regulatory bodies. Where possible commence baseline monitoring at least three months before work commences on site or, if it a large site, before work on a phase commences.

Preparing and Maintaining the site

- Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
- Erect solid screens or barriers around dusty activities or the site boundary that they are at least as high as any

	<p>stockpiles on site.</p> <ul style="list-style-type: none"> ▪ Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period. ▪ Avoid site runoff of water or mud. ▪ Keep site fencing, barriers and scaffolding clean using wet methods. ▪ Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. ▪ Cover, seed or fence stockpiles to prevent wind erosion. <p>Operating Vehicle/Machinery and Sustainable Travel</p> <ul style="list-style-type: none"> ▪ Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable. ▪ Ensure all vehicles switch off engines when stationary - no idling vehicles.
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		<ul style="list-style-type: none"> ▪ Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practical. ▪ Impose and signpost a maximum-speed-limit of 25 km/h on surfaced and 15 km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate). ▪ Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials. ▪ Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing). <p><u>Construction Operations</u></p> <ul style="list-style-type: none"> ▪ Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. ▪ Ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate. ▪ Use enclosed chutes and conveyors and covered skips. ▪ Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. ▪ Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
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Figure 1:

		<p><u>Waste Management</u></p> <ul style="list-style-type: none"> ▪ Avoid bonfires and burning of waste materials. <p><u>Construction Activities</u></p> <ul style="list-style-type: none"> ▪ Avoid scabbling (roughening of concrete surfaces) if possible. ▪ Ensure sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. ▪ Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery. ▪ For smaller supplies of fine powder materials ensure bags are sealed after use and stored appropriately to prevent dust. <p><u>Measures Specific to track-out</u></p> <ul style="list-style-type: none"> ▪ Use water-assisted dust sweeper(s) on the access and local roads to remove, as necessary, any material tracked out of the site. ▪ Avoid dry sweeping of large areas. ▪ Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
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		<ul style="list-style-type: none"> ▪ Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. ▪ Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. ▪ Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). ▪ Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits. ▪ Access gates to be located at least 10 metres from receptors where possible. <p><u>Construction Traffic</u></p> <ul style="list-style-type: none"> ▪ Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable. ▪ Ensure bulk cement and other fine powder materials are delivered in enclosed tankers and stored in silos with suitable emission control systems to prevent escape of material and overfilling during delivery. ▪ Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. ▪ Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. ▪ Record all inspections of haul routes and any subsequent action in a site log book.
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Air Quality	Operational air quality impacts	<ul style="list-style-type: none"> ▪ Observation of speed limits on site. ▪ The minimisation vehicle engine idling where possible.
Noise and Vibration	Impact of construction activities on surrounding receivers	<p><u>General engineering noise controls</u></p> <ul style="list-style-type: none"> ▪ Implementation of noise control measures, such as those suggested in Australian Standard 2436- 2010 'Guide to Noise Control on Construction, Demolition and Maintenance Sites' including distance, screening, acoustic enclosures, engine silencing and substitution by alternative process. <p><u>General noise management measures</u></p> <ul style="list-style-type: none"> ▪ Use less noisy plant and equipment, where feasible and reasonable. ▪ Plant and equipment must be properly maintained. ▪ Provide special attention to the use and maintenance of 'noise control' or 'silencing' kits fitted to machines to ensure they perform as intended. ▪ Strategically position plant on site to reduce the emission of noise to the surrounding neighbourhood and to site personnel. ▪ Avoid any unnecessary noise when carrying out manual operations and when operating plant. ▪ Any equipment not in use for extended periods during construction work must be switched off. ▪ Simultaneous operation of noisy plant within discernible range of a sensitive receiver is to be limited/avoided where possible.

		<ul style="list-style-type: none"> ▪ The offset distance between noisy plant and adjacent sensitive receivers is to be maximised where practicable. ▪ Plant used intermittently to be throttled down or shut down when not in use where practicable. ▪ Noise-emitting plant to be directed away from sensitive receivers where possible. ▪ Staging of construction works so as to erect solid external walls first and utilising them to provide noise shielding to the noise sensitive receivers. ▪ In addition to the noise mitigation measures outlined above, a management procedure will need to be put in place to deal with noise complaints that may arise from construction activities. Each complaint will need to be investigated and appropriate noise amelioration measures put in place to mitigate future occurrences, where the noise in question is in excess of allowable limits. ▪ Good relations with people living and working in the vicinity of a construction site should be established at the beginning of a project and be maintained throughout the project, as this is of paramount importance. Keeping people informed of progress and taking complaints seriously and dealing with them expeditiously is critical. The person selected to liaise with the community must be adequately trained and experienced in such matters. ▪ Use of broadband “quacker” type of reverse/movement alarms instead of the tonal “beeping” type. ▪ All employees, contractors and subcontractors are to receive site induction and toolbox talks and ongoing training so that the above noise management measures are implemented accordingly. Content within toolbox talks will include, location of nearest sensitive
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		<p>receivers; relevant project specific and standard noise and vibration mitigation measures; permissible hours of work, truck route and truck loading restrictions and construction employee parking areas.</p> <p><u>Highly noise affected receivers</u></p> <ul style="list-style-type: none"> High noise impact activities should be carried out in continuous blocks of up to three hours. Respite from high noise impact activities would be provided between each block for at least one hour. No high noise impact activities should be carried out during this one hour respite period. A respite period can be agreed upon with the neighbouring premises if the residences/tenants occupy the surrounding premises during the construction periods. Potential respite periods would be limiting use of high impact activities, such as concrete sawing, to 9:00am to 5:00pm with a 1 hour break during this period. <p><u>Noise monitoring</u></p> <ul style="list-style-type: none"> In the event of a sustained complaint, noise monitoring may be carried out to examine noise impacts. Reasonable and feasible noise reduction measures must be investigated, where necessary. Typically, short term (attended) noise monitoring would be undertaken to investigate a complaint as opposed to ongoing noise logging as this will enable a faster response time. In the event that short term (attended) noise measurements cannot produce a suitable outcome, long term noise monitoring will be considered. Typically, long term monitoring is useful primarily as a means to check if start/finish times or respite periods have been adhered to. Given this limitation, they are not typically proposed in the first instance.
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Figure 2:

	Potential Impact	Approach
		<p><u>Cumulative noise impacts and potential construction fatigue</u></p> <ul style="list-style-type: none"> ▪ Coordinating work between construction sites to minimise cumulative noise impacts, where feasible and reasonable (ie. to ensure that multiple sites are not undertaking noise intensive works concurrently with direct line-of-sight to receivers). ▪ Community consultation to gauge key noise impacts and issues and identify any unknown impacts from concurrent or consecutive sets of constructions works. ▪ Consideration of cumulative construction noise impacts during the development of noise mitigation and management measures for the worksites, including coordination between construction projects, where reasonable and feasible. <p><u>Complaints management</u></p> <ul style="list-style-type: none"> ▪ Owners and occupants of nearby affected properties are to be informed by direct mail/email or a direct telephone line and contact person to either make a noise and/or vibration complaint or request information. ▪ Nearby development should be notified of the proposed works. ▪ The notification should outline: <ul style="list-style-type: none"> - Detail of a site point of contact. - The anticipated duration of the project. - Identify the duration of the Demolition Stages. ▪ Identify what stages will have greatest potential impact on each resident. This will provide much clearer information for

		<p>each party about how the site work will impact them specifically (the duration over which the greatest noise impact will occur).</p> <ul style="list-style-type: none"> ▪ All noise and/or vibration complaints associated with the construction works shall be investigated in accordance with the Noise / Vibration Complaint Management Procedure <p><u>Construction vibration</u></p> <ul style="list-style-type: none"> ▪ Potential vibration impacts are to be further reviewed during the construction design, planning stages to determine if the final selected plant and equipment could be located within the minimum working distances and/or result in vibration levels about the applicable vibration limits. Where then identified, and feasible and reasonable mitigation and management would be implemented to achieve the applicable vibration limits. ▪ Neighbouring data centre operators be consulted prior to construction commencement, to determine the locations of any vibration sensitive equipment and determine suitable vibration levels that could be generated at these items from construction activities. ▪ An assessment is to be undertaken during the detailed design phase to identify areas of the site that are within the minimum working distance to the Sydney trains T8 Airport & South line tunnel, further review of the potential vibration impacts to the tunnel, and any required mitigation and management measures. ▪ Potential human annoyance impacts should be reviewed when vibration intensive works are proposed to take place within the minimum working distances, in close proximity to the data centre office spaces. ▪ A management procedure should be implemented to deal with vibration
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		<p>complaints. Each complaint should be investigated and where vibration levels are established as exceeding the set limits, appropriate amelioration measures should be put in place to mitigate future occurrences.</p> <ul style="list-style-type: none"> ▪ Where vibration is found to be excessive, management measures should be implemented to ensure vibration compliance is achieved. Management measures may include modification of construction methods such as using smaller equipment, establishment of safe buffer zones as mentioned above, and if necessary, time restrictions for the most excessive vibration activities. Time restrictions are to be negotiated with affected receivers. ▪ Where construction activity occurs in close proximity to sensitive receivers/structures or on material that will likely cause vibration to any identified receiver/structure, vibration testing of actual equipment on site should be carried out prior to their commencement of site operation to determine acceptable minimum working distances to the nearby sensitive receiver/structures location/s. ▪ If vibration intensive work is proposed to occur within the recommended minimum working distance, then the following would be carried out: <ul style="list-style-type: none"> - Evaluate whether alternative construction methods, plant or equipment can be utilised for the works and re-assess potential impacts (if required). - Undertake attended vibration measurements at the commencement of vibration-generating activities to establish site-specific minimum working distances and re-assess potential impacts (if required). This may include further detailed analysis based on the
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		<p>frequency content of the vibration levels.</p> <ul style="list-style-type: none"> - If there is any risk of exceeding the cosmetic damage objectives after all of the above options have been considered, a permanent vibration monitoring system should be installed, to warn plant operators (via flashing light, audible alarm, SMS, etc) when vibration levels are approaching the structural/cosmetic damage limits. It is recommended that for the operator alerts, that multiple alert levels are set. Typically, this would be an alert trigger level at 75% of the vibration criteria (ie. amber alert), and an alert trigger level at 100% of the vibration criteria (ie. red alert). - A management procedure would be developed prior to the works taking place to determine the response to each trigger level. It is recommended that this includes a pause and management measures for an alert trigger level at 75% of the vibration criteria, and stop work at an alert trigger level at 100% of the vibration criteria. Where stop work is triggered, it is recommended that the following are undertaken: <ul style="list-style-type: none"> - Stop works actions: <ul style="list-style-type: none"> - Investigate cause of exceedance - Visual inspection of the vibration sensitive building/structure/item including photos - If no cosmetic damage is found, works and vibration monitoring can be resumed
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		<ul style="list-style-type: none"> - If cosmetic damage has been identified, repair damage or undertake any specific required action (ie. data centre notification) and a different construction method with lower source vibration levels is to be used. - If works are proposed within the cosmetic damage minimum working distance, prior to starting work a building/structure condition survey would be carried out on items within the minimum working distances and vibration limits determined to manage cosmetic damage. ▪ Dilapidation surveys must be conducted at all receivers within close proximity of the construction site. ▪ Notification by letterbox drop would be carried out for all buildings in the vicinity of the construction site. These measures are to address potential community concerns that perceived vibration may cause damage to property. Notification is to be provided to all occupants prior to any works that may cause vibration.
Noise and Vibration	Operational noise impacts	<p><u>Overall and operational management</u></p> <ul style="list-style-type: none"> ▪ Broadband reversing alarms “quackers” shall be adopted across the tenant truck fleet that operates through warehouse facility centre. This should be adopted for all permanent and tenant owned/controlled vehicles. This is of particular note for vehicles that would operate in non-enclosed areas (ie. service vehicles parked on roof level). Where tenants do not have control over vehicles that operate through the facility, management of potential impacts should be reviewed further as part of the tenant operational management plan. ▪ Any PA systems required as part of normal operation that emit sound within the facility, are to be designed so that

		<p>they would result in a negligible increase in overall noise emissions from the facility. PA announcements as part of normal operations would be restricted to within the enclosed areas of the facility during the night period.</p> <ul style="list-style-type: none"> ▪ Ensure that for all non-enclosed areas of the facility, and entry and exit areas (ie. Gardeners Road and Bourke Road access points): <ul style="list-style-type: none"> - All pavement is smooth (ie. no speed bumps). - Transitions from the external public road to the site are smooth, as to not result in jolting, or unnecessary accelerating of the truck the truck is required. - Drainage grates are designed to not result in noise events. - Ensure that trucks do not have to stop/brake and then accelerate (ie. pedestrian crossing points, security gates). ▪ Design elements should also ensure that trucks do not have to stop/brake and then accelerate (ie. pedestrian crossing points) outside of dock areas with line of sight to nearby residential receivers, in particular where they are required to operate during the night period. ▪ Alternate methods and practices to the use of horns as a safety warning for onsite moving forklifts should be reviewed and incorporated into site operations and safety practices. ▪ Building services, mechanical plant and plantroom spaces are to be designed to not increase total site noise emissions. This will likely include selection of quiet plant/equipment, acoustic absorption, noise barriers, and the use of acoustic louvres and attenuators as part of the design.
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Figure 3:

Ground and Water Conditions	Impacts of disturbance of acid sulfate soil	<p>Acid Sulfate Soil Management Plan:</p> <ul style="list-style-type: none"> ▪ Investigation of Occurrence of ASS and/or PASS Material ▪ Evaluation of Potential Management Strategies ▪ Avoidance Strategies ▪ Management by Neutralisation ▪ Full Oxidation and Leachate Collection ▪ Reburial of ASS Material ▪ Separation Techniques ▪ Selection of Preferred Management Strategies
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	Potential Impact	Approach
		<ul style="list-style-type: none"> ▪ General Site Management Strategy ▪ Pre-disturbance Works ▪ Neutralisation Chemicals ▪ Treatment Area Design ▪ General Site Management ▪ Excavation Works ▪ Treatment of Excavated PASS Material ▪ Water Management During Treatment ▪ Validation of Treated PASS Material ▪ Site Condition Monitoring ▪ Removal of Neutralised ASS Material from the Site

Stormwater and Wastewater	Impacts of construction stormwater, sediment and site run off	<p>Erosion and sediment control plan:</p> <p><u>Sediment Basins</u></p> <p>Sediment basins have been sized and located to ensure sediment concentrations in site runoff are within acceptable limits. Preliminary basin sizes have been calculated in accordance with the Blue Book and are based on 'Type F' soils. These soils are fine grained and require a relatively long residence time to allow settling. Sediment basins for 'Type F' soils are typically wet basins which are pumped out following a rainfall event when suspended solids concentrations of less than 50 mg/L have been achieved.</p> <p><u>Sediment Fences</u></p> <p>Sediment fences are to be located around the perimeter of the site to ensure no untreated runoff leaves the site. They will also be located around the existing drainage channels to minimise sediment migration into waterways and sediment basins.</p> <p><u>Stabilised Site Access</u></p> <p>Stabilised site access is proposed at the entry to the works area. This will limit the risk of sediment being transported onto Raymond Avenue and other public roads.</p> <p><u>Other Management Measures</u></p> <p>Other management measures that will be employed include:</p> <ul style="list-style-type: none"> ▪ Minimising the extent of disturbed areas across the site at any one time. ▪ Progressive stabilisation of disturbed areas or previously completed earthworks to suit the proposal once trimming works are complete. ▪ Regular monitoring and implementation of remedial works to maintain the efficiency of all controls.
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Contamination and Remediation	Management of the potential for contamination during construction	It is recommended that a Construction Environmental Management Plan be prepared for the future site redevelopment works to identify typical site management controls and makes provisions for unexpected finds.
Aboriginal Cultural Heritage	Impacts of construction activities on unexpected archaeological finds	<p><u>Archaeological Finds Procedure</u></p> <p>Should any archaeological deposits be uncovered during any site works, the following steps must be followed:</p> <ul style="list-style-type: none"> ▪ All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment. ▪ The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. ▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System. ▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. ▪ Reporting may need to be prepared regarding the find and approved management strategies. ▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. <u>Human Remains Procedure</u>.

		<p>In the unlikely event that human remains are uncovered during the proposed works, the following steps must be followed:</p> <ul style="list-style-type: none"> ▪ All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact. ▪ The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). ▪ The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. ▪ Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives. ▪ Works are not to recommence until the find has been appropriately managed.
Environmental Heritage	Impacts of construction activities on unexpected archaeological finds	<p><u>Archaeological Finds Procedure</u></p> <p>Should any archaeological deposits be uncovered during any site works, the following steps must be followed:</p> <ul style="list-style-type: none"> ▪ All works within the vicinity of the find must immediately stop. The find must not be moved 'out of the way' without assessment. ▪ The site supervisor or another nominated site representative must contact either the project archaeologist (if relevant) or Heritage NSW (Enviroline 131 555) to contact a suitably qualified archaeologist. ▪ The nominated archaeologist must examine the find, provide a preliminary assessment of significance, record the item and decide on appropriate management measures. Such management may require further

		<p>consultation with Heritage NSW, preparation of a research design and archaeological investigation/salvage methodology and registration of the find with the Aboriginal Heritage Information Management System.</p> <ul style="list-style-type: none"> ▪ Depending on the significance of the find, reassessment of the archaeological potential of the subject area may be required and further archaeological investigation undertaken. ▪ Reporting may need to be prepared regarding the find and approved management strategies. ▪ Works in the vicinity of the find can only recommence upon receipt of approval from Heritage NSW. <u>Human Remains Procedure</u> <p>In the unlikely event that human remains are uncovered during the proposed works, the following steps must be followed:</p> <ul style="list-style-type: none"> ▪ All works within the vicinity of the find must immediately stop. The find must be cordoned-off and signage installed to avoid accidental impact. ▪ The site supervisor or other nominated manager must notify the NSW Police and Heritage NSW (Enviroline 131 555). ▪ The find must be assessed by the NSW Police, which may include the assistance of a qualified forensic anthropologist. ▪ Management recommendations are to be formulated by the NSW Police, Heritage NSW and site representatives. ▪ Works are not to recommence until the find has been appropriately managed.
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APPENDIX 3 - NOISE RECIEVER LOCATIONS

Figure 2: Site location, nearby noise sensitive receivers, land uses and NCAs



Figure 4 Noise receiver locations (source: Appendix G of the RTS - Noise Impact Assessment dated 12 July 2022)

Receiver	Floor	Receiver type
R1A 671 Gardeners Road	Level 3	Residential
R1B 671 Gardeners Road	Level 8	Residential
R1C 671 Gardeners Road	Level 14	Residential
R2A 659 Gardeners Road (north tower)	Level 2	Residential
R2B 659 Gardeners Road (north tower)	Level 6	Residential
R2C 659 Gardeners Road (north tower)	Level 12	Residential
R3A 653 Gardeners Road	Level 2	Residential
R3B 653 Gardeners Road	Level 6	Residential
R3C 653 Gardeners Road	Level 12	Residential
R3A 653 Gardeners Road	Level 2	Residential
R3B 653 Gardeners Road	Level 6	Residential
R3C 653 Gardeners Road	Level 12	Residential
R4 659 Gardeners Road (south tower)	Level 8	Residential
R5A 635 Gardeners Road (north facade)	Level 2	Residential
R5B 635 Gardeners Road (north facade)	Level 4	Residential
R6A 629 Gardeners Road (north facade)	Level 2	Residential
R6B 629 Gardeners Road (north facade)	Level 5	Residential
R5A 635 Gardeners Road (west facade)	Level 2	Residential
R5B 635 Gardeners Road (west facade)	Level 4	Residential
R7 635 Gardeners Road (west facade)	Level 3	Residential
R8 635 Gardeners Road	Level 3	Residential
R9 639 Gardeners Road	Level 1	Commercial
R10 506-518 Gardeners Road	Level 6	Commercial
R11 200 Bourke Road, Alexandria	Level 2	Commercial
R12 79 Bourke Road, Alexandria	Level 2	Commercial
R13 83 Bourke Road, Alexandria	Level 3	Industrial
R14 85 Bourke Road, Alexandria	Level 3	Industrial
R15 532-536 Gardeners Road	Ground	Commercial
R16 538 Gardeners Road	Level 2	Commercial

Figure 5 Noise receiver addresses (source: Appendix G of the RTS - Noise Impact Assessment dated 12 July 2022)

APPENDIX 4 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
 - (a) identify the development and application number;
 - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
 - (c) identify how the incident was detected;
 - (d) identify when the Applicant became aware of the incident;
 - (e) identify any actual or potential non-compliance with conditions of consent;
 - (f) describe what immediate steps were taken in relation to the incident;
 - (g) identify further action(s) that will be taken in relation to the incident; and
 - (h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
 - (a) a summary of the incident;
 - (b) outcomes of an incident investigation, including identification of the cause of the incident;
 - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
 - (d) details of any communication with other stakeholders regarding the incident.