

## APPENDIX 2 STATEMENT OF COMMITMENTS

Construction 

Construction and Operation 

Potentially Onerous Items 

## Response to Submissions

Expansion to Existing Mainfreight Facility including Storage of Dangerous Goods (Chemical Storage Facility)  
30-50 Yarrowa Street, Prestons NSW

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# PART D REVISED DRAFT STATEMENT OF COMMITMENTS

## 4.1 OVERVIEW

The majority of the commitments detailed with Part D of the EIS remain relevant to the Project. The following Section outlines where certain commitments have been revised and where additional commitments have been added following the exhibition and review of submissions.

Matters added to the Statement of Commitments are shown in blue underlined text. Items removed are crossed out in ~~red~~.

## 4.2 REVISED DRAFT STATEMENT OF COMMITMENTS

**by** Goodman Property Services (Aust) Pty Ltd  
**in relation to** Expansion to Mainfreight Warehouse and Distribution Centre including the storage of dangerous goods (Chemical Storage Facility)  
**at** 30-50 Yarrowa Street, Prestons

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Mainfreight will undertake the proposed occupation of the Chemical Storage Facility at 30-50 Yarrowa Street, Prestons in accordance with the following commitments:

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

|                  |                                                       |
|------------------|-------------------------------------------------------|
| Approval         | The Minister's approval to the Project                |
| BCA              | Building Code of Australia                            |
| Council          | Liverpool City Council                                |
| Department       | Department of Planning and Infrastructure             |
| Director-General | Director-General of the Department (or delegate)      |
| EIS              | Environmental Impact Statement                        |
| EP&A Act         | <i>Environmental Planning and Assessment Act 1979</i> |
| Goodman          | Goodman Property Services (Aust) Pty Ltd              |
| Project          | The development as described in the EIS               |
| Site             | Land to which the project application applies         |
| WorkCover        | NSW WorkCover                                         |

## ADMINISTRATIVE COMMITMENTS

### **Commitment to Minimise Harm to the Environment**

1. Goodman will implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the project including the reduction of greenhouse gas emissions.

### ***Occupation Certificate***

2. Goodman will ensure an Occupation Certificate is obtained prior to the occupation of the facility for the purposes of storing dangerous goods.

### ***Terms of Approval***

3. Goodman will carry out the project generally in accordance with the:
  - a) Environmental Impact Statement;
  - b) Preliminary Hazard Analysis;



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- c) Drawings (Nettleton Tribe Drawing – 4167\_DA01);  
~~(d) This Statement of Commitments; and~~  
~~(e) Any Conditions of Approval.~~  
[\(d\) Response to Submissions Report;](#)  
[\(e\) This Statement of Commitments; and](#)  
[\(f\) Any Conditions of Approval.](#)
- 4. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.
- 5. Goodman will ensure compliance with any reasonable requirement/s of the Director-General of the Department of Planning and Infrastructure arising from the Department's assessment of:
  - a) Any reports, plans, programs, strategies or correspondence that are submitted in accordance with this Approval; and
  - b) The implementation of any recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.

### **Structural Adequacy**

- 6. Goodman will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

### **Construction Traffic Management Plan**

- 7. Goodman will ensure a Construction Traffic Management Plan is prepared and implemented in consultation with Council, and to the satisfaction of the Director-General. This plan will:
  - a) be submitted to the Director-General for approval prior to the commencement of construction;
  - b) describe the traffic volumes and movements to occur during construction;
  - c) detail proposed measures to minimise the impact of construction traffic on the surrounding network, including driver behaviour and vehicle maintenance; and
  - d) detail the procedures to be implemented in the event of a complaint from the public regarding construction traffic.

### **Operation of Plant and Equipment**

- 8. Goodman will ensure that all plant and equipment used on site is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.

## SPECIFIC ENVIRONMENTAL COMMITMENTS

### **Noise**

- 9. Construction on the site will only be undertaken between 7am and 6pm Monday to Friday, and 7am and 1pm on Saturdays. No construction will be allowed on site on Sundays or public holidays.
- 10. Noise impacts from construction activities shall be minimised at all times. Therefore, construction works will be undertaken in accordance with best practice measures, as outlined in AS2436-2010 'Guide to noise and vibration control on construction, demolition and maintenance sites.' Best practice construction noise mitigation measures may include:
  - The selection screw piling, in lieu of percussive piling;
  - Scheduling noisier activities for less sensitive periods;
  - Selection of 'quiet' plant and equipment



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- Erection of site hoardings;
- Use of intervening buildings to screen construction noise to the residential areas;
- Distance attenuation for noisy plant items (or safe operating distances)

11. [Noise from mechanical plant installed at the Site shall achieve the NSW INP criteria at residential locations at night.](#)

### Air

#### Construction Traffic

12. During construction:

- a) all trucks entering or leaving the site with loads have their loads covered;
- b) trucks associated with the project do not track dirt onto the public road network; and
- c) the public roads used by these trucks are kept clean.

#### Dust Management

13. During the construction phase of the project, all reasonable and feasible measures to minimise the dust generated by the project.

14. [As outlined in The Air Quality Impact Assessment report \(SLR, 16 April 2013\) the following measures will be considered where practical:](#)

- [the use of renewable energy technologies, such as wind, solar or biomass for externally-sourced electricity;](#)
- [close regulation of the daily operation of lighting; and](#)
- [solar-powered lighting about site.](#)

## Hazard and Risk

### Pre-Occupation Certificate

15. Prior to the occupation of the facility (associated with storage of dangerous goods), Goodman will prepare a Fire Safety Study that shall address the relevant aspects of the Department of Planning and Infrastructure's *Hazardous Industry Planning Advisory Paper No. 2 – Fire Safety Study Guidelines*. The Fire Safety Study shall be kept on site and presented to the Director-General on request.

### Pre-commissioning

16. Prior to the commencement of commissioning of the project, Goodman ensure the plans and systems set out under subsections (a) to (b) below will be developed and implemented:

a) Emergency Plan

A comprehensive Emergency Plan and detailed emergency procedures will be prepared for the proposed land use. This plan will include detailed procedures for the safety of all people outside of the development who may be at risk from the development. The Plan shall be in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1 – Industry Emergency Planning Guidelines*.

b) Safety Management System

A document setting out a comprehensive Safety Management System, covering all onsite operations and activities involving hazardous materials. The document shall clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records will be kept onsite and will be available for inspection by the Council upon request. The Safety Management System will be developed in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 9 – Safety Management*.



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### Ongoing

17. Goodman will ensure the following is undertaken on an ongoing basis as part of the proposed development as outlined in subsections (a) and (b) below.

a) Incident Report

Within 24 hours of any incident or potential incident with actual or potential significant offsite impacts on people of the biophysical environment, a report will be supplied to the Department outlining the basic facts. A further detailed report will be prepared and submitted following investigations of the causes and identification of necessary additional preventive measures. That report will be submitted to the Department no later than 14 days after the incident or potential incident.

b) Hazard Audit

Twelve months after the commencement of operations of the proposed development or within such further period as the Department may agree, Goodman will carry out a comprehensive Hazard Audit of the proposed development and within one month of the audit submit a report to the Department.

The audit will be carried out at Goodman's expense by a duly qualified independent person or team approved by the Department prior to commencement of the audit. Further audits will be carried out every three years or as determined by the Department and a report of each audit will, within one month of the audit, be submitted to the Department. Hazard Audits will be carried out in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 5 – Hazard Audit Guidelines*.

The audit will include a review of the site Safety Management System and a review of all entries made in the incident register since the previous audit. The audit report will be accompanied by a program for the implementation of all recommendations made in the audit report. If Goodman intends to defer the implementation of a recommendation, justification will be included.

### Waste Management

18. Goodman will ensure that all waste generated on site during construction and operation is classified in accordance with the Office of Environmental and Heritage's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste.

### Stormwater Management

19. The isolation valves located in the stormwater system are to be clearly labelled.
20. A Maintenance/service plan is to be put in place to ensure that the stormwater isolation valves are maintained in a serviceable condition.
21. All external stormwater drains are to be clearly identified as stormwater drains.
22. Spill kits are to be located and maintained adjacent to external trafficable areas of the premises.
23. The breezeway is to be fully isolated from the stormwater system at all times.

### TransGrid Easement

24. Compliance with TransGrid's requirements, including storage of Dangerous Goods not permitted within the TransGrid Easement shall be undertaken at all times.



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### **Bushfire Management**

25. Water provision and hazard management techniques for landscaped gardens areas/spaces shall be undertaken in accordance with Section 6 of the Bushfire Protection Assessment undertaken by Australian Bushfire Protection Planners Pty Ltd (ABPP).
26. A Positive Covenant will be placed on the title of the land to ensure compliance with the management prescriptions for the Defensible Spaces identified in the report Bushfire Protection Assessment undertaken by Australian Bushfire Protection Planners Pty Ltd (ABPP)

END

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***Name:***

***Signed:***

***Date:***

