

Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 14 September 2011, the Planning Assessment Commission of NSW (the Commission) approves the development application referred to in Schedule 1, subject to the conditions in Schedules 2 to 4.

These conditions are required to:

- prevent, minimise, and/or offset adverse environmental impacts including economic and social 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.

Member of the Commission

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Sydney

2015

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SCHEDULE 1

Application No.:	SSD 5855
Applicant:	Veolia Environmental Services (Australia) Pty Ltd
Consent Authority:	Minister for Planning
Land:	14 Beauchamp Road and 34-36 McPherson Street, Banksmeadow
Development:	The construction and operation of a waste transfer terminal

FOR INFORMATION

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SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-5855-Mod-1	31 August 2016	Acting Executive Director	<ul style="list-style-type: none">• to allow an additional six months to complete road upgrade works to the intersection at Beauchamp Road and perry Street; and• to prevent the emission of offensive odours and leachate leaking from waste containers
SSD-5855-Mod-2	7 November 2023	Team Leader	Road transport of 12,000 tpa of food organic and garden organic (FOGO) waste received from Inner West Council to the Topsoil Organics facility in Forbes, NSW

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DEFINITIONS

Applicant	Veolia Environmental Services (Australia) Pty Ltd
BCA	Building Code of Australia
Blue Book	Managing Urban Stormwater: Soils and Construction (Landcom 2004)
CEMP	Construction Environmental Management Plan
Construction	The demolition of buildings or works, carrying out of works, including bulk earthworks, and erection of buildings and other infrastructure covered by this Consent
Day	The period from 6am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The development described in the EIS and Response to Submissions, including the construction and operation of a waste transfer terminal, as modified by the conditions of consent and by Modification Assessments
DPE Water	Water Group of the Department
EHG	Environment and Heritage Group of the Department
EIS	Environmental Impact Statement titled Banksmeadow Waste Transfer Terminal, prepared by Hyder Consulting Pty Ltd and dated April 2014
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
EPL	Environmental Protection Licence
Evening	The period from 6pm to 9pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Management and Mitigation Measures	The Applicant's management and mitigation measures contained in the EIS and shown in Appendix A
Minister	Minister for Planning, or delegate
Modification Assessments	The documents assessing the environmental impact of proposed modification of this consent and any other information submitted with the following modification applications made under the EP&A Act: (a) Modification Application SSD-52855-MOD-1 and accompanying document titled 'Traffic Assessment of Section 96 Application for Temporary Operations of Veolia Waste Transfer Terminal at Intersection of Beauchamp Road / Perry Street / Veolia Access Road Banksmeadow,' Ref. 15131-2R, prepared by Transport and Urban Planning Pty Ltd, dated 6 June 2016

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(b) Modification Application SSD-5855-MOD-2 and accompanying document titled, '*Banksmeadow Transfer Terminal – State Significant development, Modification 2 – Road Transport of Waste,*' prepared by Element Environment Pty Ltd, dated 5 October 2023

Night	The period from 9pm to 6am
Non-putrescible Waste	General solid waste which would include recyclable material
Operation	Receipt and transfer of up to 400,000 tonnes per annum of putrescible waste and 100,000 tonnes per annum of non-putrescible waste
Planning Secretary	Planning Secretary of the Department or nominee
POEO Act	Protection of the Environment Operations Act 1997
Putrescible Waste	General solid waste which may contain organic material
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements.
RAP	Remedial Action Plan titled Remediation Action Plan, Proposed Waste Transfer Facility, prepared by Douglas Partners Pty Ltd and dated February 2014
RTS	Response to Submissions Report titled Banksmeadow Waste Transfer Terminal Submissions Report, prepared by Hyder Consulting Pty Ltd and dated September 2014
Site audit report	As defined in the <i>Contaminated Land Management Act 1997</i>
Site audit statement	As defined in the <i>Contaminated Land Management Act 1997</i>
Site auditor	As defined in the <i>Contaminated Land Management Act 1997</i>
Site	The land referred to in Schedule 1 and shown in Appendix B
TfNSW	Transport for NSW

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SCHEDULE 2

ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Applicant **must** implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction, operation or decommissioning of the development.

TERMS OF CONSENT

2. **The Applicant must carry out the development generally in accordance with the:**
 - (a) EIS;
 - (b) RAP;
 - (c) RTS;
 - (d) Modification Assessments
 - (e) management and mitigation measures (Appendix A)
 - (f) site layout plans and drawings in the EIS (see Appendix B); and
 - (g) conditions of this Consent, as modified.
3. If there is any inconsistency between the above documents, the most recent document **must** prevail to the extent of the inconsistency. However, the conditions of this Consent **must** prevail to the extent of any inconsistency.
4. The Applicant **must** comply with any reasonable requirement/s of the **Planning Secretary** arising from the Department's assessment of:
 - (a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this Consent; and
 - (b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

LIMITS OF CONSENT

5. **The Applicant must not receive and transfer more than:**
 - (a) **400,000 tonnes per annum of general solid waste (putrescible) to be transported via rail to the Veolia Woodlawn Eco Precinct and per Condition 5A**
 - (b) **100,00 tonnes per annum of general solid waste (non-putrescible) to be transported by road to the proposed Veolia Materials Recycling Facility in Camelia.**
- 5A. Within the putrescible waste limit specified in Condition 5(a), the Applicant must not receive more than 12,000 tonnes per annum of food and organic (FOGO) waste from Inner West Council to be transported via road to the Topsoil Organics Facility at Forbes.**
- 5B. Transport of FOGO to Topsoil Organics Facility by road is limited to the period up to 21 June 2024. The Applicant must obtain further approval from the Planning Secretary to extend the timeframe for transport of FOGO by road. To obtain this approval, the Applicant must provide evidence to the satisfaction of**

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the Planning Secretary of extended and/or ongoing development approval to operate the Topsoil Organics Facility.

Note: The extension of the timeframe to transport FOGO by road to Topsoil Organics does not require a further development application or modification application to be made as part of seeking the approval of the Planning Secretary.

6. The Applicant **must** only receive, store, handle or dispose of General Solid Waste or other classes of waste that are authorised for receipt on site by an EPL.

STATUTORY REQUIREMENTS

7. The Applicant **must** ensure that all licences, permits and approval/consents are obtained as required by law and maintained as required throughout the life of the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approval/consents.

STRUCTURAL ADEQUACY

8. The Applicant **must** ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.

Notes: Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.

DEMOLITION

9. The Applicant **must** ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601:2001: The Demolition of Structures*, or its latest version.

OPERATION OF PLANT AND EQUIPMENT

10. The Applicant **must** ensure that all plant and equipment used for the development is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

STAGED SUBMISSION OF PLANS OR PROGRAMS

11. With the approval of the **Planning Secretary**, the Applicant may:
 - (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
 - (b) combine any strategy, plan or program required by this consent.
12. Until they are replaced by an equivalent strategy, plan or program approved under this consent, the Applicant **must** continue to implement existing strategies, plans or programs for operations on site that have been approved by previous consents or approvals.

Notes:

- *If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program **must** clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages and the trigger for updating the strategy, plan or program; and*
- *There **must** be a clear relationship between the strategy, plan or program that are to be combined.*

13. The Applicant **must** submit detailed design plans of the terminal building that are generally in accordance with the plans in the EIS (Appendix B) to the **Planning Secretary** for approval prior to the issue of a construction certificate.

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PROTECTION OF PUBLIC INFRASTRUCTURE

14. The Applicant **must**:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

DISPUTE RESOLUTION

15. In the event that a dispute arises between the Applicant and a public authority other than the Department, in relation to a specification or requirement applicable under this approval, the matter **must** be referred by either party to the **Planning Secretary**, or if not resolved, to the Minister, whose determination of the dispute **must** be final and binding to all parties. For the purposes of this condition, 'public authority' has the same meaning as provided under Section 4 of the EP&A Act.

DEVELOPMENT CONTRIBUTION

16. Prior to the commencement of operation of the development, the Applicant **must** pay development contributions to the City of Botany Bay Council of \$495,992.00, or an amount otherwise agreed with Council.

Note: This contribution is subject to indexation to reflect quarterly variations in the Consumer Price Index All Group Index Number for Sydney, as published by the Australian Bureau of Statistics.

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SCHEDULE 3

ENVIRONMENTAL PERFORMANCE CONDITIONS

REMEDIATION

Remedial Action Plan

1. The Applicant **must** remediate the site in accordance with the approved RAP prior to the commencement of operation. Amendments to the approved RAP required as a result of further site investigations **must** be prepared by a suitably qualified and experienced expert and approved by the site auditor.
2. Prior to the commencement of remediation, the Applicant **must** demonstrate to the satisfaction of the **Planning Secretary** that the RAP has been certified by an accredited site auditor.
3. Prior to the commencement of any construction or remediation works, the Proponent **must** engage a Site Auditor accredited by the EPA under Part 4 of the *Contaminated Land Management Act 1997* to provide advice and statutory site audits throughout the remediation project and on completion of the project.
4. Contaminated material encountered during construction work intended for off-site disposal at an appropriate EPA licensed facility **must** be segregated and stored in a dedicated area on site until removal, to the satisfaction of the EPA.

Completion of Works

5. Upon completion of remediation works, the Applicant **must** demonstrate to the satisfaction of the **Planning Secretary** that the accredited site auditor has prepared a site audit statement and a site audit report which demonstrate that the site is suitable for its intended use(s).
6. Within 3 months of the completion of the reinstatement of the site the Applicant **must** prepare, in consultation with the EPA, and submit a Site Validation Report, to the satisfaction of the **Planning Secretary**. The report **must** be prepared in accordance with the NSW EPA (1997) Guidelines for Consultants Reporting on Contaminated Sites and include but not be limited to:
 - (a) comments on the extent and nature of the remediation undertaken;
 - (b) sampling and analysis plan and sampling methodology;
 - (c) results/interpretation and discussion of results;
 - (d) results of any validation sampling, compared to relevant guidelines;
 - (e) discussion of the suitability the remediated areas for intended land use;

CONTAMINATION

Groundwater Treatment

7. The Applicant **must** prepare and implement a Groundwater Monitoring and Treatment Program for the project, to be approved by the **Planning Secretary** and Site Auditor prior to the commencement of construction. This plan **must**:
 - (a) be prepared in consultation with the EPA and **DPE Water**;
 - (b) detail baseline data on groundwater levels and quality;
 - (c) include:
 - groundwater treatment criteria;
 - a program to monitor groundwater levels, flows and quality;

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- maintenance program for the facility to ensure the on-going effectiveness of the groundwater treatment process;
- a protocol for the investigation, notification and mitigation of identified exceedences of the groundwater treatment criteria;
- contingency measures to address exceedences and issues with groundwater treatment, including an investigation of alternative remediation treatment options; and
- mechanisms to report results to relevant agencies.

Human Health

8. The Proponent **must** ensure that all works are carried out in accordance with *NSW Work Health and Safety Regulation 2011* and the requirements of WorkCover NSW.

SOIL, WATER AND LEACHATE

Stormwater Management

9. The Applicant **must**:
- (a) design and install the stormwater management and collection system in consultation with **Bayside Council**, generally in accordance with the conceptual design in the EIS and applicable Australian Standards and to the satisfaction of the **Planning Secretary**;
 - (b) ensure that the system capacity has been designed in accordance with the Blue Book Volumes 1 and 2B;
 - (c) divert existing clean surface water around operational areas of the site;
 - (d) direct all sediment laden water in overland flow away from the leachate management system; and
 - (e) prevent cross-contamination of clean and sediment or leachate laden water.

Soil, Water and Leachate Management Plan

10. The Applicant **must** prepare and implement a Soil, Water and Leachate Management Plan for the development in consultation with **Bayside Council, DPE Water** and the EPA and to the satisfaction of the **Planning Secretary**. This plan **must** be prepared and implemented by a suitably qualified and experienced person and be submitted for approval prior to commencement of construction. The plan **must** include:
- (a) a site water balance that:
 - identifies the source of all water collected or stored on site, including rainfall, stormwater and groundwater;
 - includes details of all water use on site and any discharges; and
 - describes the measures that will be implemented to minimise water use on site.
 - (b) an erosion and sediment control plan that:
 - is consistent with the requirements in the latest version of the Blue Book Volume 1 and Volume 2B;
 - identifies the activities on site that could cause soil erosion and generate sediment; and
 - describe the measures that will be implemented to:
 - minimise soil erosion and the transport of sediment to downstream waters, including the location, function and capacity of any erosion and sediment control structures and maintain these structures over time;
 - ensure that any topsoil stockpiles on site are suitably managed to ensure that the topsoil in these stockpiles can be beneficially used in the proposed revegetation and rehabilitation of the site.
 - (c) a leachate management plan that:

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- includes final detailed design specifications of the leachate management and collection system on site.
- (d) a stormwater management plan that:
 - is consistent with the guidance in the latest version of the Blue Book Volume 1 and Volume 2B;
 - includes final detailed design specifications for the stormwater management and collection system; and
 - demonstrates how the requirements of Condition 9 of this schedule has been addressed.
- (e) a surface water, groundwater and leachate monitoring program that includes:
 - baseline data;
 - details of the proposed monitoring network; and
 - the parameters for testing and respective trigger levels for action under the surface water, groundwater and leachate response plan.
- (f) a surface water, groundwater and leachate response plan that:
 - includes a protocol for the investigation, notification and mitigation of any exceedances of the respective trigger levels; and
 - describes the measures that could be implemented to respond to any surface or groundwater contamination that may be caused by any development.

Water

11. A Section 73 Compliance Certificate under the *Sydney Water Act 1994* **must** be obtained from Sydney Water prior to the commencement of construction.

Discharge of Water

12. The development **must** comply with Section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided in an EPL.

Groundwater Interception and Extraction

13. The Applicant **must** obtain the necessary water related approvals from **DPE Water** in the event that groundwater is likely to be intercepted or extracted during construction.

Acid Sulphate Soils Management Plan

14. Prior to the commencement of any site preparation or construction works on the site, the Applicant **must** prepare and implement an Acid Sulfate Soils Management Plan for the development to the satisfaction of the **Planning Secretary**. This Plan **must**:
- (a) be prepared in consultation with the EPA and **DPE Water** by a suitably qualified and experienced expert;
 - (b) be approved by the **Planning Secretary** prior to the commencement of any site preparation or construction works;
 - (c) outline the preliminary investigations that have been undertaken to test for the presence of ASS in accordance with the NSW State Government's *Acid Sulphate Soils Manual* (ASSMAC 1998);
 - (d) detail the protocols to be put in place and followed in the event that ASS is encountered;
 - (e) detail how the ASS will be tested, handled and stockpiled;
 - (f) detail measures to prevent erosion and sedimentation of ASS; and, if necessary
 - (g) outline how the ASS will be disposed of off-site (e.g. at a licensed facility).

Bunding

15. The Applicant **must** store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards,

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and/or the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (Environment Protection Authority, 1997).

WASTE

Waste Storage and Processing

16. All uncontainerised waste **must** be stored within the building at the premises and all waste processing activities **must** be conducted within the building at all times.
17. To prevent unmanageable waste storage, the Applicant **must** ensure that:
 - (a) the storage of waste within the building **must** not exceed more than 1,500 tonnes at any one time;
 - (b) waste stockpiles within the building **must** not exceed 4.5m in height; and
 - (c) the container stacking height **must** not exceed 3 loaded containers.

Restrictions of the Receipt, Storage, Handling and Disposal of Waste

18. The development **must** ensure that any waste generated on the site during construction is classified in accordance with the EPA's *Waste Classification Guidelines* and disposed of to a facility that may lawfully accept the waste.

Waste Management

19. The Applicant **must** prepare and implement a Waste Monitoring Program for the development to the satisfaction of the **Planning Secretary**. This program **must**:
 - (a) be prepared in consultation with EPA by a suitably qualified and experienced expert; and
 - (b) include a suitable program to monitor the:
 - quantity, type and source of waste received on site; and
 - quantity, type and quality of the outputs produced on site.
 - (c) ensure that:
 - all waste that are controlled under a tracking system have the appropriate documentation prior to acceptance at the site; and
 - staff receive adequate training in order to be able to recognise and handle any hazardous or other prohibited waste including asbestos.
20. The Applicant **must** prepare and implement a Waste Management Plan for the development, in consultation with the EPA and to the satisfaction of the **Planning Secretary**. The plan **must**:
 - (a) be prepared by a suitably qualified and experienced expert;
 - (b) be submitted for approval by the **Planning Secretary** prior to the commencement of construction;
 - (c) include an asbestos risk assessment for demolition work prior to the removal of any asbestos from the site;
 - (d) include final details of the waste management system implemented at the site;
 - (e) ensure that appropriate waste storage facilities are included in the final design of the waste management system;
 - (f) detail the type and quantity of waste to be generated by the construction and operation of the development;
 - (g) detail the quality of waste to be received on site;
 - (h) detail the materials to be reused or recycled, either on or off site;
 - (i) detail the procedures for handling, storage, collection of recycling and disposal of all waste in accordance with best practice industry standards and guidelines;
 - (j) detail the procedures for the management of waste material, excluding recyclable waste, to ensure:

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- the waste material is regularly removed from the site to an appropriately licensed facility; and
 - any stockpiles of waste material are stored on sealed areas.
- (k) if deemed necessary, outline reasonable and feasible measures that may be required to improve waste management at the site and prioritise recommendations for implementation.

Pest, Vermin & Noxious Weed Management

21. The Applicant **must**:
- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on site; and
 - (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in surrounding area.

Note: For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.

TRAFFIC AND ACCESS

Access and Road Upgrade Works

22. Prior to the commencement of operations, the Applicant **must** obtain approval for rail access from the Australian Rail Track Corporation.
23. **Within six months of** the commencement of **limited** operations **in accordance with Condition 23A**, the Applicant **must** complete the road upgrade works at the intersection of Beauchamp Road and Perry Street and the left turn deceleration lane into the site, in consultation with **Bayside Council and Randwick City Council, and to the satisfaction of TfNSW** and the **Planning Secretary**.
- 23A. The Applicant may commence operations prior to the completion of the road upgrade works referred to in Condition 23 above provided the Applicant does not receive or process more than 18,000 tonnes per month in the period prior to the completion of the road works upgrades.**
- 23B. During the reduced operation phase specified in condition 23A above, records of hourly truck numbers and their capacity must be kept and provided to Bayside Council when requested.**
24. Detail design plans for the intersection works referred to in Condition 23 above, including Traffic Control Signal plans, must be prepared by a suitably qualified person in consultation with **Bayside Council** and Randwick City Council and submitted to **TfNSW** for review and endorsement prior to the commencement of construction of the road upgrade works. The Applicant will be required to enter into a Works Authorisation Deed (WAD) with **TfNSW** for the works. The WAD will need to be executed prior to the **TfNSW's** assessment of the detailed design plans.
25. The Applicant **must** be responsible for all public utility adjustment/relocation works, necessitated by the above work and as required by the various public utility authorities and/or their agents.

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26. All works/regulatory signposting associated with the development are to be at no cost to **TfNSW**.

Traffic Monitoring

27. The Applicant **must**:
- (a) keep accurate records of the volume of waste transported to the site;
 - (b) nominate a haulage route to be used by heavy vehicles accessing the site; and
 - (c) make these records available in its Annual Review.

Operating Conditions

28. The Applicant **must** ensure that:
- (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 versions of AS 2890.1 and AS 2890.2;
 - (b) the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is in accordance with AUSTRROADS Guide to Road Design;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) a right turn restriction into the site from Beauchamp Road **must** be implemented between **6am – 8pm**;
 - (e) heavy vehicles do not use Perry Street to travel to/from the site;
 - (f) heavy vehicles and bins associated with the development do not park or stand on local roads or footpaths in the vicinity of the site;
 - (g) all vehicles are wholly contained on site before being required to stop;
 - (h) all loading and unloading of materials is carried out on site;
 - (i) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times;
 - (j) all trucks entering or leaving the site with loads have their loads covered; and
 - (k) all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.

Waste Transportation

- 28A. The Applicant **must** ensure that all waste containers are designed, constructed and maintained to prevent the emission of offensive odour and be water-tight to prevent the leakage of leachate during transport and handling activities.

Traffic Management Plan

29. The Applicant **must** prepare and implement a Traffic Management Plan for the development to the satisfaction of the **Planning Secretary**. The Plan **must**:
- (a) be prepared in consultation with **TfNSW, Bayside Council** and Randwick City Council by a suitably qualified and experienced expert;
 - (b) be approved by the **Planning Secretary** prior to the commencement of construction;
 - (c) include construction traffic management measures detailing:
 - access and parking arrangements for the site during construction;
 - measures to ensure that the local road network is not utilised by vehicles during construction;
 - measures to control traffic movements from site during construction;
 - procedures for notifying residents of construction traffic routes and potential disruptions to routes and access; and
 - the impact of the development on the road network, where temporary road closures are required during construction.

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- (d) include a plan showing the designated haulage route/s to be used by heavy vehicles during operation;
- (e) include a drivers code of conduct;
- (f) describe the measures that will be implemented to ensure:
 - the nominated haulage routes are used;
 - conflicts with other road users are minimised;
 - drivers adhere to the code of conduct
 - road noise impacts are minimised through measures such as limiting truck compression braking; and
 - compliance with the relevant conditions of this consent.
- (g) include a program to monitor the effectiveness of these measures.

HAZARD AND RISK

30. At least one month prior to the commencement of construction of the proposed development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the **Planning Secretary** may agree, the Applicant **must** prepare and submit a Fire Safety Study and a Hazard and Operability Study to the **Planning Secretary**.
- (a) Fire Safety Study
A Fire Safety Study for the proposed development. This study **must** cover the relevant aspects of the Department of Planning's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's 'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'. The study **must** be prepared in consultation with Fire and Rescue NSW and submitted to the **Planning Secretary**.
 - (b) Hazard and Operability Study
A Hazard and Operability Study for the proposed development, chaired by a qualified person, independent of the development, whose appointment has been endorsed by the **Planning Secretary** prior to the commencement of the study. The study **must** be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'. The study report **must** be accompanied by a program for the implementation of all recommendations made in the report. If the Applicant intends to defer the implementation of a recommendation, reasons **must** be documented.
31. Dangerous Goods, as defined by the Australian Dangerous Goods Code, **must** be stored and handled strictly in accordance with:
- (a) all relevant Australian Standards;
 - (b) for liquids, a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
 - (c) the *Environment Protection Manual for Authorised Officers: Bunding and Spill Management, technical bulletin* (Environment Protection Authority, 1997).
- In the event of an inconsistency between the requirements listed from a) to c) above, the most stringent requirement **must** prevail to the extent of the inconsistency.

Emergency Response

32. The Applicant **must** maintain and implement an emergency response plan for the site. The emergency response plan **must**:
- (a) be submitted to the **Planning Secretary** prior to the commencement of operation;
 - (b) be kept on-site at all times;
 - (c) include a risk assessment of likely incidents that could occur on-site (e.g. spills, explosion, fire) based on the activities being undertaken, site risks and consequence to the receiving environment; and

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- (d) document the systems and procedures to deal with the types of incidents identified including relevant incident notification procedures.

AIR QUALITY

Odour

33. The Applicant **must** ensure the development does not cause or permit the emission of any offensive odour (as defined by the POEO Act).

Odour Management Plan

34. The Applicant **must** prepare and implement an Odour Management Plan to the satisfaction of the **Planning Secretary**. This plan **must**:
- (a) be prepared by a suitably qualified and experienced expert in consultation with the EPA and **Bayside Council**;
 - (b) be approved by the **Planning Secretary** prior to the commencement of operations;
 - (c) describe the measures that would be implemented on site to minimise the odour impacts of the development;
 - (d) identify triggers for contingency action; and
 - (e) include a program for monitoring the odour impacts of the development.

Dust Management

35. The premises **must** be maintained in a condition which minimises or prevents the emission of dust from the premises.
36. The Applicant **must**:
- (a) implement best management practice, including all reasonable and feasible dust and odour mitigation measures to prevent and minimise dust emissions from operations;
 - (b) prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;
 - (c) regularly assess air quality monitoring data and relocate, modify, and/or stop operations to ensure compliance with the relevant conditions of this consent;
 - (d) minimise any visible off-site air pollution; and
 - (e) minimise surface disturbance of the site, other than as permitted under this consent.
37. During construction, the Applicant **must** ensure that:
- (a) all vehicles on site do not exceed a speed limit of 30 kilometres per hour;
 - (b) all loaded vehicles entering or leaving the site have their loads covered; and
 - (c) all loaded vehicles leaving the site are cleaned of dirt, sand and other materials before they leave the site, to avoid tracking these materials on public roads.

Air Quality Management Plan

38. The Applicant **must** prepare and implement an Air Quality Management Plan for the development to the satisfaction of the **Planning Secretary**. The Plan **must**:
- (a) be prepared by a suitably qualified and experienced expert in consultation with the EPA,
 - (b) be approved by the **Planning Secretary** prior to the commencement of construction;
 - (c) describe the measures that would be implemented to:
 - minimise the fugitive emissions from excavating, handling and treating contamination hot spots including details on methods for dealing with soil contamination variability;

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- include well-defined triggers for additional air quality measures for excessive fugitive emissions including stop-work during adverse weather;
 - ensure all reasonable and feasible dust and odour mitigation measures are employed to prevent and minimise dust and odour emissions from construction and operation of the development;
 - ensure compliance with the relevant conditions of this consent and the EPL; and
 - prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;
- (d) include a cleaning protocol which:
- details the procedures to be undertaken to routinely manage, maintain and clean the internal surfaces of the premises to ensure operating conditions inside the facility minimise the potential to generate odour, dust and the carriage of waste outside the facility; and
 - describes how all external surfaces would be routinely managed and maintained so as to be kept free of dust, waste material and other contaminants; and
- (e) include a protocol for determining any exceedances of the relevant conditions of approval and criteria in the EPL and responding to complaints.

NOISE

39. The Applicant **must** comply with the hours detailed in Table 1, unless otherwise agreed in writing by the **Planning Secretary**.

Table 1: Operating Hours

Activity	Day	Hours
Construction	Monday - Friday	7:00am – 6:00pm
	Saturday	8:00am – 1:00pm
	Sunday & Public Holidays	Nil
Operations	24 hours	

Operating Conditions

40. The Applicant **must**:
- (a) implement best management practice, including all reasonable and feasible noise management and mitigation measures to prevent and minimise operational, low frequency and traffic noise generated by the development;
 - (b) minimise the noise impacts of the development during adverse meteorological conditions when noise criteria do not apply;
 - (c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and
 - (d) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

Noise and Vibration Management Plan

41. The Applicant **must** prepare and implement a Noise and Vibration Management Plan for the development in consultation with the EPA and to the satisfaction of the **Planning Secretary**. The plan **must**:
- (a) be prepared and implemented by a suitably qualified and experienced person;

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- (b) be approved by the **Planning Secretary** prior to the commencement of construction;
- (c) describe the measures that will be implemented to ensure:
 - best management practice is being employed on site; and
 - the noise and vibration impacts of the development are minimised during any meteorological conditions; and
 - compliance with the relevant conditions of this consent.
- (d) describe the noise management system;
- (e) include a noise and vibration monitoring program that:
 - is capable of evaluating the performance of the development;
 - includes a protocol for determining compliance with the predictions in the EIS and RTS;
 - adequately supports the noise management system; and
 - evaluates and reports on the effectiveness of the noise management system; and
- (f) include details of short term vibration trials of construction equipment that are conducted in consultation with the surrounding landowners.

ENERGY EFFICIENCY

42. The Applicant **must**:
- (a) implement all reasonable and feasible measures to minimise energy use and greenhouse gas emissions during construction and operation; and
 - (b) ensure the development will continue to operate at industry best practice over time.

VISUAL AMENITY

Lighting

43. The Applicant **must** ensure that the lighting associated with the development:
- (a) complies with the latest version of *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage

44. The Applicant **must** install all signs in consultation with **Bayside Council**.

Note: This condition does not apply to any signage identified as exempt or complying development in State Environmental Planning Policy (Exempt and Complying Development Codes) 2008

Landscaping and Vegetation Management

45. The Applicant **must** prepare and implement a Landscaping and Vegetation Management Plan for the development in consultation with **Bayside Council** and to the satisfaction of the **Planning Secretary**. The plan **must**:
- (a) be approved by the **Planning Secretary** prior to the commencement of construction;
 - (b) detail any trees that are proposed to be removed, ringbarked, cut, topped or lopped;
 - (c) detail any revegetation works at the site, with particular attention to minimising the visibility of the site from residences and public vantage points, minimising bushfire risk and the use of indigenous species;
 - (d) ensure that any clearing or trimming of vegetation on the western side of McPherson Street, at the intersection with Beauchamp Road, is undertaken in consultation with **Bayside Council**; and

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- (e) describe the on-going measures (e.g. weed control and regular pruning) that would be implemented to maintain landscaping and vegetation on the site for the life of the development.

AVIATION SAFETY

- 46. At least 35 days prior to the commencement of construction of the project, the Applicant **must** obtain all necessary approvals from the Sydney Airports Corporation for the erection of any temporary structure or construction equipment.

HERITAGE

- 47. The development **must** cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered onsite. The NSW Police, the Aboriginal Community and the EHG are to be notified. Works **must** not resume in the designated area until approval in writing from the NSW Police and/or the EHG has been obtained.

SECURITY

- 48. The Applicant **must** ensure that:
 - (a) the site is secured by a perimeter fence and security gates; and
 - (b) the security gates on site are patrolled at all times.
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SCHEDULE 4

ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

1. The Applicant **must** prepare and implement a Construction Environmental Management Plan for the development to the satisfaction of the **Planning Secretary**. The Plan **must**:
 - (a) be submitted to the **Planning Secretary** for approval no later than two weeks prior to the commencement of construction or demolition or within such period otherwise agreed by the **Planning Secretary**;
 - (b) identify the statutory approvals that apply to the development;
 - (c) consolidate all relevant management plans and monitoring programs required in the conditions of this Consent;
 - (d) outline all environmental management practices and procedures to be followed during construction and demolition works associated with the development;
 - (e) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages;
 - (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (g) describe the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development;
 - (h) include arrangements for community consultation and complaints handling procedures during construction and demolition; and
 - (i) include copies of the various strategies and plans that are required under the conditions of this Consent once they have been approved.

*Note: construction of the Development **must** not commence until written approval of this plan has been received from the Planning Secretary.*

Operational Environmental Management Plan

2. The Applicant **must** prepare and implement an Operational Environmental Management Plan to the satisfaction of the **Planning Secretary**. This plan **must**:
 - (a) be submitted to the **Planning Secretary** for approval prior to commencement of operations;
 - (b) be prepared by a suitably qualified and experienced expert;
 - (c) provide the strategic framework for environmental management of the development;
 - (d) identify the statutory requirements that apply to the development;
 - (e) consolidate all relevant environmental management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;
 - (f) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the development.
 - (g) describe in general how the environmental performance of the development would be monitored and managed; and
 - (h) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the development;
 - respond to any non-compliances; and
 - respond to emergencies.

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Management Plan Requirements

3. The Applicant **must** ensure that the Management Plans required under this consent are prepared in accordance with any relevant guidelines, and include:
- (a) detailed baseline data;
 - (b) a description of:
 - the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - any relevant limits or performance measures/criteria; and
 - 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;
 - (c) a description of the measures that will be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
 - (d) a program to monitor and report on the:
 - impacts and environmental performance of the development; and
 - effectiveness of any management measures (see (c) above);
 - (e) a contingency plan to manage any unpredicted impacts and their consequences;
 - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (g) a protocol for managing and reporting any:
 - incidents;
 - complaints;
 - non-compliances with statutory requirements; and
 - exceedances of the impact assessment criteria and/or performance criteria;and
 - (h) 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.

REPORTING

Incident Reporting

4. The Applicant **must** notify the **Planning Secretary**, City of Botany Bay Council and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the project as soon as practicable after the Proponent becomes aware of the incident. Within 7 days of the date of this incident, the Proponent **must** provide the **Planning Secretary** and any relevant agencies with a detailed report on the incident.

Regular Reporting

5. The Applicant **must** provide regular reporting on the environmental performance of the project on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this approval.

INDEPENDENT ENVIRONMENTAL AUDIT

6. Within one (1) year of the date of this consent, and every 3 years thereafter, unless the **Planning Secretary** directs otherwise, the Applicant **must** commission and pay the full cost of an Independent Environmental Audit of the development. This audit **must**:
- (a) be conducted by suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the **Planning Secretary**;
 - (b) include consultation with the relevant agencies;
 - (c) assess the environmental performance of the development and whether it is complying with the relevant requirements in this consent and any relevant EPL

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- and/or Water License (including any assessment, plan or program required under these approvals);
- (d) review the adequacy of any approved strategy, plan or program required under the these approvals; and
- (e) recommend measures or actions to improve the environmental performance of the development, and/or any assessment, plan or program required under these approvals.

*Note: This audit team **must** be led by a suitably qualified auditor and include experts in any fields specified by the Planning Secretary.*

7. Within 3 months of commissioning this audit, or as otherwise agreed by the **Planning Secretary**, the Applicant **must** submit a copy of the audit report to the **Planning Secretary**, together with its response to any recommendations contained in the audit report.

Annual Review

8. Within one (1) year of the date of this consent, and every year thereafter, the Applicant **must** review the environmental performance of the development to the satisfaction of the **Planning Secretary**. This review **must**:
- (a) describe the development that was carried out in the previous calendar year, and the development that is proposed to be carried out over the current calendar year;
 - (b) include a comprehensive review of the monitoring results and complaints records of the development over the previous calendar year, which includes a comparison of these results against:
 - the relevant statutory requirements, limits or performance measures/criteria;
 - the monitoring results of previous years; and
 - the relevant predictions in the EIS;
 - (c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
 - (d) identify any trends in the monitoring data over the life of the development;
 - (e) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
 - (f) describe what measures will be implemented over the current calendar year to improve the environmental performance of the development.

Revision of Strategies, Plans & Programs

9. Within 3 months of the submission of an:
- (a) annual review under Condition D8 of this schedule;
 - (b) incident report under Condition D4 of this schedule;
 - (c) audit report under Condition D6 of this schedule; and
 - (d) any modifications to this consent,
- the Applicant **must** review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the **Planning Secretary**.

Note: This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.

ACCESS TO INFORMATION

10. The Applicant **must**:
- (a) make the following information publicly available on its website:
 - the EIS;
 - current statutory approvals for the development;
 - approved strategies, environmental management plans or programs;

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- a summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;
 - a complaints register, updated on a quarterly basis;
 - copies of any annual reviews (over the last 5 years);
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - any other matter required by the **Planning Secretary**; and
- (b) keep this information up-to-date, to the satisfaction of the **Planning Secretary**.

FOR INFORMATION

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APPENDIX A – MANAGEMENT AND MITIGATION MEASURES

FOR INFORMATION

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APPENDIX A – MANAGEMENT AND MITIGATION MEASURES

FOR INFORMATION

Environmental issue	Mitigation measures
Soils and contamination	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ A Health and Safety Plan and risk assessment would be developed and implemented prior to construction commencing and all construction workers and staff will be inducted into the plan. The Health and Safety Plan will include details of Site contamination, risks and management measures prior to work commencing. The plan will also outline the difference between inhalation and other pathways where contact with contaminants is possible (e.g. ingestion, dermal absorption) and measures to minimise exposure pathways, including identification of appropriate personal protective equipment to be worn during remediation works. ▪ Implementation of the Douglas Partners 2013 RAP for the Keith Engineering land and development & implementation of plan for management of contamination identified on Asciano land <u>would be undertaken</u>, to ensure the Site is suitable for use as a transfer terminal. These plans will clearly describe the works necessary to remediate the contamination identified at each site and including an unexpected finds protocol and contingency measures to manage other issues which may arise during the course of remediation and redevelopment works. The plans will be subject to review and approval of a NSW EPA accredited Site Auditor. At a minimum the remedial works will include: <ul style="list-style-type: none"> - Investigation and assessment of the extent semi-volatile and volatile organic compound concentrations in groundwater, particularly in relation to future remediation and excavation works at the Site and the potential for vapour intrusion into buildings. - Investigation of additional, currently unidentified UPSS or USTs present on the Site and the aboveground petroleum on the Asciano land. These investigations will be undertaken by a Validation Consultant during Site establishment. - Removal of the UPSS and associated infrastructure in accordance with Australian Standard (AS) 4976-2008: The removal and disposal of underground petroleum storage tanks and under the supervision of an Environmental Consultant, specialising in remediation. - Removal of any mobile PSH observed during construction to the extent practicable and disposal at an appropriate facility. - Removal of residual PSH observed during the UPSS removal works, through excavation and off-site disposal, or onsite treatment if necessary. - Removal of PSH contaminated groundwater as encountered during excavation works and removal of the UPSS and disposal at an appropriately licensed facility. - Removal of other contaminated soils not considered suitable for onsite capping due to potential risks to groundwater or human health (related to vapour intrusion) and disposal at an appropriately licensed facility in accordance with the Waste Classification Guidelines. - Onsite capping of contaminated soils that are not considered to present an on-going risk to groundwater or human health if retained onsite, including asbestos contaminated soils. ▪ Remedial works undertaken on the Site will be subject to a Site Auditor Statement, certifying that the works undertaken have rendered the Site suitable for use as a waste transfer terminal. ▪ Veolia will consult with the EPA and Orica regarding the interaction of construction and remediation works associated with the Proposal to ensure that any dewatering activities associated with construction and dewatering do not conflict with the Orica Voluntary Management Plan

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Environmental issue	Mitigation measures
	<p>remediation works.</p> <ul style="list-style-type: none"> ▪ Disposal of asbestos containing material and soils will be undertaken by a licensed asbestos removalist. ▪ A Construction Soil and Water Management Plan (CSWMP) will be developed prior to commencement of construction, in accordance with the Blue Book (Landcom, 2004). Progressive erosion and sediment control plans (ESCP) will be developed in accordance with SWMP to reflect changes to the level of disturbance. Strategies adopted in the SWMP will include the following: <ul style="list-style-type: none"> - Installation of drainage infrastructure and sediment and erosion controls prior to construction commencing. - Where possible, run-on water from upslope lands will be diverted around the Site while land disturbance activities are being carried out. - Water flows onsite will be directed, where possible, across the Site at non-erodible velocities, and stormwater drainage works will be employed to convey stormwater through and away from the Site. Permanent or temporary drainage works will be installed early in the construction program to minimise uncontrolled drainage and associated erosion. - If required, construction sediment basins will be located and sized in accordance with the Blue Book (Landcom, 2004) and constructed prior to commencement of Site disturbance. - Areas of exposed soil will be limited to those areas being actually worked. - Stockpiles will be located away from flow paths on appropriate impermeable surfaces, to minimise potential sediment transportation. Where practicable, stockpiles will be stabilised, if in place for more than ten days, and will be formed with sediment filters in place immediately downslope. - Disturbed areas will be stabilised as soon as practicable. - Earthworks will not take place during or after heavy rain, if the activity is likely to cause soil erosion or structural damage. - The wheels of all vehicles will be cleaned prior to exiting the construction Site where excavation occurs to prevent the tracking of mud. Where this is not practical, or excessive soil transfer occurs onto paved areas, street cleaning will be undertaken when necessary. ▪ Excavated material will be reused onsite where possible (subject to the provisions of the remedial action plan). Any excavated material that requires disposal will be subject to waste classification under the DECCW Waste Classification Guidelines 2009 and will be disposed of at an appropriate licensed facility. ▪ An Acid Sulphate Soil Management Plan (ASSMP) will be developed prior to commencement of construction. Construction workers will be instructed on the identification of Potential Acid Sulphate Soils (PASS) and Acid Sulphate Soils (ASS) during the Site induction and the requirements of the ASSMP. The plan will require works to cease in the vicinity of any unexpected potential acid sulphate soils and an environmental consultant to be notified and requested to advise on the appropriate course of action. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ A Site Environmental Management Plans (SEMP) would be prepared and implemented for the Keith Engineering land, with provisions for on-

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Environmental issue	Mitigation measures
	<p>going regular inspection and maintenance of the capped contaminated soils. The SEMP's would be reviewed and approved by a NSW EPA accredited Site auditor.</p> <ul style="list-style-type: none"> ▪ Appropriate mitigation measures for stormwater runoff detention will be implemented, reducing the risk of erosion and sedimentation as a result of excessive runoff. These measures are outlined in Section 8.2.4 <u>of the EIS</u>. ▪ The diesel tank will be self-bunded and compliant with AS - 1940-2004 <i>The storage and handling of flammable and combustible liquids</i>. The diesel fuel tank and refuelling area will be appropriately bunded and all refuelling will take place within this area. ▪ An Incident Response Plan (IRP) will be developed for operation of the Site. The plan will specify the procedure to be followed in the event of a spill, including the notification requirements and use of absorbent material to contain the spill. A spill kit will be provided onsite at all times. ▪ A refuelling procedure will be developed and implemented for all refuelling activities undertaken. Any fuel, lubricant, or hydraulic fluid spillages will be collected using absorbent material and the contaminated material disposed of to a licensed waste facility.
Hydrology and Flooding	<p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ The leachate management system will be designed to maintain separation between rainfall run-off and leachate at all times. A minimum 20 kL self-bunded tank will be provided for collection of leachate from the transfer terminal building and compactor area. ▪ The compactor areas will be fully covered to limit the generation of leachate. A leachate injection system will be incorporated into the compactors to facilitate the transport of leachate to the Woodlawn Eco-Project site. ▪ OSD will be provided onsite to achieve Botany Bay City Council's requirement of 20% AEP 'natural condition' detention and to offset the calculated flood storage volume of 810 m³. ▪ WSUD measures will be included within the detailed design for the Site and will include the provision of bioretention basins and oil and grease interceptors within the new drainage pits. ▪ All excess leachate from the Site will be disposed of in accordance with legislative requirements, through either a trade waste agreement or pumped out and disposed of at an appropriately licensed facility. ▪ The diesel fuel tank and refuelling area will be appropriately bunded. All refuelling will take place within this area. ▪ An Incident Response Plan (IRP) will be developed for the Site and will form a sub-plan to the OEMP. The IRP will contain a 'spill response procedure'.
Traffic and Access	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ A Construction Traffic Management Plan (CTMP) will be developed for the construction phase of the Proposal. The CTMP will form a sub-plan to the CEMP and will prescribe locations for private worker vehicle parking during construction works, access routes to the Site and notification requirements during construction of the Proposal.

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Environmental issue	Mitigation measures
	<p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ The requirements of the Roads Act and the Road Transport (General) Act will be followed at all times, including notice requirements, consultation and consent/concurrence requirements for works in, or closures of, public and classified roads and the use of RAV routes for semi-trailers. ▪ Veolia will enter into a Works Authorisation Deed with RMS for the upgrade of the Beauchamp Road / Perry Street intersection. Detailed design of the intersection upgrade works will be undertaken in accordance with the Works Authorisation Deed and will be designed in accordance with RMS' standards and specifications. ▪ The Site Access will provide access for future land use development proposals on the Asciano land, to the immediate north of the Banksmeadow TT site. Detailed design for the Site Access via a single shared Beauchamp Rd Intersection will be designed for Veolia's required traffic movements plus a minimum of 100 traffic movements (in & out) per hour for the remaining portion of the Asciano Site not being leased by Veolia. ▪ During development of the detailed design of the Perry Street /Beauchamp Road intersection upgrades, consideration will be given to the development of engineered measures to restrict trucks using Perry Street to access the Site from the east. ▪ <u>Veolia would liaise with City of Botany Council regarding clearing and or trimming of vegetation on the western side of McPherson Street, at the intersection with Beauchamp Road, will be cleared or trimmed,</u> to re-instate a safe entering sight distance sight line. ▪ Veolia will liaise with City of Botany Council regarding the implementation of kerb side parking restrictions on McPherson Street and adjust line-marking, to allow vehicles to approach the intersection on a perpendicular angle. ▪ Interconnectivity will be provided within the Site between the McPherson Street entry and the Perry Street / Beauchamp Road access to the Banksmeadow TT. ▪ Detailed design of the Site will provide for appropriate queuing space provided the approach to the Perry Street/ Beauchamp Road access and provide layover areas for staggering dispatch of trucks. ▪ A Traffic Management Plan will be developed for the Proposal that will specify the following: <ul style="list-style-type: none"> - Trucks accessing the Site will be strictly prohibited from using Perry Street. - <u>No right turn movements from Beauchamp Road into the Site would be permitted during the peak AM and PM hours.</u> - An induction process and education program will be developed for the Site, which will specify the access route restrictions. - Development of a monitoring an recording program and an enforcement program that will provide for the monitoring and recording of vehicles accessing the Site and provide a mechanism for retraining and reprimand of drivers observed breaching the access restrictions or waste acceptance requirements on the Site. - Development of a traffic congestion procedure for McPherson Street, that will specify the measures to be implemented to manage any

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Environmental issue	Mitigation measures
	<p>potential traffic impacts on neighbouring businesses. This procedure will be developed in consultation with Botany Building Recyclers.</p> <ul style="list-style-type: none"> ▪ Asciano will secure rail access from ARTC on behalf of the Proposal prior to commencement of operation of the Proposal. .
Waste management	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ A Construction Waste Management Plan (CWMP) will form a sub-plan to the CEMP and will include the following information: <ul style="list-style-type: none"> - Characterisation of construction waste streams. - Management of hazardous waste streams, including asbestos, contents of the UPSS, contaminated soil and contaminated groundwater. - Procedures to manage construction waste streams, including handling, storage, classification and tracking. - Mitigation measures for avoidance and minimisation of waste materials. - Procedures and targets for reuse and recycling of waste materials. - Roles and responsibilities for ensuring compliance with the CWMP. - Training, monitoring, reporting and reviewing requirements to ensure compliance with the CWMP. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ A Waste Management Plan (WMP) will be incorporated into the OEMP, which will include the following information: <ul style="list-style-type: none"> - Characterisation of waste streams accepted at the facility - Procedures for weighbridge activities – including screening of incoming loads, weighing of incoming and outgoing vehicles, weighbridge data recording and archiving, and weighbridge inspection schedule. - Tipping procedures for each waste stream – including screening and scavenging. - Procedures for management of non-conforming loads and materials. - Procedures for ensuring the Site remains clean and tidy. - Procedures for loading materials – including front end loader operation, loading of non-putrescible waste into semi-trailers, loading of putrescible waste into compactors, compacting and containerising operations. - Procedures for rail transport – loading and unloading of containers. - Operational contingencies – should any Site activity undergo a temporary shutdown. - Roles and responsibilities for compliance with the WMP. - Procedures for inspection, monitoring, review and auditing to ensure compliance with the WMP. ▪ An Operational Contingency Plan will be incorporated into the OEMP and will include the following: <ul style="list-style-type: none"> - Identification of internal and external factors that may disrupt the operation of the Banksmeadow TT.

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Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> - Identification of the potential operational impacts associated with operational disruption. - Prescribe measures to mitigate potential impacts associated with disruption to operations - Notification of the EPA on 131 555 in the event of unscheduled disruptions to the operation of the Banksmeadow TT.
Air quality	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ An Air Quality Management Plan will be developed as a subplan to the CEMP and will contain the following management measures: <ul style="list-style-type: none"> - Burning off of materials will be strictly prohibited onsite. - Engines of onsite vehicles and plant will be switched off when not in use. - Construction machinery and vehicles onsite will be maintained and serviced according to the manufacturer's specifications. - During hauling activities, the following controls will be in place: <ul style="list-style-type: none"> - Watering of unsealed haul roads - Sealed haul roads to be cleaned regularly - Restrict vehicle traffic to designated routes - Impose speed limits - Covering vehicle loads when transporting material off-site - During material handling activities the drop heights of materials from loading and handling equipment will be minimised. - During construction activities requiring exposed surfaces and stockpiling the following controls will be in place: <ul style="list-style-type: none"> - Minimise area of exposed surfaces. - Water suppression on exposed areas and stockpiles. - Minimise amount of stockpiled material. - Where possible apply barriers, covering or temporary rehabilitation. - Rehabilitate completed sections as soon as practicable. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ An air extraction system will service the putrescible waste area, within the northern end of the building, and will manage odour through a single exhaust point. The ventilation system for the putrescible waste area of the transfer terminal building will have a single vent stack that will extend to a height of 21 m with a diameter of 2.6 m and be designed to have an exit velocity from the stack of 20 m/s to ensure that the odour emissions from the facility are consistent with the odour criteria prescribed in the EPA Air Quality Guidelines. ▪ Plastic strips will be installed on the doorways to help contain odour and dust within the terminal building, which will cover the upper third of the

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Environmental issue	Mitigation measures
	<p>opening.</p> <ul style="list-style-type: none"> ▪ Containers used for the transport of putrescible waste will be specially constructed and have activated carbon filtration packs fitted to the air exhaust vent on the container. ▪ An Odour Management Plan will be developed as part of the OEMP and will include a Procedure for Minimising Odour to ensure waste is managed to minimise the generation of odours. The odour management strategies that will be implemented through the Odour Management Plan will include: <ul style="list-style-type: none"> - A description of the odour control system and its components and an Odour Control System Operation Protocol, detailing the activities required to maintain and operate the odour control system. - Routine maintenance and cleaning of containers will not be permitted on the Banksmeadow TT site. - Waste delivery trucks entering the terminal will be required to be fully enclosed or covered. - Putrescible and non-putrescible waste stream will be kept separate. - The floor area of the transfer terminal will be cleaned daily. - The amount of putrescible waste left onsite within the terminal will be minimised. - An odour complaint logbook will be maintained onsite. When odour complaints are received, a Site investigation will be conducted to identify any unusual odour sources within the Site boundary and appropriate action taken as required. - Odour monitoring and reporting will be undertaken in accordance with the EPL requirements for the facility. ▪ A Dust Management Plan (DMP) will be developed as part of the OEMP and will document strategies to minimise potential dust emissions from the Proposal's operations. Both preventative and responsive control measures will be identified in the plan, including: <ul style="list-style-type: none"> - All trucks entering and leaving the premises carrying loads must be covered at all times, except during loading and unloading. - Good dust management procedures will be implemented within the terminal building including regular sweeping and washing down, as required. - Good dust management procedures outside of the terminal building, and the general Site including regular sweeping to remove dust and other debris. - Training of all staff and personnel accessing the Site <u>would be undertaken with a focus on</u> in the need to minimise dust generation. - Use of a fine mist dust suppression system within the building, when there are particularly dust loads or noticeable dust levels, as required. - Review of any complaints received relating to dust and reports from monitoring conducted as a result. - Monthly toolbox meetings to discuss any safety and compliance issues, including dust, that have arisen since the previous meeting. - Air quality and dust monitoring procedures will be outlined in the plan and monitored with respect to the NSW Government Regional Ambient

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Environmental issue	Mitigation measures
	<p>Air Quality and EPA criteria for allowable dust deposition.</p> <ul style="list-style-type: none"> - The components of the dust suppression system and the standard operational procedures for Site personnel to operate and maintain the system will be documented within the DMP.
Noise and vibration	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ A Construction Noise and Vibration Management Plan (CNVMP) will be developed as part of the CEMP and will address the following items at a minimum: <ul style="list-style-type: none"> - Prior to use of vibratory rollers onsite, vibration trials will be undertaken onsite to confirm that the use of vibratory rollers can comply with the maximum level of 1.1 mm/s at the Goodman Industrial site and the Botany Building Recyclers. This testing will consider the recommendations of Assessing Vibration: A Technical Guideline (DEC, 2006), and give due consideration to the vibration dose method described by the guideline. Should trials indicate that maximum level for human comfort cannot be practicably achieved an acceptable limit will be negotiated with the affected commercial sites and alternative compacting methods will be considered. During the pre-construction trials stockpiles at the Botany Building Recyclers will be visually monitored to ensure construction activities do not compromise their stability. - The CNVMP will include a requirement to inform neighbouring commercial and industrial receivers of the construction schedule and the timing of any particularly noisy activities. - Where practicable, construction activities will be staged to provide quiet, respite periods for commercial receivers. - All construction activities will have regard to the standard hours of 07:00 am to 06:00 pm Monday to Friday, and 08:00 am to 01:00 pm Saturday (with approval from relevant authorities) <u>and no works on Sundays or Public Holidays</u>. Any works undertaken outside of these hours will be undertaken in consultation with relevant authorities. Works outside these hours that may be permitted will include: <ul style="list-style-type: none"> - Any works which do not cause noise emissions to be audible at any nearby sensitive receptors. <ul style="list-style-type: none"> - Activities that do not result in a noise contribution at the nearest residences of more than 50dBA_{Leq}, 15minute (background + 5dB) - The delivery of materials which is required outside of these hours as requested by Police or other authorities for safety reasons. Local residents, commercial and industrial premises will be informed of the timing and duration of approved works in accordance with the notification provisions outlined in the CNMP. - Emergency work to avoid the loss of lives, property and/or to prevent environmental harm. - Any other work as approved through the CNMP Process. - Training and awareness, which will include the following: <ul style="list-style-type: none"> ▪ Site awareness training/environmental inductions to provide instruction on noise mitigation techniques/measures to be implemented during construction of the Proposal.

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Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> ▪ <u>Consideration of a number of noise mitigation techniques would be undertaken including:</u> <ul style="list-style-type: none"> - Working within approved hours. - Working with noisy equipment away from sensitive receivers. - Using noise screens and temporary barriers. - Maintaining plant and equipment. - Turning off machinery when not in use. - Limiting the “clustering” of noisy plant / processes. - Selection of quiet plant and processes wherever feasible and use of reversing alarms such as “smart alarms” and “squawker alarms”. - Provision of temporary hoardings at the access points to the Site on Beauchamp Road and McPherson Street to mitigate noise impacts during works. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ Two operational noise management plans will be developed for terminal operations, being a Noise Management Plan – Terminal Operations (TNMP) and a Noise Management Plan – Rail Operations (RNMP). The TNMP will be developed to address noise management for the terminal including waste delivery truck movements, mobile plant and fixed plant onsite, including the compaction units and the extraction fan. A Noise Management Plan – Rail Operations (RNMP) will be developed to prescribe measures to minimise rail noise from the Proposal. ▪ <u>Veolia and the contractor would commit to the exclusive use of low frequency quacker style alarms for plant and equipment, including container handlers, to further reduce noise impacts.</u>
Hazards and risk	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ Construction will be undertaken in accordance with the <i>Work Health and Safety (WHS) Act</i> 2011. ▪ Safe operational access and egress for emergency service personnel and workers will be provided at all times, and specified in the CEMP. ▪ An asbestos management plan will be developed for the Proposal containing a risk assessment undertaken in accordance with <i>Model Code of Practice – How to Manage and Control Asbestos in the Workplace</i> (Safe Work Australia 2011). ▪ Where the management plan recommends the removal of asbestos from Site all works will be undertaken in accordance with the <i>Model Code of Practice – How to Safely Remove Asbestos</i> (Safe Work Australia 2011), including the development of an asbestos removal control plan and an emergency plan. An industrial hygienist will be involved in the development of this plan. ▪ Veolia will engage a contractor who is appropriately qualified and competent to ensure appropriate management of asbestos as outlined in the <i>Model Code of Practice – Storage and handling of Dangerous Goods</i> (Safe Work Australia 2005). ▪ The WorkCover Authority of NSW (WorkCover) will be notified in writing five days before any licensed asbestos removal work is commenced.

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Environmental issue	Mitigation measures
	<p>The notification will be lodged by the licensed asbestos removalist. The Site will be classified as friable or non-friable by a suitably qualified occupational hygienist prior to the notification being prepared.</p> <ul style="list-style-type: none"> ▪ The CEMP will include an Incident Response Plan that will include a Spill Management Procedure. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ Hazards associated with construction <u>operation</u> of the Banksmeadow TT will be managed through the Hazard and Operability Study (HAZOP), which will be undertaken as part of the detailed design. ▪ Appropriate fire alarms and fire fighting equipment will be provided onsite for an initial emergency response and will include a deluge system, fire extinguishers, hoses and reels. It will be ensured that utility services are adequate to meet the needs of fire fighters. ▪ A fire hydrant system and/or foam from portable units, as well as a manually operated fire deluge system, will be provided for mitigating fires on the tipping floor. ▪ A designated area will be identified within the putrescible and non-putrescible areas of the terminal building for the management of 'hot loads' and fire. These will be contained through a combination of dousing with fire hoses and discharging the contents and totally extinguishing the fire using onsite fire hose reels. The fire water will be captured within the building bunding and leachate tank. ▪ A Pollution Incident Response Management Plan (PIRMP) will be prepared for the facility to meet the requirements of the POEO Act and POEO (General) Regulations. ▪ An Incident Response Plan (IRP) will be developed in accordance with <i>AS 3745 - 2010 Planning for emergencies in facilities</i>. An Emergency Response Plan will form an appendix to the IRP
Greenhouse gas emissions	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ All trucks leaving the Site carrying waste will be filled to the maximum amount allowable, depending on the truck size, to reduce the number of traffic movements required ▪ The contractor will limit idling time of plant and equipment whilst onsite ▪ The contractor will make certain that the only lighting left on overnight around the Site office will be security or emergency/access lighting ▪ Earthmoving equipment and onsite vehicles will be fitted with exhaust controls in accordance with the Protection of the Environment Operations (Clean Air) Regulation 2010. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ Veolia commits to adopting energy saving measures to minimise GHG emissions; including: <ul style="list-style-type: none"> - Assessing the feasibility of efficient electricity devices such as variable speed drives and installation of energy efficient lighting. - B20 biodiesel will be used for diesel powered machinery onsite

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Environmental issue	Mitigation measures
Land use	<ul style="list-style-type: none"> Detailed design of the Site Access will provide access for future land use development proposals on the Asciano land, to the immediate north of the Banksmeadow TT site.
Biodiversity	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> A CEMP will be prepared for the construction phase of the Proposal which will prescribe the following measures to be implemented to minimise impacts on biodiversity: <ul style="list-style-type: none"> Weed management will be undertaken during the Site preparation works to minimise weed establishment and invasions, and will include the following: <ul style="list-style-type: none"> Management of weed species onsite will be in accordance with the Noxious Weeds Act 1993. Equipment used for treating weed infestation will be cleaned prior to moving to a new area within the Site to minimise the likelihood of transferring any plant material and soil. Soil stripped and stockpiled from areas containing known weed infestations are to be stored separately and are not to be moved to areas free of weeds. Clearance of native vegetation will be minimised as far as practicable. The extent of vegetation clearing will be clearly identified on construction plans. A pre-start-up check for sheltering native fauna will be undertaken of all infrastructure, plant and equipment. If any pits/trenches are to remain open overnight, they will be securely covered, if possible. Alternatively, fauna ramps (logs or wooden planks) are to be installed to provide an escape for trapped fauna. Should lighting be required during the construction phase, directional lighting will be used. Construction machinery and plant will be maintained regularly to minimise unnecessary noise. Dust suppression will be undertaken onsite as appropriate. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> A Landscape Plan will be developed during detailed design, in accordance with the Draft Botany Bay DCP and the draft <i>Landscape Technical Guidelines for Development Sites</i> (2013) where appropriate. Plant species to be used in landscaping will be predominantly native, with locally indigenous species incorporated where practical and suitable. The landscaped zone on the western boundary bordering the Botany Building Recyclers will be designed to capture gross pollutants and oil and grits from pavement. This area will be regularly maintained to remove rubbish and can be renewed on a regular basis. Detailed design of the terminal building and associated waste handling facilities will incorporate reasonable measures to minimise the potential for birds, rodents, flies and other pests to gather at the Banksmeadow TT site, including provision for bird deterrent measures.

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Environmental issue	Mitigation measures
	<ul style="list-style-type: none"> ▪ Weed and pest infestations identified during the operation of the Proposal will be managed in accordance with a Vermin and Pest Control Plan, which will form part of the OEMP.
Indigenous heritage	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ The procedure for the management of unexpected archaeological finds will be documented within the CEMP for the Proposal and will include: <ul style="list-style-type: none"> - If an item of Aboriginal significance or suspected significance is discovered during construction, all work in the vicinity of the area will cease and the Environmental Representative for construction of the Proposal will be contacted as soon as possible to determine the subsequent course of action. - In the event that suspected human skeletal remains are discovered, all works will cease and the NSW Police and the NSW Coroner's office will be contacted. If the burial is identified as being of Aboriginal origin a heritage professional and NSW OEH will be contacted to determine the subsequent course of action.
Non-indigenous heritage	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ Procedures for the management of unexpected finds of items of potential heritage significance will be included within the CEMP for the Proposal, and will include: <ul style="list-style-type: none"> - Should an item of non-Indigenous significance, or suspected significance, be discovered during construction, all work in the vicinity of the area will cease and the Proposal Environmental Representative will be contacted as soon as possible to determine the subsequent course of action. - In the event that suspected human skeletal remains are discovered, all works will cease and the NSW Police and the NSW Coroner's office will be contacted.
Socio economic	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ A Community Engagement Strategy will be developed to ensure that community engagement is maintained throughout the construction period, including: <ul style="list-style-type: none"> ▪ Continuing communication pathways, including a dedicated, 1800 phone line, email address and section on Veolia's website, to provide information regarding the Proposal. ▪ Maintaining communication with key government and community stakeholders, through the provision of letters and information sheets. ▪ Ensuring landholders, within proximity of the Site, are kept well informed about the Proposal, the construction hours and duration of the works. Landholders will be provided relevant contact details to address queries relating to the works. <p>Operational mitigation measures</p> <ul style="list-style-type: none"> ▪ Parking, toilet facilities and vending machines for food will be provided on the Site for truck drivers to use. ▪ An OEMP will be developed for the operational phase of the Proposal and will include procedures and measures to ensure that the community

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Environmental issue	Mitigation measures
	<p>is kept informed of the Proposal in a pro-active and responsive manner. The OEMP will contain provisions for the following:</p> <ul style="list-style-type: none"> - A Complaints Handling Procedure and maintenance of a Complaints Register. - Operation of a 24 hour telephone line. - Publication of contact details for the Banksmeadow TT on the Veolia website.
Visual amenity	<p>Construction mitigation measures</p> <ul style="list-style-type: none"> ▪ All works equipment and materials will be contained within designated boundaries of the work site. ▪ The spread of stockpiles, waste, and vehicle parking will be minimised during construction. ▪ The construction site will be left tidy at the end of each day. ▪ Dust and dirt will be regularly cleaned from the road surface. <p>Operational mitigation measure</p> <ul style="list-style-type: none"> ▪ Highly reflective building surfaces, bright coloured surfaces and unpainted metal or materials will be avoided for the transfer terminal building and offices. ▪ Where possible, exterior light fittings will be installed in such a way that directs the light downwards and minimises impacts on adjacent land users. ▪ The terminal building will be covered with light coloured Colourbond cladding to reduce its prominence in upwards views against the sky. The Colourbond cladding will be alternated with translucent panels to reduce the building bulk. Veolia has selected a pale eucalypt colour for the shed, however is willing to receive proposals from the community regarding the appearance of the terminal building. <u>Further detail on materials and finishes would be provided to Planning and Environment for approval and Randwick City Council for review, prior to construction.</u> ▪ The cladding of the building will be robust and graffiti resistant. Additionally, the Site will be fenced to prevent unauthorised entry of the Site by vandals. ▪ The office building would be brick veneer, matching the existing office buildings onsite. ▪ In accordance with the Botany Bay DCP (2013) Part 3L (<i>Landscaping</i>) and Part 10 (<i>Landscape Technical Guidelines for Development Sites</i>) and a detailed (construction level) landscape documentation, Site analysis and schedule of finishes will be prepared by a suitably qualified landscape architect. ▪ Lighting design for the Site will be such that the criteria prescribed in Table 2.1 of Australian Standard - AS 4282-1997, "Control of Obtrusive Effects of Outdoor Lighting" for commercial areas will be achieved at the Site boundary. ▪ The maximum reflectivity of any glazing on street frontages will not exceed 20 per cent to avoid nuisance in the form of glare to occupants of nearby buildings, pedestrians and motorists.

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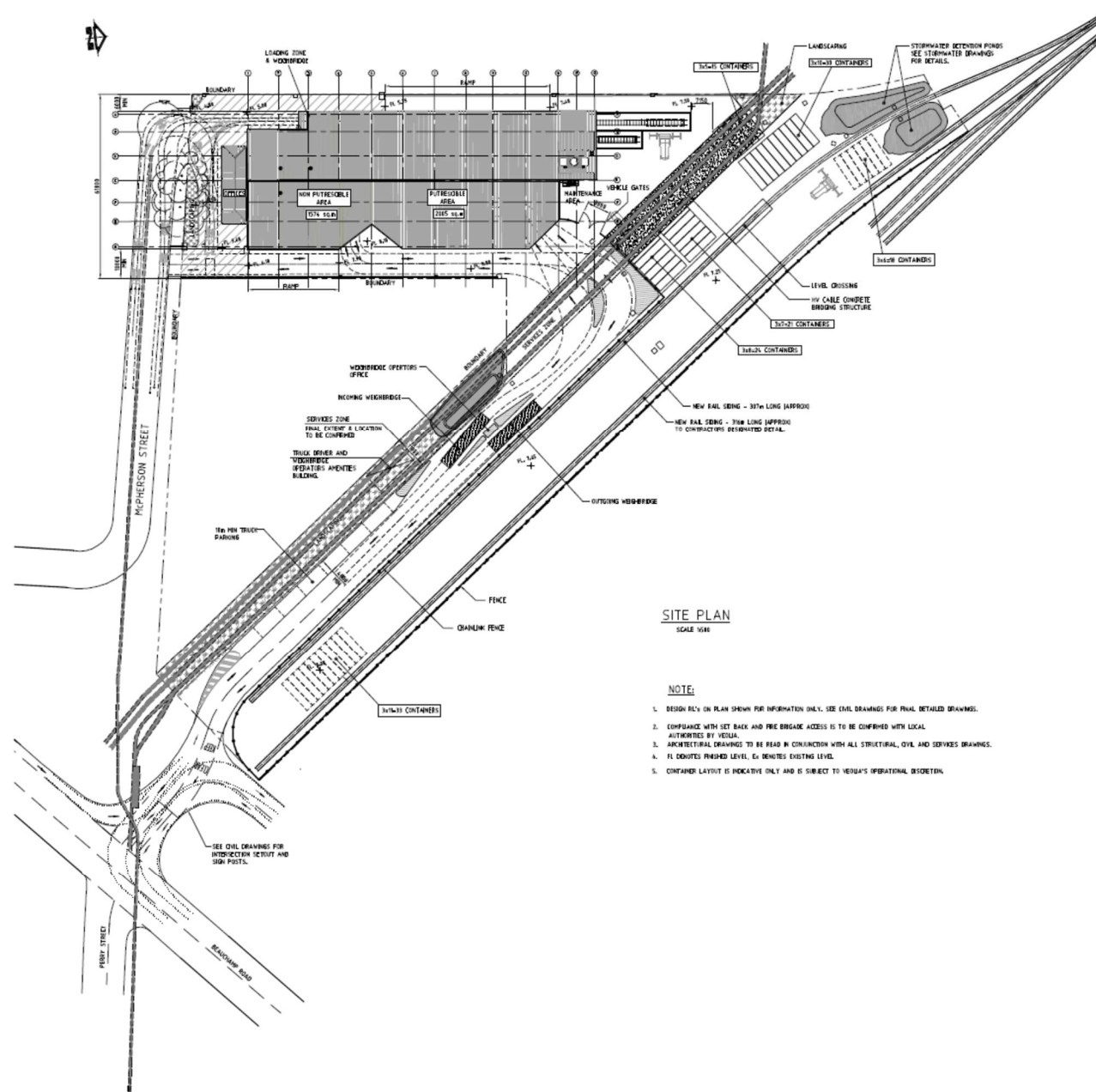
Environmental issue	Mitigation measures
	<ul style="list-style-type: none">▪ Appropriate directional signage will be provided at the Site entrances to direct vehicles and pedestrians safely around the Site. Signage for the Proposal will be designed to relate, in size and form, to the scale of the transfer terminal, visibility and other advertisements within the vicinity, including the Goodman's Industrial Park and Botany Industrial Park on Beauchamp Road. Signage will be designed such that there will be no lighting overspill from the signs. <u>Further detail for signage which approval is required (i.e. not under the Exempt Development under SEPP: Exempt and Complying Development Codes) would be provided to Planning and Environment prior to construction. Randwick City Council would be consulted.</u>

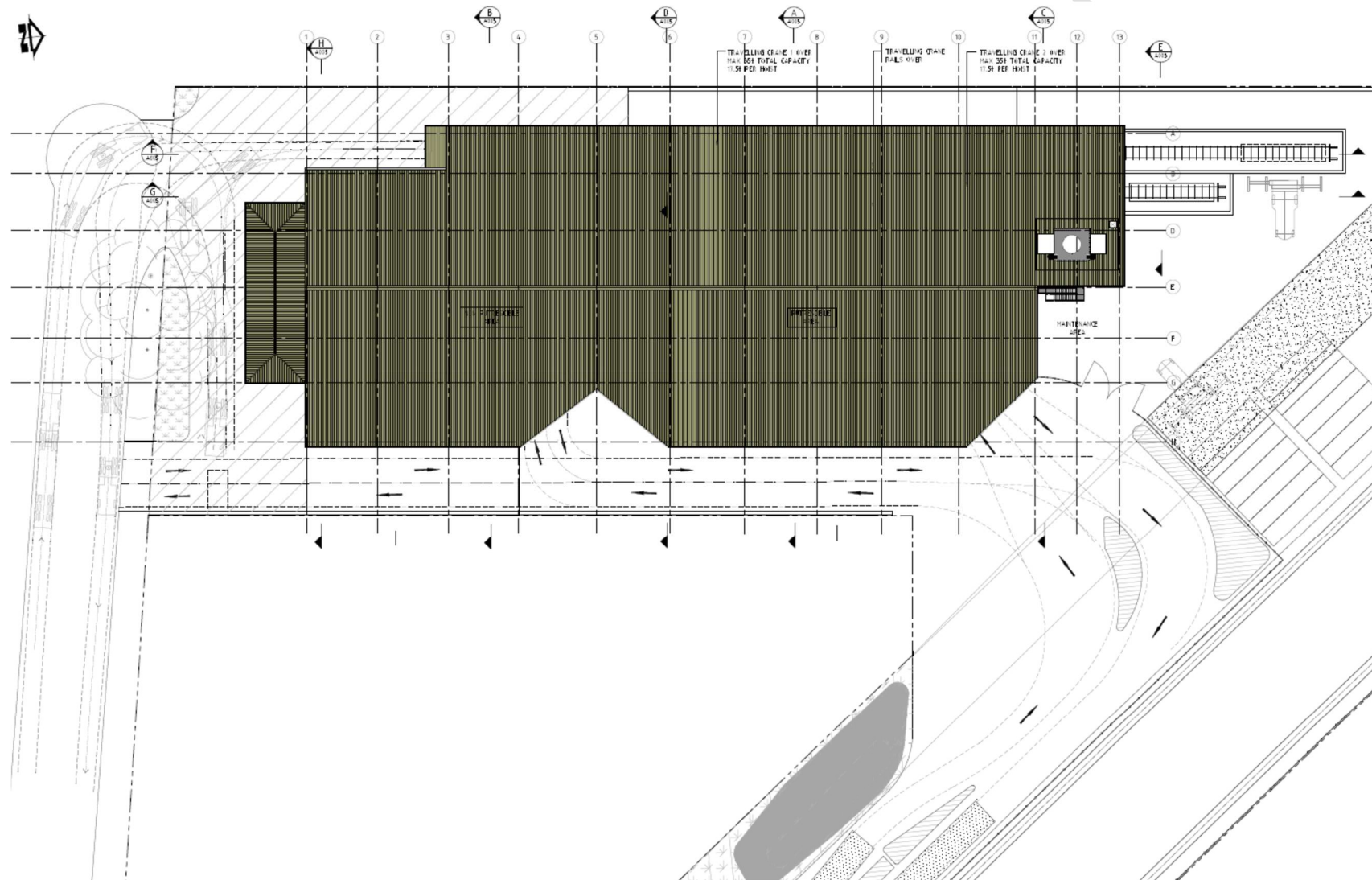
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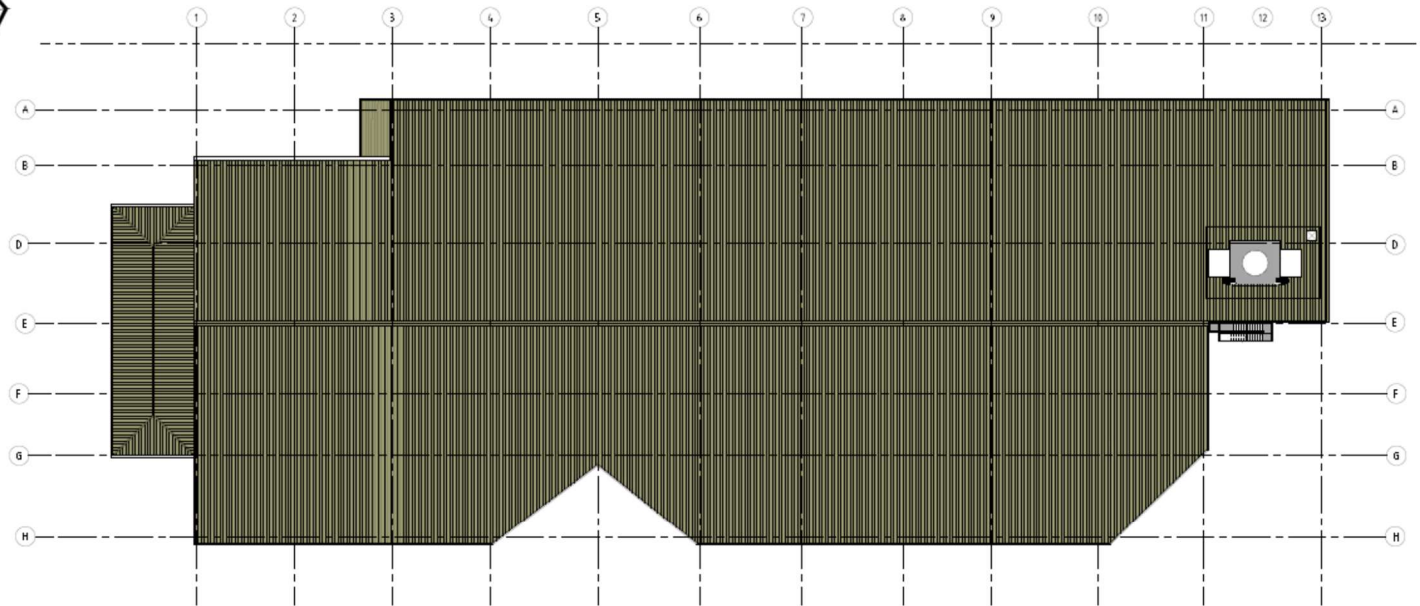
APPENDIX B – SITE PLANS AND ELEVATIONS

FOR INFORMATION

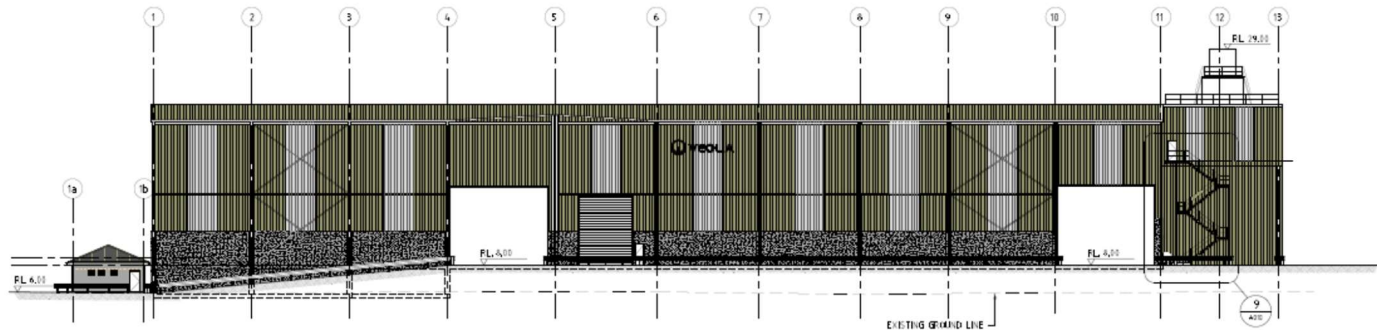
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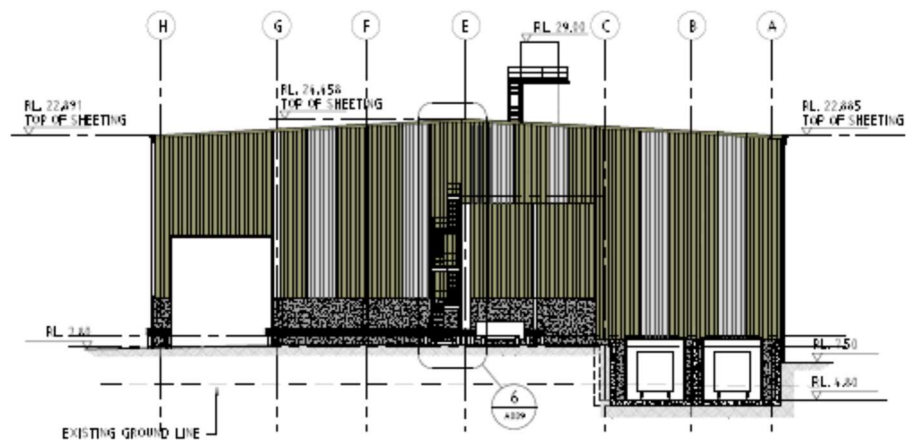
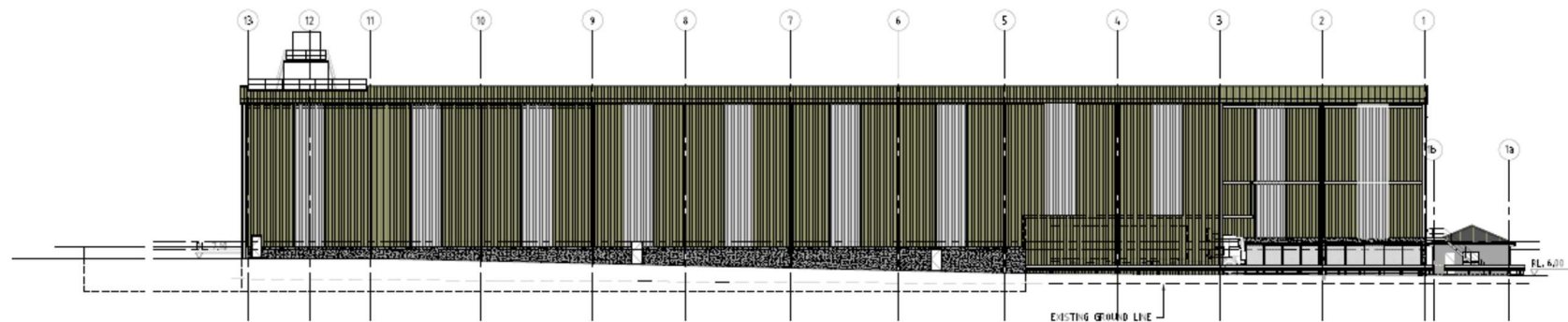




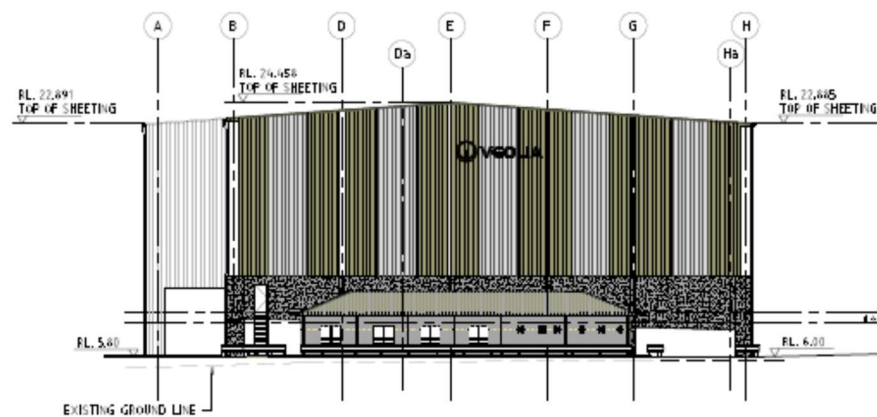
ROOF PLAN
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE 1/8" = 1'-0"



SOUTH ELEVATION
SCALE 1/8" = 1'-0"

