

Development Consent

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

I grant consent to the Development application referred to in Schedule A, subject to the conditions in Schedules B to D.

These conditions are required to:

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

Chris Wilson
Executive Director
Infrastructure and Industry Assessments

Sydney

2014

SCHEDULE A

Application No.:

SSD 6620

Applicant:

Qanstruct (Aust.) Pty Limited

Consent Authority:

Minister for Planning and Environment

Land:

Lot 125 DP 1198296

Development:

Construction and operation of a warehouse and distribution facility with ancillary office and showroom/factory outlet. The purpose-built facility would be used to store and distribute Lindt's range of packaged chocolates; for some chocolate making; and the baking of foods for Lindt's range of cafes and third party stores.

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DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act, 1979.</i>
Ancillary Facility	Temporary facility for construction, including for example an office and amenities compound, construction compound, batch plant (concrete or bitumen), materials storage compound, maintenance workshop, testing laboratory or material stockpile area.
Applicant	Qanstruct (Aust.) Pty Limited, or any other person or persons who rely on this consent to carry out the Development that is subject to this consent
AS	Australian Standard
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Construction	The demolition of buildings or works, carrying out of works, including erection of buildings and other infrastructure covered by this consent
Council	Blacktown City Council
Dangerous Goods	As defined by the Australian Dangerous Goods Code 7 th Edition (Australian Government, 2010)
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The Development as described in the EIS and RTS and approved by this Development consent for the construction of a warehouse and distribution facility for the distribution and some manufacturing of products, an ancillary office and associated showroom/factory outlet
EIS	Environmental Impact Statement titled " <i>Lindt Facility, Sydney Business Park Environmental Impact Statement</i> ", dated August 2014 and prepared by PJEP Environmental Planning
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>
Evening	The period from 6pm to 10pm
Facility	Has the same meaning as Development (see above)
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
Incident	A set of circumstances that: <ul style="list-style-type: none"> • causes or threatens to cause material harm to the environment; and/or • breaches or exceeds the limits or performance measures/criteria in this consent.
Minister	Minister for Planning, or nominee
Mitigation	Activities associated with reducing the impacts of the Development prior to or during those impacts occurring
Mitigation Measures	The Applicant's mitigation measures included in Section 7 of the EIS (see Appendix 2)
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NOW	Department of Primary Industries – NSW Office of Water
OEH	Office of Environment and Heritage
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
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
RMS	Roads and Maritime Services
RTS	Response to Submissions Letter Report prepared by PJEP Environmental Planning, dated 17 October 2014
Secretary	Secretary of the Department of Planning and Environment of delegate/nominee
Site	The land referred to in Schedule 1 and shown in Appendix 1

SCHEDULE B ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- B1. In addition to meeting the specific performance criteria established under this consent, the Applicant shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the Development.

TERMS OF CONSENT

- B2. The Applicant shall carry out the Development generally in accordance with the:
- (a) State Significant Development Application SSD 6620;
 - (b) Environmental Impact Statement prepared by PJEP Environmental Planning dated 20 August 2014;
 - (c) Response to Submissions Letter Report prepared by PJEP Environmental Planning dated 17 October 2014;
 - (d) The conditions of this consent.
- B3. If there is any inconsistency between the above documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this approval shall prevail to the extent of any inconsistency.
- B4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- (a) any reports, plans, or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained in these reports, plans or correspondence.

LIMITS OF CONSENT

- B5. This consent shall lapse five (5) years from the date of consent unless the works associated with the development have physically commenced.
- B6. This consent is limited to the construction and operation of the facility as described in the EIS and RTS only.
- B7. The Applicant must ensure that the total building area does not exceed:
- (a) 25,340m² of warehouse manufacturing area; and
 - (b) 3,735m² of ancillary office and showroom/factory outlet area.

STAGED SUBMISSION OF PLANS OR PROGRAMS

- B8. With the approval of the 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.

Notes:

- *If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall 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.*
- *There must be a clear relationship between the strategy, plan or program that are to be combined.*

DISPUTE RESOLUTION

- B9. In the event that a dispute arises between the Applicant and Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute shall be final and binding on the parties.

STATUTORY REQUIREMENTS

- B10. The Applicant shall ensure that all necessary licences, permits and approvals are obtained and kept up-to-date 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 approvals.

STRUCTURAL ADEQUACY

- B11. The Applicant shall 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.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.*

UTILITIES

- B12. Prior to the construction of any utility works associated with the Development, the Applicant shall obtain relevant approvals from service providers.
- B13. Prior to occupation of the Development, the Applicant shall obtain a compliance certificate for water and sewerage infrastructure servicing of the site under Section 73 of the *Sydney Water Act 1994* from Sydney Water Corporation.

PROTECTION OF PUBLIC INFRASTRUCTURE

- B14. Prior to the commencement of construction, the Applicant shall:
- (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (b) submit a copy of this report to the Secretary and Council.
- B15. The Applicant shall:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the Development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the Development.

COMPLIANCE

- B16. The Applicant shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.
- B17. The Applicant shall be responsible for any environmental impacts resulting from the actions of all persons that it invites onto the site, including contractors, sub-contractors and visitors.

OPERATION OF PLANT AND EQUIPMENT

- B18. The Applicant shall 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.

**SCHEDULE C
ENVIRONMENTAL PERFORMANCE CONDITIONS**

TRAFFIC AND ACCESS

Operating Conditions

- C1. The Applicant shall 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 relevant standards and the latest versions of AS 2890.1, AS 2890.2 and AS/NZS 2890.6;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AUSTROADS;
 - (c) the Development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all vehicles enter and exit the site in a forward direction;
 - (g) all loading and unloading of materials is carried out on site; and
 - (h) the proposed loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.

Access

- C2. The right turn movement from Hollinsworth Road into the facility is permitted until such time as Council determines that it should be closed, consistent with the performance and design requirements of the overall development of the Marsden Park Industrial Precinct road network.

If there is a dispute regarding this matter, the Applicant may refer the matter to the Secretary for resolution in accordance with Condition B9.

Parking and Amenities

- C3. The Applicant shall, in consultation with Council and to the satisfaction of the Secretary, provide:
- (a) a minimum of 341 on-site car parking spaces (including 7 disabled spaces) for use during operation of the Development;
 - (b) bicycle parking; and
 - (c) amenity and change room facilities for cyclists.

SOIL AND WATER

Erosion and Sediment Control

- C4. During construction works, the Applicant shall implement and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline*.

Pollution of Waters

- C5. The Applicant shall comply with Section 120 of the POEO Act, except as may be expressly permitted by a licence under the POEO Act.

Rainwater Harvesting

- C6. The Applicant shall ensure that the rainwater reuse/harvesting system for the Development is designed, constructed and operated in accordance with the Civil Design Report prepared by FMG Engineering at Appendix E of the EIS.

NOISE

Construction Noise and Vibration

- C7. Construction activities associated with the Development shall be undertaken during the following standard construction hours:
- (a) 7:00am to 6:00pm Mondays to Fridays, inclusive; and
 - (b) 8:00am to 1:00pm Saturdays; and
 - (c) at no time on Sundays or public holidays.

- C8. Construction works outside of the standard construction hours identified in condition C7 may be undertaken in the following circumstances:
- (a) construction works that generate noise that is:
 - (i) no more than 5 dB(A) above rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009); and
 - (ii) no more than the noise management levels specified in Table 3 of the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) at other sensitive receivers; or
 - (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons;
 - (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;
 - (d) works approved by the Secretary; or
 - (e) works as approved through the out-of-hours work protocol outlined in the CEMP.
- C9. Activities resulting in impulsive or tonal noise emission (such as rock breaking, rock hammering, pile driving) shall only be undertaken:
- (a) between the hours of 8:00 am to 5:00 pm Monday to Friday;
 - (b) between the hours of 8:00 am to 1:00 pm Saturday; and
 - (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.

For the purposes of this condition 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.

- C10. The Development shall be constructed with the aim of achieving the following construction vibration goals:
- (a) for structural damage, the vibration limits set out in the German Standard *DIN 4150-3: Structural Vibration - effects of vibration on structures*; and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: A Technical Guideline* (Department of Environment and Conservation, 2006).
- C11. Wherever practical, piling activities shall be undertaken using quieter alternative methods than impact or percussion piling, such as bored piles or vibrated piles.
- C12. Where feasible and reasonable, operation noise mitigation measures shall be implemented at the start of Construction (or at other times during Construction) to minimise Construction noise impacts.

Construction Noise Limits

- C13. The development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) and summarised in Table 1. All reasonable and feasible noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the commitments within the EIS.

Noise Limits

- C14. The Applicant shall ensure that the noise generated by the operations of the facility does not exceed the limits in Table 1.

Table 1: Noise impact assessment criteria dB(A)

Receiver	Day (7am to 6pm)	Evening (6pm to 10pm)	Night (10pm to 7am)	
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute) (L _{Aeq} (15 minute)	L _{A1} (1 minute)*
Receivers 1, 2, 3 and 4	43	40	37	59

Notes:

- To identify the exact residential receiver location, refer to Appendix F of the EIS and Appendix 3 of this consent; and
- Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

Operating Conditions

- C15. The warehousing and manufacturing component of the Development shall operate 24 hours a day/7 days a week.

C16. The Applicant shall operate the showroom/factory outlet between the hours of 9:00am to 7:00pm daily.

Noise Management

C17. The Applicant shall:

- (a) implement best management practice, including all reasonable and feasible measures to prevent and minimise noise and vibration during construction and operation of the Development (including low frequency noise and traffic noise);
- (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.

AIR QUALITY

C18. The Applicant shall:

- (a) Implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from operation of the Development; and
- (b) minimise any visible off-site air pollution that occurs as a result of this Development.

Odour

C19. The Applicant shall:

- (a) Ensure the Development does not cause or permit the emission of any offensive odour (as defined by the POEO Act);
- (b) Design ventilation of the facility, including exit velocity of potentially odorous streams and stack height in accordance with:
 - a. Australian Standard AS 1668.2 – 1991: The use of mechanical ventilation and air conditioning in buildings. Part 2 Mechanical ventilation for acceptable indoor air quality;
 - b. NSW DEC (2006) "Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW". November 2006;
 - c. NSW DECCW Local Government Air Quality Toolkit: Air Quality Guidance Note for Food Outlets; and
- (c) Design ventilation to enable the release of any potentially odorous emissions as free vertical discharges through stacks, with a rain cap in place that does not restrict vertical discharge.

DANGEROUS GOODS

C20. Dangerous Goods, as defined by the *Australian Dangerous Goods Code*, shall be stored and handled strictly in accordance with all relevant Australian Standards.

GREENHOUSE GAS

C21. The Applicant shall implement all reasonable and feasible measures to minimise:

- (a) energy use on site; and
- (b) greenhouse gas emissions produced on-site.

WASTE

Classification

C22. The Applicant shall ensure that any waste generated on the site is classified in accordance with the EPA's *Waste Classification Guidelines* (DECCW, 2009) or any superseding document and disposed of to a facility that may lawfully accept the waste.

Waste Management

C23. For the life of the Development, the Applicant shall:

- (a) monitor the amount of waste generated by the Development;
- (b) investigate ways to minimise waste generated by the Development; and
- (c) implement reasonable and feasible measures to minimise waste generated by the Development.

VISUAL AMENITY AND LANDSCAPING

Lighting

- C24. The Applicant shall 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

- C25. The Applicant shall not erect any signage or advertising structure, or any sign or advertisement listed as exempt Development, without prior consultation with Council and obtaining written approval of the Secretary.

Landscaping and Vegetation Management

- C26. The Applicant shall prepare and implement a **Landscaping and Vegetation Management Plan** for the Development to the satisfaction of the Secretary. The plan shall:
- (a) be prepared in consultation with Council and submitted to the Secretary prior to the implementation of landscaping;
 - (b) detail any landscaping treatments at the site, with particular attention to minimising the visibility of the site from residences and public vantage points and minimising bushfire risk;
 - (c) ensure that the Development is undertaken generally in accordance with the Landscape Plans contained in the EIS;
 - (d) ensure landscaping with native species that require minimal water;
 - (e) demonstrate that planting will be undertaken in accordance with the *Growth Centres DCP* landscaping principles and in accordance with the relevant Australian Standards; and
 - (f) 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.
-

**SCHEDULE D
ENVIRONMENTAL MANAGEMENT AND REPORTING**

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- D1. The Applicant shall prepare and implement a **Construction Environmental Management Plan** for the Development to the satisfaction of the Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced person;
 - (b) be approved by the Secretary prior to the commencement of construction;
 - (c) identify the statutory approvals that apply to the Development;
 - (d) consolidate all relevant management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;
 - (e) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
 - (f) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of construction stages;
 - (g) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (h) describe of the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the Development; and
 - (i) include arrangements for community consultation and complaints handling procedures during construction.
- D2. The Applicant shall prepare and implement a **Stormwater Management Plan** prior to the construction of stormwater infrastructure to manage surface and groundwater impacts during construction and operation of the proposed Development. The Plan shall be developed in consultation with Council and NoW and include, but not necessarily be limited to:
- (a) details of stormwater infrastructure at the proposed site, including proposed flows and overflow contingencies;
 - (b) details of how stormwater will be managed to ensure that any discharge off-site meets the stormwater quality (pollution retention) criteria outlined in the Blacktown City Council *Growth Centres Development Control Plan 2010*;
 - (c) details of construction activities and their locations, which have the potential to impact on storage facilities, stormwater flows, and potential interactions with groundwater;
 - (d) surface water assessment criteria consistent with Australian and New Zealand Environment Conservation Council (ANZECC) guidelines;
 - (e) management measures to be used to minimise surface and groundwater impacts, salinity control measures and the consideration of flood events;
 - (f) a description of how the effectiveness of these actions and measures would be monitored during the proposed works, clearly indicating how often monitoring would be undertaken, the locations where monitoring would take place, how the results of the monitoring would be recorded and reported, and, if any exceedance of the criteria is detected how any non-compliance can be rectified; and
 - (g) mechanisms for the monitoring, review and amendment of this Plan.

Traffic Management Plan

- D3. Prior to commencement of construction, the Applicant shall prepare and implement a **Traffic Management Plan** (TMP) for the Development in consultation with Council, to the satisfaction of the Secretary. The Plan shall at minimum:
- (a) be prepared by a suitably qualified and experienced expert;
 - (b) detail the number and frequency of truck movements, size of trucks, vehicle routes and hours of construction and operation;
 - (c) provide the estimated duration and staging of construction works;
 - (d) detail the access and parking arrangements for construction and operational vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network;
 - (e) include detail of proposed truck parking to ensure this is managed in an orderly manner; and
 - (f) include a Driver Code of Conduct that details traffic management measures to be implemented during construction and operation to:
 - (i) minimise impacts of the Development on the local and regional road network;
 - (ii) minimise conflicts with other road users; and
 - (iii) ensure truck drivers use specified routes and minimise traffic noise during night time hours.

ENVIRONMENTAL REPORTING

Incident Reporting

- D4. Upon detecting an exceedance of the limits/performance criteria in this consent or the occurrence of an incident that causes (or may cause) material harm to the environment, the Applicant shall immediately (or as soon as practical thereafter) notify the Department and other relevant agencies of the exceedance/incident. Within seven days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

- D5. The Applicant shall provide regular reporting on the environmental performance of the development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

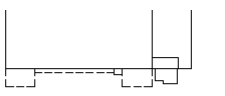
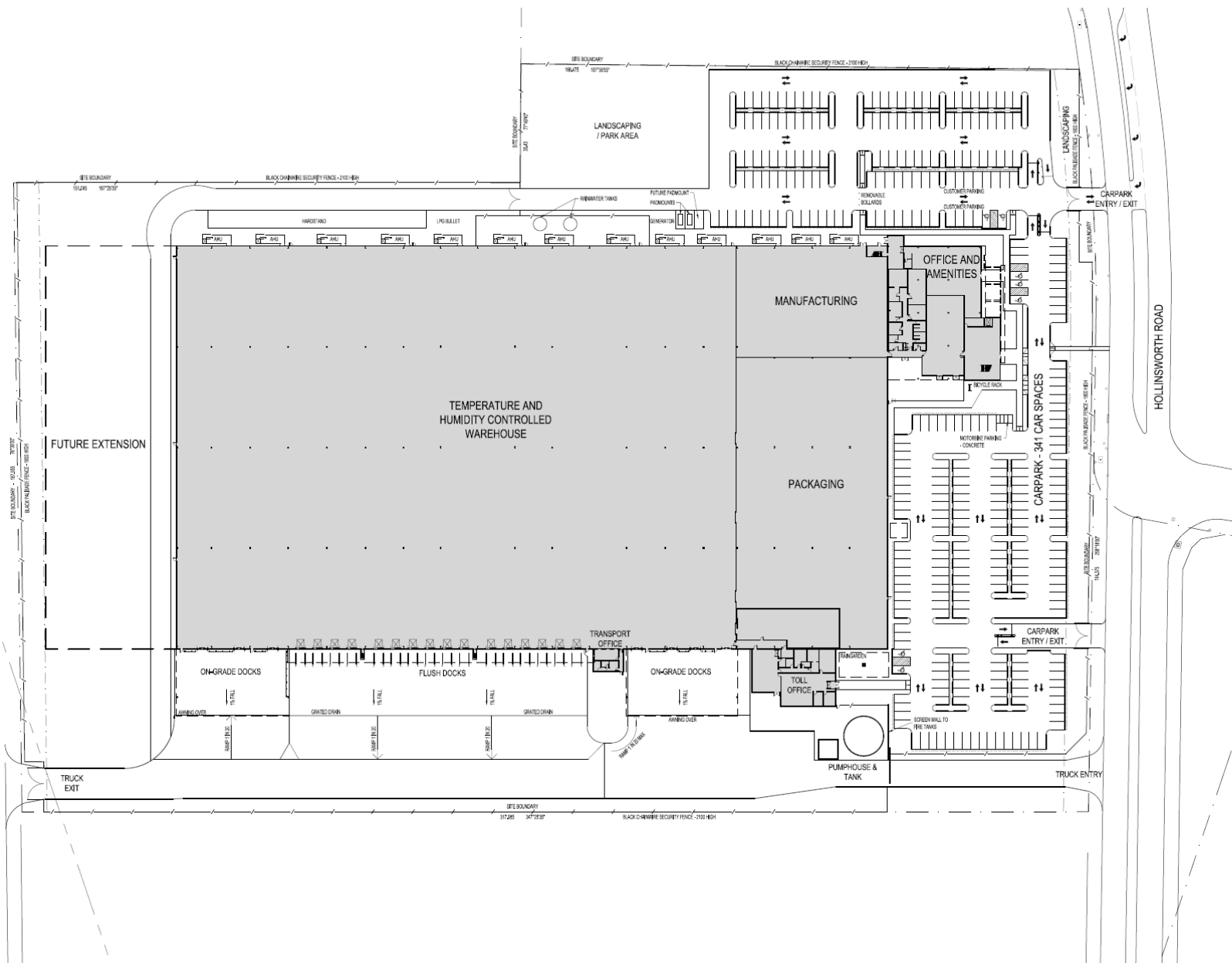
Independent Environmental Audit

- D6. Within two years of the commencement of operations of the Development, and every three (3) years thereafter if requested by the Secretary, the Applicant shall 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 Secretary;
 - (b) include consultation with the relevant agencies;
 - (c) assess the environmental performance of the Development and assess whether it is complying with the relevant requirements in this consent (including site landscaping and any other plan or program required under this consent);
 - (d) review the adequacy of any plans or programs required under this consent; and, if appropriate;
 - (e) recommend measures or actions to improve the environmental performance of the Development, and/or any plan or program required under this consent.

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

- D7. Within 6 weeks of completing any Independent Environmental Audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with its response to any recommendations contained in the audit report.

**APPENDIX 1
PLANS AND ELEVATIONS**



KEY PLAN

THE PROPERTY IN THIS DRAWING AND THE CONCEPTS SHOWN WITHIN ARE ARCHITECTS PLY LTD. ANY UNAUTHORIZED USE OF THE DRAWING OR EITHER AS THE WHOLE OR PART MAY RENDER THE USER LIABLE IN DAMAGES FOR DAMAGES. CONSEQUENT DAMAGES ARISING FROM UNAUTHORIZED OR UNAUTHORIZED USE SHALL NOT RENDER MNA ARCHITECTS PLY LTD. LIABLE.

DIMENSIONS MUST NOT BE SCALED FROM DRAWINGS.

ALL DIMENSIONS TO BE CONFIRMED ON SITE PRIOR TO THE COMMENCEMENT OF ANY WORK.

R	20/01/14	CARPARK BLANKS UPDATED TO MATCH DAH DESIGN	JTC
A	14/01/14	BLANKS FOR DEVELOPMENT CONSENT	JTC
REV.	DATE	AMENDMENT	BY



CLIENT

Qianstruct
 500 Benwood Road Howden Victoria 3122
 Telephone (03) 9491 5400 mail@qianstruct.com.au

PROJECT

**NEW FACILITY
 HOLLINSWORTH RD
 MARSDEN PARK NSW**

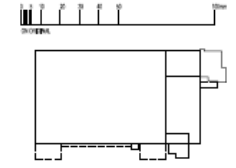
ARCHITECT

MNIA ARCHITECTS
 Level 6, 6 Fildes St, PO Box 1212, Chesham NSW 2057
 Telephone (02) 9497 5400 mail@mnia.com.au

TITLE

SITE / FLOOR PLAN

DATE	20/01/14	PROJECT NO.	01013
SCALE	1:500 (A3)	1423	AR/DA
DRAWN	JTC		
CHECKED		300%	80%
APPROVED	DA 01		/B

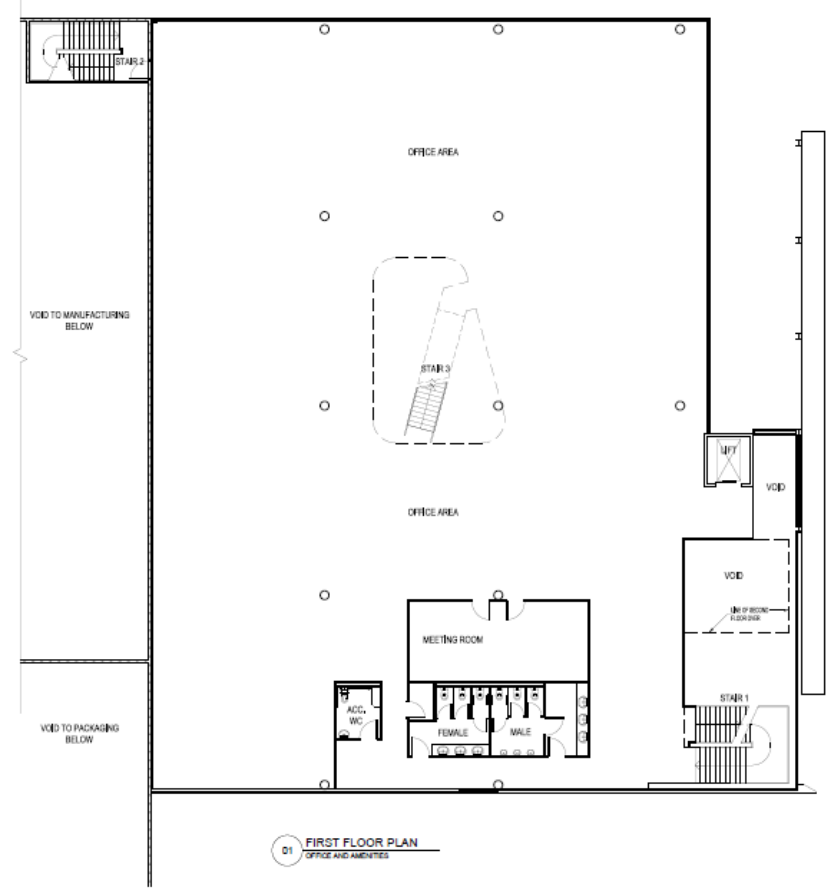


KEY PLAN

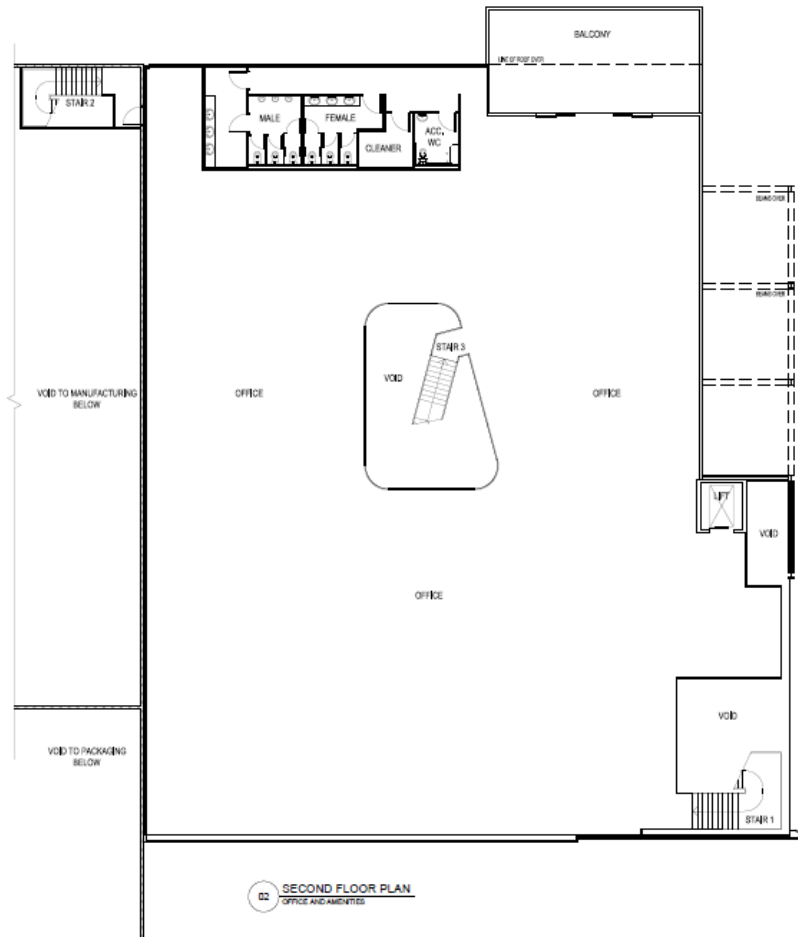
BEFORE PROCEEDING WITH ANY WORK, THE CONTRACTOR SHALL VERIFY ALL ACCESS POINTS, ANY PROPOSED USE OF THE BUILDING AND/OR AS TO THE WELL OF PARTS THAT APPLY TO THE BUILDING AND/OR TO THE CONTRACTOR'S WORK. THE CONTRACTOR SHALL VERIFY THE LOCATION AND EXTENT OF ALL SERVICES AND UTILITIES AND SHALL NOTIFY THE OWNER AND ECOSPITALITY AS APPLICABLE.

WORKERS SHALL NOT BE ALLOWED TO WORK IN ANY VOID OR VOID TO MANUFACTURING OR PACKAGING BELOW.

ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.



01 FIRST FLOOR PLAN
OFFICE AND AMENITIES



02 SECOND FLOOR PLAN
OFFICE AND AMENITIES

A 152741 - BIDDING FOR EMPLOYMENT ONLY JTC
REV DATE AMENDMENT REASON



PROJECT
NEW FACILITY
HOLLINSWORTH RD
MARDEN PARK NSW

ARCHITECT
MWA ARCHITECTS
Level 4, 9 Macquarie Street, Sydney NSW 2000
Telephone: (02) 9439 4400 Fax: (02) 9439 4401

TITLE
OFFICE AND AMENITIES
FIRST AND SECOND
FLOOR PLANS

DATE	15/04/24	REVISION	1423	BY	AR/DA
DRAWN	JC	CHECKED		DATE	
APPROVED	DA 03	DATE		BY	JA



APPENDIX 2 SUMMARY OF MITIGATION MEASURES

Table 7.1: Summary of Mitigation Measures

Issue	Mitigation Measure	EIS Ref.
<i>Design and Visual</i>	<ul style="list-style-type: none"> The facility would be developed generally in accordance with the architectural and landscape plans for the Lindt Facility 	<ul style="list-style-type: none"> S.3 App. B App. C
	<ul style="list-style-type: none"> All external lighting would be installed in accordance with AS 4282(INT) - <i>Control of Obtrusive Effects of Outdoor Lighting</i> 	<ul style="list-style-type: none"> S.3.10
	<ul style="list-style-type: none"> A signage strategy would be prepared for the development, in consultation with Council, and to the satisfaction of the Department, prior to installation of any signage 	<ul style="list-style-type: none"> S.3.10
<i>Soil and Water</i>	<ul style="list-style-type: none"> The facility would be developed generally in accordance with the Erosion and Sediment Control Plan for the facility, and OEH's <i>Managing Urban Stormwater – Soils and Construction</i> 	<ul style="list-style-type: none"> S.6.2
	<ul style="list-style-type: none"> The facility would be developed generally in accordance with the salinity management measures in the Salinity Assessment for Sydney Business Park (GHD, October 2011), applicable Australian Standards including AS2159, AS2870, AS3600 and AS3700, and OEH's <i>Building in a Saline Environment</i> guideline. 	<ul style="list-style-type: none"> S.6.2
	<ul style="list-style-type: none"> The facility would be developed in accordance with the stormwater management plan for the facility 	<ul style="list-style-type: none"> S.6.2 App. E
<i>Noise and Air Quality</i>	<ul style="list-style-type: none"> Construction and operation of the Lindt Facility would be managed in accordance with the relevant noise criteria under the: <ul style="list-style-type: none"> <i>Industrial Noise Policy (INP)</i>; <i>Interim Construction Noise Guideline</i>; and <i>Road Noise Policy</i>. 	<ul style="list-style-type: none"> S.6.3
	<ul style="list-style-type: none"> Construction activities would be undertaken generally within the hours stipulated in the EPA's <i>Interim Construction Noise Guideline</i> 	<ul style="list-style-type: none"> S.3.4 S.6.3
	<ul style="list-style-type: none"> Dust emissions during construction works would be managed in accordance with standard best practice techniques, including: <ul style="list-style-type: none"> minimising the area of disturbance as far as practicable; minimising drop heights for materials being worked on the site; keeping exposed surfaces moist at all times; rehabilitating/revegetating disturbed surfaces as soon as practicable; and ensuring that trucks are covered and do not track sediment onto public roads. 	<ul style="list-style-type: none"> S.6.4
	<ul style="list-style-type: none"> The facility would be developed in accordance with the recommendations of the Odour Assessment for the facility and applicable guidelines, including: <ul style="list-style-type: none"> Australian Standard AS 1668.2 – 1991: <i>The use of mechanical ventilation and air conditioning in buildings</i>; EPA's (2006) <i>Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW</i>; and EPA's <i>Local Government Air Quality Toolkit: Air Quality Guidance Note for Food Outlets</i>. 	<ul style="list-style-type: none"> S.6.4 App. G
	<ul style="list-style-type: none"> The facility would be developed in accordance with the energy and water resource use efficiency measures outlined in this EIS 	<ul style="list-style-type: none"> S.3.8
<i>Traffic</i>	<ul style="list-style-type: none"> Site access, parking and internal circulation arrangements for the facility would be developed in accordance with relevant Australian Standards (including AS2890.1 and AS2890.2). 	<ul style="list-style-type: none"> S.6.7
Issue	Mitigation Measure	EIS Ref.
<i>Wastes and Hazards</i>	<ul style="list-style-type: none"> The facility would be developed and managed generally in accordance with the Waste Management Plans for the facility. 	<ul style="list-style-type: none"> S.6.8 App. J
	<ul style="list-style-type: none"> All dangerous goods and hazardous substances storage and handling on site would be undertaken in accordance with the Dangerous Goods Code and AS 1940-2004: <i>The storage and handling of flammable and combustible liquids</i>. 	<ul style="list-style-type: none"> S.6.8

**APPENDIX 3
NOISE RECEIVER LOCATIONS**

Receivers	Type	Address	Description
Receivers 1	Residential	Lot 17 Hollinsworth Road	Residential property on IN2 industrial zone
Receivers 2	Residential	Lot 21 Hollinsworth Road	Residential property on IN2 industrial zone
Receivers 3	Residential	Lot 22 Hollinsworth Road	Residential property on IN2 industrial zone
Receivers 4	Residential	Lot 25 Hollinsworth Road	Caravan park on IN1 industrial zone

