

# 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.



**Anthea Sargeant**  
**Executive Director**  
**Key Sites and Industry Assessments**

Sydney 22 July,

2016

### SCHEDULE A

<b>Application No.:</b>	SSD 6799
<b>Applicant:</b>	Swire Cold Storage Pty Ltd
<b>Consent Authority:</b>	Minister for Planning
<b>Land:</b>	Lot 124 in DP 1194052, Marsden Park, Blacktown local government area
<b>Development:</b>	Construction and operation of a cold storage warehouse and distribution facility with ancillary offices, comprising the following: <ul style="list-style-type: none"><li>• a 36,287 m<sup>2</sup> warehouse;</li><li>• hardstand areas, 128 car parking spaces and 35 loading docks;</li><li>• infrastructure and services; and</li><li>• landscaping.</li></ul>

## TABLE OF CONTENTS

<b>DEFINITIONS</b>	<b>3</b>
<b>ADMINISTRATIVE CONDITIONS</b>	<b>4</b>
OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT	4
TERMS OF CONSENT	4
LIMITS OF CONSENT	4
STAGING	4
STAGED SUBMISSION OF PLANS OR PROGRAMS	4
EVIDENCE OF CONSULTATION	5
DISPUTE RESOLUTION	5
STATUTORY REQUIREMENTS	5
STRUCTURAL ADEQUACY AND CERTIFICATION	5
UTILITIES	5
PROTECTION OF PUBLIC INFRASTRUCTURE	5
COMPLIANCE	6
OPERATION OF PLANT AND EQUIPMENT	6
WORKS-AS-EXECUTED PLANS	6
EASEMENTS	6
TRANSGRID REQUIREMENTS	6
SPECIAL INFRASTRUCTURE CONTRIBUTIONS	7
<b>ENVIRONMENTAL PERFORMANCE AND MANAGEMENT</b>	<b>8</b>
TRAFFIC AND ACCESS	8
SOIL AND WATER	10
NOISE	11
HOURS OF OPERATION	13
AIR QUALITY	13
HAZARDOUS AND DANGEROUS GOODS	13
WASTE	15
VISUAL AMENITY AND LANDSCAPING	15
STORAGE	16
SECURITY	16
PUBLIC HEALTH	16
<b>ENVIRONMENTAL MANAGEMENT AND REPORTING</b>	<b>17</b>
ENVIRONMENTAL MANAGEMENT	17
ENVIRONMENTAL REPORTING	18
<b>APPENDIX A SCHEDULE OF APPROVED DRAWINGS</b>	<b>19</b>
<b>APPENDIX B MANAGEMENT AND MITIGATION MEASURES</b>	<b>20</b>
<b>APPENDIX C NOISE RECEIVER LOCATIONS</b>	<b>21</b>

## DEFINITIONS

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	Swire Cold Storage Pty Ltd, 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 <i>Australian Dangerous Goods Code 7<sup>th</sup> Edition</i> (Australian Government, 2010)
Day	The period from 7 am to 6 pm on Mondays to Saturdays, and 8 am to 6 pm on Sundays and public holidays
Department Development	Department of Planning and Environment The Development as described in the EIS and RTS and approved by this Development Consent for the construction and operation of a warehouse and distribution centre with ancillary office space
DPI Water EIS	Department of Primary Industries – Water Environmental Impact Statement titled “ <i>State Significant Development (SSD 6799): Environmental Impact Statement</i> ”, dated July 2015, and prepared by JBA Urban Planning Consultants Pty Ltd
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 6 pm to 10 pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross mass of 5 tonnes or more
Incident	A set of circumstances that: <ul style="list-style-type: none"> <li>• causes or threatens to cause material harm to the environment; and/or</li> <li>• breaches or exceeds the limits or performance measures/criteria in this consent.</li> </ul>
Minister	Minister for Planning, or nominee
Mitigation	Activities associated with reducing the impacts of the development prior to, or during those impacts occurring
Management and Mitigation Measures	The Applicant’s mitigation measures included at Section 4.0 of the RTS (see Appendix 2 of this Development Consent)
Night	The period from 10 pm to 7 am on Mondays to Saturdays, and 10 pm to 8 am on Sundays and public holidays
NPER	National Professional Engineering Register
OEH	Office of Environment and Heritage
PCA	Principal Certifying Authority
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 titled “ <i>State Significant Development (SSD 6799): Response to Submissions</i> ”, dated November 2015, and prepared by JBA Urban Planning Consultants Pty Ltd
Secretary	Secretary of the Department of Planning and Environment, or delegate/nominee
Site	The land referred to at Schedule A and shown in the drawings referenced at 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 in accordance with the:
- a) EIS and RTS;
  - b) Schedule of Drawings (see Appendix A); and
  - c) the Management and Mitigation Measures (Appendix B).
- B3. If there is any inconsistency between the documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent 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 lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.
- B6. The Applicant shall ensure the total building area does not exceed:
- a) 34,135 m<sup>2</sup> of warehouse and distribution uses; and
  - b) 2,152 m<sup>2</sup> of ancillary office area.
- B7. The sale or display of goods for retail to the general public is not permitted.

**STAGING**

- B8. The Applicant may elect to construct and/or operate the Development in stages. Where staging is proposed, the Applicant shall submit a Staging Report to the Secretary prior to the commencement of construction works within the first stage of the Development. The Staging Report shall include the following details:
- a) how the Development will be staged, including general details of work activities associated with each stage and the general timing of when each stage will commence; and
  - b) details of the relevant conditions of consent, which will apply to each stage and how these conditions will be complied with across and between stages of the Development.

Where staging of the Development is proposed, the conditions of consent are only required to be complied with at the relevant time and to the extent that they are relevant to the specific stage(s).

*Note: These conditions do not relate to staged development within the meaning of section 83B of the EP&A Act.*

**STAGED SUBMISSION OF PLANS OR PROGRAMS**

- B9. 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.

- B10. 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 the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined shall be demonstrated.

#### **EVIDENCE OF CONSULTATION**

- B11. Where consultation with any public authority is required by the conditions of this consent, the Applicant shall:
- a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the Certifying Authority for approval, where required;
  - b) submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent; and
  - c) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant, or any person acting on this development consent.

#### **DISPUTE RESOLUTION**

- B12. 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**

- B13. The Applicant shall ensure 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 AND CERTIFICATION**

- B14. The Applicant shall ensure all new buildings and structures, and any alterations and additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.
- B15. 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**

- B16. Prior to the construction of any utility works associated with the Development, the Applicant shall obtain relevant approvals from service providers.
- B17. 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**

- B18. Prior to the commencement of construction, the Applicant shall:
- a) prepare a dilapidation report identifying the condition of all 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.

- B19. The Applicant shall:
- a) repair, or pay the full costs associated with repairing any public infrastructure damaged by the development; and
  - b) relocate, or pay the full costs associated with relocating any infrastructure that needs to be relocated as a result of the development.

## COMPLIANCE

- B20. The Applicant shall ensure employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.
- B21. The Applicant shall be responsible for any environmental impacts resulting from the actions of all persons they invite onto the site, including contractors, sub-contractors and visitors.

## OPERATION OF PLANT AND EQUIPMENT

- B22. The Applicant shall ensure 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.

## WORKS-AS-EXECUTED PLANS

- B23. Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a Registered Surveyor demonstrating the stormwater drainage, rainwater harvesting system, and finished ground levels have been constructed as approved shall be submitted to Council.

## EASEMENTS

- B24. The creation of easements for services, rights of carriageway and restrictions as to user are applicable under section 88E of the *Conveyancing Act 1919*, including (but not limited to) the following:
- a) easements for sewer, water supply and drainage over all public services/infrastructure on private property;
  - b) drainage easements are to be placed over all subsurface drains and interallotment drainage, benefiting and burdening the property owners; and
  - c) maintenance of the subsurface drains is to be included in the section 88E Instrument.

Any section 88E Instrument creating restrictions as to user, rights of carriageway or easements which benefit Council shall contain a provision enabling such restrictions, easements or rights of carriageway to be revoked, varied or modified only with the consent of Council.

## TRANSGRID REQUIREMENTS

- B25. Prior to commencement of works within the Transgrid easement and within 30 m of the Transgrid transmission tower, earthing modifications to the tower shall be undertaken at the Applicant's expense. A written undertaking that the Applicant will reimburse Transgrid for the earthing modification works shall be provided prior to the commencement of works.
- B26. Final design plans shall be submitted and approved by TransGrid prior to the commencement of works. The final design plans shall demonstrate:
- a) lighting for the carpark areas is positioned off the TransGrid easement and is designed in accordance with TransGrid's vertical clearance requirements;
  - b) fencing within the easement will not exceed 2.5 m in height; and
  - c) gates constructed on the boundary will not exceed 2.5 m in height. Boom gates shall be designed in consultation with TransGrid to ensure safety and operational compliance.
- B27. TransGrid requires a safe working platform to undertake maintenance on the stanchion and transmission line infrastructure. The platform is to be constructed in accordance with *TransGrid Easement Guidelines for Third Party Development* prior to the issue of any Occupation Certificate.

- B28. Height restrictions shall be applied to cranes, elevated work platforms and any other plant and equipment proposed to operate on the easement. This restriction applies to all mobile plant and equipment capable of exceeding a height of 4.2 m.
- B29. Prior to the issue of any Occupation Certificate, all fencing on the TransGrid easement shall be earthed and every second panel isolated from the next pair of fencing panels. Consultation with TransGrid is required for further instructions on the required earthing for the boundary fence.
- B30. TransGrid shall be formally notified of any amendments or modifications to the development, including to ground surface levels within the easement.

### **SPECIAL INFRASTRUCTURE CONTRIBUTIONS**

- B31. A special infrastructure contribution is to be made in accordance with the *Environmental Planning and Assessment (Special Infrastructure Contribution – Western Sydney Growth Areas) Determination 2011* (as in force when this consent becomes operative).

A person may not apply for a Construction Certificate for works in relation to the Development the subject of this consent unless the person provides the Certifying Authority with written evidence from the Department that the liability to make the special infrastructure contribution for the Development (or that part of the Development for which the certificate is sought) has been discharged, or that arrangements are in force with respect to the discharge of the liability.

---

**SCHEDULE C**  
**ENVIRONMENTAL PERFORMANCE AND MANAGEMENT**

**TRAFFIC AND ACCESS**

**Road Safety Audit**

- C1. A Road Safety Audit is to be prepared in consultation with Council and submitted for the approval of the Secretary prior to issue of a Construction Certificate. The Road Safety Audit shall identify whether traffic barriers are required along Hollinsworth Road and Road 2 adjacent to the proposed 3 H to 1 V batters and associated retaining wall.

Should the Road Safety Audit conclude a traffic barrier is required, all barrier(s) shall be installed in accordance with the recommendations of the approved Road Safety Audit prior to the issue of any Occupation Certificate.

**Operating Conditions**

- C2. The Applicant shall ensure:
- a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the relevant standards and the latest versions of AS 2890.1, AS 2890.2 and AS/NZS 2890.6;
  - b) vehicular crossings are constructed in accordance with Council's Commercial Vehicular Crossing Plan A(BS) 103S;
  - c) finished boundary levels of all internal works at the boundary of the property shall be 4 per cent above the top of the kerb;
  - d) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, shall be in accordance with the AUSTROADS Guidelines;
  - e) the Development does not result in any vehicles queuing on the public road network;
  - f) heavy vehicles 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 vehicles enter and exit the site in a forward direction;
  - i) all loading and unloading of materials is carried out on-site; and
  - j) the proposed loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.

**Access**

- C3. A single vehicle/plant access to the land shall be maintained throughout construction.
- C4. TransGrid's use and access to the transmission line easement (as shown on drawing 2520460-96-0-650 prepared by Beca Pty Ltd and dated 21 May 2015) shall be preserved and provided at all times. Once installed, a set of keys for the property security and boom gates shall be provided to TransGrid to ensure access to the easement and stanchion at all times.

**Parking and Amenities**

- C5. The Applicant shall provide:
- a) a minimum of 128 on-site car parking spaces (including 3 disabled spaces) for use during operation of the Development; and
  - b) Class 3 bicycle rails, and amenity and change room facilities for cyclists in accordance with AS 2890.3:1993 – Bicycle Parking Facilities and RMS' NSW Bicycle Guidelines.
- C6. Car parking and other hardstand areas within the TransGrid easement shall be constructed to withstand the weight of a 100 tonne crane and other large mobile plant and equipment.

- C7. Truck parking and storage of shipping containers or pallets within the Transgrid easement is not permitted at any time. The car park areas shall be separate to the warehouse driveway and hardstand areas.

### **Construction Traffic Management Plan**

- C8. Prior to the commencement of construction works, the Applicant shall prepare a **Construction Traffic Management Plan** (CTMP) for the Development in consultation with Council, and submit the plan to the Secretary for approval. The plan shall form part of the **Construction Environmental Management Plan** (CEMP) required under Condition D1. The CTMP shall:
- a) be prepared by a suitably qualified and experienced expert;
  - b) detail the measures that would be implemented to ensure road safety, network efficiency and access during construction;
  - c) contain a Drivers Code of Conduct to:
    - (i) minimise the impacts of construction on the local and regional road network; and
    - (ii) minimise conflicts with other road users;
  - d) detail heavy vehicle routes, access and parking arrangements;
  - e) demonstrate that access to private properties will be maintained at all times;
  - f) if necessary, detail procedures for notifying any nearby residents of any potential disruptions to routes; and
  - g) identify the traffic control measures required during construction to prevent vehicles colliding with TransGrid's transmission towers.
- C9. The Applicant shall ensure that the CTMP (as revised and approved by the Secretary from time to time) is implemented for the duration of the construction works.

### **Operational Traffic Management Plan**

- C10. Prior to the issue of any Occupation Certificate, the Applicant shall prepare an **Operational Traffic Management Plan** (OTMP) for the Development in consultation with Council, and submit the plan to the Secretary for approval. The Plan shall at a minimum:
- a) be prepared by a suitably qualified and experienced expert;
  - b) detail the numbers and frequency of truck movements, sizes of trucks, vehicle routes and hours of operation;
  - c) detail the access and parking arrangements for operational vehicles to ensure road and site safety, and demonstrate there will be no queuing on the public road network;
  - d) include detail of proposed truck parking to ensure this is managed in an orderly manner; and
  - e) include management measures to address intermittent closure of the TransGrid easement, or sections of it, including all access/egress points;
  - f) include a Driver Code of Conduct that details traffic management measures to be implemented during operation to:
    - (i) minimise the impacts of the Development on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) ensure truck drivers use specified routes and minimise traffic noise during night-time hours; and
    - (iv) manage/control pedestrian movements.
- C11. The Applicant shall ensure the OTMP (as revised and approved by the Secretary from time to time) is implemented for the life of the Development.

### **Workplace Travel Plan**

- C12. The Applicant shall prepare a Work Place Travel Plan to the satisfaction of the PCA prior to the issue of any Occupation Certificate for the building.
- C13. The Applicant shall ensure that the Work Place Travel Plan (as revised from time to time) is implemented for the life of the Development.

## SOIL AND WATER

### Stormwater Management

- C14. Prior to commencement of construction works, the Applicant shall prepare and submit a **Stormwater Management Plan (SMP)** to the Secretary for approval. The Plan shall:
- a) be prepared by a suitably qualified engineer prior to the commencement of the relevant works in consultation with Council;
  - b) be prepared generally in accordance with the:
    - (i) the Basis of Concept Civil Design, prepared by Beca Pty Ltd, dated May 2015;
    - (ii) Concept Civil Drawings, prepared by Beca Pty Ltd, dated June 2015;
    - (iii) *Blacktown City Council's Development Control Plan Part R 2006 and Engineering Guide for Development 2005*; and
    - (iv) OEH's *Managing Urban Stormwater: Soils and Construction Guideline*;
  - c) identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to;
  - d) incorporate design plans and accompanying design notes, including any rainwater harvesting;
  - e) incorporate bio-swales, gross pollutant traps and stormwater pollutant filters;
  - f) describe the measures that would be implemented to maintain this infrastructure during the life of the Development, including:
    - (i) a program for maintenance and monitoring to ensure stormwater quantity and quality is maintained, and detail the procedures to be undertaken if any non-compliance is detected;
    - (ii) provision for annual reporting to Council's Assets Design Services Section (on the first business day on or after 1 September) which outlines all maintenance undertaken on the stormwater quality improvement devices and details of all non-potable water used; and
    - (iii) all contractor's cleaning reports or certificates that will be provided to Council's WSUD Compliance Officer; and
  - g) ensure all selected and maintained to ensure compliance with the pollutant removal targets in Part J of Council's DCP 2015.
- C15. The stormwater infrastructure approved under the SMP (as revised and approved by the Secretary from time to time) shall be installed prior to the issue of any Occupation Certificate and shall be maintained by the Applicant over the life of the Development. Any stormwater works within the public road reserve shall be constructed prior to dedication to Council.
- C16. Stormwater, surface water and sub-surface seepage (other than natural flows) shall be prevented from entering the building or being diverted onto any adjoining land by:
- a) the floor level being a minimum 225 mm above the adjoining finished ground level; and
  - b) being drained to an effective drainage system.

### Erosion and Sediment Control

- C17. During construction works, the Applicant shall implement and maintain best practice 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

- C18. 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

- C19. The Applicant shall ensure the rainwater reuse/harvesting system is designed, constructed and operated in accordance with the Basis of Concept Civil Design Report, prepared by Beca Pty Ltd, dated May 2015. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer for non-potable water uses. A signed works-as-executed Rainwater Re-use Plan is to be

provided to Council's WSUD Compliance Officer prior to the issue of any Occupation Certificate for the warehouse building.

- C20. A Landscape Watering Plan shall be prepared by an experienced irrigation specialist and submitted to Council prior to any irrigation occurring on-site. The system shall be designed to meet a minimum usage rate of 2000 kilolitres per year as nominated in the MUSIC model submitted with the EIS. All rainwater re-use pipes are to be coloured purple and rainwater warning signs are to be fitted to all external taps where rainwater is used as a resource.
- C21. A Civil Engineer registered with the National Professional Engineering Register is to certify that:
- a) all requirements of the approved SMP have been installed on-site;
  - b) the rainwater tank for the building is 500 kilolitres below the overflow invert and above the sludge layer and for the combined sprinkler/rainwater tank and 500 kilolitres is available from the top of the sprinkler water to the tank overflow;
  - c) all the signage and warning notices have been installed; and
  - d) the Humegard HG40A, two Humes Jellyfish JF3600-27-5 and one Humes Jellyfish JF2400-10-2 devices have all been installed for the site as per the manufacturer's recommendations.

### Salinity Management Provisions

- C22. Prior to the issue of any Construction Certificate, the Applicant shall provide Council with evidence the buildings will be constructed on pier and beam footings to uniform strata or, alternatively, on footings and slabs designed and certified by a Chartered Professional Engineer.
- C23. The Applicant shall provide Council with evidence the requirements of AS2870-2-11 have been included in the final design of the development prior to the issue of any Construction Certificate for above ground works. The design parameters shall include, but not be limited to:
- a) damp-proof membranes shall be provided beneath all floor slabs, footings and internal beams;
  - b) ground floor slabs, footing and internal beams shall be provided with a minimum of 25MPa concrete;
  - c) where concrete is cast on or against the ground, the cover to reinforcement for surfaces in contact with the ground shall be suitable for a moderate to very saline environment; and
  - d) construction of subsurface structures shall use saline resistant building materials that comply with a moderate aggressive class.

## NOISE

### Construction Noise and Vibration

- C24. Construction activities shall be undertaken during the following construction hours:
- a) 7 am to 6 pm Mondays to Fridays, inclusive; and
  - b) 8 am to 1 pm Saturdays; and
  - c) at no time on Sundays or public holidays.
- C25. Construction works outside of the standard construction hours identified in Condition C24 may be undertaken in the following circumstances:
- a) construction works that generate noise that is:
    - (i) no more than 5 dB(A) above the 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;
    - (iii) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons;
    - (iv) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;
    - (v) works approved by the Secretary;

- (vi) if works are inaudible outside standard construction hours at the nearest receiver (identified at Appendix C); or
- (vii) works as approved through the out-of-hours work protocol outlined in the CEMP.

- C26. 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 am to 5 pm Monday to Friday;
  - b) between the hours of 8 am to 1 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.

- C27. 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).
- C28. Wherever practical, piling activities shall be undertaken using quieter alternate methods than impact or percussion piling, such as bored piles or vibrated piles.
- C29. Where feasible and reasonable, 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

- C30. 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). 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 management and mitigation measures outlined in the EIS

### Noise Limits

- C31. The Applicant shall ensure noise generated by the operation of the Development does not exceed the limits in **Table 1**.

**Table 1: Noise Impact Assessment Criteria dB(A)**

Receiver	Day (7 am to 6 pm)	Evening (6 pm to 10 pm)	Night (10 pm to 7 am)	Night Sleep Disturbance (10 pm to 7 am)
	$L_{Aeq(15\text{ minute})}$	$L_{Aeq(\text{period})}$	$L_{Aeq(\text{period})}$	$L_{A1}$
<b>Caravan Park and 99 Hollinsworth Road</b>	43	40	37	47

#### Notes:

- To identify the exact residential receiver location, refer to Appendix K 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.

## **Noise Management**

- C32. 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.
- C33. Within three months of the commencement of operations on-site, the Applicant shall undertake and submit noise testing to the satisfaction of the Secretary. The additional testing shall:
- a) be undertaken by a suitably qualified acoustic consultant; and
  - b) assess compliance with the operational noise limits under Condition C31 at the residential receptors;
  - c) and assess compliance with the sleep disturbance criteria outlined in the Industrial Noise Policy.
- C34. In the event the noise testing undertaken pursuant to Condition C33 demonstrates the operational noise does not comply with the noise limits identified in Condition C31, or the sleep disturbance criteria outlined in the *Industrial Noise Policy* the Applicant shall submit the following information to the Secretary for approval within six weeks of the completion of the noise testing:
- a) an Operational Noise Compliance Report, prepared by a suitably qualified acoustic consultant, identifying the mitigation and/or management measures that could be implemented to ensure compliance with the operational noise limits in Condition C31 and the sleep disturbance criteria outlined in the *Industrial Noise Policy*; and
  - b) a program for additional noise testing.

The recommendations of the Operational Noise Compliance Report and the noise testing program shall be implemented within two months of the Secretary's approval.

## **HOURS OF OPERATION**

- C35. The approved hours of operation for the use of the Development, including ancillary offices, are 24 hours per day, seven days per week.

## **AIR QUALITY**

- C36. The Applicant shall:
- a) implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from the construction and operation of the Development; and
  - b) minimise any visible off-site air pollution that occurs as a result of the Development during its construction and operation.

## **HAZARDOUS AND DANGEROUS GOODS**

- C37. Dangerous Goods, as defined by the *Australian Dangerous Goods Code*, shall be stored and handled strictly in accordance with all relevant Australian Standards.

## **Pre-construction**

- C38. The Applicant shall prepare the studies set out under subsections 1(a) to (c) (the pre-construction studies). Construction, other than of preliminary works that are outside the scope of the hazard studies, shall not commence until study recommendations have been considered and, where appropriate, implemented. The Applicant shall submit the studies to the Secretary no later than one

month prior to the commencement of construction of the Development (other than preliminary works), or within such further period as the Secretary may agree.

(a) Fire Safety Study

A Fire Safety Study for the proposed project. This study shall 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 shall meet the requirements of Fire and Rescue NSW.

(b) Hazard and Operability Study

A Hazard and Operability Study for the proposed project, chaired by a qualified person, independent of the project. The study shall be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'*.

(c) Final Hazard Analysis

A Final Hazard Analysis of the proposed project, consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'*.

### **Pre-commissioning**

C39. Prior to commissioning, the Applicant shall develop and implement the plans and systems set out under subsections C39(a) and C39(b). The Applicant shall submit to the Secretary documentation describing the plans and systems no later than two months prior to the commencement of commissioning of the Development, or within such further period as the Secretary may agree.

(a) Emergency Plan

A comprehensive Emergency Plan and detailed emergency procedures for the Development. This plan shall be developed in consultation with the neighbouring facility. It shall include detailed procedures for the safety of all people outside of the Development who may be at risk from the Development. The plan shall be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.

(b) Safety Management System

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

### **Pre-startup**

C40. Once a month prior to the commencement of operation of the Development, the Applicant shall submit to the Secretary, a report detailing compliance with conditions C38 and C39, including:

- (a) dates of study/plan/system completion, commencement of construction and commissioning; and
- (b) actions taken or proposed, to implement recommendations made in the studies/plans/systems; and
- (c) responses to each requirement imposed by the Secretary under condition D8.

### **Post-startup**

C41. Three months after the commencement of operation of the Development, the Applicant shall submit to the Secretary, a report verifying:

- (a) the Emergency Plan required under condition C39 is effectively in place and that at least one emergency exercise has been conducted; and
- (b) the Safety Management System required under condition C39 has been fully implemented and that records required by the system are being kept.

### **Bunding**

C42. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*.

## WASTE

### Classification

- C43. 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

- C44. 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 in accordance with the Waste Management Plan in the document titled *Sustainability Initiatives*, prepared by Beca Pty Ltd.
- C45. The collection of waste generated during the operation of the development shall be undertaken between 6 am to 6 pm Monday to Saturday, and 10 am to 4 pm on Sunday and public holidays.
- C46. The garbage and recycling storage area shall be designed to the satisfaction of Council and evidence provided to the Principal Certifying Authority prior to the issue of a Construction Certificate for the warehouse building.

## VISUAL AMENITY AND LANDSCAPING

### Lighting

- C47. The Applicant shall ensure all lighting:
- 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.

*Note: This commitment does not apply to temporary construction-related and safety-related signage.*

### Signage

- C48. All signage shall be erected in accordance with specifications identified in the following drawing:
- a) 2520460-96-0-502 Elevations Overall Development (Revision B) prepared by Beca and dated 20 July 2015 (north elevation 12.5 m x 2 m, south elevation 12.5 m x 2 m and west elevation 16 m x 2.5 m).

*Note: This commitment does not apply to temporary construction-related and safety-related signage.*

### Service Conduits

- C49. Service conduits located on the external façade of the building shall not be exposed, and shall be screened from view.

### Landscaping and Vegetation Management

- C50. Prior to the commencement of construction works, the Applicant shall prepare a **Landscaping and Vegetation Management Plan** (LVMP) for the Development to the satisfaction of the Secretary. The plan shall:
- a) be prepared in consultation with Council and submitted to the Secretary for approval;
  - b) detail any landscaping treatments at the site, including fencing and retaining wall details, with particular attention to minimising the visibility of the site from residences and public vantage points and minimising bushfire risk;

- c) ensure turf is laid on the bank adjoining the road reserve and it is maintained until established. Temporary landscape treatments such as hydromulching shall not be used. All turf laid on the bank adjoining the road reserve shall be and maintained until the commencement of construction works for Stage 2;
- d) retaining walls shall be of masonry construction and provide a high quality finish;
- e) demonstrate suitable landscape screening is provided to screen fire tanks, rainwater tanks and pump rooms where visible from public vantage points;
- f) ensure all vegetation and landscaping proposed within TransGrid's easement will not exceed 3 m at a mature height;
- g) ensure the Development is undertaken generally in accordance with the Landscape Plans, prepared by Habit8, contained in the EIS;
- h) ensure landscaping comprises native species that require minimal water;
- i) demonstrate planting will be undertaken in accordance with the relevant Australian Standards; and
- j) 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.

C51. The Applicant shall ensure all landscaping identified in the approved LVMP (as revised and approved by the Secretary from time to time) is installed prior to the issue of any Occupation Certificate. All landscaping remaining under private ownership shall be maintained by the Applicant over the life of the development.

### **Aboriginal Archaeology**

- C52. If any unexpected Aboriginal objects are uncovered during construction, the Applicant shall:
- (a) immediately cease works in the affected area(s) and contact a suitably qualified and experienced archaeologist to assess the finds;
  - (b) not commence work until the Heritage Council has confirmed works may continue within the affected area(s);
  - (c) address any request for information made by the Heritage Council, and provide copies of this information to the Secretary; and
  - (d) update any relevant plans or strategies if required by the Secretary.

### **STORAGE**

C53. Building and construction materials shall be stored wholly within the site. Goods, pallets, equipment or machinery shall not be stored in the car parking areas, easement or driveway areas.

### **SECURITY**

- C54. All construction fencing shall be installed and maintained for the duration of construction works.
- C55. The Applicant shall prepare a Security Management Plan and submit it to Council for approval prior to the issue of an Occupation Certificate for the Stage 1 works. The Security Management Plan shall include measures for surveillance, access control, security patrols and graffiti management.
- C56. The Security Management Plan shall be implemented by the Applicant for the life of the Development.

### **PUBLIC HEALTH**

- C57. Where any air handling, evaporative cooling hot water, humidifying, warm water or water cooling systems are installed; all relevant information notated within clause 11 of the *Public Health Regulation 2012 (NSW)* shall be submitted to Council within one month of practical completion including:
- a) the type of system;
  - b) the address of the premises on which the system is installed;
  - c) the name, residential and business addresses of the owner of the premises; and
  - d) the telephone numbers to which, during business hours and outside business hours, the person(s) referred to above may be contacted.

**SCHEDULE D  
ENVIRONMENTAL MANAGEMENT AND REPORTING**

**ENVIRONMENTAL MANAGEMENT**

**Construction Environmental Management Plan**

- D1. The Applicant shall prepare a **Construction Environmental Management Plan (CEMP)** to the satisfaction of the Secretary. The Plan shall:
- a) be prepared in consultation with Council;
  - b) be approved by the Secretary prior to the commencement of construction;
  - c) identify the statutory approvals that apply to the Development;
  - d) outline all environmental management practices and procedures to be followed during construction 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 the 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 works associated with the Development;
  - h) include all management plans required under Condition C2 of this consent;
  - i) detail the measures that would be implemented to manage obstruction or inconvenience within public places;
  - j) ensure all works are carried out in accordance with NSW WorkCover *'Work Near Overhead Powerlines' Code of Practice 2006* and *TransGrid Easement Guidelines for Third Party Development*; and
  - k) prevent mounds of earth or other materials from being temporarily left in the TransGrid easement.
- D2. As part of the CEMP for the Development, required under Condition D1 of this consent, the Applicant shall include the following:
- a) dust management (see Condition C36);
  - b) traffic management plan (see Condition C8);
  - c) noise and vibration management (see conditions C24 to C31);
  - d) soil and water management plan (see conditions C14 and C17); and
  - e) a community consultation and complaints handling procedure.
- D3. The approved CEMP (as revised and approved by the Secretary from time to time) shall be implemented by the Applicant for the duration of the construction works.

**Operational Environmental Management Plan**

- D4. The Applicant shall prepare and implement an **Operational Environmental Management Plan (OEMP)** for the Development be submitted to the Secretary prior to the commencement of operations. This Plan shall:
- a) provide the strategic framework for environmental management of the Development;
  - b) identify the statutory approvals that apply to the Development;
  - c) include a copy of all relevant management plans and monitoring programs relevant under this consent;
  - d) outline all environmental management practices and procedures to be followed during operation;
  - e) describe all activities to be undertaken on the site during operation;
  - f) detail how the environmental performance of the operation of the Development will be monitored, and what actions will be taken to address identified adverse environmental impacts;
  - g) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
  - h) describe the procedures that will be implemented to:
    - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;

- (ii) receive, handle, respond to, and record complaints;
- (iii) resolve any disputes that may arise during the course of the Development;
- (iv) respond to any non-compliance;
- (v) respond to emergencies;
- (vi) include copies of any strategies, plans and programs approved under the conditions of this consent; and
- (vii) a clear plan depicting all the monitoring required to be carried out under the conditions of this consent.

## **ENVIRONMENTAL REPORTING**

### **Incident Reporting**

- D5. 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**

- D6. 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.
- D7. Twelve months after the commencement of operations of the Development and every three years thereafter, or at such intervals as the Secretary may agree, the Applicant shall carry out a comprehensive Hazard Audit of the Development and within one month of each audit submit a report to the Secretary. The audits shall be carried out at the Applicant's expense by a qualified person or team, independent of the Development, prior to commencement of each audit and shall be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'*.
- D8. The Applicant shall comply with all reasonable requirements of the Secretary in respect of the implementation of any measures arising from the hazards reports submitted in respect of conditions C38 to C41 inclusive, within such time as the Secretary may agree.
-

**APPENDIX A  
SCHEDULE OF APPROVED DRAWINGS**

Drawing No.	Issue	Date	Title
<b>Architectural Drawings Prepared by Beca Pty Ltd</b>			
2520460-96-0-501	B	13 May 2015	General Arrangement Plan Overall Development
2520460-96-0-502	B	20 July 2015	Elevations Overall Development
2520460-96-0-502S	A	16 November 2015	Streetscape Elevations – Overall Development
2520460-96-0-503	B	20 July 2015	Sections Overall Development
2520460-96-0-504	A	14 May 2015	Administration Office Layouts Overall Development
2520460-96-0-505	A	14 May 2015	Office/Amenities Layouts Overall Development
2520460-96-0-506	B	20 July 2015	Perspective – Northwest Corner of Site
2520460-96-0-507	B	20 July 2015	Perspective – SouthEast Corner of Site
2520460-96-0-509	B	17 July 2015	Refrigeration Layout Overall Development
2520460-96-0-511	B	13 May 2015	General Arrangement Plan Stage 1
2520460-96-0-512	B	20 July 2015	Elevations Stage 1
2520460-96-0-513	B	20 July 2015	Sections Stage 1
<b>Landscape Drawings Prepared by habit8</b>			
L01	B	19 May 2015	LANDSCAPE PLAN
L02	B	19 May 2015	PROPOSED PLANT SCHEDULE
<b>Civil Drawings Prepared by Beca Pty Ltd</b>			
2520460-96-0-601	A	21 May 2015	Existing Conditions Plan
2520460-96-0-602	A	21 May 2015	Earthworks Plan
2520460-96-0-603	A	21 May 2015	Stormwater Drainage Plan
2520460-96-0-604	B	29 May 2015	Pavement and Grading Plan
2520460-96-0-605	A	21 May 2015	Civil Cross Sections
2520460-96-0-606	A	21 May 2015	Typical Civil Details – Sheet 2 of 2
2520460-96-0-607	B	29 May 2015	Typical Civil Details – Sheet 2 of 2
2520460-96-0-608	B	27 May 2015	East Boundary Long Section
2520460-96-0-609	A	21 May 2015	Soil Erosion and Sediment Control Plan
2520460-96-0-610	A	21 May 2015	Erosion Control Details
<b>TransGrid Easement Plans Prepared by Beca Pty Ltd</b>			
2520460-96-0-650	A	21 May 2015	Site Plan Showing TransGrid Cables
2520460-96-0-651	A	21 May 2015	Elevations Showing TransGrid Cables
2520460-96-0-652	A	21 May 2015	Concept Design Levels Within TransGrid Easement
<b>Survey Drawings Prepared by Freeburn Surveying</b>			
34849 Sheet 1 of 2	-	17 February 2015	Plan Showing Levels & Contours Over Part Lot 124 in Unregistered DP 1194052 Located on Hollinsworth Road, Marsden Park
34849 Sheet 2 of 2	-	17 February 2015	Longsections Showing Level of Overhead Transmission Cables Relative to Ground Surface

**APPENDIX B  
MANAGEMENT AND MITIGATION MEASURES**

## 8.0 Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed in Table 11 below. These measures have been derived from the previous assessment in Section 5.0 and those detailed in appended consultants' reports.

Table 11 – Mitigation Measures

Mitigation Measures
<p><b>TRAFFIC</b></p> <ul style="list-style-type: none"> <li>▪ A detailed construction management plan for the development will be prepared prior to the issue of a construction certificate.</li> </ul>
<p><b>HAZARDS AND RISKS</b></p> <ul style="list-style-type: none"> <li>▪ Include in the preventative maintenance system the need for routine exercising of the actuated stormwater valves that prevent contaminated water from leaving site.</li> <li>▪ Include in the emergency response plan specific guidance on handling ammonia releases.</li> <li>▪ Due to high levels of radiant heat that may occur, ensure the firewater tank, firewater pumps, motor control centre, main switch board, and ammonia plant room, are constructed to account for potential warehouse wall collapse.</li> <li>▪ Control of ignition sources procedures.</li> <li>▪ Flameproof fork lift trucks.</li> <li>▪ Fixed fire protection sprinkler systems in pallet racking (designed to Australian Standards). Systems to be regularly tested.</li> <li>▪ Emergency plans.</li> <li>▪ Emergency warning system.</li> <li>▪ Spill kits.</li> <li>▪ Racks are to be equipped with impact barriers and are to be inspected regularly.</li> <li>▪ Fire resistant walls and doors.</li> <li>▪ Smoke detection.</li> <li>▪ Lights to be located over aisles and guards installed.</li> <li>▪ Security Risk Assessment and Security Plan in place.</li> <li>▪ 24 / 7 security presence at the site and routine security patrols.</li> <li>▪ Fully fenced Site.</li> <li>▪ CCTV cameras.</li> <li>▪ Fire protection includes hydrants, hand-held hoses and extinguishers.</li> <li>▪ Emergency response plans.</li> <li>▪ Battery inspections.</li> <li>▪ Electrical maintenance.</li> <li>▪ Transformer to be designed and maintained to Australian Standards. Transformer serviced by Endeavour Energy.</li> <li>▪ Only accredited personnel will be permitted to work on the transformer.</li> <li>▪ Containment around the transformer for oil leaks.</li> <li>▪ Racking designed to AS4084 steel storage racking.</li> <li>▪ In-rack fire protection facilities.</li> <li>▪ No ignition sources at the storage areas.</li> </ul>
<p><b>NOISE</b></p> <ul style="list-style-type: none"> <li>▪ noise from mechanical plant should be assessed at a later stage once mechanical selections are made available to ensure compliance with the noise emission objectives</li> </ul>
<p><b>AIR QUALITY</b></p> <ul style="list-style-type: none"> <li>▪ Control dust emissions, such as the use of water carts, sprinklers, sprays and dust screens.</li> <li>▪ Disturbed areas would be stabilised as soon as practicable to prevent or minimise windblown dust.</li> <li>▪ Loaded haulage trucks would be covered at all times on public roads and on-site where there is a risk of release of dust or other materials</li> <li>▪ Construction plant, vehicles and machinery would be maintained in good working order and in accordance with manufacturers' specifications.</li> </ul>
<p><b>WASTE</b></p> <ul style="list-style-type: none"> <li>▪ Construction and Operational Waste is to be managed as per the Waste Management Plan</li> </ul>

**APPENDIX C  
NOISE RECEIVER LOCATIONS**

<b>Type</b>	<b>Address</b>	<b>Description</b>
Residential	140 Hollinsworth Road	Caravan Park, over 55 Lifestyle Park
Residential	99 Hollinsworth Road	Rural Residential
Residential	105 Hollinsworth Road	Rural Residential