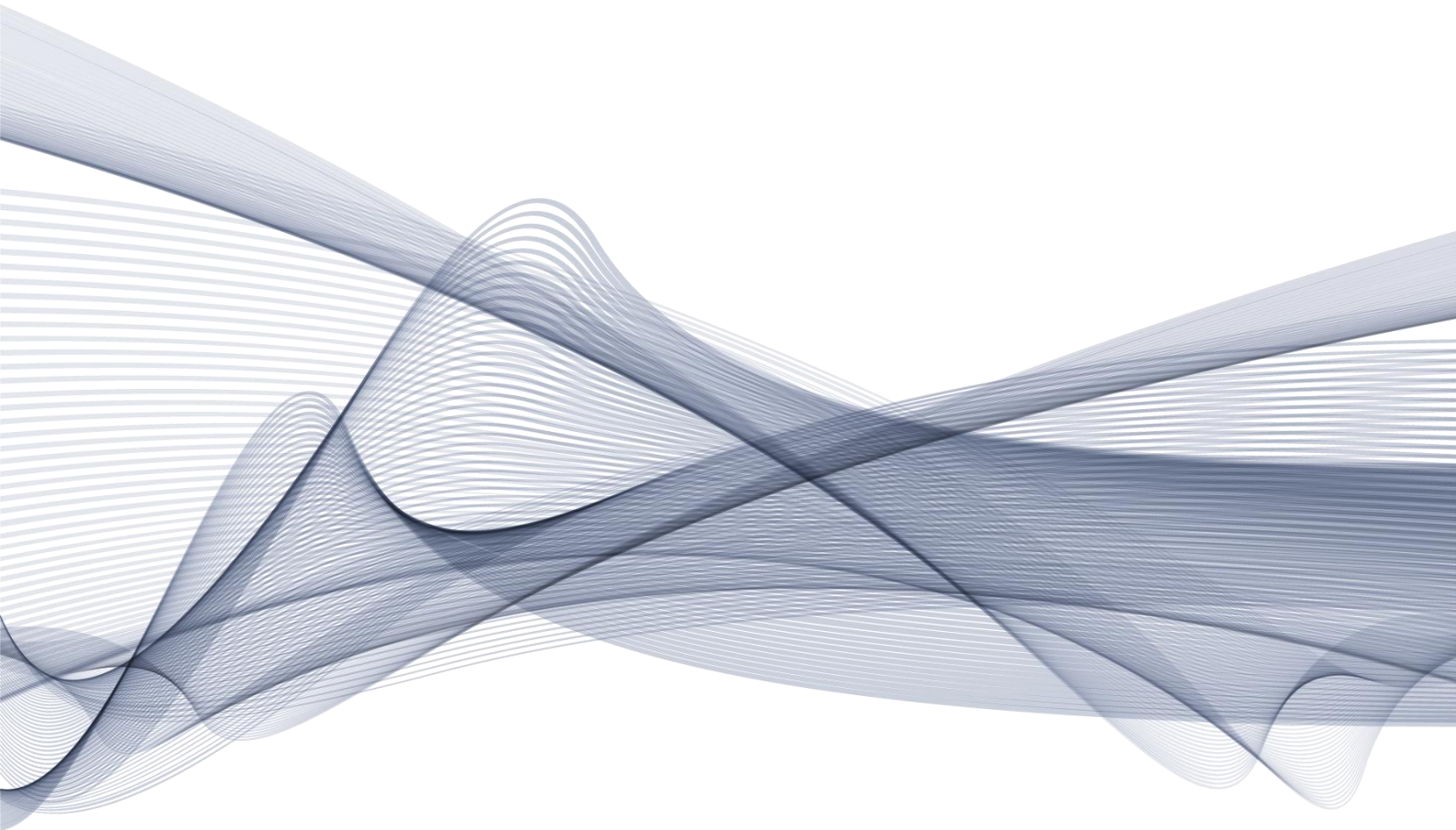


SY01 NewCold Sydney Development

Staging Report

Land: Lot 124 in DP 1194052, Marsden Park, NSW

Application No.: SSD 6799



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1. Purpose of Document

A Development Consent (reference SSD-6799) was granted in July 2016 to build and operate a temperature-controlled warehouse on Lot 124 in DP 1194052, Marsden Park, NSW.

NewCold have elected to construct the Development in stages. This document comprises a Staging Report and has been prepared pursuant to Condition B8 of the Development Consent.

Condition B8 states:

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.*

Condition B9 allows, with the approval of the secretary, the applicant to submit any strategy, plan or program required by the consent on a progressive basis; and/or combine any strategy, plan or program required.

2. Overall Staging Approach

The overall staging of the development will replicate the S4.55(2) Modification Report by Urbis dated 16 March 2020 (Pg. 7) and included in the approved Modification #2 application. This includes:

Stage 1 – Construction of a high bay warehouse, dispatch warehouse, and ancillary office and technical room.

Stage 2 – Construction of a high bay warehouse and dispatch warehouse (as a future expansion).

NewCold will operate the Stage 1 development for an indefinite period of time prior to commencing Stage 2. Whilst NewCold have planned the site to allow for a Stage 2 ‘future expansion’, the date of commencement for these works has not been determined and would be subject to customer demands, operational needs, and funding.

NewCold will comply with all required conditions during Stage 1 in accordance with the detailed staging (refer Section 3) and the Applicability Matrix (refer Appendix A).

NewCold will reconfirm all conditions for Stage 2 and further submissions will be made at that time if required to demonstrate compliance with the conditions and discharge each condition in full. Based on above, Stage 2 will be set aside from the remainder of this Staging Report including the Applicability Matrix.

3. Construction Sequence for Stage 1

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;

Stage 1 has been split into detailed stages to aid construction and progress. These stages are:

Stage 1.1

Stage 1.1 will align with Construction Certificate #1 and will commence on 07 July 2023.

The scope for Stage 1.1 has been agreed with the certifier to be limited to the “earthworks and in-ground structural components for the Technical Room & Office”. The scope excludes any above ground works.

Stage 1.2

Stage 1.2 will align with Construction Certificate #2 and will commence in Q4 2023.

The scope for Stage 1.2 will include in-ground services, and in-ground structure for the warehouses.

Stage 1.3

Stage 1.3 will align with Construction Certificate #3 and will commence in Q4 2023.

The scope for Stage 1.3 will include the remainder of works (e.g. superstructure, envelope, services, landscaping).

Refer Appendix B for marked up drawings showing the scope of the detailed stages.

4. Development Application (DA) Conditions

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.

Refer Appendix A, which sets out the conditions of consent and the proposed timing of each submission.

Conditions C14, C38 and C50 are proposed to be submitted prior to the commencement of Stage 1.2 and justification for this is included in Appendices C – F.

Appendix A – Applicability Matrix for DA Conditions

DA Conditions Applicability Matrix

LOT124 in DP1194052, Marsden Park, Blacktown

ADDRESS: Lot 124 in DP1194052, Marsden Park, Blacktown



Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
DEFINITIONS						
		1.Delete the definition for "Applicant" and replace with the following in alphabetical order: ApplicantNewCold Sydney Unit Trust or any other person or persons who rely on this consent to carry out the Development that is subject to this consent	1.Insert a new definition in the list of definitions in alphabetical order as follows: SSD-6799-Mod-2 Section 4.55(2) modification application titled 'Section 4.55(2) Modification to SSDA6799, Proposed Cold Storage Facility, 124 Hollinsworth Road, Marsden Park' prepared by Urbis, dated 16 March 2020, the response to submissions prepared by Urbis, dated 30 June 2020.	Yes	Yes	Yes
		2.Insert a new definition in the list of definitions in alphabetical order as follows: SSD 6799 MOD 1 Section 96(2) modification application titled 'Proposed Cold Storage Facility, 124 Hollinsworth Road, Marsden Park', prepared by Urbis Pty Ltd, dated 18 May 2017, the response to submissions prepared by Urbis, dated 1 September 2017 and all appendices and the supplementary letters and associated information prepared by Urbis dated 18 October 2017 and 21 December 2017 and prepared by EMKC dated 28 September 2017 and 29 November 2017.	2.Delete the following definitions: DepartmentDepartment of Planning and Environment MinisterMinister for Planning SecretarySecretary of the Department of Planning and Environment, or delegate/nominee And replace with the following: DepartmentDepartment of Planning, Industry and Environment MinisterMinister for Planning and Public Spaces Planning SecretarySecretary under the EP&A Act, or nominee	Yes	Yes	Yes
		3.Delete all references to the word "shall" and replace with "must", except in Conditions B3 and B12 and the second instance in Condition C38(a).		Yes	Yes	Yes
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.			Yes	Yes	Yes
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).	4.Delete Condition B2 and replace with the following: B2.The Applicant must carry out the Development in accordance with: a)the EIS and RTS; b)the Schedule of Drawings (see Appendix A) c)the SSD 6799 MOD 1; and d)the Management and Mitigation Measures (see Appendix B).	3.Delete Condition B2 and replace with the following: B2. The Applicant must carry out the Development in accordance with: a)the EIS and RTS; b)the SSD 6799 MOD 1; c)the SSD-6799-Mod-2; d)the Schedule of Drawings (see Appendix A); and e)the Management and Mitigation Measures (see Appendix B).	Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
B6	The Applicant shall ensure the total building area does not exceed: a)34,135 m2 of warehouse and distribution uses; and b)2,152 m2 of ancillary office area.	5.Delete Condition B6.		Deleted	Deleted	Deleted

DA Conditions Applicability Matrix

LOT124 in DP1194052, Marsden Park, Blacktown

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
B7	The sale or display of goods for retail to the general public is not permitted,	6.Insert new Condition B7A as follows: B7A. The Applicant must not use external hardstand areas on-site to store goods handled as part of the operation of the Development.		Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
UTILITIES						
B16	Prior to the construction of any utility works associated with the Development, the Applicant shall obtain relevant approvals from service providers.			No	Yes	Yes

DA Conditions Applicability Matrix

LOT124 in DP1194052, Marsden Park, Blacktown

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
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.			No	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes
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.			Yes	Yes	Yes

DA Conditions Applicability Matrix

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
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.	7.Delete Condition B26. a) and replace with the following: a)lighting for the carpark areas is positioned off the TransGrid easement and is designed in accordance with TransGrid's vertical clearance requirements. Connection to the local electricity system is only permitted if the lighting is electrically isolated in accordance with AS/NZS 3000:2007 Wiring Rules and the point of isolation is located outside the easement.		No	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes
B30	TransGrid shall be formally notified of any amendments or modifications to the development, including to ground surface levels within the easement.	8.Insert new Condition B30A as follows: B30A. All sediment fences used in the construction of the Development must consist of geotextile fabric. Sediment fences containing wire or steel mech must not be used during construction.		Yes	Yes	Yes
B30		9.Insert new Condition B30B as follows: B30B. The Applicant must ensure all recreational facilities or fixtures (such as outdoor furniture) in the employee communal area is a minimum of 17 m from the centerline of the TransGrid easement.		No	Yes	Yes

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B30		10.Insert new Condition B30C as follows. B30C. The Applicant must ensure the final design of the listed stormwater items in the TransGrid easement, are located a minimum of 20 m from any transmission line structure: a)the stormwater pipe depicted in drawing DAC200, issue B, dated 13/10/2017, prepared by at&l; and b)the catch drain depicted in drawing DAC300, issue B, dated 13/10/2017, prepared by AT&L. The Applicant shall submit revisions of the plans listed in Conditions B30C(a) and B30C(b) above as part of the Stormwater Management Plan required under Condition C14.	4.Delete Condition B30C and replace with the following: B30C. The Applicant must ensure the final design of the listed stormwater items in the TransGrid easement, are located a minimum of 20 m from any transmission line structure: a)the stormwater pipe depicted in drawing 17-3078-C020, issue B, dated 22/09/2020, prepared by at&l; and b)the catch drain depicted in drawing 17-3078-C102, issue B, dated 22/09/2020, prepared by AT&L. The Applicant shall submit revisions of the plans listed in Conditions B30C(a) and B30C(b) above as part of the Stormwater Management Plan required under Condition C14.	No	Yes	Yes
SPECIAL INFRASTRUCTURE CONTRIBUTIONS						
B31	A special infrastructure contribution is to be made in accordance with the <i>Environmental Planning and Assessment (Special Infrastructure Contribution — Western Sydney Growth Areas) Determination 2011</i> (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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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) 1035; 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.			Yes	Yes	Yes

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LOT124 in DP1194052, Marsden Park, Blacktown

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
Access						
C3	A single vehicle/plant access to the land shall be maintained throughout construction.			Yes	Yes	Yes
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.	11.Delete Condition C4 and replace with the following: C4. TransGrid's use and access to the transmission line easement (as shown on drawing AU0012 MDP DA01 002, revision F, prepared by EMKC and dated 28 September 2017) must be preserved and provided at all times. Once installed, a set of keys for the property security and boom gates must be provided to TransGrid to ensure access to the easement and stanchion at all times.		Yes	Yes	Yes
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.	12.Delete Condition C5. a) and replace with the following: a)a minimum of 133 on-site car parking spaces (including 2 accessible spaces) for use during operation of the Development; and		No	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes

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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.			No	Yes	Yes
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.			No	Yes	Yes
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; j) 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.	13. Delete Condition C14. b) (i) through to C14. b) (iv) and replace with the following: b) be prepared generally in accordance with the: (i) the Civil Stormwater Management Report, prepared by AT&L dated 18 April 2017; (ii) Civil Drawings, prepared by AT&L listed at Appendix A; and (iii) Blacktown City Council's Development Control Plan Part R 2006 and Engineering Guide for Development 2005; and (iv) Landcom's Managing Urban Stormwater: Soils and Construction Guideline;	5. Delete Condition C14 (b) (i) and C14 (b) (ii) and replace with the following: (i) the Civil Stormwater Management Report, prepared by AT&L dated December 2019; (ii) Proposed Civil Works, prepared by AT&L, dated September 2020;	No	Yes	Yes
C14		14. Delete Conditions C14. f) (i) through to C14. f) (iii) and replace with the following: 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 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;	5. Delete Condition C14 (b) (i) and C14 (b) (ii) and replace with the following: (i) the Civil Stormwater Management Report, prepared by AT&L dated December 2019; (ii) Proposed Civil Works, prepared by AT&L, dated September 2020;	No	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes
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.			Yes	Yes	Yes
Pollution of Waters						

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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.			Yes	Yes	Yes
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.	15.Delete Condition C19 and replace with the following: C19. The Applicant must ensure the rainwater reuse/harvesting system is designed, constructed and operated in accordance with the Civil Stormwater Management Report, prepared by AT&L dated 18 April 2017. 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 prior to the issue of any Occupation Certificate for the Development.	6.In Condition C19, delete the words "Civil Stormwater Management Report, prepared by AT&L dated 18 April 2017" and replace with the following: Basis of Concept Civil Design Report, prepared by AT&L dated December 2019	No	Yes	Yes
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.			No	Yes	Yes
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.	16.Delete Condition C21. d) and replace with the following: d) the 1,500 kL rainwater re-use tank, 41 Enviropods within grated pits, 3 Jellyfish JF3250 (offline configuration) and 1 Jellyfish JF2250 (offline configuration) devices have all been installed for the site as per the manufacturer's recommendations.		No	Yes	Yes
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.			Yes	Yes	Yes
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.			No	Yes	Yes
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.			Yes	Yes	Yes

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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 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; 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			Yes	Yes	Yes
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.			Yes	Yes	Yes
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).			Yes	Yes	Yes
C28	Wherever practical, piling activities shall be undertaken using quieter alternate methods than impact or percussion piling, such as bored piles or vibrated piles.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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			Yes	Yes	Yes
Noise Limits						

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3												
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) <table><tr><th>Receiver</th><th>Day (7 am to 6 pm)</th><th>Evening (6 pm to 10 pm)</th><th>Night (10 pm to 7 am)</th><th>Night Disturbance (10 pm to 7 am)</th><th>Sleep</th></tr><tr><td>Caravan Park and Hollinsworth Road</td><td>99</td><td>43</td><td>40</td><td>37</td><td>47</td></tr></table> <i>Notes:</i> - 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.	Receiver	Day (7 am to 6 pm)	Evening (6 pm to 10 pm)	Night (10 pm to 7 am)	Night Disturbance (10 pm to 7 am)	Sleep	Caravan Park and Hollinsworth Road	99	43	40	37	47	17.Delete Condition 31 and replace with the following: C31. The Applicant must ensure noise generated by the Development does not exceed the limits in Table 1. Table 1: Noise Limits ReceiverDay LAeq(15 minute)Evening LAeq(period)Night LAeq(period)Night Sleep Disturbance LA1 (1 Minute) A1 - Caravan Park at 140 Hollinsworth Road43403747 A2 - 105 Hollinsworth Road43403747 Notes: - To identify the exact residential receiver location, refer to Appendix 3 of this consent; and - Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions specified in Fact Sheet C of the Noise Policy for Industry (2017).		No	Yes	Yes
Receiver	Day (7 am to 6 pm)	Evening (6 pm to 10 pm)	Night (10 pm to 7 am)	Night Disturbance (10 pm to 7 am)	Sleep													
Caravan Park and Hollinsworth Road	99	43	40	37	47													
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.			Yes	Yes	Yes												
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.			No	Yes	Yes												
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.			No	Yes	Yes												
HOURS OF OPERATION																		

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
C35	The approved hours of operation for the use of the Development, including ancillary offices, are 24 hours per day, seven days per week.			No	Yes	Yes
	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.			Yes	Yes	Yes
	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.			No	Yes	Yes
	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'.	18.Delete Conditions C38. (b) and C38. (c) and replace with the following: (b)Hazard and Operability Study A Hazard and Operability Study for the ammonia system, chaired by a qualified person, independent of the Development. The study must be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'. The ammonia system should include but not be limited to the storage and handling of ammonia and the refrigeration unit. (c)Final Hazard Analysis A Final Hazard Analysis (FHA) of the Development, consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 6, 'Hazard Analysis'. The FHA must assess the risks from the Development as modified, taking into account the final design of the ammonia refrigeration system and implementation of recommendation or safeguards arising from the pre-construction studies.		No	Yes	Yes
	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.	19.Delete Condition C39. (a) and replace with the following: (a) Emergency Plan A comprehensive Emergency Plan and detailed emergency procedures for the Development. This plan must be developed in consultation with operators in the neighbouring facilities. It must include detailed procedures for the safety of all people outside of the Development who may be at risk from the Development. The plan must be consistent with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'.		No	Yes	Yes
	Pre-startup					

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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.			No	Yes	Yes
	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.			No	Yes	Yes
	Bunding					
C42	The Applicant shall store all chemicals, fuels and oils used on-site in appropriately bunded 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.			No	Yes	Yes
	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.			Yes	Yes	Yes
	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.	20.Delete Condition C44 and replace with the following: C44. For the life of the Development, the Applicant must implement reasonable and feasible measures to minimise waste generated by the Development in accordance with the Waste Minimisation in the document titled Ecologically Sustainable Design Report, prepared by Cundall, dated 21 April 2017.		No	Yes	Yes
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.			No	Yes	Yes
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.			No	Yes	Yes
	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.			No	Yes	Yes
	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). /Vofe: This commitment does not apply to temporary construction-related and safety-related signage.	21.Delete Condition C48 and replace with the following: C48. All signage must be erected in accordance with specifications identified in the following drawings: a)AUD0012 MDP DA01 OP3, Proposed Elevations, Revision J, dated 23 July 2017.	7.Delete Condition C48 and replace with the following: C48. All signage and fencing must be erected in accordance with the development plans included in Appendix A.	No	Yes	Yes
	Service Conduits					

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C49	Service conduits located on the external façade of the building shall not be exposed, and shall be screened from view.			No	Yes	Yes
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.	22.Delete Condition C50. c), and replace with the following: c) ensure turf is laid on the bank adjoining the road reserve and is maintained until established. Temporary landscape treatments such as hydromulching must not be used. All turf laid on the bank adjoining the road reserve must be and maintained until the commencement of construction works;		No	Yes	Yes
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.			No	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
SECURITY						
C54	All construction fencing shall be installed and maintained for the duration of construction works.			Yes	Yes	Yes
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.	23.In Condition C55 delete the words "for the Stage 1 works".		No	Yes	Yes
C56	The Security Management Plan shall be implemented by the Applicant for the life of the Development.			No	Yes	Yes
PUBLIC HEALTH						

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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
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.			No	Yes	Yes
SCHEDULE D - ENVIRONMENTAL MANAGEMENT AND REPORTING						
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
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.			Yes	Yes	Yes
Operational Environmental Management Plan						

DA Conditions Applicability Matrix

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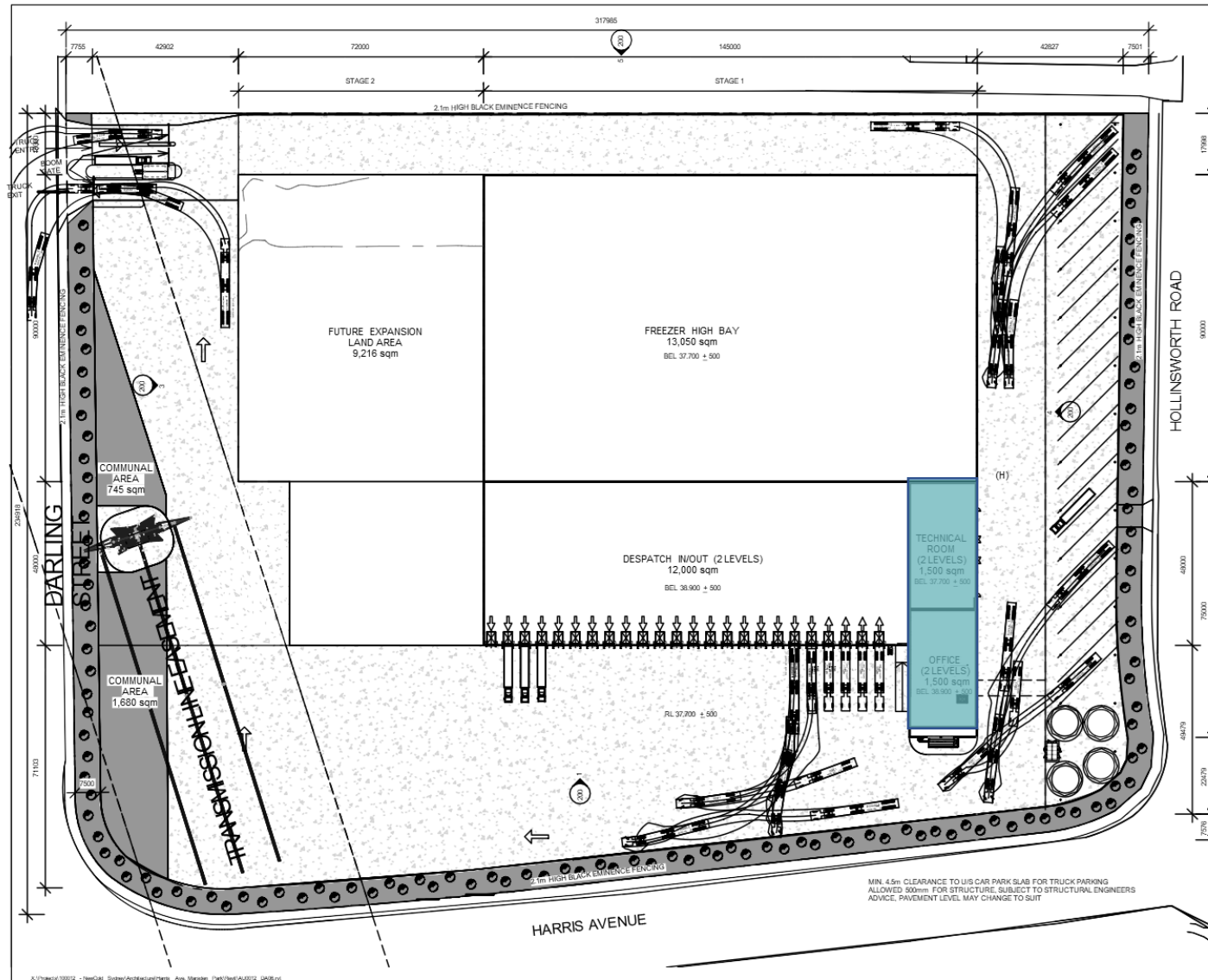
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Item	Design Consent [Original] Condition	Modification #1 Condition	Modification #2 Condition	Stage 1.1 / CC1	Stage 1.2 / CC2	Stage 1.3 / CC3
D4	The Applicant shall prepare and implement an Operational Environmental Management Plan (OEMP) for the Development to 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.			No	Yes	Yes
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.			Yes	Yes	Yes
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.			No	Yes	Yes
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'.			No	Yes	Yes
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.			No	Yes	Yes
APPENDICES						
		24.Delete the Schedule of Approved Drawings at Appendix A and replace with the following:	8.Delete the Schedule of Approved Drawings at Appendix A and replace.	Yes	Yes	Yes
		25.Delete the Table with the details of noise receiver locations at Appendix C and insert the following figure: Figure 1: Development site, receiver and noise monitoring locations		Yes	Yes	Yes

Appendix B – Detailed Scope

Stage 1.1



Stage 1.1 will align with Construction Certificate #1 and will commence on 07 July 2023.

The scope for Stage 1.1 has been agreed with the certifier to be limited to the “earthworks and in-ground structural components for the Technical Room & Office”. The scope excludes any above ground works.

Figure B.1 – Layout Markup of Stage 1.1

Stage 1.1

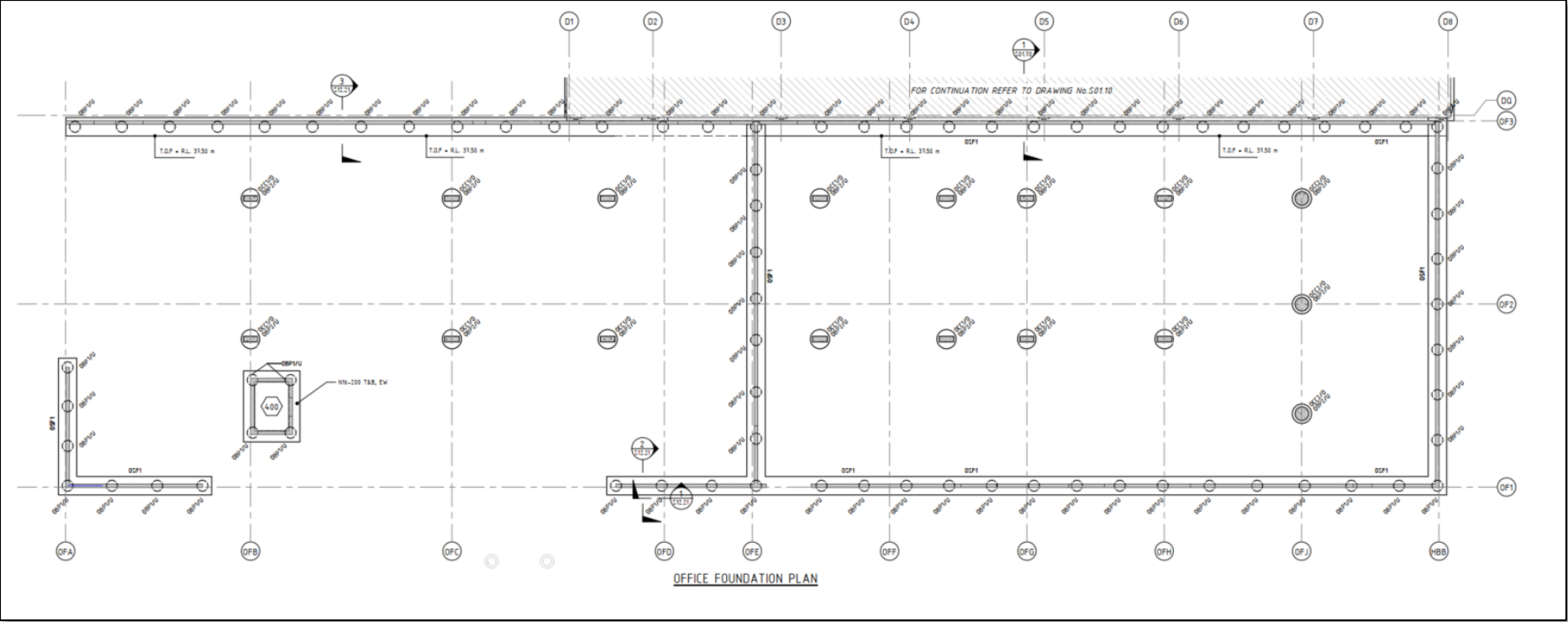
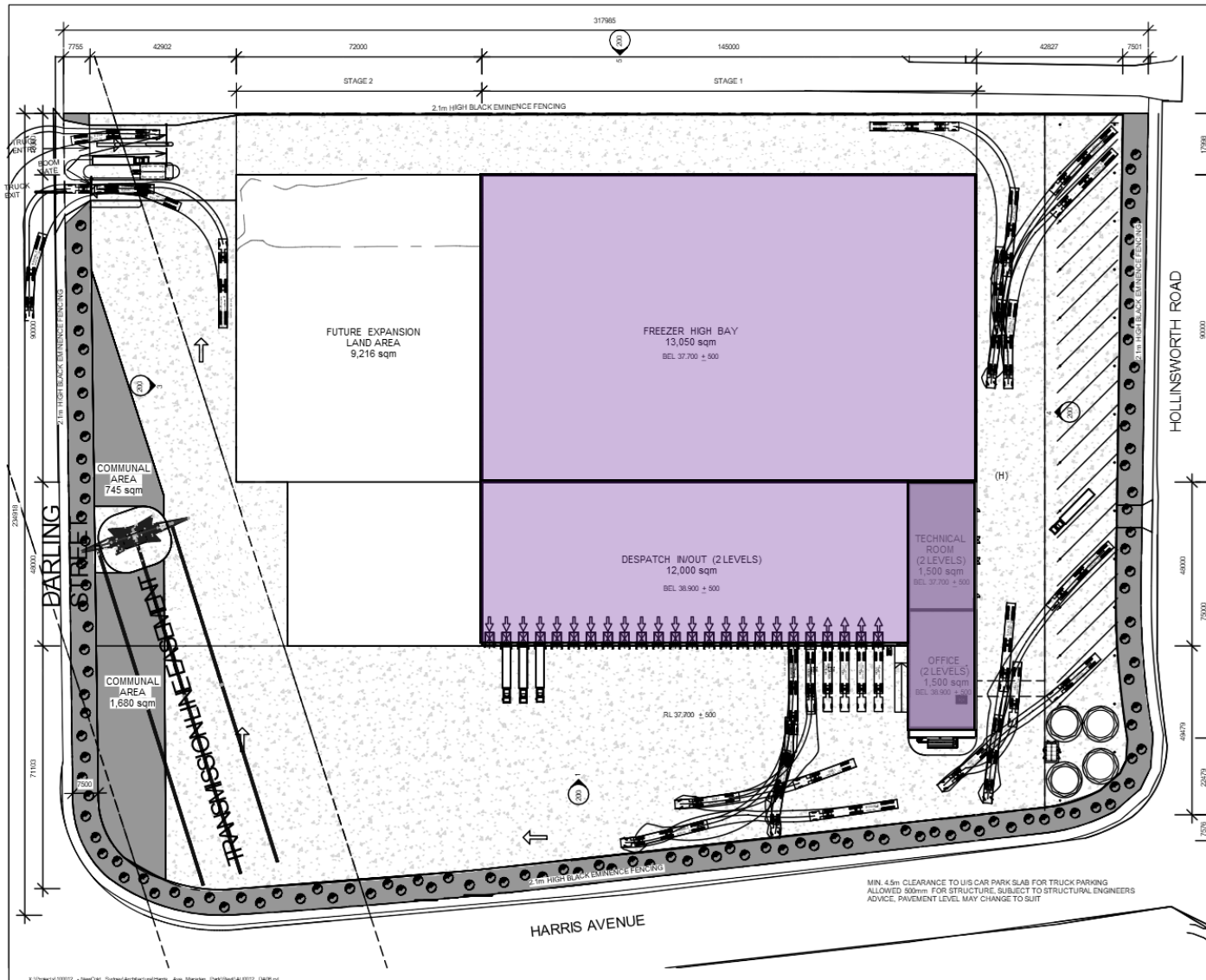


Figure B.2 – Inground Structure Drawing for Stage 1.1

Stage 1.2

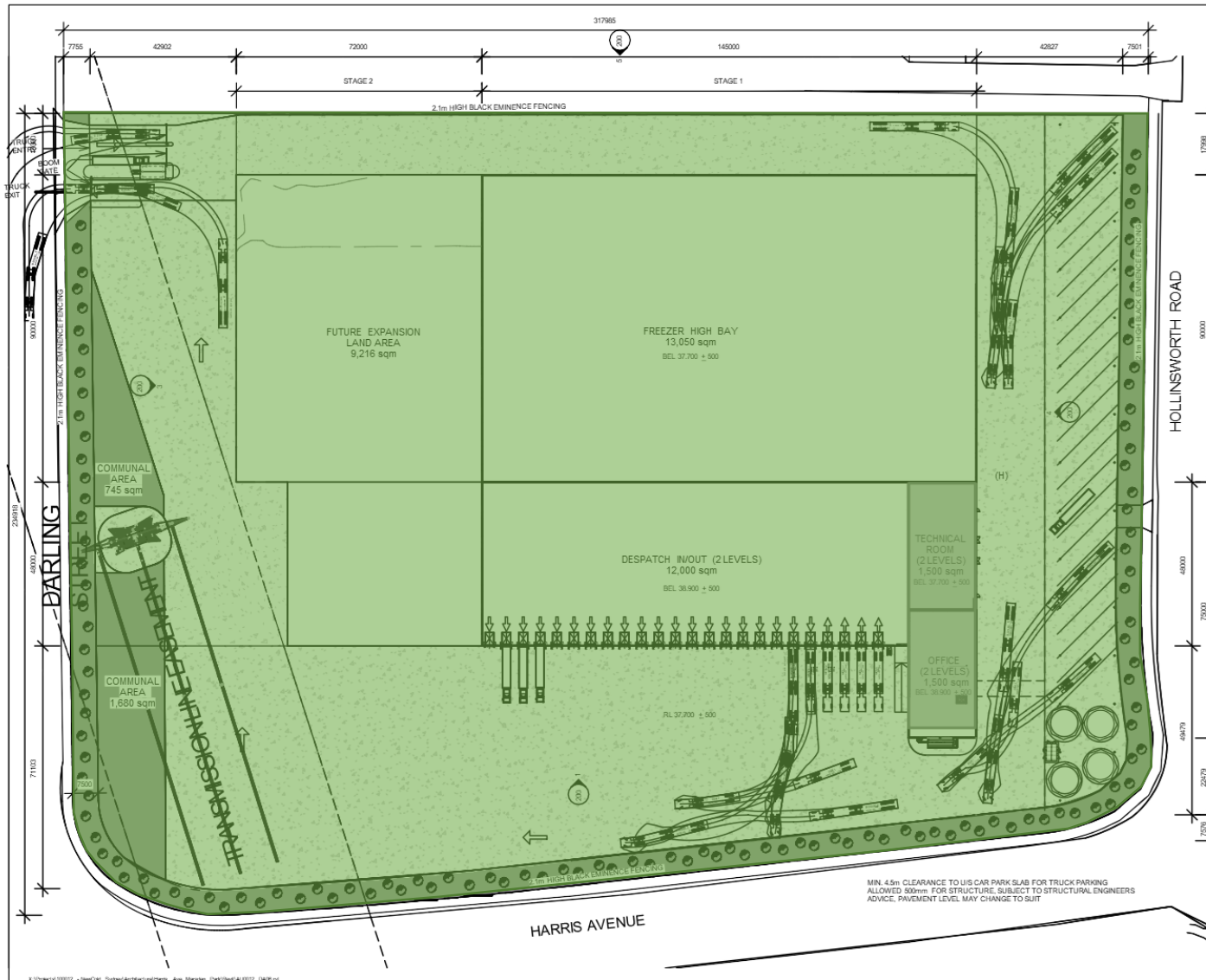


The scope for Stage 1.2 (Construction Certificate #2) includes in-ground services, and in-ground structure for the warehouses.

This stage will commence in Q4 2023.

Figure B.3 – Layout Markup of Stage 1.2

Stage 1.3



The scope for Stage 1.3 (Construction Certificate #3) will include the remainder of works (e.g. superstructure, envelope, services, landscaping).

This stage will commence in Q4 2023.

Figure B.4 – Layout Markup of Stage 1.3

Appendix C – Condition C14 (Stormwater Management Plan)



Costin Roe Consulting Pty Ltd

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1 June 2023

The Planning Secretary

c/- NewCold

Attention: Mr Naveen Ranwalage

492 St Kilda Road

MELBOURNE VIC 3004

Dear Sir,

**Re: NewCold Facility – 125 Hollinsworth Road, Marsden Park
Stage 1.1 of SSD-6799 Mod2 Condition C14**

We provide this letter in relation to the proposed NewCold Facility at Marsden Park and Condition C14 of SSD-6799 Mod2.

As per the Staging Report for this development, NewCold have elected to construct the Development in stages and will be completing an initial scope of works under “Stage 1.1”, that consists of earthworks (incl. erosion and sediment controls on the property) and in-ground structural components for the Technical Room & Office.

This letter is provided specifically relating to the Construction Certificate and associated documentation relating to the scope of works for “Stage 1A” of the development.

Condition C14 requires the provision of a *Stormwater Management Plan* (SMP) to be prepared and submitted to the Secretary for approval. Condition C14 has been written to include stormwater management during construction AND operation.

When considering “Stage 1.1” of the development, we can confirm that the works to be delivered as part of “Stage 1.1” will not prejudice the future stormwater management infrastructure to be provided on site to service the development. The scope for “Stage 1.1” will not impact or limit the design and/or installation of stormwater infrastructure, nor will it impact the ongoing ability to comply with Condition C14 in future stages.

On this basis, it is intended that the SMP provided for “Stage 1.1” will only address the items relevant to soil and water management for construction of “Stage 1.1” and exclude all other non-relevant items (including operation of the development).

An updated SMP will be provided for “Stage 1.2” which satisfies all aspects of Condition C14.

Refer **Table 1** for specific details on which aspects of Condition C14 will be addressed with the SMP for “Stage 1.1” and which aspects will be deferred to an updated and complete SMP for “Stage 1.2”.

Table 1. Condition C14 and Responses

CoC No.	Item	Response
Stormwater Management		
C14	<i>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:</i>	
C14 (a)	<i>be prepared by a suitably qualified engineer prior to the commencement of the relevant works in consultation with Council;</i>	The CSMP will be prepared for the applicant by Costin Roe Consulting Pty Ltd, civil and structural consulting engineers. Costin Roe Consulting is experienced in the preparation and implementation of <i>Stormwater Management Plans</i> for industrial developments of similar scope to this development. Recent similar projects include SSD approved developments such as Moorebank Intermodal Precinct, The Eastern Creek Business Park Stages 4 & 5, The Horsley Drive Business Park Stage 1 at Wetherill Park, Altis First Estate at Erskine Park, Prestons Industrial Estate at Prestons and the DEXUS Quarry at Greystanes. The applicant has committed to ongoing consultations with Blacktown Council and DPE as necessary
C14 (b)	<i>be prepared generally in accordance with the:</i> <i>(i) the Civil Stormwater management Report prepared by AT&L dated December 2019;</i> <i>(ii) Proposed Civil Works Drawings, prepared by AT&L, dated September 2020</i> <i>(iii) Blacktown City Council's Development Control Plan Part R 2006 and Engineering Guide for Development 2005; and</i>	The CSMP and associated ESCP will be prepared generally in accordance with relevant sections of the AT&L report (Section 6 Sedimentation and Erosion Control) and AT&L drawings 17-3078-C601 and C651 as required of <i>Condition C14(b)(i) and (ii)</i>. Compliance relating to <i>Condition C14(b)(iii)</i> would be addressed and confirmed as part of the future separate Operational SMP. The CSMP and associated ESCP will be prepared in accordance with <i>Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004)</i>

CoC No.	Item	Response
	(iv) OEH's Managing Urban Stormwater: Soils and Construction Guideline;	& OEH's Managing Urban Stormwater: Soils and Construction Guideline as required of Condition C14(b)(iv).
C14 (c)	identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to;	There are no proposed roadworks as part of the Stage 1.1 scope, or the development. There a no proposed buildings as part of the Stage 1.1 Scope. The office footings have been defined on the architectural and structural engineer's drawings.
C14 (d)	incorporate design plans and accompanying design notes, including any rainwater harvesting;	Design plans will be provided which confirm all design requirements associated with the Stage 1.1 Scope. The design drawings confirm earthworks and ESCP requirements and include accompanying design notes. We note that no rainwater harvesting is included in the Stage 1.1 Scope. Rainwater provisioning would for part of future Construction Certificate scope applications and designs.
C14 (e)	incorporate bio-swales, gross pollutant traps and stormwater pollutant filters;	The noted bio-swales, gross pollutant traps and stormwater pollutant filters are all operational stormwater elements and are not part of the Stage 1.1 scope. Design, details and reporting associated with these elements would form part of future Construction Certificate scope applications and designs.
C14 (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	Proposed maintenance and monitoring of the construction stormwater management elements will be included in the Stage 1.1 SMP. Design, details and reporting associated with the maintenance and reporting operational stormwater elements would form part of future

CoC No.	Item	Response
	<i>undertaken if any non-compliance is detected;</i> (ii) <i>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</i> (iii) <i>all contractor's cleaning reports or certificates that will be provided to Council's WSUD Compliance Officer; and</i>	Construction Certificate scope applications and designs.
C14 (g)	<i>ensure all selected and maintained to ensure compliance with the pollutant removal targets in Part J of Council's DCP 2015.</i>	Construction Stormwater discharge criteria will be defined in the Stage 1.1 SMP document. The criteria will be based on <i>Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004)</i>. The Part J DCP pollutant removal target design and maintenance requirements would form part of future Construction Certificate scope applications and designs.
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 <i>Managing Urban Stormwater: Soils and Construction</i> Guideline.	A Construction (Stage 1.1) SMP and associated Erosion and Sediment Control Plan (ESCP) will be prepared per the requirements of CoC C14 and C17 as described in this letter. The ESCP will be based on the guidelines included in <i>Managing Urban Stormwater - Soils and Construction Volume 1 (Landcom 2004)</i>, and per accepted engineering and best practice, and consistent with the ESCP included in the approved EIS by AT&L. The measures set out in this document and associated drawings, if followed,

CoC No.	Item	Response
		meet the requirements of the CoC C14 and C17 and are to be installed prior to commencement of construction, and following approval of this document and CEMP by the Planning Secretary. All ESCP measures are to be maintained until the site is appropriately stabilised as set out in this document and/or operational stormwater management measures (subject to separate future Construction Certificate Application) are installed.

This letter is provided by Costin Roe Consulting Pty Ltd. We trust this letter meets your current requirements. Please contact the undersigned if further clarification is required.

Yours faithfully,
COSTIN ROE CONSULTING PTY LTD



MARK WILSON MIEAust CPEng NER
 Director

Appendix D – Condition C38 (Preconstruction Hazard Studies)

Consultants Advice Notice

Project:	Newcold, Marsden Park	Ref No.:	RCE-23125
From:	Renton Parker	Date:	30 th May, 2023
		Revision:	0
Attention		Company	
To:	Naveen Ranwalage	Newcold	Naveen.ranwalage@newcold.com
Re: Condition of Consent Review			

1.0 Introduction

Newcold has proposed to develop a refrigerated warehouse in Marsden Park, NSW. The facility will include a refrigeration system that is charged with ammonia in quantities exceeding the thresholds contained within Chapter 3 of the State Environmental Planning Policy – Resilience & Hazards. Subsequently, a Preliminary Hazard Analysis (PHA) was prepared as part of the Development Application. Approval of the development resulted in the issuance of Conditions of Consent (CoC) requiring the preparation of a Final Hazard Analysis, Fire Safety Study, and Hazard and Operability (HAZOP) study to be submitted to the Department 1 month prior to the issuance of a Construction Certificate (CC).

It is proposed to separate the development into multiple CCs such that the development can be staged to optimize the project timing in relation to these CoC. To obtain confirmation of this approach, a meeting with The Department on Friday the 26th of May indicated that it's the project teams' responsibility to demonstrate what items may be impacted by the proposed construction philosophy to demonstrate that these would not be impacted by potential changes that may be required in the course of the studies.

This Consultants Advice Notice (CAN) has been developed to review each of the CoC relating to hazards and risks to confirm whether the impacts of these studies would result in changes to the requested works to be completed in CC1.

2.0 Conditions of Consent

The following studies have been requested as CoC for the development.

- Final Hazard Analysis
- Fire Safety Study
- Hazard and Operability Study

Each of these has been assessed in further detail in the following subsections.

2.1 Final Hazard Analysis

The final hazard analysis is a review of the site operations and storage locations to confirm whether the risk profile has changed as a result of any design changes that may have occurred since the

approval of the development. Based upon the location of the technical spaces within the site and the existing risk profile, there isn't expected to be any design related outcomes as a result of this study that would impact the base building design.

It is also noted that the refrigeration system is essentially a fit out item that is independent of the building design itself, noting that the slab will be more than capable of containing the weight of the equipment. Therefore, the base building design would be unlikely to impact by the presence (or lack thereof) of this infrastructure. Subsequently, the construction items required for CC1 would be unimpacted by the outcome of this assessment.

2.2 Fire Safety Study

The fire safety study aims to assess the fire protection at the site and confirm that there is sufficient fire protection available for Fire & Rescue NSW (FRNSW) to combat any fire incidents that may occur at the site. The only flammable material present is the anhydrous ammonia in the refrigeration system; however, this is not actually classified as a flammable material. The toxic impacts of ammonia are experienced at a few hundred parts per million (ppm); however, the gas is only flammable at 150,000 ppm; hence, the toxic impacts of the gas are experienced prior to the flammability. As the gas is flammable only at high concentrations, the risks can be adequately dealt with by providing ventilation systems; hence, it is unclear why this was issued as a CoC.

Nonetheless, the fire outcomes of an ammonia release would not be dealt with by a fire protection system as fire can be eliminated by preventing gaseous accumulation to 150,000 ppm. A ventilation system is independent of the building structure itself and would not impact the items in CC1.

Furthermore, the required fire protection systems for the base build would be adequate to combat any fire scenarios associated with the refrigeration plant. Therefore, there are no changes expected to the fire protection design that would be impacted by the construction items in CC1.

2.3 Hazard and Operability Study

The HAZOP study reviews the process deviations that may occur in the refrigeration plant and aims to identify whether there is sufficient protection systems to protect against these deviations. The study may change the design of the refrigeration system itself; however, the plant is essentially a fit out item and would not impact the building structure at all. Therefore, any changes identified in the HAZOP would not impact the building structure nor any items that would be sought for construction in CC1.

Riskcon Engineering Pty Ltd

ABN 74 626 753 820



Renton Parker

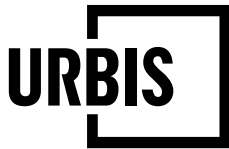
Managing Director – Risk Engineering

Riskcon Engineering Pty Ltd

+61 438 749 181

www.Riskcon-eng.com

Appendix E – Condition C50 (Landscaping & Vegetation Management Plan)



**ANGEL PLACE
LEVEL 8, 123 PITT STREET
SYDNEY NSW 2000**

URBIS.COM.AU
Urbis Pty Ltd
ABN 50 105 256 228

1 June 2023

The Planning Secretary
c/- NewCold
Attention: Mr Naveen Ranwalage
492 St Kilda Road
MELBOURNE VIC 3004

Dear Sir,

NEWCOLD FACILITY – 125 HOLLINSWORTH ROAD, MARSDEN PARK SSD-6799 MOD2 CONDITION C50

We provide this letter in relation to the proposed NewCold Facility at Marsden Park and Condition C50 of SSD-6799 Mod2.

As per the Staging Report for this development, NewCold have elected to construct the Development in stages and will be completing an initial scope of works under “Stage 1.1”, that consists of earthworks and in-ground structural components for the Technical Room & Office.

This letter is provided specifically relating to the Construction Certificate and associated documentation relating to the scope of works for “Stage 1.1” of the development.

Condition C50 requires the provision of a Landscaping and Vegetation Management Plan (LVMP) to be prepared and submitted to the Secretary for approval prior to construction, however when considering “Stage 1.1” of the development, we note these works do not impact on any existing landscaping (trees or vegetation) to the public domain bounding the site or within the site, with it being cleared and empty of vegetation for an extended period of time.

The “Stage 1.1” works does not include any proposed landscaping, neither will it restrict or prejudice the quality and quantity of proposed landscaping to be provided on site and its management, for future stages, as the proposed landscaping predominantly lies to the development boundary for visual amenity and screening.

Accordingly, it is not considered necessary for a Landscape and Vegetation Management Plan to be submitted prior to the commencement of the Stage 1.1. works

Kind regards,

A handwritten signature in black ink, appearing to read "Phil James".

Phil James
Associate Director
+61 2 8424 5126
pjames@urbis.com.au

Appendix F – Fire Engineering Statement



Fire Safety Engineering Consultants

Melbourne Office
Central House, 101 Moray Street
South Melbourne Victoria 3205

Sydney Office
85 William Street
Darlinghurst, NSW 2010

Orbe Fire Engineering Pty Ltd
ACN 609545413

T: 03 9699 3608

Postal Address:
4 Nixon Place
South Melbourne, Victoria 3205

CONSULTANT'S ADVICE		Fire Safety Engineering		
Project Name:	NewCold SY01	Consultant's Advice No.	CA03 R1	
Project No:	102769			
Client:	Richard Crookes	Issued for: Information		
Doc. Reference:	102769 Orbe FE CA03 R1 - NewCold SY01 (NSW).docx	Date:	2/6/2023	
From:	Brock Perry	[brock.perry@orbefore.com.au]	Page 1 of 6	
To:	Cc:	Company	Person	Fax/Email
☒	☐	NewCold	Naveen Ranwalage	naveen.ranwalage@newcold.com
☐	☒	NewCold	Stuart McKenzie	stuart.mckenzie@newcold.com
☒	☐	Richard Crookes	Tom Newton	newtont@richardcrookes.com.au
☐	☒	Richard Crookes	Maruthi Dhurjati	dhurjatim@richardcrookes.com.au
Subject: Review of CC1 in-ground works against future Fire Safety Engineering Requirements				

1 INTRODUCTION

As requested by Blackett Maguire Plus Goldsmith, this CA is to determine the impact of the CC1 works (Stage 1A detailed in Newcolds SY01 Staging Report) to the outcomes of the Fire Safety Engineering Performance Based Design. The proposed CC1 works are to consists of formation and installation of the footings under the proposed technical room and office located on the southern elevation of the site as shown in Figure 1.

Item	BCA DTS Clause	Non-Compliance	Impact on CC1 in-ground works
		Note: Class 5 will be 120 minutes.	design foundations which can support the future fire rated structure. Refer structural documentation design.
2.	Spec C1.1 Clause 4.1(e)	Review of lightweight fire rated construction to the battery charge room in technical building (above dispatch storey), in lieu of concrete/masonry.	N/A to in-ground works.
3.	BCA DTS Clause C1.9	Review of the use of PIR sandwich panels (Kingspan or Metecno) in external walls which under Type B construction require to be non-combustible.	N/A to in-ground works.
4.	BCA DTS Clause C1.14	Review of combustible dock shelters installed to external wall of dispatch area in lieu of non-combustible ancillary elements attached to the external walls.	N/A to in-ground works.
5.	BCA DTS Clause C2.3 and C2.4 – Requirements for open spaces and vehicular access	Review of the following variations relating to the fire brigade perimeter vehicular access. Items may include: a. the perimeter access road shall be greater than 18m from the external walls of the building parts at various locations (South, East and West); b. the minimum unobstructed width shall be at least 5m in lieu of 6m at the northwest corner of the high bay automated building; c. construction of pedestrian walkway above the road; and d. installation of access gates over the road.	Civil drawings and architectural site plan show that the in-ground works are not going to impact on the proposed vehicular access around the stie.
6.	BCA DTS Clause C2.3, BCA Table E2.2a, BCA DTS Clause E1.5	Review of the following 'Large Isolated Building' deviations: a. review of the non-provision of smoke exhaust and smoke reservoir requirements to freezer dispatch, pickfloor and Class 5 office areas. b. review of provision of 'Oxyreduct' suppression system in lieu of fire sprinkler system to automated storage. c. smoke hazard management is not proposed to covered areas that are not fully enclosed. d. review the non-provision of smoke detection for activation of smoke hazard management to automated storage area, in lieu of detection to BCA Spec E2.2a.	N/A to in-ground works.
7.	BCA DTS Clause C2.12	Review of the fire rated roller shutter to battery room fire compartment to not be provided with an insulation of 30 minutes where fire sprinkler protection is installed to both adjoining spaces.	N/A to in-ground works.
8.	BCA DTS Clause D1.4 and D1.5	Review of the following increases in the distance of travel from within the building as follows:	N/A to in-ground works.

Item	BCA DTS Clause	Non-Compliance	Impact on CC1 in-ground works
		a. increases in the distance of travel i. to automated storage areas of maximum 70m to the nearest exit; ii. to the automated storage maintenance platform at high level of maximum 45m to the nearest exit; iii. to technical room area to be maximum 55m to nearest exit; and iv. to dispatch and pick floor area to be maximum 60m to the nearest exit on ground floor, maximum 60m to the closest exit on level 1 pick floor. b. alternative exits being greater than 60m apart: i. maximum 130m to automated storage; ii. maximum 143m from High Bay Mezzanine; iii. maximum 108m when measured through point of choice to dispatch area; and iv. maximum 100m when measured through point of choice to pickfloor area.	
9.	BCA DTS Clause E1.5/E1.3	Review of the fire hydrant booster assembly and sprinkler booster assembly: a. AS 2419.1-2005 Clause 7.3 – fire hydrant booster assembly will not be located within site of the main entry; and b. allowing the fire sprinkler booster to not conform to the requirements of AS2419.1 in relation to the location which will be located next to the sprinkler water tanks located outside the building and readily accessible by the fire brigade pumping appliance.	N/A to in-ground works.
10.	BCA DTS Clause E1.4	Review of the following fire hose reels provisions: a. the non-provision of fire hose reels to storage areas with a temperature of less than 0°C at Technical (Switchroom) Room and at O2 depletion plant room. b. fire hose reels to be more than 4m from an exit door.	N/A to in-ground works.
11.	BCA DTS Clause E1.5, Spec E1.5	Review of the following alternative provisions: a. provision of 'Oxyreduct' suppression system in lieu of fire sprinkler system to storage without fire separation between sprinkler and non-sprinkler protected area; and b. non-provision of fire sprinklers under low level 'roller' conveyors up to 1.5m wide where MIU procedures and physical barriers are installed to prevent any	N/A to in-ground works.

Item	BCA DTS Clause	Non-Compliance	Impact on CC1 in-ground works
		build-up of fire loads under the conveyors).	
12.	BCA DTS Clause E1.6	Review of the non-provision of the portable fire extinguishers to not be installed within the automated storage areas and any freezer areas.	N/A to in-ground works.
13.	BCA DTS Clause E2.2 General Requirements (Table E2.2a) and Spec E2.2	Review of the Sound Pressure Levels that do not meet AS 1670.1-2018, where visual warning devices are installed in lieu (not due to overly noisy environment).	N/A to in-ground works.
14.	BCA DTS Clause E4.8	Review of the mounting height of exit signage to be greater than 2.7m within the warehouses, staging and dispatch areas of the building where not located above an exit door.	N/A to in-ground works.

3 CONCLUSION

In conclusion, based on the proposed performance solutions to the future construction certificate stages, the proposed extent of works for CC1, being the in-ground footings for the technical and office building, have no fire safety engineering outcomes that will impact on the future works stages.

Should there be any queries in relation within this CA, please do not hesitate to contact the undersigned.



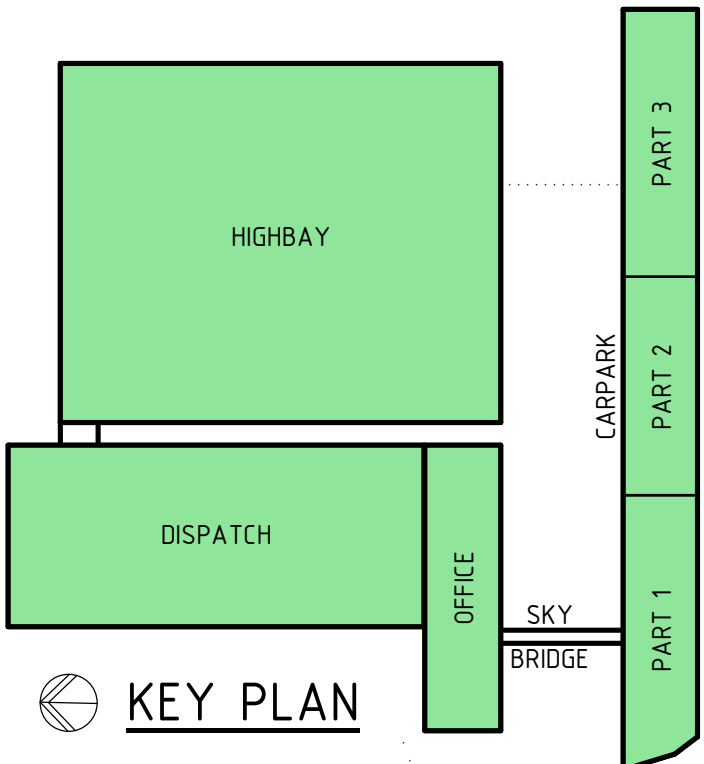
Brock Perry

0412 736 376

brock.perry@orbefore.com.au

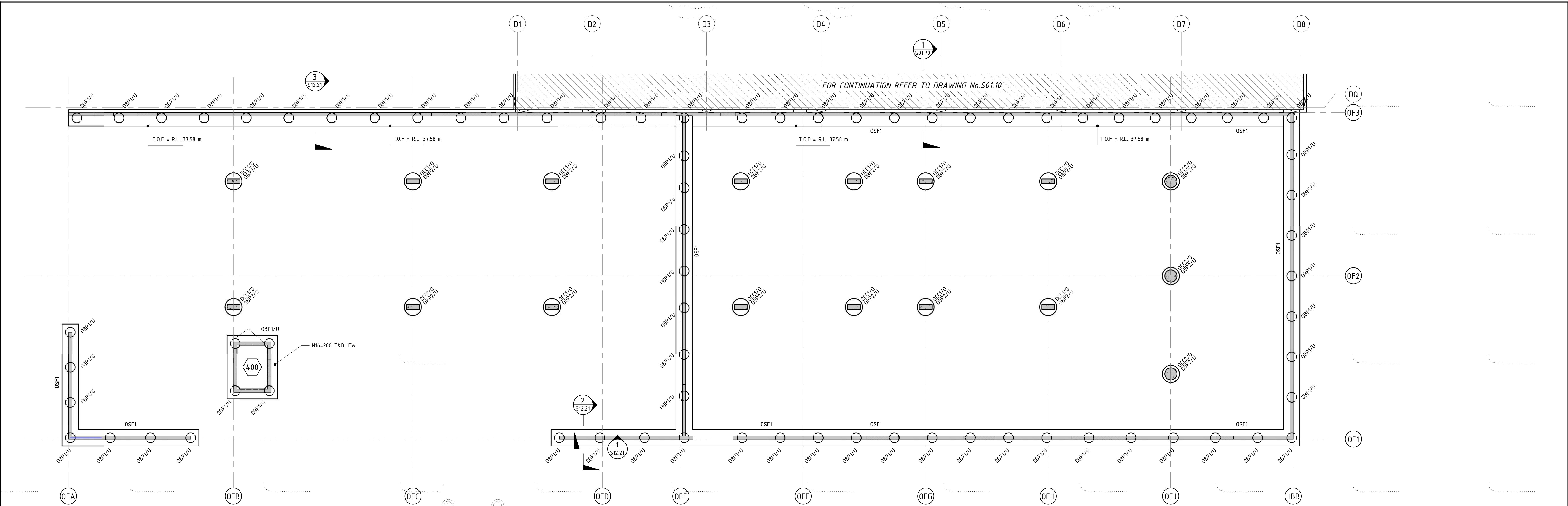
For and on behalf of Orbe Fire Engineering Pty Ltd.

APPENDIX A CA03 MARKUPS



STRUCTURAL DRAWING SITE PLAN

JOB NUMBER	
221810	
DRAWING NUMBER	REVISION
S00.03	5
DRAWING SHEET SIZE = B1	



OFFICE FOUNDATION PLAN

CC1 BUILDING FOUNDATIONS

LEGEND

- DENOTES SLAB THICKNESS
- DENOTES DOWEL JOINT
- DENOTES PRECAST PANEL WALL OVER
- DENOTES PRECAST PANEL WALL UNDER
- DENOTES PRECAST PANEL WALL OVER AND UNDER
- DENOTES STRUCTURAL STEEL COLUMN OVER
- DENOTES STRUCTURAL STEEL COLUMN UNDER
- DENOTES STRUCTURAL STEEL COLUMN OVER AND OVER
- DENOTES REINFORCED CONCRETE COLUMN OVER
- DENOTES REINFORCED CONCRETE COLUMN OVER AND UNDER
- DENOTES REINFORCED CONCRETE COLUMN UNDER

GENERAL NOTES:

FOR STRUCTURAL SPECIFICATIONS REFER TO DRAWINGS S00.01 AND S00.02.
ALL FOUNDATIONS TO BE FOUNDED WITHIN 150kPa MATERIAL (TYPICAL)
PROVIDE 2-N12 x 1500 LONG TRIMMER BARS IN TOP AT ALL RE-ENTRANT CORNERS (TYPICAL)

TOP OF FOOTING RLs NOTE:

TOP OF FOOTINGS TO BE -300mm BELOW FFL, U.N.O.

OFFICE - PILE LOAD SCHEDULE

TYPE MARK	MIN PILE DIAMETER	TYPE COMMENTS	AXIAL			SHEAR (kN)			SHEAR OVERSTRENGTH FACTOR	SEISMIC COMBINATION FACTOR
			G	Q	EQ	G	Q	EQ		
OBP1	600	D&C PILE MIN 1500 SOCKET INTO 1000kPa SHALE	450	300	+/- 50	-	-	+/- 200	2.6	0.3
OBP2	1050	D&C PILE MIN 500 SOCKET INTO 3500kPa SHALE	1300	1500	-	-	-	-	2.6	0.3

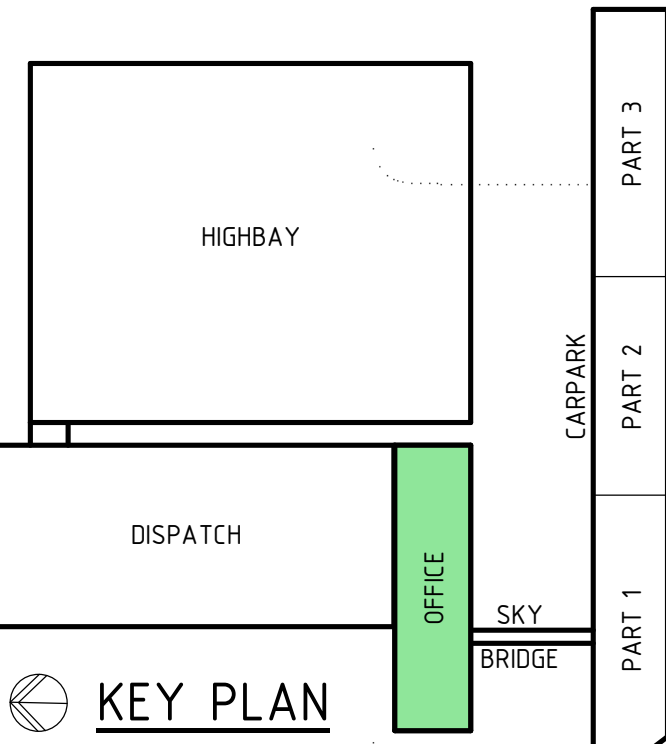
NOTE:
- THE PILING D&C CONTRACTOR SHALL DESIGN PILES IN ACCORDANCE WITH DESIGN LOAD COMBINATIONS IN AS1170.
- EQ DENOTES SEISMIC FORCES. THE SEISMIC COMBINATOR FACTOR SHALL BE USED WHEN CALCULATING ULTIMATE DESIGN COMBINATIONS IN ACCORDANCE WITH AS1170
- SHEAR LOADS DO NOT INCLUDE THE SHEAR OVER STRENGTH FACTOR IN ACCORDANCE WITH AS3600 SECTION 14.
- THE PILING CONTRACTOR SHALL MULTIPLY THE DESIGN SHEAR EQ FORCE BY THE SHEAR OVERSTRENGTH FACTOR FOR THE SHEAR DESIGN OF PILES ONLY.
- PILES WITH DIAMETERS OR SOCKETS SMALLER THAN THOSE DENOTED IN THE SCHEDULE ABOVE SHALL NOT BE PERMITTED WITHOUT THE ACCEPTANCE OF NORTHPROP ENGINEERS

WALL SCHEDULE

MARK	THICKNESS	COMMENT(S)
PRECAST WALL		
OPCP1	200	N16-200 VERTICAL, N12-200 HORIZONTAL

OFFICE FOUNDATION SCHEDULE

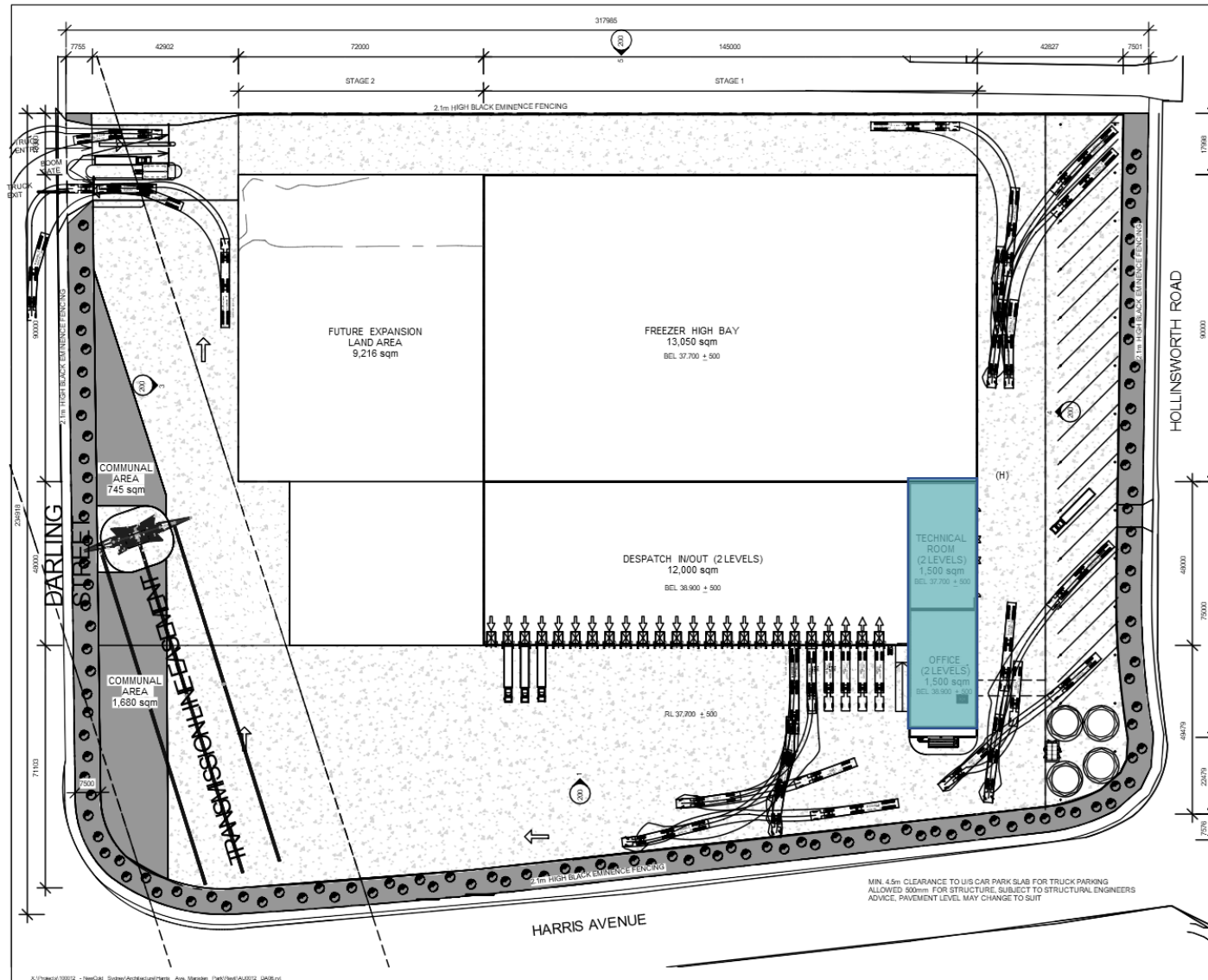
MARK	SIZE	COMMENT(S)
CONCRETE FOUNDATION BEAMS		
OEB1	300W x 400 D	3L11TM TOP & BTM, R6-600 TIES
OEB2	300W x 520 D	3L11TM TOP & BTM, R6-600 TIES
STRIP FOOTING		
OSF1	1000W x 600 D	5N24 TOP & BTM, N12-200 TIES
OSF2		



CONSTRUCTION CERTIFICATE ISSUE

REV	DESCRIPTION	ISSUED	VER'D	APP'D	DATE	CLIENT	ARCHITECT	PROJECT	DRAWING TITLE	JOB NUMBER
1	ISSUED FOR NEWCOLD REVIEW	JT		MR	31.10.22	NEWCOLD ADVANCED COLD LOGISTICS	watson young	NEWCOLD SY01 124 HOLLINSWORTH ROAD, MARSDEN PARK, NSW	STRUCTURAL DRAWING OFFICE FOUNDATION PLAN	221810
2	ISSUED FOR TENDER	JT		MR	08.11.22					
3	ISSUED FOR TENDER ADDENDUM	JT		MR	21.11.22					
4	ISSUED FOR CONSTRUCTION CERTIFICATE 1	SV		MR	31.05.23					
						DRAWINGS NOT TO BE USED FOR CONSTRUCTION UNLESS VERIFICATION SIGNATURE HAS BEEN ADDED		THE COPYRIGHT OF THIS DRAWING REMAINS WITH NORTHPROP CONSULTING ENGINEERS PTY LTD		DRAWING NUMBER
										REVISION
										S02.10
										4
										DRAWING SHEET SIZE = B1

Stage 1.1



Stage 1.1 will align with Construction Certificate #1 and will commence on 07 July 2023.

The scope for Stage 1.1 has been agreed with the certifier to be limited to the “earthworks and in-ground structural components for the Technical Room & Office”. The scope excludes any above ground works.

Figure B.1 – Layout Markup of Stage 1.1

Stage 1.1

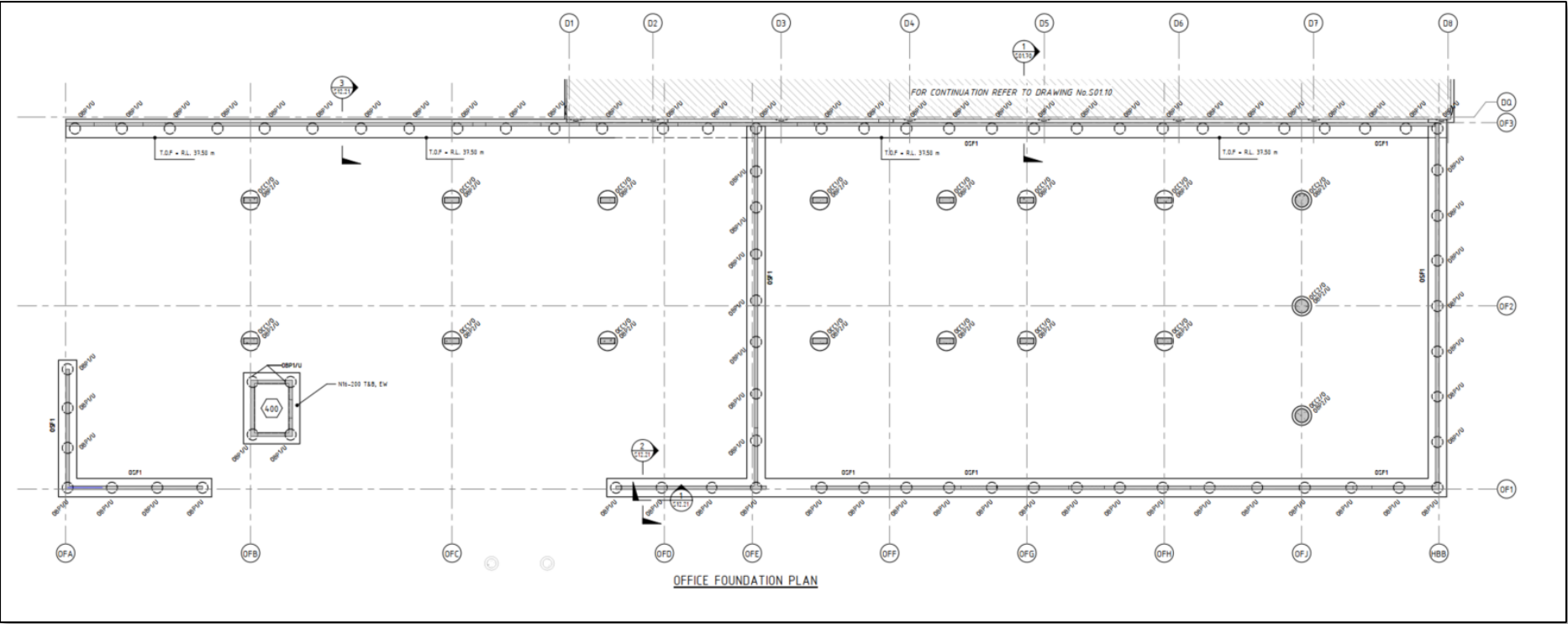


Figure B.2 – Inground Structure Drawing for Stage 1.1

