

Development Consent

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

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

These conditions are required to:

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

Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney [Original signed on 22 July]

2016

SCHEDULE A

Application No.:	SSD 6799
Applicant:	Swire Cold Storage Pty Ltd
Consent Authority:	Minister for Planning
Land:	Lot 124 in DP 1194052, Marsden Park, Blacktown local government area
Development:	Construction and operation of a cold storage warehouse and distribution facility with ancillary offices, comprising the following: <ul style="list-style-type: none">• a 32,394 m² warehouse;• hardstand areas, 133 car parking spaces and 25 loading docks;• infrastructure and services; and• landscaping.

Modification	Date	Amendment(s)
SSD 6977 MOD 1 (96(2))	20 February 2018	SSD 6799 MOD 1 – Changes to: <ul style="list-style-type: none">• amend the site layout and building design;• revise architectural treatments;• revise access arrangements off Darling Street;• increase the number of car parking spaces on-site; and• increase on-site landscaping.
SSD-6799-MOD-2	3 November 2020	SSD-6799-MOD-2 changes to: <ul style="list-style-type: none">• amend the site layout and building design• revise architectural treatments• revise access arrangements• construction of the development into two stages
SSD-6799-MOD-3	7 June 2024	SSD-6799-MOD-3 changes to: <ul style="list-style-type: none">• amend the site layout and building design• decrease overall floor space and number of loading docks• revise site access• modify works between stage 1 and stage 2
SSD-6799-MOD-4	22 May 2025	SSD-6799-MOD-4 changes to: <ul style="list-style-type: none">• façade design

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DEFINITIONS

Ancillary Facility	Temporary facility for construction, including for example an office and amenities compound, construction compound, batch plant (concrete or bitumen), materials storage compound, maintenance workshop, testing laboratory or material stockpile area
Applicant	NewCold Sydney Pty Ltd or any other person or persons who rely on this consent to carry out the Development that is subject to this consent
AS	Australian Standard
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Construction	The demolition of buildings or works, carrying out of works, including erection of buildings and other infrastructure covered by this consent
Council	Blacktown City Council
Dangerous Goods	As defined by the <i>Australian Dangerous Goods Code 7th Edition</i> (Australian Government, 2010)
Day	The period from 7 am to 6 pm on Mondays to Saturdays, and 8 am to 6 pm on Sundays and public holidays
Department	NSW Department of Planning, Housing and Infrastructure
Development	The Development as described in the EIS and RTS and approved by this Development Consent for the construction and operation of a warehouse and distribution centre with ancillary office space
DPI Water	Department of Primary Industries – Water
EIS	Environmental Impact Statement titled “ <i>State Significant Development (SSD 6799): Environmental Impact Statement</i> ”, dated July 2015, and prepared by JBA Urban Planning Consultants Pty Ltd
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6 pm to 10 pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross mass of 5 tonnes or more
Incident	A set of circumstances that: <ul style="list-style-type: none"> • causes or threatens to cause material harm to the environment; and/or • breaches or exceeds the limits or performance measures/criteria in this consent.
Minister	Minister for Planning and Public Spaces, or nominee
Mitigation	Activities associated with reducing the impacts of the development prior to, or during those impacts occurring
Management and Mitigation Measures	The Applicant’s mitigation measures included at Section 4.0 of the RTS (see Appendix 2 of this Development Consent)
Night	The period from 10 pm to 7 am on Mondays to Saturdays, and 10 pm to 8 am on Sundays and public holidays
NPER	National Professional Engineering Register
OEH	Office of Environment and Heritage
PCA	Principal Certifying Authority
Planning Secretary	Planning Secretary under the EP&A Act, or nominee
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits; cost of mitigation versus benefits provided; community views; and the nature and extent of potential improvements
RMS	Roads and Maritime Services
RTS	Response to Submissions titled “ <i>State Significant Development (SSD 6799): Response to Submissions</i> ”, dated November 2015, and prepared by JBA Urban Planning Consultants Pty Ltd
Site	The land referred to at Schedule A and shown in the drawings referenced at Appendix 1
Modification Assessments	The documents assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification application made under the EP&A Act: <ul style="list-style-type: none"> a) SSD-6799-MOD-1, prepared by Urbis and dated 18 May 2017, as amended by the Response to Submissions prepared by Urbis and dated 1 September 2017, the supplementary information prepared by Urbis and dated 18 October 2017 and 21 December 2017, respectively,

and the supplementary information prepared by EMKC and dated 28 September 2017 and 29 November 2017, respectively;

- b) SSD-6799-MOD-2, prepared by Urbis and dated 16 March 2020, as amended by the Response to Submissions prepared by Urbis and dated 30 June 2020; and
 - c) SSD-6799-MOD-3, prepared by Urbis and dated 28 November 2022, as amended by the Amendment Report prepared by Urbis, dated 3 October 2023, as further amended by Response to Agency Submissions prepared by Urbis dated 24 January 2024, as further amended by the supplementary information prepared by Urbis dated 12 April 2024.
 - d) SSD-6799-Mod-4, Section 4.55(1A) modification application titled Modification Report NewCold Cold Storage Facility, Marsden Park, prepared by Urbis and dated 14 March 2025
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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 **must** implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction or operation of the Development.

TERMS OF CONSENT

- B2. The Applicant must carry out the Development in accordance with:
- a) the conditions of this consent
 - b) the EIS and RTS;
 - c) Modification Assessments;
 - d) the Schedule of Drawings (see Appendix A); and
 - e) the Management and Mitigation Measures (see Appendix B).
- B3. If there is any inconsistency between the documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.
- B4. The Applicant **must** comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- a) any reports, plans, or correspondence that are submitted in accordance with this consent; and
 - b) the implementation of any actions or measures contained in these reports, plans or correspondence.

LIMITS OF CONSENT

- B5. This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.

B6. Deleted

- B7. The sale or display of goods for retail to the general public is not permitted.

B7A. The Applicant must not use external hardstand areas on-site to store goods handled as part of the operation of the Development.

STAGING

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

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

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

STAGED SUBMISSION OF PLANS OR PROGRAMS

- B9. With the approval of the Secretary, the Applicant may:

- a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
- b) combine any strategy, plan or program required by this consent.

B10. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program **must** 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 **must** be demonstrated.

EVIDENCE OF CONSULTATION

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

DISPUTE RESOLUTION

- B12. In the event that a dispute arises between the Applicant and Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute shall be final and binding on the parties.

STATUTORY REQUIREMENTS

- B13. The Applicant **must** ensure all necessary licences, permits and approvals are obtained and kept up to date as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

STRUCTURAL ADEQUACY AND CERTIFICATION

- B14. The Applicant **must** ensure all new buildings and structures, and any alterations and additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.
- B15. Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works. Part 8 of the EP&A Regulation sets out the requirements for the certification of the Development.

UTILITIES

- B16. Prior to the construction of any utility works associated with the Development, the Applicant **must** obtain relevant approvals from service providers.
- B17. Prior to occupation of the Development, the Applicant **must** obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994* from Sydney Water Corporation.

PROTECTION OF PUBLIC INFRASTRUCTURE

- B18. Prior to the commencement of construction, the Applicant **must**:
- a) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - b) submit a copy of this report to the Secretary and Council.
- B19. The Applicant **must**:

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

COMPLIANCE

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

OPERATION OF PLANT AND EQUIPMENT

- B22. The Applicant **must** ensure all plant and equipment used for the Development is:
- a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

WORKS-AS-EXECUTED PLANS

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

EASEMENTS

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

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

TRANSGRID REQUIREMENTS

- B25. Prior to commencement of works within the Transgrid easement and within 30 m of the Transgrid transmission tower, earthing modifications to the tower **must** be undertaken at the Applicant's expense. A written undertaking that the Applicant will reimburse Transgrid for the earthing modification works **must** be provided prior to the commencement of works.
- B26. Final design plans **must** be submitted and approved by TransGrid prior to the commencement of works. The final design plans **must** demonstrate:
- 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;
 - 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 **must** be designed in consultation with TransGrid to ensure safety and operational compliance.
- B27. TransGrid requires a safe working platform to undertake maintenance on the stanchion and transmission line infrastructure. The platform is to be constructed in accordance with *TransGrid Easement Guidelines for Third Party Development* prior to the issue of any Occupation Certificate.

- B28. Height restrictions **must** be applied to cranes, elevated work platforms and any other plant and equipment proposed to operate on the easement. This restriction applies to all mobile plant and equipment capable of exceeding a height of 4.2 m.
- B29. Prior to the issue of any Occupation Certificate, all fencing on the TransGrid easement **must** be earthed and every second panel isolated from the next pair of fencing panels. Consultation with TransGrid is required for further instructions on the required earthing for the boundary fence.
- B30. TransGrid **must** be formally notified of any amendments or modifications to the development, including to ground surface levels within the easement.
- B30A. All sediment fences used in the construction of the Development must consist of geotextile fabric. Sediment fences containing wire or steel mesh must not be used during construction.
- 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.
- B30C. The Applicant must ensure the final design of any stormwater infrastructure is in accordance with Transgrid requirements.
- B30D. Consideration is to be given in the design works for any proposed access ways/roads to Transgrid's easement and structures to cater for the weight and size of Transgrid's maintenance vehicles - to withstand the 40 tonne load capacity of maintenance trucks.
- B30E. During construction, adequate precaution shall be taken to protect structures from accidental damage, and the easement area shall not be used for temporary storage of construction spoil, topsoil, gravel, or any other construction material.

SPECIAL INFRASTRUCTURE CONTRIBUTIONS

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

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

SCHEDULE C ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

TRAFFIC AND ACCESS

Road Safety Audit

- C1. A Road Safety Audit is to be prepared in consultation with Council and submitted for the approval of the Secretary prior to issue of a Construction Certificate. The Road Safety Audit **must** 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) **must** be installed in accordance with the recommendations of the approved Road Safety Audit prior to the issue of any Occupation Certificate.

Operating Conditions

- C2. The Applicant **must** ensure:
- a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the relevant standards and the latest versions of AS 2890.1, AS 2890.2 and AS/NZS 2890.6;
 - b) vehicular crossings are constructed in accordance with Council's Commercial Vehicular Crossing Plan A(BS) 103S;
 - c) finished boundary levels of all internal works at the boundary of the property **must** 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, **must** be in accordance with the AUSTROADS Guidelines;
 - e) the Development does not result in any vehicles queuing on the public road network;
 - f) heavy vehicles associated with the Development do not park or stand on local roads or footpaths in the vicinity of the site;
 - g) all vehicles are wholly contained on-site before being required to stop;
 - h) all vehicles enter and exit the site in a forward direction;
 - i) all loading and unloading of materials is carried out on-site; and
 - j) the proposed loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.

Access

- C3. A single vehicle/plant access to the land **must** be maintained throughout construction.
- C4. TransGrid's use and access to the transmission line easement **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.

Parking and Amenities

- C5. The Applicant **must** provide:
- a) **a minimum of 133 on-site car parking spaces (including 2 accessible spaces) for use during operation of the Development; and**
 - b) Class 3 bicycle rails, and amenity and change room facilities for cyclists in accordance with AS 2890.3:1993 – Bicycle Parking Facilities and RMS' NSW Bicycle Guidelines.
- C6. Car parking and other hardstand areas within the TransGrid easement **must** be constructed to withstand the weight of a 100 tonne crane and other large mobile plant and equipment.
- C7. Truck parking and storage of shipping containers or pallets within the Transgrid easement is not permitted at any time. The car park areas **must** be separate to the warehouse driveway and hardstand areas.

Construction Traffic Management Plan

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

Operational Traffic Management Plan

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

Workplace Travel Plan

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

SOIL AND WATER

Stormwater Management

- C14. Prior to commencement of construction works, the Applicant **must** prepare and submit a **Stormwater Management Plan (SMP)** to the Secretary for approval. The Plan **must**:
- 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 Civil engineering report incorporating water cycle management strategy, prepared by Costin Roe Consulting and dated 12th September 2023;
 - (ii) Concept Civil drawings, prepared by Costin Roe Consulting and dated August 2023;
 - (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*;
 - c) identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to;
 - d) incorporate design plans and accompanying design notes, including any rainwater harvesting;
 - e) incorporate bio-swales, gross pollutant traps and stormwater pollutant filters;
 - f) describe the measures that would be implemented to maintain this infrastructure during the life of the Development, including:
 - (i) a program for maintenance and monitoring to ensure stormwater quantity and quality is maintained, and detail the procedures to be undertaken if any non-compliance is detected;
 - (ii) provision for annual reporting to Council 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; and
 - g) ensure all selected and maintained to ensure compliance with the pollutant removal targets in Part J of Council's DCP 2015.
- C15. The stormwater infrastructure approved under the SMP (as revised and approved by the Secretary from time to time) **must** be installed prior to the issue of any Occupation Certificate and **must** be maintained by the Applicant over the life of the Development. Any stormwater works within the public road reserve **must** be constructed prior to dedication to Council.
- C16. Stormwater, surface water and sub-surface seepage (other than natural flows) **must** be prevented from entering the building or being diverted onto any adjoining land by:
- a) the floor level being a minimum 225 mm above the adjoining finished ground level; and
 - b) being drained to an effective drainage system.

Erosion and Sediment Control

- C17. During construction works, the Applicant **must** implement and maintain best practice erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline*.

Pollution of Waters

- C18. The Applicant **must** comply with section 120 of the POEO Act, except as may be expressly permitted by a licence under the POEO Act.

Rainwater Harvesting

- C19. The Applicant **must** ensure the rainwater reuse/harvesting system is designed, constructed and operated in accordance with the Civil engineering report incorporating water cycle management strategy, prepared by Costin Roe Consulting and dated September 2023. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer for non-potable water uses. A signed works-as-executed Rainwater Re-use Plan is to be provided to Council's WSUD Compliance Officer prior to the issue of any Occupation Certificate for the warehouse building.
- C20. A Landscape Watering Plan **must** be prepared by an experienced irrigation specialist and submitted to Council prior to any irrigation occurring on-site. The system **must** be designed to meet a minimum usage

rate of 5685 kilolitres per year. All rainwater re-use pipes are to be coloured purple and rainwater warning signs are to be fitted to all external taps where rainwater is used as a resource.

- C21. A Civil Engineer registered with the National Professional Engineering Register is to certify that:
- a) all requirements of the approved SMP have been installed on-site;
 - b) the rainwater tank for the building is 860 kilolitres;
 - c) all the signage and warning notices have been installed; and
 - d) the minimum basin area of 100 square metres in basin 1 and the minimum basin area of 170 square metres in basin 2.

Salinity Management Provisions

- C22. Prior to the issue of any Construction Certificate, the Applicant **must** provide Council with evidence the buildings will be constructed on pier and beam footings to uniform strata or, alternatively, on footings and slabs designed and certified by a Chartered Professional Engineer.
- C23. The Applicant **must** 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 **must** include, but not be limited to:
- a) damp-proof membranes **must** be provided beneath all floor slabs, footings and internal beams;
 - b) ground floor slabs, footing and internal beams **must** 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 **must** be suitable for a moderate to very saline environment; and
 - d) construction of subsurface structures **must** use saline resistant building materials that comply with a moderate aggressive class.

NOISE

Construction Noise and Vibration

- C24. Construction activities **must** be undertaken during the following construction hours:
- a) 7 am to 6 pm Mondays to Fridays, inclusive; and
 - b) 8 am to 1 pm Saturdays; and
 - c) at no time on Sundays or public holidays.
- C25. Construction works outside of the standard construction hours identified in Condition C24 may be undertaken in the following circumstances:
- a) construction works that generate noise that is:
 - (i) no more than 5 dB(A) above the rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009); and
 - (ii) no more than the noise management levels specified in Table 3 of the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) at other sensitive receivers;
 - (iii) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons;
 - (iv) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;
 - (v) works approved by the Secretary;
 - (vi) if works are inaudible outside standard construction hours at the nearest receiver (identified at Appendix C); or
 - (vii) works as approved through the out-of-hours work protocol outlined in the CEMP.
- C26. Activities resulting in impulsive or tonal noise emission (such as rock breaking, rock hammering, pile driving) **must** only be undertaken:
- a) between the hours of 8 am to 5 pm Monday to Friday;
 - b) between the hours of 8 am to 1 pm Saturday; and
 - c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.

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

- C27. The Development **must** be constructed with the aim of achieving the following construction vibration goals:
- for structural damage, the vibration limits set out in the *German Standard DIN 4150-3: Structural Vibration - effects of vibration on structures*; and
 - for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: A Technical Guideline* (Department of Environment and Conservation, 2006).
- C28. Wherever practical, piling activities **must** be undertaken using quieter alternate methods than impact or percussion piling, such as bored piles or vibrated piles.
- C29. Where feasible and reasonable, noise mitigation measures **must** be implemented at the start of construction (or at other times during construction) to minimise construction noise impacts.

Construction Noise Limits

- C30. The Development **must** 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 **must** be implemented and any activities that could exceed the construction noise management levels **must** be identified and managed in accordance with the management and mitigation measures outlined in the EIS

Noise Limits

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

Table 1: Noise Limits

Receiver	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (period)	Night L _{Aeq} (period)	Night Sleep Disturbance LA1 (1 Minute)
A1 - Caravan Park at 140 Hollinsworth Road	43	40	37	47
A2 - 105 Hollinsworth Road	43	40	37	47

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).

Noise Management

- C32. The Applicant **must**:
- 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);
 - minimise the noise impacts of the Development during adverse meteorological conditions when noise criteria do not apply;
 - 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
 - regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.
- C33. Within three months of the commencement of operations on-site, the Applicant **must** undertake and submit noise testing to the satisfaction of the Secretary. The additional testing **must**:
- be undertaken by a suitably qualified acoustic consultant; and
 - assess compliance with the operational noise limits under Condition C31 at the residential receptors;
 - and assess compliance with the sleep disturbance criteria outlined in the Industrial Noise Policy.

C34. In the event the noise testing undertaken pursuant to Condition C33 demonstrates the operational noise does not comply with the noise limits identified in Condition C31, or the sleep disturbance criteria outlined in the *Industrial Noise Policy* the Applicant **must** 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 **must** be implemented within two months of the Secretary's approval.

HOURS OF OPERATION

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

AIR QUALITY

C36. The Applicant **must**:

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

HAZARDOUS AND DANGEROUS GOODS

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

Pre-construction

C38. The Applicant **must** 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, **must** not commence until study recommendations have been considered and, where appropriate, implemented. The Applicant **must** 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 **must** cover the relevant aspects of the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines'* and the New South Wales Government's *'Best Practice Guidelines for Contaminated Water Retention and Treatment Systems'*. The study shall meet the requirements of Fire and Rescue NSW.

(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.

Pre-commissioning

- C39. Prior to commissioning, the Applicant **must** develop and implement the plans and systems set out under subsections C39(a) and C39(b). The Applicant **must** 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 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'*.

(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 **must** clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. The Safety Management System **must** be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*. Records **must** be kept on-site and **must** be available for inspection by the Secretary upon request.

Pre-startup

- C40. Once a month prior to the commencement of operation of the Development, the Applicant **must** submit to the Secretary, a report detailing compliance with conditions C38 and C39, including:
- (a) dates of study/plan/system completion, commencement of construction and commissioning; and
 - (b) actions taken or proposed, to implement recommendations made in the studies/plans/systems; and
 - (c) responses to each requirement imposed by the Secretary under condition D8.

Post-startup

- C41. Three months after the commencement of operation of the Development, the Applicant **must** submit to the Secretary, a report verifying:
- (a) the Emergency Plan required under condition C39 is effectively in place and that at least one emergency exercise has been conducted; and
 - (b) the Safety Management System required under condition C39 has been fully implemented and that records required by the system are being kept.

Bunding

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

WASTE

Classification

- C43. The Applicant **must** ensure that any waste generated on the site is classified in accordance with the EPA's *Waste Classification Guidelines* (DECCW, 2009), or any superseding document and disposed of to a facility that may lawfully accept the waste.

Waste Management

- C44. For the life of the Development, the Applicant 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.
- C45. The collection of waste generated during the operation of the development **must** be undertaken between 6 am to 6 pm Monday to Saturday, and 10 am to 4 pm on Sunday and public holidays.
- C46. The garbage and recycling storage area **must** be designed to the satisfaction of Council and evidence provided to the Principal Certifying Authority prior to the issue of a Construction Certificate for the warehouse building.

VISUAL AMENITY AND LANDSCAPING

Lighting

- C47. The Applicant **must** ensure all lighting:
- complies with the latest version of AS 4282 (INT) - *Control of Obtrusive Effects of Outdoor Lighting*; and
 - is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

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

Signage

- C48. All signage and fencing must be erected in accordance with the development plans included in Appendix A.
- C48A. Prior to the installation of the artwork approved under SSD-6799-Mod-4, the Applicant must obtain approval from Council for the final design of this artwork.
- Note: At the time of determination of SSD-6799-Mod-4, the relevant approval body in Council is the Dharug Design Panel through the Senior First Nations Strategic Program Lead.*
- C48B. Prior to commencement of operation, or as otherwise agreed to by the Planning Secretary, the Applicant must ensure the public art features (see condition C48A) have been fully implemented.

Service Conduits

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

Landscaping and Vegetation Management

- C50. Prior to the commencement of construction works, the Applicant **must** prepare a **Landscaping and Vegetation Management Plan** (LVMP) for the Development to the satisfaction of the Secretary. The plan **must**:
- be prepared in consultation with Council and submitted to the Secretary for approval;
 - 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;
 - 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;**
 - retaining walls **must** be of masonry construction and provide a high quality finish;
 - demonstrate suitable landscape screening is provided to screen fire tanks, rainwater tanks and pump rooms where visible from public vantage points;
 - 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.
- k) include the green roof above the office building.
- l) Include a Tree Protection Plan to detail how the existing street trees surrounding the site will be protected during development works. The protection of street trees is to meet AS:4970-2009 "Protection of Trees on Development Sites". The measures required to effectively protect trees shall be installed before construction begins and maintained throughout the development works.

C51. The Applicant **must** 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 **must** be maintained by the Applicant over the life of the development.

Aboriginal Archaeology

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

STORAGE

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

SECURITY

- C54. All construction fencing **must** be installed and maintained for the duration of construction works.
- C55. The Applicant **must** 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 **must** include measures for surveillance, access control, security patrols and graffiti management.
- C56. The Security Management Plan **must** be implemented by the Applicant for the life of the Development.

PUBLIC HEALTH

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

SCHEDULE D ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- D1. The Applicant **must** prepare a **Construction Environmental Management Plan** (CEMP) to the satisfaction of the Secretary. The Plan **must**:
- a) be prepared in consultation with Council;
 - b) be approved by the Secretary prior to the commencement of construction;
 - c) identify the statutory approvals that apply to the Development;
 - d) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
 - e) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of the construction stages;
 - f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - g) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development;
 - h) include all management plans required under Condition C2 of this consent;
 - i) detail the measures that would be implemented to manage obstruction or inconvenience within public places;
 - j) ensure all works are carried out in accordance with NSW WorkCover *'Work Near Overhead Powerlines' Code of Practice 2006* and *TransGrid Easement Guidelines for Third Party Development*; and
 - k) prevent mounds of earth or other materials from being temporarily left in the TransGrid easement.
- D2. As part of the CEMP for the Development, required under Condition D1 of this consent, the Applicant **must** 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.
 - f) [a tree protection plan detailing measures for protection of existing street trees \(see condition C50\).](#)
- D3. The approved CEMP (as revised and approved by the Secretary from time to time) **must** be implemented by the Applicant for the duration of the construction works.

Operational Environmental Management Plan

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

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

ENVIRONMENTAL REPORTING

Incident Reporting

- D5. Upon detecting an exceedance of the limits/performance criteria in this consent or the occurrence of an incident that causes (or may cause) material harm to the environment, the Applicant **must** 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 **must** provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

- D6. The Applicant **must** provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.
- D7. Twelve months after the commencement of operations of the Development and every three years thereafter, or at such intervals as the Secretary may agree, the Applicant **must** carry out a comprehensive Hazard Audit of the Development and within one month of each audit submit a report to the Secretary. The audits **must** 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 **must** be consistent with the Department of Planning's *Hazardous Industry Planning Advisory Paper No. 5, 'Hazard Audit Guidelines'*.
- D8. The Applicant **must** 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.
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**APPENDIX A
SCHEDULE OF APPROVED DRAWINGS**

Drawing No.	Issue	Date	Title
Architectural Drawings Prepared by Watson Young			
DA00			Cover Sheet
DA001A	C	11.09.2023	Proposed Plan Stage 1
DA001B	A	11.09.2023	Proposed Plan Stage 2
DA002	G	12.04.2024	Proposed Site Plan – Stage 1
DA003	G	12.04.2024	Proposed Site Plan – Stage 2
DA006	F	12.04.2024	Proposed Car Park Level – Stage 2
DA007	D	12.04.2024	Overall Roof Plan Stage 1
DA008	D	12.04.2024	Overall Roff Plan Stage 2
DA100	E	12.04.2024	Proposed GF Office Layout
DA110	C	12.04.2024	Proposed L1 Office Plan
DA111	C	12.04.2024	Proposed L2 Office Plan
DA112	C	12.04.2024	Proposed Office Roof Plan
DA113	D	12.04.2024	Pick Floor – Stage 1 & 2
DA200	F	14.03.2025	Proposed Elevations Stage 1
DA201	F	14.03.2025	Proposed Elevations Stage 1 With Endorsed Design
DA202	G	14.03.2025	Proposed Elevations Stage 2
DA203	G	14.03.2025	Proposed Elevations Stage 2 With Endorsed Design
DA204	D	14.03.2025	Office Elevations Stage 1
DA205	C	14.03.2025	Office Elevations Stage 2
DA500	D	12.04.2024	Proposed Sections
DA900	F	14.03.2025	Proposed Perspective Stage 1
DA900b	F	14.03.2025	Proposed Perspective Stage 2
DA901	E	14.03.2025	Car Park Level Perspective Stage 1
DA902	D	14.03.2025	Truck Parking Perspective Stage 2
DA903	F	14.03.2025	Stage 1 Isometric Perspective
DA904	F	14.03.2025	Stage 2 Isometric Perspective
Landscape Drawings Prepared by Urbis			
001	F	12.04.2024	Development Application
Civil Drawings Prepared by Costin Roe Consulting			
C015063.00-SSDA10	C	12.09.23	Drawing List and General Notes
C015063.00-SSDA20	C	12.09.23	Erosion and Sediment Control Plan
C015063.00-SSDA25	B	12.09.23	Erosion and Sediment Control Details – Sheet 1
C015063.00-SSDA26	C	12.09.23	Erosion and Sediment Control Details – Sheet 2
C015063.00-SSDA30	C	12.09.23	Bulk Earthworks Plan
C015063.00-SSDA31	C	12.09.23	Cut/Fill Plan
C015063.00-SSDA35	C	05.12.23	Bulk Earthworks Sections – Sheet 1
C015063.00-SSDA36	C	05.12.23	Bulk Earthworks Sections – Sheet 2
C015063.00-SSDA40	C	12.09.23	Stormwater Drainage Plan
C015063.00-SSDA41	A	12.09.23	Bioretention Basin Plan
C015063.00-SSDA45	B	12.09.23	Stormwater Drainage Details – Sheet 1

C015063.00-SSDA46	B	12.09.23	Stormwater Drainage Details – Sheet 2
C015063.00-SSDA47	B	12.09.23	Stormwater Drainage Details – Sheet 3
C015063.00-SSDA50	C	12.09.23	Finished Levels Plan
C015063.00-SSDA55	A	12.09.23	Typical Sections – Sheet 1
C015063.00-SSDA56	A	12.09.23	Typical Sections – Sheet 2
C015063.00-SSDA60	B	12.09.23	Retaining Wall Plan
C015063.00-SSDA61	A	12.09.23	Retaining Wall Elevations – Sheet 1
C015063.00-SSDA62	A	12.09.23	Retaining Wall Elevations – Sheet 2
C015063.00-SSDA65	B	12.09.23	Retaining Wall Details – Sheet 1
C015063.00-SSDA66	B	12.09.23	Retaining Wall Details – Sheet 2

APPENDIX B MANAGEMENT AND MITIGATION MEASURES

8.0 Mitigation Measures

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

Table 11 – Mitigation Measures

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

APPENDIX C NOISE RECEIVER LOCATIONS



Figure 1: Development site, receiver and noise monitoring locations