

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.

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Infrastructure and Industry Assessments

Sydney

2015

SCHEDULE A

Application No.:	SSD 6801
Applicant:	DEXUS Quarry West Subtrust
Consent Authority:	Minister for Planning
Land:	Lot 18 in Community Plan 270644
Development:	Construction and operation of a warehouse and distribution centre with ancillary office and retail space, including a supermarket, petrol station and fast food outlet, comprising the following: • subdivision of the site into eight lots; • construction of internal roads and site services; • bulk and detailed earthworks; • construction and use of facilities in two 'zones', including a logistics campus and service centre for industrial (warehousing and distribution centres) and business (retail) facilities in 'Zone 1', and associated industrial facilities (warehousing and distribution centres) in 'Zone 2'; and • a total gross floor area across the site of approximately 127,765 m².

TABLE OF CONTENTS

DEFINITIONS	2
SCHEDULE B: ADMINISTRATIVE CONDITIONS	3
Obligation to Minimise Harm to the Environment	3
Terms of Consent	3
Limits of Consent	3
Staged Submission of Plans or Programs	3
Dispute Resolution	3
Statutory Requirements	3
Structural Adequacy	4
Utilities	4
Protection of Public Infrastructure	4
Compliance	4
Operation of Plant and Equipment	4
SCHEDULE C: ENVIRONMENTAL PERFORMANCE CONDITIONS	5
Traffic and Access	5
Soil and Water	5
Noise	5
Air Quality	7
Dangerous Goods Storage	7
Greenhouse Gas Emissions	7
Waste	7
Visual Amenity and Landscaping	8
SCHEDULE D: ENVIRONMENTAL MANAGEMENT AND REPORTING	10
Environmental Management	10
Environmental Reporting	10
APPENDIX 1: SCHEDULE OF DRAWINGS	
APPENDIX 2: MANAGEMENT AND MITIGATION MEASURES	
APPENDIX 3: NOISE RECEIVER LOCATIONS	

DEFINITIONS

Act, the	<i>Environmental Planning and Assessment Act 1979</i>
Ancillary Facility	Temporary facility for construction, including for example an office and amenities compound, construction compound, batch plant (concrete or bitumen), materials storage compound, maintenance workshop, testing laboratory or material stockpile area
Applicant	DEXUS Quarry West Subtrust, 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 and Holroyd 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	Department of Planning and Environment
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 and retail space, including a supermarket, petrol station and fast food outlet
EIS	Environmental Impact Statement titled, <i>QuarryWEST Project, DEXUS Estate Environmental Impact Statement</i> , dated March 2015, and prepared by PJEP Environmental Planning 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 vehicle mass of 5 tonnes or more
Incident	A set of circumstances that: • causes or threatens to cause material harm to the environment; and/or • breaches or exceeds the limits or performance measures/criteria in this consent.
Minister	Minister for Planning, or nominee
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Management and Mitigation Measures	The Applicant's mitigation measures included at Appendix M of the EIS (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
NOW	Department of Primary Industries – NSW Office of Water
OEH	Office of Environment and Heritage
PCA	Principal Certifying Authority
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits; cost of mitigation versus benefits provided; community views; and the nature and extent of potential improvements
RMS	Roads and Maritime Services
RTS	Response to Submissions titled, <i>QuarryWEST Project, DEXUS Estate</i> , dated July 2015, prepared by PJEP Environmental Planning Pty Ltd
Secretary	Secretary of the Department of Planning and Environment, or delegate/nominee
Site	The land referred to at Schedule 1 and shown in the drawings referenced at Appendix 1
UDP	Greystanes Southern Employment Lands Urban Design Plan (Project Application MP 06_0181), as amended (Issue J, July 2008)

SCHEDULE B ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

- B2. The Applicant shall carry out the development in accordance with the:
- (a) State significant development application SSD 6801;
 - (b) Environmental Impact Statement prepared by PJEP Environmental Planning Pty Ltd, dated March 2015;
 - (c) Response to Submissions prepared by PJEP Environmental Planning Pty Ltd, dated July 2015; and
 - (d) Management and Mitigation measures in Appendix 2.
- B3. If there is any inconsistency between the documents referred to above, the most recent document shall prevail to the extent of the inconsistency. However, the conditions of this consent shall prevail to the extent of any inconsistency.
- B4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- (a) any reports, plans, or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained in these reports, plans or correspondence.

LIMITS OF CONSENT

- B5. This consent shall lapse five years from the date of this consent unless works are physically commenced in accordance with section 95(4) of the EP&A Act.
- B6. The Applicant must ensure that the total building area does not exceed:
- (a) 123,045 m² of warehouse and distribution uses, including ancillary office area;
 - (b) 1,500 m² of industrial uses; and
 - (c) ancillary areas comprising 2,000 m² of supermarket, 870 m² of retail stores, 250 m² of fast food outlet, and a 100 m² petrol station area.

STAGED SUBMISSION OF PLANS OR PROGRAMS

- B7. With the approval of the Secretary, the Applicant may:
- (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
 - (b) combine any strategy, plan or program required by this consent.

Notes:

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

DISPUTE RESOLUTION

- B8. In the event that a dispute arises between the Applicant, 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

- B9. The Applicant shall ensure that all necessary licences, permits and approvals are obtained and kept up to date as required throughout the life of the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

STRUCTURAL ADEQUACY

- B10. The Applicant shall ensure that all new buildings and structures, and any alterations or additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.

Notes:

- *Under Part 4A of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.*
- *Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.*

UTILITIES

- B11. Prior to the construction of any utility works associated with the development, the Applicant shall obtain relevant approvals from service providers.
- B12. Prior to occupation of the development, the Applicant shall obtain a compliance certificate for water and sewerage infrastructure servicing of the site from Sydney Water Corporation under section 73 of the *Sydney Water Act 1994*.

PROTECTION OF PUBLIC INFRASTRUCTURE

- B13. Prior to the commencement of construction, the Applicant shall:
- prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - submit a copy of this report to the Secretary and Council.
- B14. The Applicant shall:
- repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development; and
 - relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

COMPLIANCE

- B15. The Applicant shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.
- B16. The Applicant shall be responsible for any environmental impacts resulting from the actions of all persons they invite onto the site, including contractors, sub-contractors and visitors.

OPERATION OF PLANT AND EQUIPMENT

- B17. The Applicant shall ensure that all plant and equipment used for the development is:
- maintained in a proper and efficient condition; and
 - operated in a proper and efficient manner.

SCHEDULE C ENVIRONMENTAL PERFORMANCE CONDITIONS

TRAFFIC AND ACCESS

Operating Conditions

- C1. The Applicant shall ensure that:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the relevant standards and the latest versions of AS 2890.1-2004, AS 2890.2-2002 and AS/NZS 2890.6-2009;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with AUSTROADS;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles associated with the development do not park or stand on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all vehicles enter and exit the site in a forward direction;
 - (g) all loading and unloading of materials is carried out on site; and
 - (h) the proposed loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.

Access

- C2. The Applicant shall submit design plans to the satisfaction of the relevant roads authority which demonstrate that the proposed access to the development is designed to accommodate the turning path of a vehicle, PBS Level 2B (up to 30 m in length).

Design of the Reconciliation Road/Dolerite Close Intersection

- C3. The Applicant shall reduce the length of the two right turn bays from Reconciliation Road onto Dolerite Close from 100 m to of 50 m in length to improve the performance of this intersection.

In the event that it is not possible to reduce the length of the right turn bays, the Applicant shall prepare an alternate design solution in consultation with the RMS. The alternate intersection design must be approved by the Secretary and constructed prior to the issue of the first Occupation Certificate for buildings(s) requiring access to Dolerite Close.

Intersection Design – General Requirements

- C4. The Applicant shall:
- (a) ensure that the traffic signals at the intersection of Reconciliation Road/Dolerite Close/Turnbull Close and fourth leg at the intersection of Reconciliation Road /Bellevue Circuit are designed to meet RMS' requirements. The Traffic Control Signal plans shall be drawn by a suitably qualified person and endorsed by a suitably qualified practitioner;
 - (b) the design submitted to RMS shall be in accordance with AUSTROADS Guide to Road Design in association with relevant RMS supplements (available on www.rms.nsw.gov.au). The certified copies of the civil design plans shall be submitted to RMS for consideration and approval prior to the release of a Construction Certificate by the PCA or the Council(s), and prior to the commencement of road works. The Applicant shall pay RMS' fees for administration, plan checking, civil works inspections and project management prior to the commencement of works;
 - (c) the Applicant shall enter into a Works Authorisation Deed (WAD) with RMS for the abovementioned works. The WAD is required to be executed prior to RMS' assessment of the detailed civil design plans. A copy of the WAD Pack is available on www.rms.nsw.gov.au; and
 - (d) all works associated with the proposed signalisation of the intersections shall be at no cost to RMS.

Parking and Amenities

- C5. The Applicant shall provide:
- (a) on-site car parking spaces at the following rates for use during operation of the development:
 - (i) one space per 77 m² of gross floor area for light industrial uses;
 - (ii) one space per 40 m² of gross floor area for office premises;
 - (iii) one space per 20 m² of gross floor area for retail uses; and
 - (iv) one space per 300 m² of gross floor area of four warehouses or distribution centres; and
 - (b) Class 2 bicycle parking, Class 3 visitor bicycle rails, and amenity and change room facilities for cyclists for any building with a floor area exceeding 4,000 m² in accordance with AS 2890.3 - 1993.

SOIL AND WATER

Erosion and Sediment Control

- C6. During construction works, the Applicant shall implement and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline*.

Contamination

- C7. Prior to the commencement of construction works, the Applicant shall submit a Site Audit Statement for the relevant part of the site prepared by an accredited Site Auditor. The Site Audit Statement shall verify that the relevant part of the site is suitable for the commercial/industrial land use to the satisfaction of the Certifying Authority.

Pollution of Waters

- C8. The Applicant comply with section 120 of the POEO Act, except as may be expressly permitted by a licence under the POEO Act.

Rainwater Harvesting

- C9. The Applicant shall ensure that all infrastructure connecting to the existing rainwater reuse/harvesting system approved under MP 06_0181 is designed, constructed and operated in accordance with the Stormwater Management Strategy dated 10 October 2006, prepared by Parsons Brinckerhoff.

NOISE

Construction Noise and Vibration

- C10. Construction activities associated with the development shall be undertaken during the following standard construction hours:
- (a) 7:00 am to 6:00 pm Mondays to Fridays, inclusive; and
 - (b) 8:00 am to 1:00 pm Saturdays; and
 - (c) at no time on Sundays or public holidays.
- C11. Construction works outside of the standard construction hours identified in Condition C10 may be undertaken in the following circumstances:
- (a) construction works that generate noise that is:
 - (i) no more than 5 dB(A) above rating background level at any residence in accordance with the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009); and
 - (ii) no more than the noise management levels specified in Table 3 of the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) at other sensitive receivers; or
 - (b) for the delivery of materials required outside these hours by the NSW Police Force, or other authorities for safety reasons;
 - (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm;
 - (d) works approved by the Secretary; or
 - (e) if works are inaudible outside of the standard construction hours at receivers A and B and C (identified at Appendix 3).
- C12. Activities resulting in impulsive or tonal noise emission shall only be undertaken:
- (a) between the hours of 8:00 am to 5:00 pm Monday to Friday;
 - (b) between the hours of 8:00 am to 1:00 pm Saturday; and
 - (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.

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

- C13. 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).

Construction Noise Limits

- C14. The development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) and summarised in Table 1. All reasonable and feasible noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the commitments within the EIS.

Noise Limits

- C15. The Applicant shall ensure that the noise generated by the operation of the development does not exceed the limits in Table 1.

Table 1: Noise Impact Assessment Criteria dB(A)

Receiver	Day (7 am to 6 pm)	Evening (6 pm to 10 pm)	Night (10 pm to 7 am)	Night Sleep Disturbance (10 pm to 7 am)
	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{Aeq} (15 minute)	L _{A1}
Receivers A, B and C	40	42	38	46

Notes:

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

Operating Conditions

- C16. The development, including the ancillary office and retail space, supermarket, petrol station and fast food outlet, may operate 24-hours-per-day seven-days-per-week.

Noise Management

- C17. The Applicant shall:
- 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.

AIR QUALITY

- C18. The Applicant shall:
- Implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from operation of the development; and
 - minimise any visible off-site air pollution that occurs as a result of this development.

Odour

- C19. The Applicant shall:
- ensure the development does not cause or permit the emission of any offensive odour (as defined by the POEO Act);
 - design ventilation of the facility, including exit velocity of potentially odorous streams and stack height in accordance with:
 - Australian Standard AS 1668.2 – 1991: The use of mechanical ventilation and air conditioning in buildings. Part 2 Mechanical ventilation for acceptable indoor air quality;

- (ii) NSW DEC (2006) Technical Framework: Assessment and Management of Odour from Stationary Sources in NSW, November 2006;
- (iii) NSW DECCW Local Government Air Quality Toolkit: Air Quality Guidance Note for Food Outlets; and
- (c) design ventilation to enable the release of any potentially odorous emissions as free vertical discharges through stacks, with a rain cap in place that does not restrict vertical discharge.

DANGEROUS GOODS

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

GREENHOUSE GAS

- C21. The Applicant shall implement all reasonable and feasible measures to minimise:
- (a) energy use on site; and
 - (b) greenhouse gas emissions produced on-site.

WASTE

Classification

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

Waste Management

- C23. For the life of the development, the Applicant shall:
- (a) monitor the amount of waste generated by the development;
 - (b) investigate ways to minimise waste generated by the development; and
 - (c) implement reasonable and feasible measures to minimise waste generated by the development.

HERITAGE AND ARCHAEOLOGY

- C24. If substantial intact archaeological deposits and/or State significant relics which were not previously identified in the *Southern Employment Lands Greystanes Estate Aboriginal Heritage Assessment*, prepared by ERM and dated October 2006, or the *Southern Employment Lands Greystanes Estate Historic Heritage Assessment*, prepared by ERM and dated October 2006, approved under Concept Plan MP 06_0181, are discovered during construction, the Applicant shall:
- (a) cease work in the affected area(s) until it has received confirmation from the Heritage Council that works may continue within the affected area(s);
 - (b) address any request for information made by the Heritage Council, and provide copies of this information to the Secretary; and
 - (c) update the Heritage Interpretation Plan, prepared by Turner Hughes Architects and dated 28 September 2010, if required by the Secretary.

VISUAL AMENITY AND LANDSCAPING

Lighting

- C25. The Applicant shall ensure that the lighting associated with the development:
- (a) complies with the latest version of *AS 4282(INT) - Control of Obtrusive Effects of Outdoor Lighting*; and
 - (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage

- C26. The Applicant shall prepare a detailed Signage Strategy for the site, to the satisfaction of the Secretary. The Strategy must:
- (a) be prepared in consultation with the Councils', and be submitted to the Secretary for approval prior to installation of any permanent signage on the site;
 - (b) be generally consistent with the signage controls in the UDP; and
 - (c) include detailed design/guidelines for estate signage and business identification signage within the site.

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

Landscaping and Vegetation Management

- C27. The Applicant shall prepare a **Landscaping and Vegetation Management Plan** for the development to the satisfaction of the Secretary. The plan shall:
- (a) be prepared in consultation with Council and submitted to the Secretary for approval prior to the implementation of landscaping;
 - (b) detail any landscaping treatments at the site, with particular attention to minimising the visibility of the site from residences and public vantage points and minimising bushfire risk;
 - (c) ensure that the development is undertaken generally in accordance with the Landscape Plans contained in the RTS;
 - (d) ensure landscaping with native species that require minimal water;
 - (e) demonstrate that planting will be undertaken in accordance with the relevant Australian Standards;
 - (f) comply with the requirements of Agriculture NSW for weed management and the destruction or removal of noxious weeds during construction and operation; and
 - (g) 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.
- C28. The Applicant shall ensure all landscaping identified in the approved **Landscaping and Vegetation Management Plan** (as revised and approved by the Secretary from time to time) is installed prior to the issue of an Occupation Certificate and maintained by the Applicant over the life of the development.
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**SCHEDULE D
ENVIRONMENTAL MANAGEMENT AND REPORTING**

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- D1. Prior to the commencement of construction, the Applicant shall prepare and submit a **Construction Environmental Management Plan** to the satisfaction of the Secretary. The Plan must:
- (a) be prepared by a suitably qualified and experienced person;
 - (b) identify the statutory approvals that apply to the development;
 - (c) consolidate all relevant management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;
 - (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 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 of the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development; and
 - (h) include arrangements for community consultation and complaints handling procedures during construction.
- D2. The approved **Construction Environmental Management Plan** (as revised and approved by the Secretary from time to time) must be implemented by the Applicant for the duration of the construction works.
- D3. Prior to the commencement of construction works for each building, the Applicant shall prepare and submit a **Stormwater Management Plan** to the satisfaction of the Secretary. Each Plan must identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to. Each Plan shall:
- (a) be prepared by a suitably qualified engineer prior to the commencement of the relevant works;
 - (b) be prepared generally in accordance with the:
 - (i) Stormwater Management Strategy is depicted in the EIS and UDP;
 - (ii) Stormwater Infrastructure Maintenance Plan (GHD, April 2008);
 - (c) incorporate design plans and accompanying design notes only; and
 - (d) incorporate bio retention basins, gross pollutant traps, and provide for all stormwater to be directed towards the western perimeter channel, in accordance with the stormwater management strategy.
- C29. The works approved under each **Stormwater Management Plan** (as revised and approved by the Secretary from time to time) must be installed prior to the issue of the Occupation Certificate for the building that they relate to, and must be maintained by the Applicant over the life of the development.

Traffic Management Plan

- D4. Prior to commencement of construction, the Applicant shall prepare a **Construction and Operation Traffic Management Plan (TMP)** for the development in consultation with Transport for NSW and the Councils, and to the satisfaction of the Secretary. 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 construction and operation;
 - (c) provide the estimated duration and staging of construction works;
 - (d) detail the access and parking arrangements for construction and operational vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network;
 - (e) include detail of proposed truck parking to ensure this is managed in an orderly manner; and
 - (f) include a Driver Code of Conduct that details traffic management measures to be implemented during construction and operation to:
 - (i) minimise impacts of the development on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) ensure truck drivers use specified routes and minimise traffic noise during night-time hours; and
 - (iv) manage/control pedestrian movements.

- D5. The Applicant shall ensure that the TMP (as revised and approved by the Secretary from time to time) is implemented for the duration of the construction works and over the life of the development.
- D6. The Applicant shall prepare a Work Place Travel Plan for each building to the satisfaction of PCA prior to the issue of each Occupation Certificate.
- D7. The Applicant shall ensure that the Work Place Travel Plan (as revised from time to time) is implemented for the life of the development.

ENVIRONMENTAL REPORTING

Incident Reporting

- D8. Upon detecting an exceedance of the limits/performance criteria in this consent or the occurrence of an incident that causes (or may cause) material harm to the environment, the Applicant shall immediately (or as soon as practical thereafter) notify the Department and other relevant agencies of the exceedance/incident. Within seven days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

- D9. The Applicant shall provide regular reporting on the environmental performance of the development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.

Independent Environmental Audit

- D10. Within two years of the commencement of operations of the development, and every three (3) years thereafter if requested by the Secretary, the Applicant shall commission and pay the full cost of an Independent Environmental Audit of the development. This audit must:
- (a) be conducted by suitably qualified, experienced and independent team of experts whose appointment has been endorsed by the Secretary;
 - (b) include consultation with the relevant agencies;
 - (c) assess the environmental performance of the development and assess whether it is complying with the relevant requirements in this consent (including site landscaping and any other plan or program required under this consent);
 - (d) review the adequacy of any plans or programs required under this consent and, if appropriate recommend measures or actions to improve the environmental performance of the development, and/or any plan or program required under this consent.

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

- D11. Within six weeks of completing any Independent Environmental Audit, or as otherwise agreed by the Secretary, the Applicant shall submit a copy of the audit report to the Secretary, together with their response to any recommendations contained in the audit report.

APPENDIX 1
SCHEDULE OF APPROVED DRAWINGS

Job No.	Drawing No.	Rev.	Date	Title
Architectural Drawings Prepared by Nettleton Tribe				
3966	MP-000	C	July 2015	COVER SHEET
3966	MP-001	C	July 2015	QUARRY MASTERPLAN
3966	MP-002	C	July 2015	QUARRY WEST - OVERALL SITE PLAN
3966	MP-003	C	July 2015	SUBDIVISION PLAN
3966	MP-011	C	July 2015	DEVELOPABLE LOTS A, C & D PLAN
3966	MP-012	C	July 2015	DEVELOPABLE LOT B PLAN
3966	MP-013	C	July 2015	DEVELOPABLE LOT E PLAN
3966	MP-014	C	July 2015	DEVELOPABLE LOT F PLAN
3966	MP-021	C	July 2015	ELEVATIONS - DEVELOPABLE LOTS A & B
3966	MP-022	C	July 2015	ELEVATIONS - DEVELOPABLE LOTS C & D
3966	MP-023	C	July 2015	ELEVATIONS - DEVELOPABLE LOTS E & F
3966	MP-024	C	July 2015	STREET ELEVATIONS
3966	MP-025_1	A	July 2015	DEVELOPABLE LOT A COLOURED ELEVATIONS SHEET 1
3966	MP-025_2	A	July 2015	DEVELOPABLE LOT A COLOURED ELEVATIONS SHEET 2
3966	MP-025_3	A	July 2015	DEVELOPABLE LOT A COLOURED ELEVATIONS SHEET 3
3966	MP-025_4	A	July 2015	DEVELOPABLE LOT A COLOURED ELEVATIONS SHEET 4
3966	MP-026_1	A	July 2015	DEVELOPABLE LOT B COLOURED ELEVATIONS SHEET 1
3966	MP-026_2	A	July 2015	DEVELOPABLE LOT B COLOURED ELEVATIONS SHEET 2
3966	MP-026_3	A	July 2015	DEVELOPABLE LOT B COLOURED ELEVATIONS SHEET 3
3966	MP-026_4	A	July 2015	DEVELOPABLE LOT B COLOURED ELEVATIONS SHEET 4
3966	MP-026_5	A	July 2015	DEVELOPABLE LOT B COLOURED ELEVATIONS SHEET 5
3966	MP-026_6	A	July 2015	DEVELOPABLE LOT B COLOURED ELEVATIONS SHEET 6
3966	MP-027_1	A	July 2015	DEVELOPABLE LOT C COLOURED ELEVATIONS SHEET 1
3966	MP-027_2	A	July 2015	DEVELOPABLE LOT C COLOURED ELEVATIONS SHEET 2
3966	MP-028_1	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS SHEET 1
3966	MP-028_2	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS SHEET 2
3966	MP-028_3	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS SHEET 3
3966	MP-028_4	A	July 2015	DEVELOPABLE LOT D COLOURED ELEVATIONS SHEET 4
3966	MP-029_1	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 1
3966	MP-029_2	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 2
3966	MP-029_3	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 3
3966	MP-029_4	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 4
3966	MP-029_5	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 5
3966	MP-029_6	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 6
3966	MP-029_7	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 7
3966	MP-029_8	A	July 2015	DEVELOPABLE LOT E COLOURED ELEVATIONS SHEET 8
3966	MP-030_1	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS SHEET 1
3966	MP-030_2	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS SHEET 2
3966	MP-030_3	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS SHEET 3
3966	MP-030_4	A	July 2015	DEVELOPABLE LOT F COLOURED ELEVATIONS SHEET 4
3966	MP-031	C	July 2015	MASTERPLAN SECTIONS
3966	MP-032	C	July 2015	ROAD SECTIONS
3966	MP-051	C	July 2015	SIGNAGE STRATEGY PLAN
3966	MP-061	C	July 2015	MASSING DIAGRAMS
3966	MP-071	C	July 2015	PRECEDENT IMAGES
Landscape Drawings Prepared by Site Image Landscape Architects				
SS14-2875	LA02	G	2 July 2015	PROPOSED LANDSCAPE MASTERPLAN
SS14-2875	LA03	G	2 July 2015	STREETSCAPE CHARACTER ZONES
SS14-2875	LA04	G	2 July 2015	SPECIES LIST
SS14-2875	LA05	G	2 July 2015	PROPOSED LANDSCAPE MASTERPLAN AREA 1
SS14-2875	LA06	G	2 July 2015	PROPOSED LANDSCAPE MASTERPLAN AREA 2
SS14-2875	LA07	G	2 July 2015	PROPOSED LANDSCAPE MASTERPLAN AREA 3

Job No.	Drawing No.	Rev.	Date	Title
SS14-2875	LA08	G	2 July 2015	PROPOSED TYPICAL STREETScape TREATMENT
SS14-2875	LA09	G	2 July 2015	FENCING MASTERPLAN
SS14-2875	LA10	G	2 July 2015	TRUCK AND VEHICULAR ACCESS ANALYSIS
SS14-2875	LA11	G	2 July 2015	ENTRY SIGNAGE MASTERPLAN
SS14-2875	LA12	G	2 July 2015	RECONCILIATION ROAD TREATMENT
SS14-2875	LA13	G	2 July 2015	JAW CRUSHER LANDSCAPE INTEGRATION
SS14-2875	LA14	G	2 July 2015	HERITAGE ROCK FEATURE IDEAS
Civil Drawings Prepared by Costin Roe Consulting				
CO10529.22	DA10	D	1 July 2015	DRAWING LIST AND GENERAL NOTES
CO10529.22	DA20	D	1 July 2015	EROSION AND SEDIMENT CONTROL PLAN
CO10529.22	DA25	D	1 July 2015	EROSION AND SEDIMENT CONTROL DETAILS
CO10529.22	DA40	D	1 July 2015	SITE MASTERPLAN
CO10529.22	DA41	D	1 July 2015	CIVIL WORKS PLAN – SHEET 1
CO10529.22	DA42	D	1 July 2015	CIVIL WORKS PLAN – SHEET 2
CO10529.22	DA43	D	1 July 2015	CIVIL WORKS PLAN – SHEET 3
CO10529.22	DA46	F	1 July 2015	STORMWATER MANAGEMENT/WATER QUALITY STRATEGY
CO10529.22	DA51	D	1 July 2015	CIVIL WORKS DETAILS – SHEET 1
CO10529.22	DA52	E	1 July 2015	CIVIL WORKS DETAILS – SHEET 2

APPENDIX 2 MANAGEMENT AND MITIGATION MEASURES

Overview and Definitions

If approved and acted upon, DEXUS will undertake the QuarryWEST project in accordance with the following commitments.

The following defines some of the terms and abbreviations used in the Statement of Commitments:

Applicable Council	The Council in which the site works are located (either Holroyd City Council or Blacktown City Council)
Approval	The Minister's development consent to the project (SSD 6801)
BCA	Building Code of Australia
Councils	Holroyd City Council and Blacktown City Council
Department	Department of Planning & Environment
DEXUS	DEXUS Quarry West Subtrust, part of the DEXUS Property Group, or its successors in title
EIS	<i>Environmental Impact Statement: QuarryWEST Project</i> , dated March 2015, as may be amended in any subsequent modification application
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Greystanes SEL Concept Approval	Greystanes Southern Employment Lands Concept Plan approval (MP 06_0181)
Major Development SEPP	<i>State Environmental Planning Policy (Major Development) 2005</i>
Minister	Minister for Planning
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Project	The development as described in the EIS
RMS	Roads and Maritime Services
RTS	<i>Response to Submissions: QuarryWEST Project</i> , dated July 2015, including any other additional information provided by DEXUS prior to determination
Secretary	Secretary of the Department (or delegate)
SEPP 33	<i>State Environmental Planning Policy No.33 – Hazardous and Offensive Development</i>
Site	Land to which the project application applies
Site Audit Statement	As defined in the <i>Contaminated Land Management Act 1997</i>
Site Auditor	As defined in the <i>Contaminated Land Management Act 1997</i>
TfNSW	Transport for NSW
UDP	Urban Design Plan for the Greystanes SEL Concept Plan, as amended (Issue J, July 2008)

Administrative Commitments

Commitment to Minimise Harm to the Environment

- 1.2.1 DEXUS will implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

Terms of Approval

- 1.2.2 DEXUS will carry out the project generally in accordance with the:
- EIS and RTS;
 - statement of commitments;
 - Greystanes SEL Concept Approval; and
 - conditions of this consent.
- 1.2.3 If there is any inconsistency between the above, the conditions of the consent will prevail to the extent of the inconsistency.
- 1.2.4 DEXUS will comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
- any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
 - the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Structural Adequacy

- 1.2.5 DEXUS will ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Note: Under Part 4A of the EP&A Act, DEXUS 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.

Protection of Public Infrastructure

- 1.2.6 Prior to the commencement of any construction works, DEXUS will:
- prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with the Councils; and
 - submit a copy of this report to the Secretary and the Councils.
- 1.2.7 DEXUS will:
- repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the project; and
 - relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the project.

Operation of Plant and Equipment

- 1.2.8 DEXUS will ensure that all plant and equipment used on the site is:
- maintained in a proper and efficient condition; and
 - operated in a proper and efficient manner.

Staging

- 1.2.9 DEXUS will:
- not commence any construction works on site until it has taken possession of the applicable part of the site in accordance with the staged release of the site from Boral; and
 - not commence operations of any building on site until all infrastructure necessary for the operation of that building has been completed.

Specific Environmental Commitments

Subdivision

- 1.3.1 DEXUS will subdivide the site generally in accordance with the subdivision plan in the EIS.

Estate Signage Strategy

- 1.3.4 DEXUS will prepare a detailed Signage Strategy for the site, to the satisfaction of the Secretary. The strategy will:
- be prepared in consultation with the Councils, and be submitted to the Secretary for approval prior to installation of any permanent signage on the site;
 - be generally consistent with the signage controls in the UDP; and
 - include detailed designs/guidelines for estate signage and business identification signage within the site.

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

Estate Fencing Strategy

- 1.3.5 DEXUS will prepare a detailed Fencing Strategy for the site, to the satisfaction of the Secretary. The strategy will:
- be prepared in consultation with the Councils, and be submitted to the Secretary for approval prior to installation of any permanent fencing on the site;
 - include detailed designs/guidelines for estate fencing within the site;
 - be generally consistent with the fencing controls in the UDP, including provisions to locate fencing to the primary street frontage behind the setback line, unless required for safety and/or security reasons and agreed to by the Secretary.

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

Soil and Water

Erosion and Sediment Control

- 1.3.6 DEXUS will prepare and implement Erosion and Sediment Control Plans for all works involving ground disturbance (apart from minor works – e.g. signage installation). The plans will:
- be prepared by a suitably qualified engineer prior to the commencement of the relevant works;
 - be consistent with the requirements of Landcom's (2004) *Managing Urban Stormwater: Soils and Construction* manual;
 - identify activities that could cause soil erosion and generate sediment;
 - include measures to minimise soil erosion and the potential for the transport of sediment to downstream waters;
 - include the location, function, and capacity of erosion and sediment control structures; and
 - describe what measures would be implemented to maintain the structures over time.

Stormwater Management

- 1.3.7 DEXUS will prepare and implement Stormwater Management Plans for all buildings and road works to be constructed on site. The plans will:
- be prepared by a suitably qualified engineer prior to the commencement of the relevant works;
 - be prepared generally in accordance with the:
 - Stormwater management strategy as depicted in the EIS and UDP; and
 - Stormwater Infrastructure Maintenance Plan (GHD, April 2008); and
 - incorporate bio-retention basins, gross pollutant traps, and provide for all stormwater to be directed toward the western perimeter channel, in accordance with the stormwater management strategy.

Note: The Stormwater Management Plans would comprise design plan/s and accompanying design notes only. Detailed management provisions are provided in the wider estate stormwater management reports.

Site Contamination

- 1.3.8 Prior to the commencement of construction works, DEXUS will ensure that a Site Audit Statement from an accredited Site Auditor has been prepared for the relevant part of the site. The Site Audit Statement must certify that the relevant part of the site is suitable for commercial/industrial land use.

Noise

Construction Hours

- 1.3.9 DEXUS will carry out construction on the site generally between 7 am and 6 pm Monday to Friday, and 7 am and 1 pm on Saturdays. No construction will be generally undertaken on site on Sundays or public holidays.

Construction works will be undertaken outside these times only if they are inaudible at any privately-owned residence.

Operational Noise

- 1.3.10 DEXUS will ensure that noise generated from the site does not exceed the noise impact assessment criteria in Table 1.

Table 1: Noise Limits

Location	Day	Evening	Night	
	<i>L_{Aeq}(15min)</i>	<i>L_{Aeq}(15min)</i>	<i>L_{Aeq}(15min)</i>	<i>L_{Amax}</i>
Any existing privately-owned residence	40	42	38	48

Notes:

- With regard to time periods:
 - Day is the period from 7 am to 6 pm on Monday to Saturday, and 8am to 6pm on Sundays and public holidays;
 - Evening is the period from 6 pm to 10 pm; and
 - Night is the period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and public holidays.
- Noise will be assessed in accordance with the provisions of the NSW Industrial Noise Policy

Air Quality

Construction Traffic

- 1.3.11 During construction, DEXUS will ensure that:
- a) all trucks entering or leaving the site with loads have their loads covered;
 - b) trucks associated with the project do not track dirt onto the public road network; and
 - c) the public roads used by these trucks are kept clean.

Dust Management

- 1.3.12 During the project, DEXUS will carry out all reasonable and feasible measures to minimise the dust generated by the project.

Odour

- 1.3.13 DEXUS will not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the POEO Act.

Energy and Greenhouse Gas

- 1.3.14 DEXUS will ensure that energy efficiency measures are designed and implemented for all buildings to be constructed on site. The measures will be generally in accordance with the energy efficiency controls in the UDP and EIS.

Transport

Traffic Management

- 1.3.15 DEXUS will prepare a Construction and Operation Traffic Management Plan for the project detailing construction vehicle routes, number of trucks, hours of operation, access arrangements and traffic control in consultation with TfNSW and the Councils and to the satisfaction of the Secretary, prior to the commencement of building works.

Internal and External Roads

- 1.3.16 DEXUS will ensure that the road network and parking associated with the project are designed and constructed in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.
- 1.3.17 DEXUS will:
- a) design and construct the internal roads to the satisfaction of Holroyd City Council; and
 - b) ensure that the intersections with Reconciliation Road are designed and constructed to the satisfaction of the RMS,
- prior to the commencement of operation of any building that requires access from that road or intersection.

Notes:

- The internal road network may be constructed on a staged basis.
- With regard to the intersections with Reconciliation Road, DEXUS notes that the funding for some works is subject to the Deed of Agreement between RMS and Boral under the Greystanes SEL Concept Plan. Nevertheless, DEXUS will ensure that the intersections servicing the DEXUS Estate are designed and constructed by the responsible party prior to building operation, unless otherwise approved by the RMS.

Vehicle Parking and Queuing

- 1.3.18 During the project, DEXUS will ensure that:
- all parking generated by the project is accommodated on site, and that no vehicles associated with the project park on the public road system at any stage; and
 - the project does not result in any vehicles queuing on the public road network.

Bicycle Facilities

- 1.3.19 DEXUS will provide pedestrian and cycle way access on internal roads in accordance with the approved local road design in the concept plan, prior to the commencement of operation of the applicable building(s).
- 1.3.20 DEXUS will provide suitable parking for bicycles and associated facilities such as change rooms (including lockers and, where space permits, showers) at the facility, prior to the commencement of operation of any building with a floor area exceeding 4,000m².

Visual Amenity

Landscaping Maintenance

1.3.21 During the project, DEXUS will:

- a) maintain the landscaping on the site to the satisfaction of the Secretary; and
- b) ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.

Lighting

1.3.22 DEXUS will ensure that all lighting associated with the project:

- a) complies with the latest version of Australian Standard 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.

Wastes and Hazards

1.3.23 During the project, DEXUS will:

- a) implement all reasonable and feasible measures to minimise the waste generated by the project; and
- b) carry out the project in accordance with the Waste Management Plan, as contained in the EIS.

1.3.24 During the project, DEXUS will ensure that all dangerous goods and hazardous substances storage and handling on site are undertaken in accordance with the Dangerous Goods Code and AS 1940-2004: *The storage and handling of flammable and combustible liquids*.

1.3.25 Prior to construction of any building involving the bulk storage of dangerous goods, DEXUS will undertake an analysis of the proposed storage in accordance with SEPP 33 and the Department's *Applying SEPP 33* guidelines.

If the analysis indicates that the proposed storage does present a potential hazard, DEXUS will prepare additional hazard studies in accordance with SEPP 33, the *Applying SEPP 33* guidelines and the Department's *Hazardous Industry Planning Advisory Paper (HIPAP)* guidelines. These studies would be prepared prior to construction of the building involving bulk storage of dangerous goods, to the satisfaction of the Secretary.

Note: Additional hazard studies may include a Preliminary Hazard Analysis, Fire Safety Study, Safety Management System, etc.

Environmental Management Strategy

1.3.26 DEXUS will prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Secretary. This strategy will:

- a) be submitted to the Secretary for approval prior to the commencement of any construction works;
- b) describe in broad terms the proposed environmental management strategy for the project;
- c) describe measures to minimise air quality, noise and other emissions during construction and operation) identify the person who would be responsible for overseeing the environmental management of the project, and provide contact details for this person; and
- e) describe the procedures that would be implemented to:
 - keep the relevant agencies informed about the progress of the project;
 - receive, handle, respond to, record and report any complaints about the project, including an enquiries contact number;
 - resolve any disputes that may arise during the project; and
 - respond to any non-compliances.

APPENDIX 3 NOISE RECEIVER LOCATIONS

Receivers	Type	Address	Description
A	Residential	30 Daruga Avenue	Residential property in R3 Medium Density Residential zone
B	Residential	88 Daruga Avenue	Residential property in R3 Medium Density Residential zone
C	Residential	138 Daruga Avenue	Residential property in R3 Medium Density Residential zone

