

Development Consent

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

As delegate of the Minister of Planning, under delegation executed on 16 February 2015, I grant consent to the Development Application referred to in Schedule A, subject to the conditions in Schedules B, C and 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

19th October

2016

SCHEDULE A

Application No.:

SSD 7564

Applicant:

Frasers Property Industrial Constructions

Consent Authority:

Minister for Planning

Land:

Part Lots 23 and 24, Lots 25, 28B, 30, 30A, 30B, 32 and 32A in DP 13961, Lots 1 to 5 in DP 1098128, Lot 100 in DP 879680, Lot 1 in DP 1036933, Lot 10 in DP 879209 and Lot C DP 103755, corner of The Horsley Drive and Cowpasture Road, Wetherill Park.

Development:

Construction and operation of a warehouse and distribution and light industrial facility over two stages operating 24 hours a day, seven days a week, comprising the following:

- two attached buildings;
- associated hardstand, car parking and loading docks;
- ancillary office and amenities; and
- 117 car parking spaces.

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
Evidence of Consultation	3
Dispute Resolution	3
Statutory Requirements	3
Structural Adequacy and Certification	4
Utilities	4
Protection of Public Infrastructure	4
Compliance	4
Operation of Plant and Equipment	4
Works As Executed Plans	4
Section 94A Levy Development Contributions	4
SCHEDULE C: ENVIRONMENTAL PERFORMANCE CONDITIONS	5
Traffic and Access	5
Soil and Water	6
Noise	7
Air Quality	9
Hazardous and Dangerous Goods	9
Greenhouse Gas	9
Waste	9
Visual Amenity and Landscaping	9
Storage	10
Transmission Line Easement	10
SCHEDULE D: ENVIRONMENTAL MANAGEMENT AND REPORTING	11
Environmental Management	11
Environmental Reporting	12
APPENDIX 1: SCHEDULE OF APPROVED DRAWINGS	13
APPENDIX 2: MANAGEMENT AND MITIGATION MEASURES	14
APPENDIX 3: NOISE RECEIVER LOCATIONS	17

DEFINITIONS

Applicant	Frasers Property Industrial Constructions
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 earthworks, erection of buildings and other infrastructure covered by this consent
Council	Fairfield 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/distribution and light industrial facility
EIS	Environmental Impact Statement titled, " <i>Proposed Two Staged Warehouse/Distribution and Industrial Facility: Proposed Lot 2 Horsley Drive Business Park</i> ", dated May 2016, and prepared by Willowtree Planning
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 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.
Light Industrial	a building or place used to carry out an industrial activity that does not interfere with the amenity of the neighbourhood by reason of noise, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil, or otherwise
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 Part G 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
DPI Water	Department of Primary Industries – 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>Response to Submissions, State Significant Development Application (SSD 7564) Proposed Warehouse/Distribution and Industrial Facility</i> ", prepared by Willowtree Planning, dated 2 August 2016, as amended by the addendum letter, prepared by Acoustic Logic, dated 22 August 2016.
Secretary	Secretary of the Department of Planning and Environment, or nominee
Site	The land referred to at Schedule A and shown in the drawings referenced at Appendix 1
Warehouse and Distribution	a building or place used mainly or exclusively for storing or handling items (whether goods or materials) pending their sale, but from which no retail sales are made

SCHEDULE B ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

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

TERMS OF CONSENT

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

LIMITS OF CONSENT

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

STAGED SUBMISSION OF PLANS OR PROGRAMS

- B6. 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.
- B7. If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall clearly describe the specific stage to which the strategy, plan or program applies, the relationship of the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined shall be demonstrated.

EVIDENCE OF CONSULTATION

- B8. Where consultation with any public authority is required by the conditions of this consent, the Applicant shall:
- (a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the Certifying Authority for approval, where required;
 - (b) submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent; and
 - (c) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant, or any person acting on this development consent.

DISPUTE RESOLUTION

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

STATUTORY REQUIREMENTS

- B10. The Applicant shall ensure that all necessary licences, permits and approvals are obtained and kept up to date as required throughout the life of the Development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

STRUCTURAL ADEQUACY AND CERTIFICATION

- B11. The Applicant shall ensure all new buildings and structures, and any alterations and additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.
- B12. 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

- B13. Prior to the construction of any utility works associated with the Development, the Applicant shall obtain relevant approvals from service providers.
- B14. 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

- B15. Prior to the commencement of construction, the Applicant shall:
- (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (b) submit a copy of this report to the Secretary and Council.
- B16. The Applicant shall:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the Development; and
 - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the Development.

COMPLIANCE

- B17. 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.
- B18. 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

- B19. The Applicant shall ensure that all plant and equipment used for the Development is:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

WORKS-AS-EXECUTED PLANS

- B20. Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a Registered Surveyor demonstrating the stormwater drainage, rainwater harvesting system, and finished ground levels have been constructed as approved shall be submitted to Council.

SECTION 94A LEVY DEVELOPMENT CONTRIBUTIONS

- B21. Prior to the issue of a Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority. The Section 94A Levy as determined at the date of this consent is **\$122,716.65**.

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index – Building Construction (New South Wales).

**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 obtain a permit from the relevant roads authority for the use of Burilda Close for Class 2 heavy vehicles (B-double) prior to the acceptance of these vehicles on site.

Parking and Amenities

- C3. The Applicant shall provide:
- (a) a minimum of 117 on-site car parking spaces (including 3 disabled spaces) for use during operation of the Development; and
 - (b) Class 3 bicycle rails, and amenity and change room facilities for cyclists in accordance with AS 2890.3:1993 – Bicycle Parking Facilities and RMS' NSW Bicycle Guidelines.

Construction Traffic Management Plan

- C4. Prior to the commencement of construction works, the Applicant shall prepare a **Construction Traffic Management Plan** (CTMP) for the Development in consultation with Council, and submit the plan to the Secretary for approval. The plan shall form part of the **Construction Environmental Management Plan** (CEMP) required under Condition D1. The CTMP shall:
- (a) be prepared by a suitably qualified and experienced expert;
 - (b) detail the measures that would be implemented to ensure road safety, network efficiency and access during construction;
 - (c) contain a Drivers' Code of Conduct to:
 - (i) minimise the impacts of construction on the local and regional road network; and
 - (ii) minimise conflicts with other road users;
 - (d) detail heavy vehicle routes, access and parking arrangements;
 - (e) demonstrate that access to private properties will be maintained at all times;
 - (f) if necessary, detail procedures for notifying any nearby residents of any potential disruptions to routes; and
 - (g) identify the traffic control measures required during construction to prevent vehicles colliding with TransGrid's transmission towers.
- C5. The Applicant shall ensure that the CTMP (as revised and approved by the Secretary from time to time) is implemented for the duration of the construction works.

Operational Traffic Management Plan

- C6. Prior to the issue of any Occupation Certificate, the Applicant shall prepare an **Operational Traffic Management Plan** (OTMP) for the Development in consultation with the Council, RMS and TfNSW 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 operation;
- (c) detail the access and parking arrangements for operational vehicles to ensure road and site safety, and demonstrate that 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 a Drivers' 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.

C7. The Applicant shall ensure that the OTMP (as revised and approved by the Secretary from time to time) is implemented for the life of the Development.

Workplace Travel Plan

- C8. The Applicant shall prepare a Work Place Travel Plan to the satisfaction of the PCA prior to the issue of a final Occupation Certificate for the building.
- C9. The Applicant shall ensure that the Work Place Travel Plan (as revised from time to time) is implemented for the life of the Development.

SOIL AND WATER

Stormwater Management

- C10. The stormwater infrastructure identified in the Civil Engineering Report, Revision B, prepared by Costin Roe Consulting, dated 2 May 2016, shall be installed prior to the issue of any Occupation Certificate and shall be maintained by the Applicant over the life of the Development.

Erosion and Sediment Control

- C11. During construction works, the Applicant shall implement and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction Guideline*.

Pollution of Waters

- C12. The Applicant shall comply with section 120 of the POEO Act, except as may be expressly permitted by a licence under the POEO Act.

Rainwater Harvesting

- C13. The Applicant shall ensure the rainwater reuse/harvesting system is designed, constructed and operated in accordance with the Civil Engineering Report, Revision B, prepared by Costin Roe Consulting, dated 2 May 2016. 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 a final Occupation Certificate for the development.

NOISE

Construction Noise and Vibration

- C14. 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.
- C15. Construction works outside of the standard construction hours identified in Condition C14 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* (Environment Protection Authority, 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 approved through the out-of-hours work protocol outlined in the CEMP.
- C16. Activities resulting in impulsive or tonal noise emission shall only be undertaken:
- (a) between the hours of 8:00 am to 5:00 pm Mondays to Fridays;
 - (b) between the hours of 8:00 am to 1:00 pm Saturdays; 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.
- C17. 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).
- C18. Wherever practical, piling activities shall be undertaken using quieter alternate methods than impact or percussion piling, such as bored piles or vibrated piles.

Construction Noise Limits

- C19. The Development shall be constructed with the aim of achieving the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Environment Protection Authority, 2009). All reasonable and feasible noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the commitments within the EIS.

Noise Limits

- C20. 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} (1 minute)
1489 The Horsley Drive, Horsley Park	35	35	35	61
2614 Cowpasture Road, Horsley Park	40	40	40	61

Notes:

- To identify the exact residential receiver location, refer to Appendix 9 of the EIS, the RTS Acoustic Assessment Addendum, and Appendix 3 of this consent; and
- Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

Noise Management

- C21. 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.
- C22. Within three months of the commencement of operations on-site, the Applicant shall undertake and submit noise testing to the satisfaction of the Secretary. The additional testing shall:
- be undertaken by a suitably qualified acoustic consultant; and
 - assess compliance with the operational noise limits under Condition C20 at the residential receptors;
 - and assess compliance with the sleep disturbance criteria outlined in the Industrial Noise Policy.
- C23. In the event the noise testing undertaken pursuant to Condition C22 demonstrates the operational noise does not comply with the noise limits identified in Condition C20, or the sleep disturbance criteria outlined in the *Industrial Noise Policy* the Applicant shall submit the following information to the Secretary for approval within six weeks of the completion of the noise testing:
- 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 C20 and the sleep disturbance criteria outlined in the *Industrial Noise Policy*; and
 - a program for additional noise testing.

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

HOURS OF OPERATION

- C24. The approved hours of operation for the use of the premises for warehousing and distribution or light industrial purposes are 24-hours-per-day seven-days-a-week.

AIR QUALITY

- C25. The Applicant shall:
- (a) implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from the construction and operation of the Development; and
 - (b) minimise any visible off-site air pollution that occurs as a result of the Development during its construction and operation.

HAZARDOUS AND DANGEROUS GOODS

- C26. Dangerous Goods, as defined by the Australian Dangerous Goods Code, shall be stored and handled strictly in accordance with all relevant Australian Standards.
- C27. The Applicant shall ensure that the storage of dangerous goods within the development shall be at quantities below the screening threshold as stated in *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33*.

Bunding

- C28. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants' Handbook*.

GREENHOUSE GAS

- C29. 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

- C30. For the life of the Development, 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

- C31. For the life of the Development, the Applicant shall:
- (a) monitor the amount of waste generated by the Development;
 - (b) investigate ways to minimise waste generated by the Development; and
 - (c) implement reasonable and feasible measures to minimise waste generated by the Development in accordance with the *Waste and Recycling Management Plan* prepared by SLR Consulting Australia Pty Ltd and dated 29 April 2016 (Appendix 10 of the EIS).

VISUAL AMENITY AND LANDSCAPING

Lighting

- C32. 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.

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

Signage

- C33. All signage shall be erected in accordance with specifications identified in the following drawing:
- (a) SP2-WSPT-DA-200 Elevations prepared by Frasers Property, Issue A and dated 24 March 2016.

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

Landscaping and Vegetation Management

- C34. The Applicant shall ensure all landscaping identified in the Landscaping and Vegetation Management Plan (prepared by Design Landscape Architecture, Revision A, dated 26 April 2016) is installed prior to the issue of any Occupation Certificate, or as otherwise agreed by the Secretary, and maintained by the Applicant over the life of the Development.

Aboriginal Archaeology

- C35. If any unexpected Aboriginal objects are uncovered during construction, the Applicant shall:
- (a) not commence work until the Heritage Council has confirmed 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) immediately cease works in the affected area(s) and contact a suitably qualified and experienced archaeologist to assess the finds;
 - (d) update any relevant plans or strategies if required by the Secretary.

STORAGE

- C36. Building and construction materials shall be stored wholly within the site. Goods, pallets, equipment or machinery shall not be stored in the car parking areas, easement or driveway areas.

TRANSMISSION LINE EASEMENT

- C37. No structures (temporary and/or permanent) including car parking areas are to be located within TransGrid's easement.
- C38. The Applicant shall notify TransGrid prior to any amendment or modifications to the development and obtain written approval from TransGrid for any amended or modified encroachment into the easement.
- C39. All works when operating within and near TransGrid infrastructure, are to be carried out in accordance with the NSW 'WorkCover 'Work Near Overhead Power Lines' Code of Practice 2006.
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**SCHEDULE D
ENVIRONMENTAL MANAGEMENT AND REPORTING**

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- D1. The Applicant shall prepare a **Construction Environmental Management Plan (CEMP)** to the satisfaction of the Secretary. The Plan shall:
- (a) be prepared in consultation with Council;
 - (b) be approved by the Secretary prior to the commencement of construction;
 - (c) identify the statutory approvals that apply to the Development;
 - (d) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
 - (e) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of the construction stages;
 - (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (g) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development;
 - (h) include all management plans required under Condition C2 of this consent;
 - (i) detail the measures that would be implemented to manage obstruction or inconvenience within public places;
 - (j) ensure all works are carried out in accordance with NSW WorkCover 'Work Near Overhead Powerlines' Code of Practice 2006 and TransGrid Easement Guidelines for Third Party Development; and
 - (k) prevent any structures (temporary and/or permanent), including car parking being located in the TransGrid easement.
- D2. As part of the CEMP for the Development, required under Condition D1 of this consent, the Applicant shall include the following:
- (a) dust management (see Condition C25)
 - (b) construction traffic management plan (see Condition C4);
 - (c) noise and vibration management (see Conditions C14 to C19);
 - (d) soil and water management (see Conditions C10 to C12); and
 - (e) a community consultation and complaints handling procedure.
- D3. The approved CEMP (as revised and approved by the Secretary from time to time) shall be implemented by the Applicant for the duration of the construction works.

Operational Environmental Management Plan

- D4. The Applicant shall prepare and implement an **Operational Environmental Management Plan (OEMP)** for the Development be submitted to the Secretary prior to the commencement of operations. This Plan shall:
- (a) provide the strategic framework for environmental management of the Development;
 - (b) identify the statutory approvals that apply to the Development;
 - (c) include a copy of all relevant management plans and monitoring programs relevant under this consent;
 - (d) outline all environmental management practices and procedures to be followed during operation;
 - (e) describe all activities to be undertaken on the site during operation;
 - (f) detail how the environmental performance of the operation of the Development will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (g) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the Development;
 - (h) describe the procedures that will be implemented to:
 - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the Development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise during the course of the Development;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies;
 - (vi) include copies of any strategies, plans and programs approved under the conditions of this consent; and
 - (vii) a clear plan depicting all the monitoring required to be carried out under the conditions of this consent.

ENVIRONMENTAL REPORTING

Incident Reporting

- D5. Upon detecting an exceedance of the limits/performance criteria in this consent or the occurrence of an incident that causes (or may cause) material harm to the environment, the Applicant shall immediately (or as soon as practical thereafter) notify the Department and other relevant agencies of the exceedance/incident. Within seven days of the date of the incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

- D6. The Applicant shall provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.
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**APPENDIX 1
SCHEDULE OF APPROVED DRAWINGS**

Drawing No.	Issue/Revision	Date	Title
Architectural Drawings Prepared by Frasers Property			
SP2-WSPT-DA-000	A	-	TITLE SHEET
SP2-WSPT-DA-001	A	21/04/2016	LOCATION PLAN
SP2-WSPT-DA-002	A	21/04/2016	SITE ANALYSIS
SP2-WSPT-DA-003	A	21/04/2016	SITE PLAN
SP2-WSPT-DA-004	A	21/04/2016	TRUCK TURNING DIAGRAMS SHEET 1
SP2-WSPT-DA-005	A	21/04/2016	TRUCK TURNING DIAGRAMS SHEET 2
SP2-WSPT-DA-006	A	21/04/2016	STAGING PLANS
SP2-WSPT-DA-100	A	21/04/2016	WAREHOUSE/INDUSTRIAL FACILITY
SP2-WSPT-DA-110	A	21/04/2016	OFFICE 01 PLAN
SP2-WSPT-DA-111	A	21/04/2016	OFFICE 02 PLAN
SP2-WSPT-DA-200	A	21/04/2016	ELEVATIONS
SP2-WSPT-DA-210	A	21/04/2016	SECTIONS
SP2-WSPT-DA-400	A	21/04/2016	LIGHTING PLAN
SP2-WSPT-DA-500	A	21/04/2016	COLOUR ELEVATIONS
SP2-WSPT-DA-610	A	21/04/2016	OFFICE 01 – PERSPECTIVE
SP2-WSPT-DA-600	A	21/04/2016	OFFICE 02 – PERSPECTIVE
SP2-WSPT-DA-620	A	23/05/2016	STREETSCAPE CONTEXT SKETCHES
Landscape Drawings Prepared by Coco Design			
LA-00	A	29/04/2016	COVER SHEET/LEGEND/PLANT SCHEDULE
LA-01	A	29/04/2016	LANDSCAPE PLAN
LA-02	A	29/04/2016	LANDSCAPE PLAN
LA-03	A	29/04/2016	LANDSCAPE PLAN
Civil Drawings Prepared by Costin Roe Consulting			
CO11492.12-DA10	C	02/05/2016	DRAWING LIST & GENERAL NOTES
CO11492.12-DA20	C	02/05/2016	EROSION AND SEDIMENT CONTROL PLAN
CO11492.12-DA25	C	02/05/2016	EROSION AND SEDIMENT CONTROL DETAILS
CO11492.12-DA40	C	02/05/2016	CONCEPT STORMWATER DRAINAGE PLAN
CO11492.12-DA45	C	02/05/2016	CONCEPT STORMWATER DRAINAGE DETAILS
CO11492.12-DA50	C	02/05/2016	FINISHED LEVELS PLAN

APPENDIX 2 MANAGEMENT AND MITIGATION MEASURES

Management & Mitigation Measures

Proposed Warehouse/Distribution & Industrial Facility
Horsley Drive Business Park (Lot 2)

PART G MANAGEMENT AND MITIGATION MEASURES

by Frasers Industrial Constructions Pty Ltd (Frasers)
in relation to Proposed Warehouse/Distribution & Industrial Facility
at Proposed Lot 2, Horsley Drive Business Park

Frasers will undertake the construction and operation of the proposed facility in accordance with the following:

The following defines some of the terms and abbreviations used in this statement:

Approval	The Minister's approval of the Project
BCA	Building Code of Australia
Council	Fairfield City Council
Department	Department of Planning and Environment
Secretary-General	Secretary-General of the Department (or delegate)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Frasers	Frasers Industrial Constructions Pty Ltd
Project	The development as described in the EIS
Site	Land to which the project application applies
WorkCover	NSW WorkCover

SPECIFIC ENVIRONMENTAL MANAGEMENT & MITIGATION MEASURES

Noise

Construction

- Throughout the construction phase of the development, Frasers Shall:
 - Keep a register of complaints received/communication with the local community with information as detailed below.
 - Where noise/vibration complaints require noise/vibration monitoring, results from monitoring.
 - Record any noise exceedences occurring including, the actions taken and results of follow up monitoring.
 - Keep on-site a report detailing complaints received and actions taken shall be presented.
 - Ensure all monitoring and reporting shall be conducted in conjunction with the conditions of consent.
 - Ensure extended construction hours are limited from 6:30am to 6:30pm Monday to Friday, and 7:30am to 1:30pm pm on Saturday.

Air

- The following air quality mitigation measures will be fulfilled where appropriate for the development.

Source	Mitigation measure
Dust	- Removal of silt and other material from around erosion and sediment control structures to ensure deposits do not become a dust source. - Amending dust-generating construction activities during adverse wind conditions blowing in the direction of sensitive receptors. A wind sock should be made available and be visible to all areas of an active construction site to assist in reactive response procedures (i.e. to determine when construction activities should

Management & Mitigation Measures

Proposed Warehouse/Distribution & Industrial Facility
Horsley Drive Business Park (Lot 2)

	<i>be postponed, minimised or relocated in windy conditions).</i> <i>Minimising the use of material stockpiles and ensuring sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place.</i> <i>Erecting solid screens or barriers around dusty activities or the site boundary to prevent windblown dust being transported offsite.</i> <i>Ensuring fine powder materials are delivered in enclosed tankers and stored in silos to prevent escape of material during delivery.</i> <i>Ensuring smaller bags of powder materials are sealed after use and stored appropriately.</i> <i>Minimising drop heights from loading shovels and other loading / unloading equipment and using fine water sprays on such equipment where appropriate.</i> <i>Ensuring vehicles entering/exiting the site are covered to prevent escape of materials during transport.</i> <i>Reducing vehicle speeds on site will reduce wheel generated dust.</i> <i>If dirt track out is causing problems, avoiding dry sweeping of large areas. Manual brushing of the truck's flanks and wheels could be implemented as a further precaution.</i> <i>The use of water carts for water carts to reduce wheel generated dust.</i> <i>Street sweeping to mitigate dust from paved areas.</i> <i>Manual brushing of the truck's flanks and wheels, a wheel wash or rumble bars will be considered for implementation as a further precaution (if required).</i>
Plant and Machinery	<i>Ensuring vehicles and machinery are maintained in accordance with manufacturer's specifications.</i> <i>Minimising truck queuing and unnecessary trips through logistical planning of materials delivery and work practices.</i> <i>Ensure all vehicles switch off engines when stationary so that there are no idling vehicles.</i> <i>Fixed plant should be located as far from local receptors as practicable.</i>
Fuel Storage Areas	<i>Storage areas for all liquids should be appropriately bunded.</i> <i>Spill kits including absorbing materials should be provided nearby handling and storage areas.</i> <i>Where possible, the delivery of liquid fuels should utilise reciprocal feeds, so that tank vapours are displaced into the delivery vehicle rather than being emitted to the atmosphere as a fugitive emission.</i> <i>Empty containers should be managed and disposed of in appropriate manner.</i>
Contaminated Soils	<i>Restricting ground invasive works to between the hours of 7am and 6pm, Monday to Friday, and</i> <i>between the hours of 8am and 1pm on Saturdays.</i> <i>• Keeping excavation surfaces moist.</i> <i>• Using appropriate covering techniques to cover excavation faces or stockpiles.</i> <i>• Use of soil vapour extraction systems and regular monitoring of discharges.</i>

Waste Management

3. Frasers will ensure that all waste generated on site during operation is classified in accordance with the Office of Environmental and Heritage's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste.

Ecologically Sustainable Development

4. Frasers will investigate the following initiatives:

Energy efficiency & carbon reduction

- *LED highbay lighting to all warehouse and office areas.*
- *Solar PV system to generate renewable energy for use on site.*
- *Geothermal or high efficiency office heating, ventilation and air conditioning system*

Management & Mitigation Measures

Proposed Warehouse/Distribution & Industrial Facility
Horsley Drive Business Park (Lot 2)

- *Ground or air source heat pump hot water system.*
- *10% translucent roof sheeting to warehouse will provide high levels of daylight.*
- *Electricity sub-metering to allow for monitoring, management and reporting of building performance.*

Water conservation & management

- *High efficiency water fittings (4 to 6 star WELS rating).*
- *Rainwater harvesting for use in toilet flushing and irrigation.*
- *Fire sprinkler test water recycling into existing fire sprinkler or rainwater tanks.*
- *Drought resistant landscaping installed for water saving & facility long-term amenity.*
- *Water sub-metering to allow for monitoring, management and reporting of building performance.*
- *Stormwater treatment system to improve quality of runoff.*

Waste recycling & materials

- *A dedicated waste recycling facility to facilitate waste recycling during operation.*
- *Use of reduced environmental materials – certified timber and steel, best practice PVC.*
- *Full life cycle analysis to understand key building material and design impacts and identify areas for further improvement.*
- *Fibre cement warehouse slab achieving significant reductions in concrete and steel.*
- *Environmentally certified carpet tiles in office areas.*

Health and comfort

- *10% translucent roof sheeting to warehouse will provide high levels of daylight.*
- *Increased outside air rates to office areas.*
- *Increased insulation and glazing performance to office areas.*
- *Daylight glare control and thermal control with internal roller blinds to offices and fixed shading.*
- *Non-toxic paints, adhesives, sealants and MDF.*

Management Plans

5. Frasers will comply with the following management plans during the construction and operation of the proposed development:

Management Plans Ref:		
Rev 1	Construction Environmental Management Plan	Fraser's Property Australia
20160263	Operational Traffic Management Plans	Road Delay Solutions
20160263	Construction Traffic Management Plan	Road Delay Solutions
20160263	Loading Dock Management Plan Facility 1	Road Delay Solutions
20160263	Loading Dock Management Plan Facility 2	Road Delay Solutions
1610	Landscaping & Vegetation Management Plan	Coco Design

Lighting

6. Outdoor lighting will be design to comply and operate with Australian Standard 4282 -1997.

APPENDIX 3 NOISE RECEIVER LOCATIONS

Type	Address	Description
Residential	1489 The Horsley Drive, Horsley Park	Rural property with a dwelling
Residential	2614 Cowpasture Road, Horsley Park	Rural property with a dwelling

