

Development Consent

Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 11 October 2017, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, 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



Chris Ritchie

A/Executive Director

Key Sites and Industry Assessments

Sydney 16 AUGUST

2018

File: OBJ17/09558

SCHEDULE 1

Application No:

SSD 8606

Applicant:

Logos Property Holdings Pty Ltd

Consent Authority:

Site:

Lot 23 262886

Lot 24 262886

Hollinsworth Road, Blacktown

Development:

The staged construction and operation of a warehousing estate consisting of:

- seven buildings for warehouses distribution with ancillary offices uses and an ancillary agricultural produce industry use in building 5
- access roads off Hollinsworth Road
- on-site stormwater management infrastructure
- service connections, car parking and hardstand areas
- landscaping

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DEFINITIONS

Applicant	Logos Property Pty Ltd, or any other person(s) person carrying out any development to which this consent applies
BCA	Building Code of Australia
Bus-only link	The extent of SP2 Local Road zoned land passing through Lot 23 DP 262886 from north to south, connecting to the end of Hollinsworth Road as shown in the Land Reservation Acquisition Map (LRA_005) of <i>State Environmental Planning Policy (Sydney Region Growth Centres) 2006</i> as at 15 December 2017 and at Appendix A of this consent
CEMP	Construction Environmental Management Plan
Certifying Authority	A person who is authorised by or under section 6.17 of the EP&A Act to issue certificates
Conditions of this consent	Conditions contained in Schedule 2 of this document
Construction	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
Council	Blacktown City Council
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	NSW Department of Planning and Environment
Development	The development described in the EIS and Response to Submissions, including the works and activities comprising construction and operation of warehouse buildings, ancillary offices, hardstand areas, car parking, service connections and landscaping, as modified by the conditions of this consent
Development layout	The plans at Appendix A of this consent
Earthworks	Bulk earthworks, site levelling, import and compaction of fill material, excavation for installation of drainage and services, to prepare the site for construction
EIS	The Environmental Impact Statement titled <i>Logos Marsden Park Logistics Estate</i> prepared by Urbis dated 11 January 2018, submitted with the application for consent for the development
ENM	Excavated Natural Material
Environment	Includes all aspects of the surroundings of humans, whether affecting any human as an individual or in his or her social groupings
EPA	NSW 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>
EPL	Environment Protection Licence issued by the EPA under the POEO Act
Evening	The period from 6 pm to 10 pm
Fibre ready facility	As defined in Section 372W of the <i>Commonwealth Telecommunications Act 1997</i>
Growth Centres Development Control Plan	The Blacktown City Council Growth Centres Development Control Plan 2016
Heavy vehicle	Any vehicle with a gross vehicle mass of 4.5 tonnes or more
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/ or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i>
Incident	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance Note: "material harm" is defined in this consent
Land	Has the same meaning as the definition of the term in section 1.4 of the EP&A Act
Management & Mitigation Measures	The Applicant's management and mitigation measures included in Appendix C
Material harm to the environment	Is harm that: - involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial, or - results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)

Minister	NSW Minister for Planning (or delegate)
Mitigation	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
Monitoring	Any monitoring required under this consent must be undertaken in accordance with section 9.40 of the EP&A Act
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
Non-compliance	An occurrence, set of circumstances or development that is a breach of this consent
OEH	NSW Office of Environment and Heritage
OEMP	Operational Environmental Management Plan
Operation	The use of any or all of the seven buildings and ancillary uses consisting of: • offices for warehouse and distribution • an ancillary agricultural process industry use in building 5
PCA	Principal Certifying Authority in accordance with the EP&A Act
Planning Secretary	Planning Secretary of the Department (or nominee)
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
Response to Submissions (RTS)	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act
RMS	NSW Roads and Maritime Services
RMS road reserve	The Bells Line of Road – Castlereagh Connection, passing along the southern property boundary of the site, mapped as SP2 (Classified Road) under the Blacktown Local Environmental Plan 2015
Planning Secretary	Planning Secretary of the Department (or nominee)
Sensitive Receivers	A location where people are likely to work or reside, this may include a dwelling, school, hospital, office or public recreational area
Site	The land listed in Schedule 1
Stage	A construction stage (consisting of stages one through four) of the development depicted in the staging plan at Appendix A
TfNSW	Transport for NSW
VENM	Virgin Excavated Natural Material as defined in the POEO Act
Waste	As defined in the POEO Act
Year	A period of 12 consecutive months

SCHEDULE 2

PART A: ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance criteria established in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise, any material harm to the environment that may result from the construction and operation of the development.

TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
 - (b) in accordance with all written directions of the Planning Secretary;
 - (c) in accordance with the EIS and Response to Submissions;
 - (d) in accordance with the Development Layout in Appendix A; and
 - (e) in accordance with the Management and Mitigation Measures in Appendix C.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
 - (b) the implementation of any actions or measures contained in any such document referred to in A3(a) above.
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c) and A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

Note: For the purposes of this condition, there will be an inconsistency between documents if it is not possible to comply with both documents, or in the case of a condition of consent or direction of the Planning Secretary, and a document, if it is not possible to comply with both the condition or direction, and the document.

LIMITS OF CONSENT

Lapsing

- A5. 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 that date.

Scope of Works

- A6. This consent does not approve any road works, including the roundabout, on Hollinsworth Road as shown in the red outline in Appendix A (Figures 1-3) and the corresponding area shown in any other plan listed in Appendix A of this consent.
- A7. This consent does not approve any civil works shown in the civil plans at Appendix B of any version of the 'Engineering report incorporating stormwater management plan SSD 8606' prepared by CostinRoe Consulting provided in the EIS or the RTS.

On-site Operations

- A8. The operations in building 5 must not involve the cutting, washing or spraying of any agricultural produce received under the sorting function of the operations.

- A9. The sorting function of the operations in building 5 must not exceed a throughput of 30,000 tonnes of agricultural produce per year.
- A10. The office space approved under this consent must only be used solely in conjunction with the use of the building to which it is attached as granted by this consent. The separate use or occupation of the office space is not permitted under this consent.
- A11. This consent does not authorise the sale or display of goods for retail to the general public.
- A12. This consent does not approve any business identification or building façade signage.

NOTIFICATION OF COMMENCEMENT

- A13. The date of commencement of each of the following phases of the development must be notified to the Department in writing, at least one month before that date, or as otherwise agreed by the Planning Secretary:
- (a) construction;
 - (b) construction of the future high bay storage for building 3 (subject to condition B52);
 - (c) operation for each warehouse building; and
 - (d) cessation of operations.
- A14. If the construction or operation of the development is to be staged, the Department must be notified in writing at least one month before the commencement of each stage, of the date of commencement and the development to be carried out in that stage.

EVIDENCE OF CONSULTATION

- A15. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party before submitting the subject documents to the Planning Secretary for approval; and
 - (b) provide details of the consultation undertaken including:
 - (i) the outcome of that consultation, matters resolved and unresolved; and
 - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS

- A16. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development 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);
 - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
 - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A17. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A18. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A19. Before the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and provider of services that are likely to be affected by the development to make suitable arrangements for access to, diversion, protection, and support of the affected infrastructure;
 - (b) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of the dilapidation report to the Secretary and Council.
- A20. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (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 infrastructure that needs to be relocated as a result of the development.

Note: This condition does not apply to any damage to roads caused as a result of general road usage.

STRUCTURAL ADEQUACY

- A21. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the BCA.

Note:

- Under the former Part 4A of the EP&A Act or Part 6 of the EP&A Act as applies from 1 September 2018, 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.

COMPLIANCE

- A22. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

SPECIAL INFRASTRUCTURE CONTRIBUTION

- A23. The Applicant is to make a special infrastructure contribution in accordance with the *Environmental Planning and Assessment (Special Infrastructure Contribution - Western Sydney Growth Areas) Determination 2011* (as in force when this consent becomes operative).

Prior to the issue of any Construction Certificate for works in relation to the development the subject of this consent, the Applicant must provide the Certifying Authority with written evidence from the Department that the liability to make the special infrastructure contribution for the development (or that part of the development for which the certificate is sought) has been discharged, or that arrangements are in force with respect to the discharge of the liability.

Note: More information about the special infrastructure contribution can be found on the Department's website at:

<http://www.planning.nsw.gov.au/Policy-and-Legislation/Infrastructure/Infrastructure-Funding/Special-Infrastructure-Contributions-SIC>

OPERATION OF PLANT AND EQUIPMENT

- A24. The plant and equipment used on-site, or to monitor the performance of the development must be:
- (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

EASEMENTS

- A25. Within six months after the date of this consent, an easement under section 88A and/or restriction or public positive covenant under section 88E of the *Conveyancing Act 1919* naming the Council as the prescribed authority, which can only be revoked, varied or modified with the consent of the Council, and which provides for the on-site detention system(s), stormwater pre-treatment systems, overland flow path works and a noise barrier (see condition B36) must be registered on title of Lot 23 DP 262886 and Lot 24 DP 262886 as relevant.
- A26. The form of an easement or restriction required to be created under condition A25 must be in accordance with:
- (a) Council's standard recitals for Terms of Easements and Restrictions (Current Version); and
 - (b) the standard format for easements and restrictions as accepted by the NSW Land Registry Services.

EXTERNAL WALLS AND CLADDING

- A27. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A28. Before the issue of a Construction Certificate and an Occupation Certificate, the Applicant must provide the Certifying Authority with documented evidence that the products and systems proposed for use or used in the construction of external walls including finishes and claddings such as synthetic or aluminium composite panels comply with the requirements of the BCA.
- A29. The Applicant must provide a copy of the documentation given to the Certifying Authority to the Planning Secretary within seven days after the Certifying Authority accepts it.

UTILITIES AND SERVICES

- A30. Before the construction of any utility works associated with the development, the Applicant must obtain relevant approvals from service providers.
- A31. Before the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.
- A32. The Applicant must ensure the provision of water, electricity and gas to the development comply with section 4.1.3 of *Planning for Bushfire Protection 2006*.
- A33. Before the issue of any Occupation Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifying Authority, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in a real estate development project to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
 - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in a real estate development project demonstrated through an agreement with a carrier.
- A34. The Applicant must demonstrate that the carrier has confirmed in writing they are satisfied that the fibre ready facilities are fit for purpose.

WORK-AS-EXECUTED PLANS

- A35. Before the issue of a final Occupation Certificate for any stage of the development, work-as-executed (WAE) drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the PCA. If the PCA is Council, the WAE drawings must:
- (a) include a hard copy of plans at A1 size;
 - (b) include a softcopy on CD/USB with PDF format files of the WAE plans; and
 - (c) be prepared on a copy of the original, stamped construction certificate plans for engineering works.

APPLICABILITY OF GUIDELINES

- A36. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A37. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

ADVISORY NOTES

- AN1.** All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.
- AN2.** Where any air handling, evaporative cooling hot water, humidifying, warm water or water cooling systems are installed. Council must be notified in accordance with Clause 11 of the *Public Health Regulation 2012* (NSW), within one month of practical completion. The notification must include details of:
- (a) the type of system;
 - (b) the address of the premises on which the system is installed;
 - (c) the name, residential and business addresses of the owner of the premises;
 - (d) the telephone numbers to which, during business hours and outside; and
 - (e) business hours, the person(s) referred to above may be contacted.

PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan for the development, to the satisfaction of the Planning Secretary. The plan must form part of the Construction Environmental Management Plan required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
 - (b) be prepared in consultation with Council;
 - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
 - (d) detail heavy vehicle routes, access points and parking arrangements;
 - (e) include a Driver Code of Conduct to:
 - (i) minimise the impacts of earthworks and construction on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) ensure truck drivers use specified routes;
 - (f) include a program to monitor the effectiveness of these measures; and
 - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the Construction Traffic Management Plan required by condition B1 is approved by the Planning Secretary; and
 - (b) implement the most recent version of the Construction Traffic Management Plan approved by the Planning Secretary for the duration of construction.

Roadworks and Access

- B3. Before the commencement of construction works for any access roads connecting to the current or proposed extent of Hollinsworth Road, the Applicant must obtain approval for the works under section 138 of the *Roads Act 1993*.
- B4. The Applicant must ensure the vehicle crossovers from Hollinsworth Road to the site are built so they comply with the *AUSTROADS Guide to Traffic Engineering Practice, Part 5: Intersections at Grade, Section 6.2 – Sight Distance* and AS 2890.
- B5. The Applicant must ensure all vehicular crossings are built to Council's standard A(BS)103S.

Preservation of the Bus-only Link

- B6. The Applicant must ensure the construction and operation of building 7 in stage 1, building 4 in stage 2 and all works in stage 3 of the development, located to the east and west of the Daniels Road bus-only link:
- (a) are consistent with the alignment shown in the *State Environmental Planning Policy (Sydney Region Growth Centres) 2006*;
 - (b) does not encumber or obstruct the bus-only link and enables any future road treatment with:
 - (i) a road carriageway width of 20 m; and
 - (ii) localised widening along the bus-only link of 24 m for bus bays;
 - (c) allows adequate space for a 14.5 m rigid bus swept path without crossing any centreline; and
 - (d) allows any future road treatment to cross the RMS road reserve at right angles.

Revised Heavy Vehicle Access Design for Building 3

- B7. Before the issue of any construction certificate for stage 3, the Applicant must submit revised plans for heavy vehicle access to building 3, to the satisfaction of the Planning Secretary. The revised access arrangements must:
- (a) be prepared by a suitably qualified and experienced person;
 - (b) be prepared in consultation with Council;
 - (c) comply with relevant Australian Standards, including but not limited to including the latest versions of AS 2890.1, AS 2890.2 and AS 2890.6;
 - (d) comply with Council's relevant engineering standards;
 - (e) include swept path diagrams demonstrating the proposed access arrangement can accommodate an AUSTROADS 26 m B-Double or the longest vehicle anticipated to access the site in accordance with AUSTROADS Design Vehicles and Turning Path Templates, whichever is greater in length; and
 - (f) include design details if the swept paths of heavy vehicles accessing the site require modifications to any road surface, crossover, guttering or kerbing.
- B8. The Applicant must not commence construction of any aspect of stage 3 of the development until the revised access designs required under condition B7 are approved by the Planning Secretary.

Occupation Timing of Stages 3 and 4

- B9. The Applicant must not occupy or commence operation of any building in stages 3 or 4 of the development until such time the extension of Hollinsworth Road approved under DA 15-275, and as modified by Council, is dedicated to Council.

Parking

- B10. The Applicant must provide sufficient parking facilities on-site, in accordance with the relevant Australian Standards, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

Operating Conditions

- B11. The Applicant must ensure:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the development are constructed and maintained in accordance with the latest version of AS 2890.1:2004 *Parking facilities Off-street car parking* and AS 2890.2:2002 *Parking facilities Off-street commercial vehicle facilities*;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles and bins associated with the development are not parked 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 loading and unloading of materials is carried out on-site;
 - (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
 - (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

Work Place Travel Plan

- B12. Before the commencement of operation of the development, the Applicant must prepare a Work Place Travel Plan in consultation with TfNSW. The Work Place Travel Plan must:
- (a) be prepared in consultation with TfNSW;
 - (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
 - (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

- B13. The Applicant must not commence operation until the Work Place Travel Plan is approved by the Planning Secretary.
- B14. The Applicant must implement the most recent version of the Work Place Travel Plan approved by the Planning Secretary for the duration of the development.

SOILS, WATER QUALITY AND HYDROLOGY

Imported Soil

- B15. The Applicant must:
- (a) ensure that only VENM, or ENM, or other material approved in writing by the EPA is used as fill on the site;
 - (b) keep accurate records of the volume and type of fill to be used; and
 - (c) make these records available to the Department upon request.

Erosion and Sediment Control

- B16. Prior to the commencement of any construction, the Applicant must install and maintain suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book (Landcom, 2004), Council's Soil Erosion and Sediment Control Policy and Council's Engineering Guide for Development and Erosion and Sediment Control Plan included in the CEMP required by condition C2.

Discharge Limits

- B17. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

Flood Management

- B18. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 300 mm of freeboard.
- B19. Any structures below the 1% Annual Exceedance Probability plus 300 mm of freeboard must be constructed from flood compatible building components.

Temporary On-site Detention During Construction

- B20. Prior to the issue of a Construction Certificate for stages 3 and 4, the Applicant must provide a temporary on-site detention system for stages 3 and 4, the extension of Hollinsworth Road and bus-only link that drains to Hollinsworth Road in accordance with Council's Engineering Guide for Development and Council's WSUD Standard Drawing A(BS)175M (Current Version). The on-site detention systems must:
- (a) be designed to achieve a site storage requirement of 300 m³ / ha for the 1.5 year ARI and 455 m³ / ha for the 100 year ARI;
 - (b) treat the area of the Hollinsworth Road extension and the area of the bus-only link which drain into Hollinsworth Road, in addition to any bypass within lots 1 and 2; and
 - (c) include an OSD catchment plan.

Temporary On-Site Stormwater Detention Certification

- B21. Before the issue of any Construction Certificate, the Applicant must submit copies of the following certificates to Council, which are to be prepared by a registered engineer (NER):
- (a) certification that the structures associated with the on-site stormwater detention system have been designed to withstand all loads likely to be imposed on them during their lifetime; and
 - (b) certification that the on-site stormwater detention system will perform to meet the on-site stormwater detention requirements.

Stormwater Management Plan

- B22. Before the commencement of construction of each building within the development, the Applicant must prepare and submit a Stormwater Management Plan (SMP) to the satisfaction of the Planning Secretary. Each plan must identify all building and roadworks to be constructed relevant to the Construction Certificate that the works relate to. Each SMP must:
- (a) be prepared by a suitably qualified engineer;
 - (b) be prepared in consultation with Council;
 - (c) be prepared generally in accordance with:
 - (i) the civil plans, listed in Appendix A;
 - (ii) Council's Works Specification - Civil (Current Version);
 - (iii) Council's Engineering Guide for Development (Current Version);
 - (iv) Council's On-Site Detention General Guidelines and Checklist; and
 - (v) Council's WSUD Standard Drawings A(BS)175M (Current Version);
 - (d) include a Stormwater Verification Report as required by condition B25;
 - (e) demonstrate the development can comply with the stormwater objectives of Table 2-1 of the Growth Centres Development Control Plan, plus a post development target reduction of 90 % for total hydrocarbons;
 - (f) ensure post-development flow velocities of the relevant stormwater and drainage works match pre-development flow velocities;
 - (g) include a maintenance schedule and management measures for the stormwater quality devices that is signed and dated by the designer;
 - (h) detail the works required to attenuate stormwater quantity volumes in the event either regional basin E or basin G, dependent on the drainage path for that building, are not complete; and
 - (i) incorporate plans and accompanying design notes only.
- B23. The works approved under each SMP (as revised and approved by the Planning Secretary from time to time) must be installed before the issue of any Occupation Certificate for the building that they relate to, and must be maintained by the Applicant for the duration of the development. All stormwater works within public road reserves must be constructed before dedication to Council.

Additional Requirements for Stage 1 Stormwater Management Plan

- B24. In addition to the SMP requirements under condition B22, the Applicant must ensure the SMPs submitted for stage 1 of the development:
- (a) forms part of the Construction Environmental Management Plan required by condition C2; and
 - (b) includes plans that incorporate a minimum 20 m wide level spreader set within lot 3 (stages 1 and 2) to allow sheet flow discharge to the RMS road reserve. The spreader is to comprise a level wall at a minimum height of 300 mm, set at or slightly above existing ground levels with the RMS road reserve and a series of 20 mm seepage holes out through the sides where levels permit or otherwise through the base to drain any residual storage. Normal scour protection is required upstream of the spreader
 - (c) addresses the requirements set out in Appendix E of this consent, in consultation with Council.

Stormwater Verification

- B25. The Applicant must submit a Stormwater Verification Report with each SMP as required by condition B22, to validate that the design of the stormwater measures can achieve the predicted pre and post stormwater quality and quantity targets. Where relevant for a specified stage, the stormwater verification report must:
- (a) include pre and post development DRAINS modelling for development stages 1 and 2;
 - (b) include MUSIC modelling for each building to verify the stormwater objectives of Table 2-1 of the Growth Centres Development Control Plan, plus a post development target reduction of 90 % for total hydrocarbons;
 - (c) includes a MUSIC catchment plan illustrating land use, treatment devices and the drainage pathway of each area to the proposed treatment devices; and
 - (d) confirm the stream erosion index levels in accordance with the Growth Centres Development Control Plan.

- B26. The Applicant must ensure any existing sediment basin and temporary OSD areas on-site remain in place until the permanent stormwater management works for stage 1 are complete.
- B27. Prior to the commencement of operation of each warehouse, the Applicant must provide written evidence to Council that the registered owner/lessee has entered into a minimum 5-year maintenance contract for the maintenance of the water quality devices.

Stormwater Maintenance Reporting

- B28. Each year by the first business day on or after 1 September the Applicant is to provide a report to Council, outlining all maintenance undertaken on the Stormwater Quality Improvement Devices in accordance with the approved maintenance schedule in the SMP required by condition B22(g) and details of all non-potable water used. Copies of all contractor's cleaning reports or certificates to are to be provided to Council.

Fixtures

- B29. The Applicant must install fixtures and fittings in the development to comply with the following Water Efficiency Labelling and Standards (WELS):
- (a) 4 star dual-flush toilets;
 - (b) 3 star showerheads;
 - (c) 4 star taps (for all taps other than bath outlets and garden taps);
 - (d) 3 star urinals; and
 - (e) water efficient washing machines and dishwashers.

Rainwater Harvesting

- B30. The Applicant must install rainwater harvesting systems for each warehouse building in accordance with the Concept Stormwater Management Strategy shown in plan Co12829.06-SSDA44, revision B, dated 22/11/2017 to achieve a rainwater re-use of a minimum of 80 % for non-potable water uses.

NOISE

Hours of Work

- B31. The Applicant must comply with the hours of work detailed in Table 1, unless otherwise agreed in writing by the Planning Secretary.

Table 1: Hours of Work

Activity	Day	Time
Construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
Operation	Monday – Sunday	24 hours

- B32. Works outside of the hours identified in condition B31 may be undertaken in the following circumstances:
- (a) works that are inaudible at the nearest sensitive receivers;
 - (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
 - (c) where it is required in an emergency to avoid the loss of lives, property and/or to prevent environmental harm.

Construction Noise Limits

- B33. The development must be constructed to achieve the construction noise management levels detailed in the Interim Construction Noise Guideline (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the management and mitigation measures in Appendix C.

Construction Noise Management Plan

- B34. The Applicant must prepare a Construction Noise Management Plan for the development to the satisfaction of the Planning Secretary. The plan must form part of the CEMP required by condition C2 and must:
- be prepared by a suitably qualified and experienced noise expert;
 - be approved by the Planning Secretary prior to the commencement of construction of each stage of the development;
 - describe procedures for achieving the noise management levels in the EPA's *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009) (as may be updated or replaced from time to time);
 - describe the measures to be implemented to manage high noise generating works such as piling, in close proximity to sensitive receivers;
 - identify measures to be implemented to minimise and manage construction noise impacts including but not limited to temporary construction noise barriers and respite periods;
 - include strategies that have been developed with the community for managing high noise generating works;
 - describe the community consultation undertaken to develop the strategies in B34(f) above; and
 - include a complaints management system that would be implemented for the duration of the development.
- B35. The Applicant must:
- not commence construction of any relevant stage until the Construction Noise Management Plan required by condition B34 is approved by the Planning Secretary; and
 - implement the most recent version of the Construction Noise Management Plan approved by the Planning Secretary for the duration of construction.

Operational Noise Limits

- B36. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

Table 2: Noise Limits dB(A)

Location	Day L _{Aeq} (15 minute)	Evening L _{Aeq} (15 minute)	Night L _{Aeq} (15 minute)	Night L _{A1} (1 minute)	L _{Aeq} (period)
All residential properties located to the south of the site	42	40	36	46	N/A
R8 – Place of Public Worship (when in use)	N/A	N/A	N/A	N/A	50

Note: Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) in *Fact Sheet C of the EPA's Noise Policy for Industry*. Refer to the plan in Appendix B for the location of residential sensitive receivers.

Noise Barrier

- B37. Before the commencement of construction of stage 3 or 4 of the development, the Applicant must submit plans of a noise barrier to the satisfaction of the Planning Secretary. The noise barrier plans must demonstrate it would:
- consist of a masonry material, or other material (either composite or uniform) with a cementitious external finish that provides an equivalent or better acoustic performance and longevity;
 - have a minimum height of 2.5 metres from the finished levels under DA 15-275 as modified;
 - be placed within a 0.5 metre wide road reserve along the northern side of Hollinsworth Road and its proposed extension under DA 15-275 as modified;
 - be located wholly to the west of the roundabout proposed under DA 15-275 as modified;
 - start from the western property boundary of Lot 24 DP 262886 as at the date of this consent;

- (f) end in a position to the west of the western edge of the Daniels Road bus-only link so that it complies with the sight distance criteria under *AUSTROADS Guide to Road Design Part 4B: Roundabouts (2015)*; and
- (g) incorporate a green screen with guidewires and vine plantings on the elevation facing Hollinsworth Road and its associated extension.

B38. The Applicant must construct the noise barrier submitted with the plans approved under condition B37 before the commencement of operation of building 4 within stage 2 and any building within stages 3 or 4 of the development.

Operational Noise Verification

- B39. Within three months of the commencement of operation of building 4 in stage 2 or any building in stages 3 or 4, the Applicant must undertake noise testing and prepare a Noise Validation Report (NVR) to demonstrate that the operation of the development is consistent with the predicted noise levels in the noise assessment submitted in the EIS and RTS. The NVR must:
- (a) be prepared by an appropriately qualified and experienced acoustical consultant;
 - (b) be approved by the Planning Secretary;
 - (c) ensure the development is consistent with the noise predictions made in the EIS and RTS; and
 - (d) include a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

VIBRATION

Vibration Criteria

- B40. Vibration caused by construction at any residence or structure outside the site must be limited to:
- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
 - (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).
- B41. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B40.
- B42. The limits in conditions B40 and B41 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.

Road Traffic Noise

- B43. The Applicant must prepare a Driver Code of Conduct and induction training for the development to minimise road traffic noise. The Applicant must update the Driver Code of Conduct and induction training for construction and operation and must implement the Code of Conduct for the duration of the development.

FIRE PROTECTION AND MANAGEMENT

Asset Protection Zones

- B44. Throughout the duration of the development, the Applicant must manage the whole site as an inner protection area as outlined in Section 4.1.3 and Appendix 5 of *Planning for Bushfire Protection 2006* and the NSW Rural Fire Services' publication *Standards for asset protection zones*.

Design and Construction

- B45. The Applicant must ensure each warehouse building and the identified elevations and building elements in the development complies with the NASH Standard (1.7.14 updated) 'National Standard Steel Framed Construction in Bushfire Areas - 2014' as appropriate or the specified bushfire attack levels (BAL) under Australian Standard AS3959-2009 'Construction of buildings in bush fire-prone areas' for:

Building 1A and 1B

- (a) the roof, western, northern and southern elevation(s) must comply with section 3 and section 6 (BAL 19) and the eastern elevations with section 3 and section 5 (BAL 12.5) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*;

Building 2A and 2B

- (b) the roof, western, northern and southern elevation(s) must comply with sections 3 and 9 (BAL FZ) of AS3959-2009. Except for windows, flaming of the specimen is not permitted and there must be no exposed timber;
- (c) the eastern elevation(s) must comply with sections 3 and 8 (BAL 40) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*;

Building 3

- (d) the roof southern, eastern and western elevation(s) must comply with section 3 and section 7 (BAL 29) and the northern elevation(s) with section 3 and section 6 (BAL 19) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*;

Building 5 and 7

- (e) construction must comply with sections 3 and 5 (BAL 12.5) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*;

Building 6

- (f) the roof, southern, eastern and western elevation(s) must comply with sections 3 and 9 (BAL FZ) of AS3959-2009. Except for windows, flaming of the specimen is not permitted and there must be no exposed timber; and
- (g) the northern elevation(s) must comply with sections 3 and 8 (BAL 40) of AS3959-2009 and section A3.7 Addendum Appendix 3 of *Planning for Bushfire Protection 2006*.

HAZARDS AND RISK

Dangerous Goods

- B46. The quantities of dangerous goods present at any time on-site or transported to and from the development must be kept below the screening threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines Applying SEPP 33* (January 2011).
- B47. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
- (b) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook* if the chemicals are liquids.

In the event of an inconsistency between the requirements listed from (a) to (b) above, the most stringent requirement shall prevail to the extent of the inconsistency.

VISUAL AMENITY

- B48. Service conduits which are located on the external facade of the building are not permitted to be exposed, or are to be appropriately screened from view so as to integrate with the overall presentation of the building.
- B49. Retaining walls are required to be of masonry construction and provide a high-quality finish.
- B50. Storage pallets, containers and the like are not permitted to be stored on the site where they are visible from Hollinsworth Road for a period of more than 24 hours.

- B51. Any storage area for pallets, containers and the like, placed along the sites frontage to the RMS road reserve, are to be screened from the residential dwellings to the south.

Façade Design of Future High Bay Area of Building 3

- B52. The Applicant must not commence construction of the future high bay storage area associated with building 3, in stage 3 until a façade treatment plan, amending drawing LG MAR DA34, revision B at Appendix A, is submitted to the satisfaction of the Planning Secretary. The plan must:
- (a) be prepared in consultation with Council; and
 - (b) incorporate a mixture of materials, colours, articulated elements and patterns to reduce the bulk and scale of the future high bay area when viewed from the south and east.

Reflectivity of Building Finishes

- B53. The visible light reflectivity from materials used in the façades of the buildings in the development must not exceed 20 % and must be designed so as to minimise glare. A report demonstrating compliance with these requirements is to be submitted to the satisfaction of the Certifying Authority for each warehouse building before the issue of its relevant Construction Certificate.

Landscaping

- B54. Before the commencement of operation of any stage, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:
- (a) detail the species to be planted on-site;
 - (b) include a mixture of locally native ground covers, shrubs and mature trees generally consistent with Appendix D of the Growth Centres Development Control Plan;
 - (c) comply with section 6.3.3 and 6.3.4 of the Growth Centres Development Control Plan in relation to landscaping in car park and communal areas;
 - (d) include details of the green screen and vine plantings to screen the noise barrier required under condition B37;
 - (e) describe the monitoring and maintenance measures to manage revegetation and landscaping works;
 - (f) detail how the landscaping on-site will comply with the principles of Appendix 5 of *Planning for Bushfire Protection 2006*; and
 - (g) be consistent with the Applicant's Management and Mitigation Measures at Appendix B.
- B55. The Applicant must:
- (a) not commence operation of any stage of the development until the Landscape Management Plan is approved by the Planning Secretary and the landscaping works relevant for that stage of the development have been planted;
 - (b) implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
 - (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B54 for the duration of the development.

Lighting

- B56. The Applicant must ensure the lighting associated with the development:
- (a) complies with the latest version of AS 4282-1997 - *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 and Fencing

- B57. All operational site, business identification and building façade signage is to be subject to a further development Application.

Note: This condition does not apply to temporary construction and safety related signage and fencing.

B58. Fencing must be erected in accordance with the development plans included in the EIS.

Tank Treatment and Screening

B59. The Applicant must submit design plans demonstrating that the fire tanks for buildings 1, 4 and 5 would be screened or would have a non-reflective finish, when viewed from Hollinsworth Road.

B60. Aboveground rain water or fire tanks are to be finished with a matte paint treatment.

AIR QUALITY

Dust Minimisation

B61. The Applicant must implement all reasonable and feasible measures to minimise dust generated during demolition, earthworks, construction and operation of the development.

B62. During construction, the Applicant must ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

Odour Management

B63. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

WASTE

B64. The collection and removal of waste generated during operation of the development must only be undertaken between 6 am to 6 pm Monday to Saturday, and 10 am to 4 pm on Sunday and public holidays.

B65. The Applicant must:

- (a) implement suitable measures to manage pests, vermin and declared noxious weeds on the site; and
- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or noxious weeds are not present on site in sufficient numbers to pose an environmental hazard, or cause the loss of amenity in the surrounding area.

Note: *For the purposes of this condition, noxious weeds are those species subject to an order declared under the Noxious Weed Act 1993.*

B66. Prior to the commencement of construction of each warehouse, the Applicant must obtain agreement from Council for the design of the waste storage area for each warehouse.

B67. Waste must be secured and maintained within designated waste storage areas at all times and must not leave the site onto neighbouring public or private properties.

Statutory Requirements

B68. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.

PART C: ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

ENVIRONMENTAL MANAGEMENT

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) details of:
 - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - (ii) any relevant limits or performance measures/criteria; and
 - (iii) the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
 - (b) a description of the management measures that would be implemented to comply with the relevant statutory requirements, limits or performance measures/criteria;
 - (c) a program to monitor and report on the:
 - (i) impacts and environmental performance of the development; and
 - (ii) effectiveness of any management measures (see (c) above);
 - (d) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
 - (e) a program to investigate and implement ways to improve the environmental performance of the development over time;
 - (f) a protocol for managing and reporting any:
 - (i) incidents and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
 - (ii) complaint; and
 - (iii) failure to comply with statutory requirements;
 - (g) a protocol for periodic review of the plan; and
 - (h) a conditions compliance table which references and details where the relevant conditions of consent have been addressed.

Note: *The Planning Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.*

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
 - (b) Erosion and Sediment Control Plan;
 - (c) Stormwater Management Plan (see condition B22 and B24);
 - (d) Construction Noise Management Plan (see condition B34); and
 - (e) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
 - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C5. Within three months of:
- (a) approval of a modification; or
 - (b) submission of an incident report under condition C7.

the strategies, plans and programs required under this consent must be reviewed, and the Department must be notified in writing that a review is being carried out.

Note: *This is to ensure the strategies, plans and programs are updated on a regular basis, and incorporate any recommended measures to improve the environmental performance of the development.*

- C6. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review.

REPORTING

Incident Notification, Reporting and Response

- C7. The Department must be notified in writing to compliance@planning.nsw.gov.au immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one), and set out the location and nature of the incident. Subsequent notification must be given and reports submitted in accordance with the requirements set out in Appendix D.

Non-Compliance Reporting

- C8. The Department must be notified in writing to compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of any non-compliance.
- C9. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- C10. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

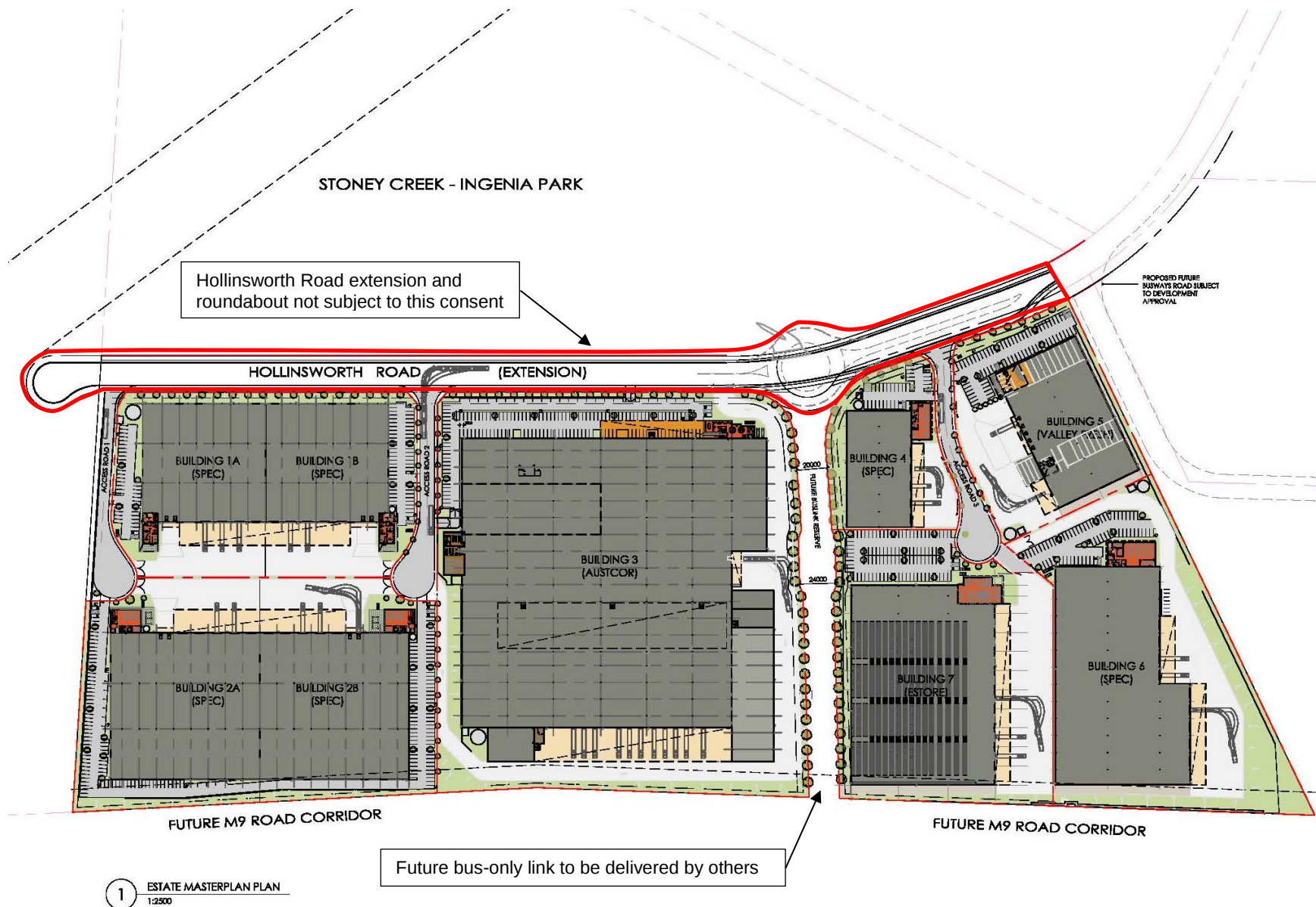
ACCESS TO INFORMATION

- C11. At least 48 hours before the commencement of construction until the completion of all works under this consent, the Applicant must:
- (a) make the following information and documents (as they are prepared, obtained or approved) publicly available on its website:
 - (i) the documents referred to in condition A2 of this consent and the final layout plans for the development;
 - (ii) all current statutory approvals for the development;
 - (iii) all approved strategies, plans and programs required under the conditions of this consent;
 - (iv) the proposed staging plans for the development if the construction, of the development is to be staged;
 - (v) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
 - (vi) a summary of the current stage and progress of the development;
 - (vii) contact details to enquire about the development or to make a complaint;
 - (viii) a complaints register, updated monthly;
 - (ix) the Compliance Reporting of the development;
 - (x) B7any other matter required by the Planning Secretary; and
 - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

**APPENDIX A
DEVELOPMENT LAYOUT PLANS**

Job No.	Drawing No.	Rev.	Date	Title
Survey Plan prepared by Proust & Gardner				
-	23326-Detail	A	8/8/2014	Detailed Survey Plan Lot 23-24 in DP 262886 Hollinsworth Road Marsden Park
Architectural Drawings Prepared by Watch this Space Design				
1706	LG MAR DA01	D	6/3/2018	Estate Masterplan Plan
1706	LG MAR DA02	B	6/3/2018	Staging Masterplan
1706	LG MAR DA06	A	6/3/2018	Street Sections
1706	LG MAR DA10	B	6/3/2018	Building 1A & 1B Site Plan
1706	LG MAR DA11	A	6/3/2018	Building 1A & 1B Warehouse Plan
1706	LG MAR DA12	A	6/3/2018	Building 1A & 1B Office Plans
1706	LG MAR DA13	A	6/3/2018	Building 1A & 1B Roof Plan
1706	LG MAR DA14	B	6/3/2018	Building 1A & 1B Elevations
1706	LG MAR DA15	A	6/3/2018	Building 1A & 1B Sections
1706	LG MAR DA20	B	6/3/2018	Building 2A & 2B Site Plan
1706	LG MAR DA21	A	6/3/2018	Building 2A & 2B Warehouse Plan
1706	LG MAR DA22	A	6/3/2018	Building 2A & 2B Office Plans
1706	LG MAR DA23	A	6/3/2018	Building 2A & 2B Roof Plan
1706	LG MAR DA24	A	6/3/2018	Building 2A & 2B Elevations
1706	LG MAR DA25	A	6/3/2018	Building 2A & 2B Sections
1706	LG MAR DA31	B	6/3/2018	Building 3 Warehouse Plan
1706	LG MAR DA32	A	6/3/2018	Building 3 Office Plans
1706	LG MAR DA33	B	6/3/2018	Building 3 Roof Plan
1706	LG MAR DA34	B	6/3/2018	Building 3 Elevations
1706	LG MAR DA35	A	6/3/2018	Building 3 Sections
1706	LG MAR DA40	C	6/3/2018	Building 4 Site Plan
1706	LG MAR DA41	A	6/3/2018	Building 4 Warehouse & Office Plans
1706	LG MAR DA42	A	6/3/2018	Building 4 Roof Plan
1706	LG MAR DA43	B	6/3/2018	Building 4 Elevations
1706	LG MAR DA44	A	6/3/2018	Building 4 Sections
1706	LG MAR DA50	D	6/3/2018	Building 5 Site Plan
1706	LG MAR DA51	B	6/3/2018	Building 5 Office
1706	LG MAR DA52	B	6/3/2018	Building 5 Office & WH Office Warehouse Plans
1706	LG MAR DA53	C	6/3/2018	Building 5 Roof Plan
1706	LG MAR DA54	D	6/3/2018	Building 5 Elevations
1706	LG MAR DA55	C	6/3/2018	Building 5 Sections
1706	LG MAR DA60	A	6/3/2018	Building 6 Site Plan
1706	LG MAR DA61	A	6/3/2018	Building 6 Warehouse Plan
1706	LG MAR DA62	A	6/3/2018	Building 6 Office Plans
1706	LG MAR DA63	A	6/3/2018	Building 6 Roof Plan
1706	LG MAR DA64	B	6/3/2018	Building 6 Elevations
1706	LG MAR DA65	B	6/3/2018	Building 6 Sections
1706	LG MAR DA70	C	6/3/2018	Building 7 Site Plan
1706	LG MAR DA71	B	6/3/2018	Building 7 Warehouse Plan
1706	LG MAR DA72	B	6/3/2018	Building 7 Roof Plan
1706	LG MAR DA73	C	6/3/2018	Building 7 Elevations
1706	LG MAR DA74	C	6/3/2018	Building 7 Sections
Civil Plans prepared by Costin Roe				
Co12829.06	SSDA40	C	7/3/2017	Site Masterplan
Co12829.06	SSDA41	C	7/3/2017	Lot 1 Concept Stormwater Drainage Plan
Co12829.06	SSDA42	C	7/3/2017	Lot 2 Concept Stormwater Drainage Plan
Co12829.06	SSDA43	C	7/3/2017	Lot 3 Concept Stormwater Drainage Plan
Co12829.06	SSDA44	B	22/11/2017	Concept Stormwater Management Strategy
Co12829.06	SSDA45	C	7/3/2017	Typical Stormwater Management Details
Landscape Plans prepared by Geoscapes				
170906	SSD-00	D	6/3/2018	Landscape Site Masterplan
170906	SSD-01	D	6/3/2018	Landscape Plan – Area 1
170906	SSD-02	D	6/3/2018	Landscape Plan – Area 2
170906	SSD-05	D	6/3/2018	Landscape Plan – Area 5
170906	SSD-06	D	6/3/2018	Landscape Plan – Area 6

Job No.	Drawing No.	Rev.	Date	Title
170906	SSD-07	D	6/3/2018	Typical Communal Area
170906	SSD-08	D	6/3/2018	Landscape Sections: AA & BB
170906	SSD-09	D	6/3/2018	Landscape Sections: CC & DD
170906	SSD-10	D	6/3/2018	Landscape Sections: EE & FF
170906	SSD-11	D	6/3/2018	Fencing Plan
170906	SSD-12	D	6/3/2018	Typical Specification & Details
170906	SSD-13	D	6/3/2018	Planting Lists & Images



ESTATE MASTERPLAN AREA SCHEDULE	
Total Site Area	214,805 sqm
Less:	
Hollinsworth Road Widening	1,120 sqm
Hollinsworth Road Extension	10,641 sqm
Common Access Road 1	2,403 sqm
Common Access Road 2	2,351 sqm
Common Access Road 3	2,617 sqm
Bus Link Reserve Lot	5,734 sqm
Total Developable Area	189,939 sqm
BUILDING 1A (SPEC)	
Site Area	11,761 sqm
Warehouse Area	6,225 sqm
Office (2 Levels) Area	500 sqm
Total Building Area	6,725 sqm
Carparking Provided	34
BUILDING 1B (SPEC)	
Site Area	11,761 sqm
Warehouse Area	6,245 sqm
Office (2 Levels) Area	500 sqm
Total Building Area	6,745 sqm
Carparking Provided	50
BUILDING 2A (SPEC)	
Site Area	17,277 sqm
Warehouse Area	9,440 sqm
Office (2 Levels) Area	625 sqm
Total Building Area	10,065 sqm
Carparking Provided	72
BUILDING 2B (SPEC)	
Site Area	16,363 sqm
Warehouse Area	9,440 sqm
Office (2 Levels) Area	625 sqm
Total Building Area	10,065 sqm
Carparking Provided	72
BUILDING 3 (AUSTCOR)	
Site Area	62,453 sqm
Warehouse Area	39,530 sqm
Office Area	2,333 sqm
Total Building Area	41,863 sqm
Carparking Provided	145
BUILDING 4 (SPEC)	
Site Area	7,815 sqm
Warehouse Area	3,263 sqm
Office (1 Level) Area	300 sqm
Total Building Area	3,563 sqm
Carparking Provided	28
BUILDING 5 (VALLEY FRESH)	
Site Area	13,074 sqm
Warehouse Area	5,924 sqm
Office (2 Levels) Area	300 sqm
Total Building Area	6,224 sqm
Carparking Provided	55
BUILDING 6 (SPEC)	
Site Area	25,560 sqm
Warehouse Area	11,140 sqm
Office (2 Levels) Area	1,000 sqm
Total Building Area	12,140 sqm
Carparking Provided	59
BUILDING 7 (ESTORE)	
Site Area	23,873 sqm
Warehouse Area	12,045 sqm
Office (1 Level) Area	450 sqm
Total Building Area	12,515 sqm
Carparking Provided	97
Total Warehouse Area	103,272 sqm
Total Office Area	4,653 sqm
Total Building Area	109,905 sqm
Site Efficiency	58%

CARPARKING REQUIREMENTS	
DCP Council Requirements:	
Office (GFA)	1 space/35 sqm
Warehouse (GFA)	1 space/300 sqm
Total Carparking Required	527 spaces
Total Carparking Provided	643 spaces

Figure 1: Site Layout

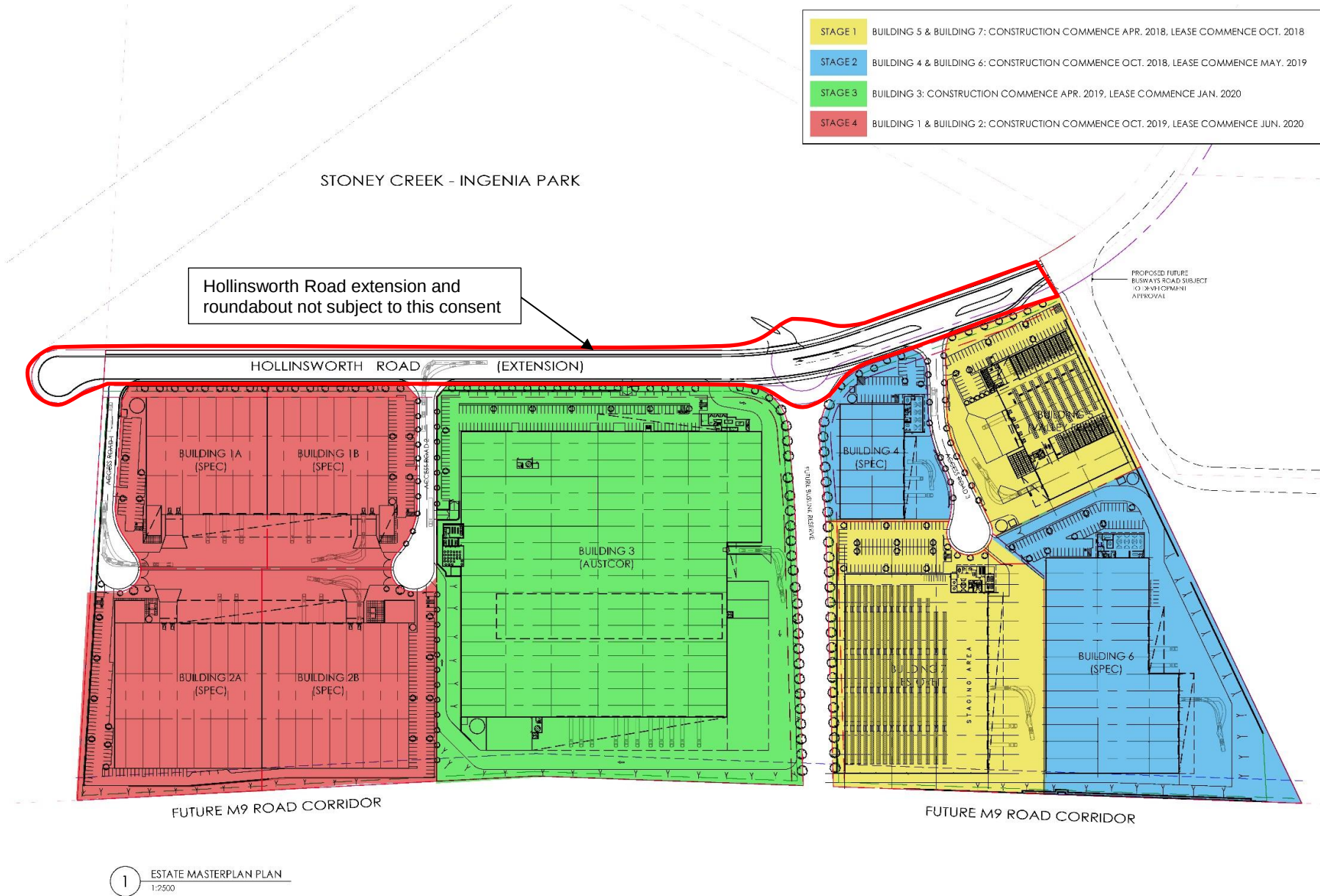


Figure 2: Staging Plan

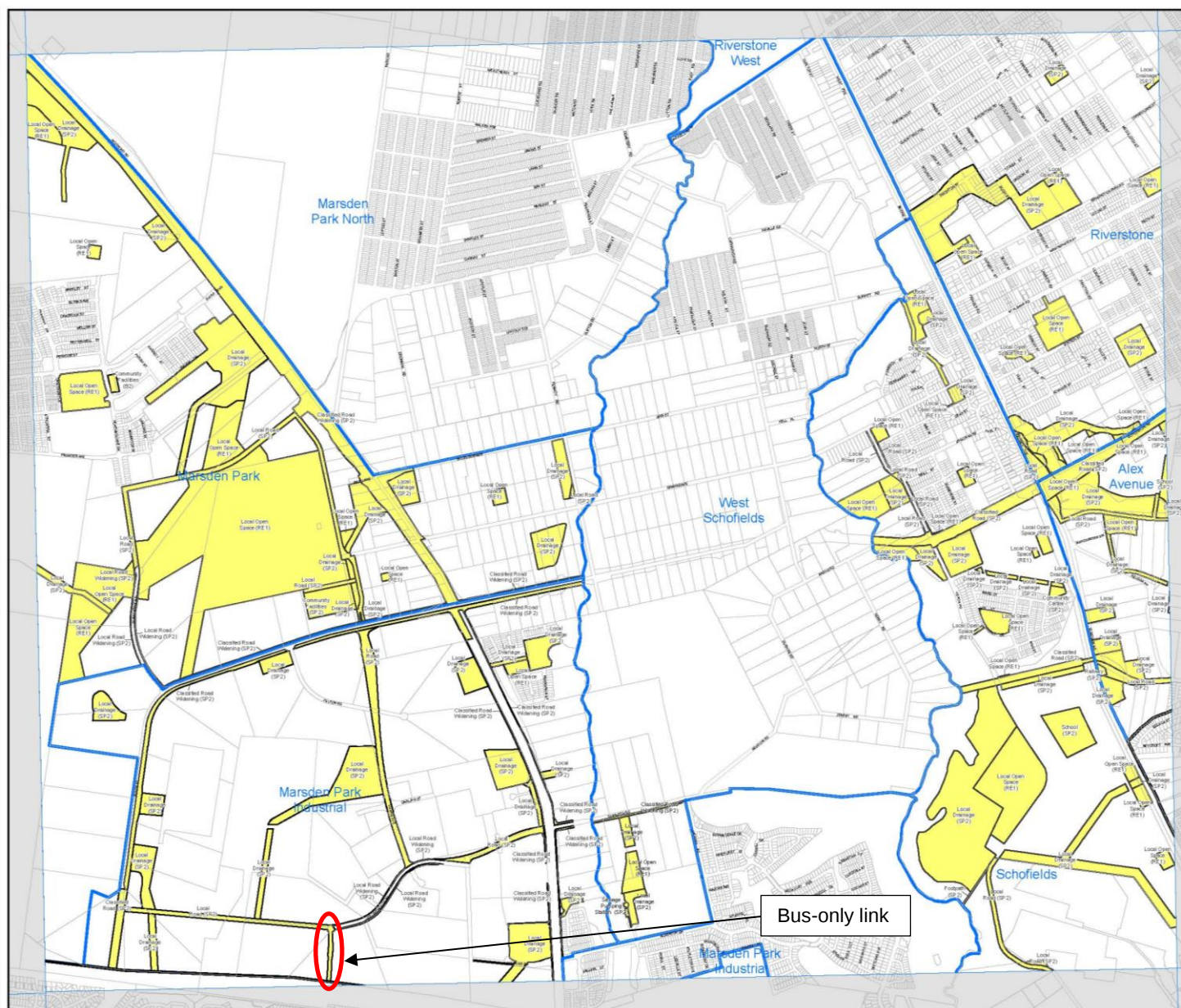
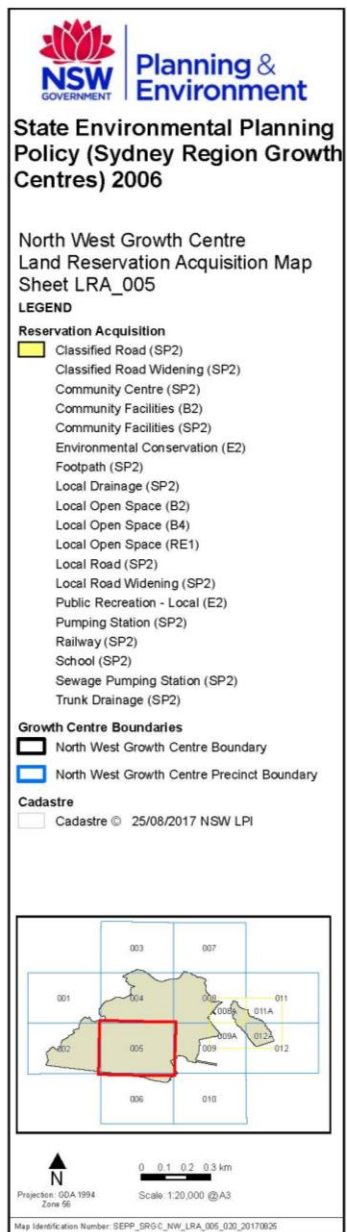
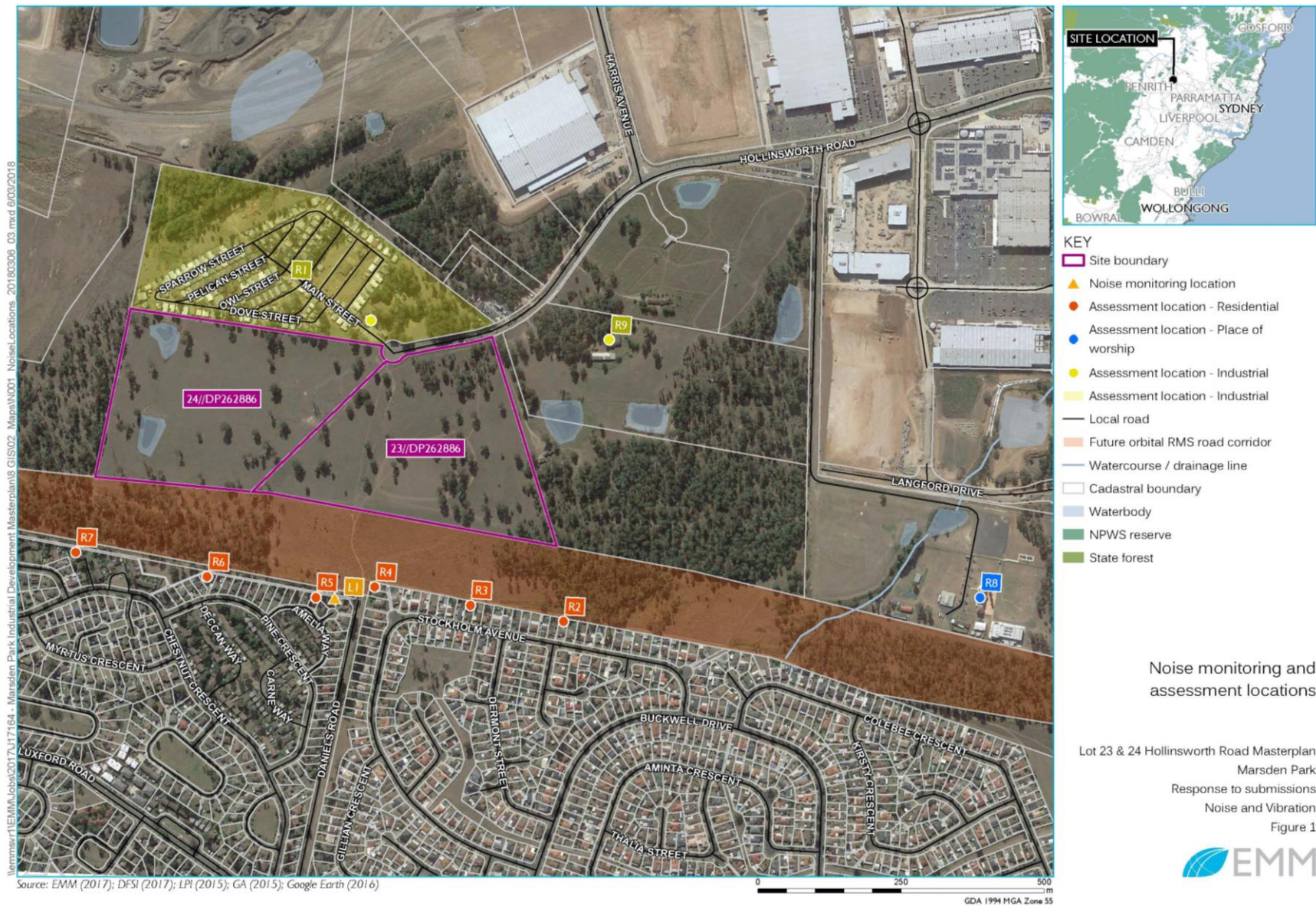


Figure 3: Bus link area on land acquisition map of Growth Centres SEPP

APPENDIX B NOISE RECEIVER LOCATIONS



APPENDIX C
APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Matter	Potential Impact	Likelihood	Consequence	Risk Level	Proposed Mitigation Measure
Visual Impact	Impact on key views of the site from key public places	A	3	Medium	Provision of dense landscape screening as per Landscape Drawings.
	Impact on key views from nearby residential receivers	A	2	High	Provision of dense landscape screening as per Landscape Drawings.
Traffic and Parking	Impacts of road network from construction phase	A	4	Low	A detailed Construction Management Plan would be prepared for the development prior to issue of the Construction Certificate.
	Adverse impact on key intersections as a result of increased operational traffic generation on the site.	A	3	Medium	Modelled intersections will continue to operate satisfactory. The proposed development is consistent with the intended uses for the Marsden Park Industrial Precinct.
	Additional demand for on street car parking spaces.	D	5	Very low	Not required. Onsite car parking provision is adequate for the proposed use.
	Adverse traffic impacts of trucks accessing site via Hollinsworth Road.	C	4	Low	Not required. The proposed development is consistent with the intended development of the Marsden Park Industrial Precinct.
	Impact of internal road designed for truck use.	D	5	Very low	Not required. Adequate internal circulation is provided.
	Adverse impact on pedestrian movements around and into site.	C	5	Very low	The driveways on Hollinsworth Road will be designed and arranged to provide adequate sight lines for pedestrians and as such will alleviate potential safety impacts.

Matter	Potential Impact	Likelihood	Consequence	Risk Level	Proposed Mitigation Measure
Noise and Vibration	Impact from construction noise and vibration	B	2	High	Restrict construction activities during ICNG standard hours only;
					- Schedule intensive works outside of respite periods; and - Provide a contact telephone number via which the public may seek information or make a complaint. A log of complaints should be maintained and actioned by the site superintendent in a responsive manner.
	Impact from operational noise generated on site and sleep disturbance	C	3	Medium	- For Building 3, during the night-time period use the eastern loading docks and limit the use of the southern loading docks as far as practicable; - Minimise use of broadband audible reverse alarms on heavy vehicles during the night period; - Use recessed loading docks where possible during the night period to minimise noise from loading/unloading operations; and - Schedule truck movements and loading dock operations such that concurrent operation of vehicles is minimised. This would include limiting onsite vehicle idling while loading. - Further acoustic testing to be undertaken at the main entrance to the site on Hollinsworth Road to determine if an acoustic wall is needed to mitigate noise generated by trucks entering and exiting the site. Where required, an acoustic wall shall be provided along the Ingenia side of Hollinsworth Road
	Impact from mechanical plant equipment	C	3	Medium	Mitigation measures to be proposed once detailed design determines plant equipment location.

Matter	Potential Impact	Likelihood	Consequence	Risk Level	Proposed Mitigation Measure
Hazards and Risk	Impact from the storage of dangerous goods	D	4	Low	Not required. The proposed quantities of dangerous goods to be stored at the development do not exceed the threshold quantities listed in <i>Applying SEPP33</i> (Ref.1). Hence, it is concluded that SEPP33 does not apply to the proposed development and therefore a Preliminary Hazard analysis is not required for the site
Air Quality	Dust and emission impacts from earth moving equipment				Prepare a Dust Management Plan prior to issue of a Construction Certificate.
	Impact from vehicle omission	C	3	Medium	- Vehicles on the site minimise time spent idling. - Access arrangement to minimise vehicle queuing. - Vehicles will be maintained to operate in a proper and efficient manner.
Bushfire	Impact for potential bushfire threat	C	1	Medium	Construction Standard: The proposed development shall be constructed in accordance with the Bushfire Attack Levels identified in Bushfire Report. Asset Protection Zones: At the commencement of building works and in perpetuity, an Asset Protection Zone shall be established and maintained to the site boundaries from the buildings from the south. The APZ shall be established and maintained as an inner protection area as outlined within PBP and the NSW RFS document 'Standards for Asset Protection Zones'.

Matter	Potential Impact	Likelihood	Consequence	Risk Level	Proposed Mitigation Measure
Waste	Impacts associated with construction waste	D	5	Very low	• Prepare a Workplace Health and Safety Plan as part of the detailed Construction Environmental Management Plan. • Materials are to be stored and handled correctly. • All construction staff to be properly inducted and educated on storing and handling waste materials/products.
	Impacts associated with operation waste	D	5	Very low	• Materials to be stored and handled correctly. • All staff to be properly inducted and educated on storing and handling waste materials/products.
Aboriginal Heritage	Impact on the Aboriginal cultural heritage values on site	C	4	Low	Salvage excavation proposed works. In summary, this involves: a) Phase 1 testing comprising six 1x1 m units with provisions to dig another two units if no artefacts are found. If no artefacts are found in this initial 8 m², excavation should cease. b) Phase 2 testing comprising the opening up of whichever Phase one unit has the highest number of artefacts to a total of 12 m² dug in the direction of highest apparent density. If the overall artefact density is less than 3 artefacts per square metre (<36 artefacts in total), it should be taken as a sufficient threshold of low density to cease excavation. c) Phase 3: In the event of artefact density of 3/m² or more within the Phase 2 excavation, it should continue to a maximum of 25 m². The excavation layout (placement of squares) should continue to work in the direction of highest apparent artefact concentration at the discretion of the excavation director for as long as the overall artefact density remains >3/m². The salvage excavation should then cease.

APPENDIX D

WRITTEN INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

A written incident notification addressing the requirements set out below must be emailed to the Department at the following address: compliance@planning.nsw.gov.au within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C7 or, having given such notification, subsequently forms the view that an incident has not occurred.

WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

Written notification of an incident must:

- a) identify the development and application number;
- b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
- c) identify how the incident was detected;
- d) identify when the applicant became aware of the incident;
- e) identify any actual or potential non-compliance with conditions of consent;
- f) describe what immediate steps were taken in relation to the incident;
- g) identify further action that will be taken in relation to the incident; and
- h) identify a project contact for further communication regarding the incident.

INCIDENT REPORT REQUIREMENTS

Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.

The Incident Report must include:

- a) a summary of the incident;
- b) outcomes of an incident investigation, including identification of the cause of the incident;
- c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
- d) details of any communication with other stakeholders regarding the incident.

APPENDIX E
DRAINAGE REQUIREMENTS FOR STAGE 1 (LOT 3)

1. Amended DRAINS modelling to 12829.06 - S1_Rev0.drn is required to the satisfaction of the Manager Asset Design for Lot 3 discharging to RMS land to provide permanent in-site detention pre to post to address the following.
 - i. Allow for a pre-developed site area draining to RMS land of maximum 4.4 Ha (not 5.29 Ha), maximum Sub Catchment Slope of 5% and a Mannings n of 0.05 for area directly draining to RMS land through the site and not onto adjoining properties.
 - ii. Allow for a fully developed 7.35 Ha draining to the rear in the post developed model. Note current area in model is 7.123 Ha. See point iv below.
 - iii. The post developed bypass area is 0.335 Ha (not 0.125 Ha as incorrectly shown in the model). Allow minimum 5% impervious.
 - iv. The orifice centreline in the model does not match the drainage plans.
 - v. The lower overflow weir does not match the drainage plans.
 - vi. Provide a minimum design storage of 455 m³/Ha in 100 year event.
 - vii. Ensure the revised drainage plans accurately represent the model assumptions and outcomes.
2. Amended drainage plans from Costin Roe series C012829.06 are required to address the following for Lot 3:
 - i. Design the internal drainage system to the minimum 20 year ARI.
 - ii. On Drawing C1400(C) demonstrate that the 100 year surface flows can be safely directed to the detention basin.
 - iii. On Drawing C1412(A) provide a swale and series of pit and pipes collecting as much as practical of the eastern batter slope uncontrolled discharge into the adjoining lot (Busways). The flows are to be piped to the discharge control pit (downstream of the orifice). This batter slope and the batter slope to the rear (south) of lot 3 is not to exceed 1V : 3H.
 - iv. On Drawing C1415(B) the proposed reinforced earth wall is to be set 1200 mm below the basin FSL.
 - v. On Drawing C1415(B) provide a flat suspended 1.5 m wide pedestrian maintenance path from the ramp to the top over the overflow wall at RL 50.00 along the eastern side of the ramp. Continue the access down into the detention basin at about 10% to enable safe access with maintenance equipment.
 - vi. On Drawing C1416(B) amend the bioretention profile to include 500mm filter media, 450 mm transition layer and 200 mm gravel layer for each section.
 - vii. On Drawing C1416(B) at Section 4 show a 500 mm deep silt trap at the discharge pipe to protect the bioretention filter with seepage hole out the side into the filter media. Show 7 x 300 mm choke pipes.
 - viii. Within the drainage for lot 3 the detail for the minimum 20 m wide level spreader set within the property to allow sheet flow discharge to the RMS land shown on Drawing C1417(B) is incorrect. The spreader is to comprise a level wall about 300 mm high (variable) set at or slightly above existing ground levels with RMS and a series of 50 mm seepage holes out through the sides where levels permit or otherwise through the base to drain any residual storage. **The top of the level spreader must be flat.** Normal scour protection is required upstream of the spreader.
 - ix. On drawing C1440 (A) modify the "Existing Catchment 2" boundary to extend from the catchment confluence to the rear south-east corner of lot 3 (maximum 4.4 Ha) and increase "Existing Catchment 3" to a maximum of 2.34 Ha.
 - x. On Drawing C1444(A) at Detail 1 provide a 500 mm silt trap for all the pit at the 1200 mm inlet (invert RL 49.00). Show 7 x 300 mm choke pipes.

- xi. On Drawing C1444(A) at Detail 1 provide a sealed subsoil collection pit discharging to the Discharge Control Pit downstream of the orifice. Show scour protection adjacent to the reinforced earth wall for the length of the emergency 100 year overflow.
- xii. On Drawing C1446(A) at Typical Bio-Retention Detail amend the bioretention profile to include 500mm filter media, 450 mm transition layer and 200 mm gravel layer. Nominate a saturated zone set 700mm below the filter media level. Temporary detail similar. Amend bio-retention notes by changing “200 mm/hr” to “250 mm/hr ex bin”.
- xiii. On Drawing C1446(A) at Typical Bio-Retention Detail the un-socked subsoil drains within the saturated bioretention filter bed are laid flat, however any non-slotted collection pipes collecting or discharging the subsoil flows away from the basin are to have a minimum grade of 0.5 %. Where subsoil lines connect with a larger subsoil collection pipe, the subsoil pipes are to connect via two 45 degree bends with a minimum 300 mm straight section between to allow for rodding. The collection pipe is to have its own rodding point. Provide details of sizing to ensure a minimum of twice the capacity based on both pipe capacity and flow through the slots.
- xiv. On Drawing C1446(A) provide a sealed Subsoil Collection Pit detail with saturated zone similar to Detail 13 of Council WSUD Drawing A(BS)175M.
- xv. On Drawing C1446(A) amend Grated Drain/Stormwater Pit dimensions to show 500 mm from drain invert to pipe obvert. With Roofwater/Stormwater Pit show 150 mm to top of 350 deep Enviropod.
- xvi. Provide on-site detention (OSD) warning signs as per the Upper Parramatta River Catchment Trust guidelines.
- xvii. Confined space entry warning signs are to be detailed on the drainage plans adjacent to all entries into the Discharge Point and Silt Trap in accordance with Council’s Engineering Guide for Development 2005.