

# Development Consent

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

As delegate of the Minister for Planning and Public Spaces under delegation executed on 20 October 2023, 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  
**Director**  
**Industry Assessments**

Sydney

20 October 2023

***The Department has prepared a consolidated version of the consent which is intended to include all modifications to the original determination instrument.***

***The consolidated version of the consent has been prepared by the Department with all due care. This consolidated version is intended to aid the consent holder by combining all consents relating to the original determination instrument but it does not relieve a consent holder of its obligation to be aware of and fully comply with all consent obligations as they are set out in the legal instruments, including the original determination instrument and all subsequent modification instruments.***

# CONSOLIDATED CONSENT

## SCHEDULE 1

<b>Application Number:</b>	SSD-9577613
<b>Applicant:</b>	Americold Australia Pty Ltd
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Lot 101 DP851785 554-562 Reservoir Road, Prospect
<b>Development:</b>	Expansion of the existing Americold refrigerated warehouse facility and additional supporting infrastructure including alterations to the site access, parking and loading arrangements

FOR INFORMATION

# CONSOLIDATED CONSENT

## SUMMARY OF MODIFICATIONS

Application Number	Determination Date	Decider	Modification Description
SSD-9577613-Mod-1	26 November 2024	Acting Team Leader, Industry Assessments	Alter the approved roof form of the warehouse extension and removal of sprinkler tanks and pump room
SSD-9577613-Mod-2	11 December 2024	Acting Team Leader, Industry Assessments	Removal of 39 trees and replacement planting of 45 new trees
SSD-9577613-Mod-3	23 June 2025	Acting Team Leader, Industry Assessments	Expansion of the Battery Recharge Room including the associated removal of 3 trees
SSD-9577613-Mod-4	23 October 2025	Acting Team Leader, Industry Assessments	Amendments to fencing, office fit out, built form and pedestrian access

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## DEFINITIONS

<b>Amendment Report</b>	The Amendment Report titled Americold Prospect South Expansion Amendment Report, prepared by Beca Pty Ltd and dated 16 June 2023
<b>Applicant</b>	Americold Australia Pty Ltd, or any person carrying out any development to which this consent applies
<b>BCA</b>	Building Code of Australia
<b>Carrier</b>	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
<b>CEMP</b>	Construction Environmental Management Plan
<b>Certifier</b>	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
<b>CNVMP</b>	Construction Noise and Vibration Management Plan
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this document
<b>Construction</b>	The demolition and removal of buildings or works, the carrying out of works for the purpose of the development, including earthworks, and the erection of buildings and other infrastructure permitted by this consent
<b>Council</b>	Cumberland Council
<b>Day</b>	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
<b>Department</b>	<b>Department of Planning, Housing and Infrastructure</b>
<b>Development</b>	The development described in Schedule 1, the EIS, the RTS and the Amendment Report, as modified by the conditions of this consent
<b>Development layout</b>	The plans at Appendix 1 of this consent
<b>Earthworks</b>	Includes bulk earthworks, site levelling, import and compaction of fill material, and excavation for installation of drainage and services
<b>EIS</b>	The Environmental Impact Statement titled Americold Prospect South Expansion – Environmental Impact Statement, prepared by Beca Pty Ltd and dated 23.01.2023, submitted with the application for consent for the development
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	As defined in section 1.4 of the EP&A Act
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i>
<b>EP&amp;A Regulation</b>	Environmental Planning and Assessment Regulation 2021
<b>Evening</b>	The period from 6 pm to 10 pm
<b>Fibre-ready facility</b>	As defined in section 372W of the <i>Telecommunications Act 1997</i> (Cth)
<b>FRNSW</b>	Fire and Rescue NSW
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage item</b>	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> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<b>ICNG</b>	<i>Interim Construction Noise Guideline</i> (DECC, 2009)
<b>Incident</b>	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 <b>Note:</b> “material harm” is defined in this consent
<b>Material harm</b>	Is harm that: a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or

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- b) 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)

<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>Modification Applications</b>	<p>The documents assessing the environmental impacts of a proposed modification of this consent and any other information submitted with the following modification applications made under the EP&amp;A Act:</p> <p>a) SSD-9577613-Mod-1, Section 4.55(1A) modification application titled Prospect South Expansion - Modification Report, prepared by Beca and dated 3 September 2024, and the additional drainage plans provided by the Applicant to the Department on 10 October 2024</p> <p>b) SSD-9577613-Mod-2, Section 4.55(1A) modification application titled SSD9577613 - Prospect South Expansion - Modification Report (Tree Removal), prepared by Beca and dated 11 September 2024</p> <p>c) SSD-9577613-Mod-3, Section 4.55(1A) modification application titled Prospect South Expansion Modification (MOD3) Report, prepared by Beca and dated 12 March 2025</p> <p>d) SSD-9577613-Mod-4, Section 4.55(1A) modification application titled Prospect South Expansion – Modification (MOD4) Report, prepared by Beca and dated 6 August 2025</p>
<b>Night</b>	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>Operation</b>	The operation and use of the new expansion of the warehouse and associated site access, infrastructure and facilities as described in the EIS, RTS, and Amendment Report and as modified by the conditions of this consent
<b>Planning Secretary</b>	Secretary of the Department, or delegate
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i>
<b>Principal Certifier</b>	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act
<b>Reasonable</b>	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
<b>RTS</b>	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 and includes the document titled Response to Submissions, prepared by Beca Pty Ltd and dated 30 January 2023, and further information relating to stormwater dated 13/7/23 and landscape plans dated 18/1/23
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
<b>Site</b>	The land defined in Schedule 1 of this consent
<b>TfNSW</b>	Transport for NSW
<b>VENM</b>	Virgin Excavated Natural Material
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

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## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria 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 RTS, and Amendment Report;
- (d) in accordance with the Modification Assessments;
- (e) in accordance with the Development Layout in Appendix 1 of this consent; and
- (f) in accordance with the management and mitigation measures in Appendix 2 of this consent.

- 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 condition A3(a).

- 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) or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### 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.

##### Heavy Vehicle Restrictions

- A6. This consent does not give approval to B-double sized heavy vehicles or greater accessing the site.

- A7. The Applicant must ensure the number of heavy vehicles accessing the site does not exceed:

- (a) 200 heavy vehicles per day in any 24-hour period; and
- (b) an average of 180 heavy vehicles per day in any 1-month period.

Accurate records are to be kept in this regard and made available to the Planning Secretary or TfNSW upon request.

*Note: This consent does not give any approval to increase the number of heavy vehicles which currently access the site.*

#### NOTIFICATION OF COMMENCEMENT

- A8. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:

- (a) construction;
- (b) operation;
- (c) cessation of operations.

- A9. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary), of the date of commencement and the development to be carried out in that stage.

#### EVIDENCE OF CONSULTATION

- A10. Where conditions of this consent require consultation with an identified party, the Applicant must:

- (a) consult with the relevant party prior to submitting the subject document 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

- A11. 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).
- A12. 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.
- A13. 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.

## UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE

### General Requirements

- A14. Prior to the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of utility services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure.
- A15. Prior to the commencement of construction of the development, the Applicant must:
- (a) prepare a dilapidation report identifying the condition of all public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
  - (b) submit a copy of the dilapidation report to the Planning Secretary and relevant owner of the infrastructure.
- A16. 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 carrying out the development;
  - (b) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development; and
  - (c) obtain any relevant approval(s) from the relevant service provider(s), prior to undertaking construction of the corresponding utility works.

### Sydney Water

- A17. Prior to 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*.

### Fibre-Ready Facilities

- A18. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development 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 the development demonstrated through an agreement with a carrier.
- A19. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

## DEMOLITION

- A20. All demolition must be carried out in accordance with *Australian Standard AS 2601-2001 The Demolition of Structures* (Standards Australia, 2001).

## 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 Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

## EXTERNAL WALLS AND CLADDING

A22. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.

A23. Prior to the issue of:

- any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
- an Occupation Certificate,

the Applicant must provide the Certifier 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.

A24. The Applicant must provide a copy of the documentation given to the Certifier (see condition A23) to the Planning Secretary within 7 days after the Certifier accepts it.

## COMPLIANCE

A25. 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.

## CONTRIBUTIONS TO COUNCIL

A26. Under section 7.12 of the EP&A Act and in accordance with the *Cumberland Local Infrastructure Contributions Plan 2020*, the Applicant must make a monetary contribution of \$415,006 to Council.

A27. The monetary contribution required by condition A26 must be paid prior to the issue of a construction certificate in respect of any building to which this consent relates. The amount to be paid is to be adjusted at the time of the actual payment, in accordance with the *Cumberland Local Infrastructure Contributions Plan 2020*.

## OPERATION OF PLANT AND EQUIPMENT

A28. All plant and equipment used on site, or to monitor the performance of the development, must be:

- maintained in a proper and efficient condition; and
- operated in a proper and efficient manner.

## WORK AS EXECUTED PLANS

A29. Prior to the issue of the Occupation Certificate for the development, work-as-executed 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 Principal Certifier.

## APPLICABILITY OF GUIDELINES

A30. 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.

A31. 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.

## COVENANTS / RESTRICTIONS

A32. Prior to the issue of an Occupation Certificate, a positive covenant and/or a restriction as to user shall be created under section 88B and/or section 88E of the *Conveyancing Act 1919* for requiring the ongoing retention, maintenance and operation of the stormwater system inclusive of any pollution control devices. Any covenant or restriction must nominate Council as the authority with the power to release, vary or modify the covenant / restriction.

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## 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.

FOR INFORMATION

## PART B SPECIFIC ENVIRONMENTAL CONDITIONS

### TRAFFIC AND ACCESS

#### Construction Traffic Management Plan

- B1. Prior to the commencement of construction of the development, 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 CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council and TfNSW;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
  - (d) include details of:
    - (i) vehicle types, heavy vehicle routes, parking and access arrangements;
    - (ii) the strategies that would be implemented to maintain access to the existing facility on the site;
    - (iii) the strategies that would be implemented to minimise the number of construction workers who will drive to the site;
    - (iv) any potential overflow construction worker parking area(s) to be utilised; and
    - (v) any potential impacts to general traffic, cyclists, and pedestrians within the vicinity of the site from construction vehicles during the construction of the proposed works.
  - (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. Prior to the commencement of operation, the Applicant must ensure the new vehicle crossing off Reservoir Road and any other works in a public road reserve as described in the EIS are completed in accordance with the relevant roads authority's specifications and any approval required under section 138 of the *Roads Act 1993*.
- B4. A Road Occupancy Licence (ROL) is to be obtained from TfNSW's Transport Management Centre for any works that may impact on traffic flows on the State Road during construction activities.
- B5. The Applicant must ensure all new walls approved under this consent that are adjacent to vehicular driveway crossings:
- (a) have a maximum height of 600 millimetres above the finished driveway level for a minimum distance of 2.5 metres within the site; or
  - (b) are splayed a minimum of 2 metres wide by 2.5 metres deep to maintain adequate sight lines for existing vehicles.

#### On-site Parking

- B6. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.
- B7. The Applicant must ensure the 21 visitor car parking spaces that are proposed to be removed to accommodate the development are re-located within the site, with suitable line markings and associated signage.
- B8. Prior to the commencement of operation, the Applicant must ensure a minimum of seven (7) on-site car parking spaces are allocated to carpooling, as described in the RTS and Green Travel Plan.

## Operational Traffic Management Plan

- B9. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the development to the satisfaction of the Planning Secretary. The OTMP must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with TfNSW and Council;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency;
  - (d) detail heavy vehicle routes, access, heavy vehicle types, hitching and unhitching arrangements, and parking arrangements;
  - (e) include an Operational Driver Code of Conduct to:
    - (i) minimise the impacts on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise;
    - (iv) inform truck drivers of the site access arrangements and use of specified haul routes;
    - (v) include a program to monitor the effectiveness of these measures; and
  - (f) include a Green Travel Plan detailing measures to promote public transport usage and describing pedestrian and bicycle linkages and end of trip facilities available on-site.
- B10. The Applicant must:
- (a) not commence operation until the OTMP (see condition B8) is approved by the Planning Secretary; and
  - (b) implement the most recent version of the OTMP approved by the Planning Secretary for the duration of operation.

## 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* (Standards Australia, 2004), *AS 2890.2:2018 Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and *AS 2890.6:2009 Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009)
  - (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; and
  - (g) all on-site turning areas are kept clear of any obstacles, including parked cars, at all times.

## SOILS, WATER QUALITY AND HYDROLOGY

### Imported Soil

- B12. The Applicant must:
- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
  - (b) keep accurate records of the volume and type of fill to be used; and
  - (c) make these records available to the Planning Secretary upon request.

### Erosion and Sediment Control

- B13. Prior to the commencement of any construction or other surface disturbance for the development, 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) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

### Discharge Limits

- B14. 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.

## Stormwater Management System

- B15. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:
- (a) be designed by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council;
  - (c) be generally in accordance with the conceptual design in the Civil Engineering Plans described in Appendix 1 of this consent, including any mark-ups annotated therein and address the following matters:
    - (i) the roof gutter and downpipe system shall be designed to convey the 5-minute duration 1% AEP storm event into the On-Site Detention (OSD) system with no gutter overflows;
    - (ii) unless the runoffs are directed to water quality treatment devices/system, the runoff from the site must be directed to the High Early Discharge (HED) control pit/chamber for efficient functioning of the OSD system, and the outflow from the OSD system must be disposed by gravity onto the public stormwater drainage system at appropriate location;
    - (iii) the stormwater plan must include the catchment plan including the roof plans and indicate how the roof runoffs are collected and directed into the OSD system;
    - (iv) all stormwater pipelines carrying the runoffs within the site must be designed to accommodate the runoff up to 1%AEP storm event. This is required unless the overflow in excess of the pipe capacity are routed through the designated overland flow path, they are away from the pedestrian path, safe for pedestrians and property, and are directed into their respective On-site detention system;
    - (v) cross-sectional drawings of the OSD tanks shall provide sufficient detail information (such as levels, dimensions etc.). If required information cannot be provided in one sectional drawing, additional sectional details are to be provide for clarity;
    - (vi) the permissible site discharge and storage volume requirement complies with the parameters as outlined in the Upper Parramatta River Catchment Trust's On-site detention design handbook;
    - (vii) the OSD system must be designed taking into account of downstream tail-water level at the point of connection with the public drainage system during a 1% AEP storm event. The design must ensure that there is no backflow of stormwater from the public drainage system;
    - (viii) to maintain cross-ventilation, the opposite corners of the OSD tank (and the rainwater tank, if any) are to be facilitated with grated openings;
    - (ix) the ponding depth within the underground tank is to be at least 1,200mm. If this cannot be achieved due to level constraints then the depth can be lowered but the minimum depth shall not be less than 700mm subject to provision of access openings at regular spacing of not more than 3m centres;
    - (x) no more than 15% of the area of the catchment associates with the OSD system can be bypassed the OSD system. However, the runoff from the bypassed area still needs to be managed;
    - (xi) the design must include details of a grated trench across the driveway that is not less than 200mm wide by 150mm deep at the shallow end and having a minimum slope of 2%. This trench drain shall be connected to an approved drainage system. The grated drain calculation shall be in accordance with AS/NZS3500.
  - (d) incorporate water sensitive urban design measures to achieve the water quality targets set out in Council's requirements;
  - (e) be in accordance with applicable Australian Standards; and
  - (f) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.
- B16. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B15) and ensure the system is operational.

## AIR QUALITY

### Dust Minimisation

- B17. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.
- B18. During construction of the development, the Applicant must ensure that:
- (a) exposed surfaces and stockpiles are suppressed by regular watering or other alternative suppression method;
  - (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.

## Air Quality Discharges

B19. The Applicant must install and operate equipment in line with best practice to ensure that the development complies with all load limits, air quality criteria/air emission limits and air quality monitoring requirements as specified in the Protection of the Environment Operations (Clean Air) Regulation 2022.

## NOISE

### Hours of Work

B20. The Applicant must comply with the hours detailed in Table 1.

**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

B21. Works outside of the hours identified in condition B20 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (b) works agreed to in writing by the Planning Secretary;
- (c) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (d) where it is required in an emergency to avoid the loss of lives, property or to prevent environmental harm.

### Construction Noise Limits

B22. 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 the Appendix 2 of this consent.

### Construction Noise and Vibration Management Plan

B23. Prior to the commencement of construction, the Applicant must prepare a Construction Noise and Vibration Management Plan (CNVMP) for the development to the satisfaction of the Planning Secretary. A copy of the CNVMP must be included in the development's CEMP (see condition C2) and must:

- (a) be prepared by a suitably qualified and experienced noise expert;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) describe the measures that would be implemented to manage:
  - (i) high noise-generating works (such as piling); and
  - (ii) potential vibration impacts to nearby properties;
- (d) describe the consultation that would be undertaken with adjoining businesses and residences during construction, including direct consultation with St Marks Coptic Catholic Church Prospect and Berry Patch Preschool and Long Day Care Centre, to develop strategies to minimise noise including implementation of respite periods where construction work is being undertaken in close proximity to these receivers; and
- (e) include a complaints management system that would be implemented for the duration of the development.

B24. The Applicant must:

- (a) not commence construction until the CNVMP (see condition B23) is approved by the Planning Secretary; and
- (b) implement the most recent version of the CNVMP approved by the Planning Secretary for the duration of construction.

## Operational Noise Limits

B25. 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 <sub>Aeq</sub> (15 minute)	Evening L <sub>Aeq</sub> (15 minute)	Night L <sub>Aeq</sub> (15 minute)	Night L <sub>AMax</sub>
568 Reservoir Road, Prospect	51	51	46	58
566 Reservoir Road, Prospect	52	52	47	59
533 Reservoir Road, Prospect	48	46	41	49
517 Reservoir Road, Prospect	37	35	33	41
St. Mark's Coptic Catholic Church Prospect (533 Reservoir Rd, Prospect)	49	46	58	N/A
Berry Patch Preschool and Long Day Care Centre (530 Pittwater Rd, Prospect)	50	50	53	N/A

**Note** Noise generated by the development is to be measured in accordance with the relevant monitoring performance procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or replaced from time to time).

## Operational Noise Verification Report

B26. Within three months of the commencement of operation of the development, the Applicant must prepare and submit a noise verification report for the development. The noise verification report must:

- (a) be prepared to the satisfaction of the Planning Secretary;
- (b) demonstrate that noise verification has been carried out by a suitably qualified and experienced acoustic consultant in accordance with:
  - (i) the Australian Standard AS 1055:2018 Acoustics – Description and measurement of environmental noise (Standards Australia, 2018);
  - (ii) the EPA Approved Methods for the Measurement and Analysis of Environmental Noise in NSW (EPA, 2022);
  - (iii) the monitoring and reporting requirements detailed in Section 7 of the Noise Policy for Industry (EPA, 2017); and
- (c) include:
  - (i) an analysis of compliance with noise limits specified in condition B25;
  - (ii) an outline of management actions to be taken to address any exceedances of the limits specified in condition B25; and
  - (iii) a description of contingency measures in the event management actions are not effective in reducing noise levels to an acceptable level.

## VIBRATION

### Vibration Criteria

B27. 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).

B28. Vibratory compactors must not be used closer than 30 metres from residential dwellings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B27.

B29. The limits in conditions B27 and B28 apply unless otherwise outlined in the development's CNVMP (see condition B23).

## ABORIGINAL HERITAGE

### Unexpected Finds Protocol

B30. If any item or object of Aboriginal heritage significance is identified on site:

- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
- (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
- (c) Heritage NSW must be contacted immediately.

B31. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974*.

## HISTORIC HERITAGE

### Unexpected Finds Protocol

B32. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:

- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
- (b) Heritage NSW must be contacted immediately; and
- (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.

**Note:** *This consent does not give approval to the removal of any State significant archaeological relics*

B33. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

B34. Prior to the commencement of construction of the development, the Applicant must prepare a Heritage Management Plan to the satisfaction of the Planning Secretary. The plan must:

- (a) be prepared in consultation with Heritage NSW;
- (b) detail the management and mitigation measures to limit roadworks to the minimum necessary to connect the site to the State Heritage Register (SHR) listed 'Former Great Western Road';
- (c) include detailed design plans for the new driveway connecting the site to the State Heritage Register listed 'Former Great Western Road'; and
- (d) include any recommendations from the Statement of Heritage Impact submitted with the application.

B35. The Applicant must:

- (a) not commence operation until the Heritage Management Plan (see condition B34) is approved by the Planning Secretary; and
- (b) implement the most recent version of the Driveway Construction Management Plan approved by the Planning Secretary.

## HAZARDS AND RISK

### Dangerous Goods

B36. The quantities of dangerous goods stored and handled at the site, other than Ammonia (UN 2073), must be below the threshold quantities listed in the Department's *Hazardous and Offensive Development Application Guidelines – Applying SEPP 33*, at all times.

B37. The quantity of Ammonia (UN 2073) stored and handled at the site must not exceed the quantities described in the Preliminary Hazard Analysis prepared by Sherpa Consulting, Document No. 21693-RP-002, Revision 0 dated 05-Oct-2022, and forming Appendix L of the EIS.

B38. Dangerous goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with:

- (a) all relevant Australian Standards; and
- (b) for liquids:
  - (i) a minimum bund volume requirement of 110% of the volume of the largest single stored volume within the bund; and
  - (ii) the NSW EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Manual*.

B39. In the event of an inconsistency between the requirements of conditions B38(a) and B38(b), the most stringent requirement must prevail to the extent of the inconsistency.

## Hazards Plans and Systems

- B40. No later than two months prior to the commencement of operation of the development, or within such further period as the Planning Secretary may agree, the Applicant must prepare (or update any existing document that applies to the site) the plans and systems set out under subsections (a) to (b) below:
- (a) a comprehensive Emergency Plan and detailed emergency procedures for the existing site and the development. The Emergency Plan must include consideration of the safety of all people outside of the site who may be at risk from the development. The plan must be prepared in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'; and
  - (b) a comprehensive Safety Management System, covering all on-site operations involving hazardous materials. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by Planning Secretary upon request. The Safety Management System must be developed in accordance with the Department's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.
- B41. The Applicant must:
- (a) not commence operation of the development until the plan and system described in condition B40(a) and (b) have been submitted to the Planning Secretary; and
  - (b) implement the most recent version of that plan and system for the duration of the development.
- B42. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans* (FRNSW, 2019), must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.
- B43. Access must be provided in accordance with FRNSW *Fire Safety Guideline - Access for fire brigade vehicles and firefighters* from the time construction commences and for the life of the development.

## WASTE MANAGEMENT

### Waste Storage and Processing

- B44. 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.
- B45. The Applicant must assess and classify all liquid and non-liquid wastes to be taken off site in accordance with the latest version of EPA's *Waste Classification Guidelines Part 1: Classifying Waste* (EPA, 2014).
- B46. All waste materials removed from the site must only be directed to a waste management facility or premises lawfully permitted to accept the materials.
- B47. Waste generated outside the site must not be received at the site for storage, treatment, processing, reprocessing, or disposal.

### Pests, Vermin and Priority Weed Management

- B48. The Applicant must:
- (a) implement suitable measures to manage pests, vermin and declared priority 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 priority 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, priority weed has the same definition of the term in the Biosecurity Act 2015.

## CONTAMINATION

### Unexpected Contamination Finds Procedure

- B49. Prior to the commencement of construction, the Applicant must prepare an unexpected contamination finds procedure to ensure that potentially contaminated material is appropriately managed. The procedure must form part of the of the development's CEMP (see condition C2) and must ensure any material identified as contaminated is disposed of in accordance with the POEO Act and its associated regulations. Details of the final disposal location and the results of any associated testing must be submitted to the Planning Secretary prior to removal of the contaminated material from the site.

## VISUAL AMENITY

### Landscaping

- B50. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must:

# CONSOLIDATED CONSENT

- (a) detail the locally native species to be planted on-site (including pot sizes, planting densities and locations), only incorporating species typical of the Cumberland Plain Woodland Plant Community Type;
- (b) describe the monitoring and maintenance measures to manage landscaping works; and
- (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2 of this consent.

B51. The Applicant must:

- (a) not commence operation until the Landscape Management Plan (see by condition B50) is approved by the Planning Secretary;
- (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 for the life of the development.

## Lighting

B52. The Applicant must ensure the lighting associated with the development:

- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); 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

B53. All signage and fencing must be erected in accordance with the development plans included in the EIS.

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

## Bushfire Risk

B54. Prior to the commencement of operation, the Applicant must prepare a Bush Fire Emergency Management and Evacuation Plan consistent with the NSW Rural Fire Service publication *A Guide to Developing a Bush Fire Emergency Management and Evacuation Plan*, and Australian Standard (AS) 3745:2010.

B55. The Applicant must:

- (a) submit a copy of the Bush Fire Emergency Management and Evacuation Plan required under condition B54 to the Planning Secretary; and
- (b) must implement the most recent version of the Bush Fire Emergency Management and Evacuation Plan for the life of the development.

B56. All new fencing is to be constructed of non-combustible materials.

## PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

### ENVIRONMENTAL MANAGEMENT

#### Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) a condition compliance table;
  - (b) details of:
    - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
    - (ii) any relevant limits or performance measures and 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;
  - (c) a description of the measures to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
  - (d) a program to monitor and report on the:
    - (i) impacts and environmental performance of the development; and
    - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
  - (e) 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;
  - (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
  - (g) a protocol for managing and reporting any:
    - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
    - (ii) complaint;
    - (iii) failure to comply with statutory requirements; and
  - (h) a protocol for periodic review of the plan.

*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) for the development 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 (see condition B13);
  - (c) Construction Noise and Vibration Management Plan (see condition B23);
  - (d) Unexpected Contamination Finds Procedure (see condition B49); 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.

#### OPERATIONAL COMPLAINTS HANDLING PROTOCOL

- C5. Prior to the commencement of operation, the Applicant must prepare an Operational Complaints Handling Protocol (OCHP) for the development. The OCHP must:
- (a) detail how complaints would be received by the Applicant;
  - (b) detail how the contact details for receiving complaints would be communicated to surrounding businesses and/or residential receivers;
  - (c) include a complaints register to record the date, time and nature of the complaint, details of the complainant and any actions taken to address the complaint; and
  - (d) be submitted to the Planning Secretary upon request.

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**Note:** Methods for receiving complaints could include, but are not limited to, email, a toll-free telephone number and/or a postal address. Methods for communicating contact details could include, but are not limited to, on-site signage and/or an advertisement published in a local paper.

- C6. The Applicant must:
- (a) not commence operation until the OCHP under condition C5 is submitted to the Planning Secretary; and
  - (b) implement the most recent version of the OCHP submitted to the Planning Secretary for the duration of the development.

## REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C7. Within three months of:
- (a) the submission of an incident report under condition C9;
  - (b) the approval of any modification of the conditions of this consent; or
  - (c) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed, and the Planning Secretary must be notified in writing of the outcomes of any review.

- C8. If identified as part of the review process (see condition C7), or considered necessary to improve the environmental performance of the development, the Applicant must ensure the strategies, plans and/or programs required under this consent are revised, to the satisfaction of the Planning Secretary.

The revised document(s) must be submitted to the Planning Secretary for approval within six weeks of the review process taking place, or as otherwise agreed to in writing by the Planning Secretary.

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

## REPORTING AND AUDITING

### Incident Notification, Reporting and Response

- C9. The Planning Secretary must be notified in writing via the Major Projects website 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 requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3 of this consent.

### Non-Compliance Notification

- C10. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C11. 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.
- C12. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### Monitoring and Environmental Audits

- C13. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

**Note:** For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.

## ACCESS TO INFORMATION

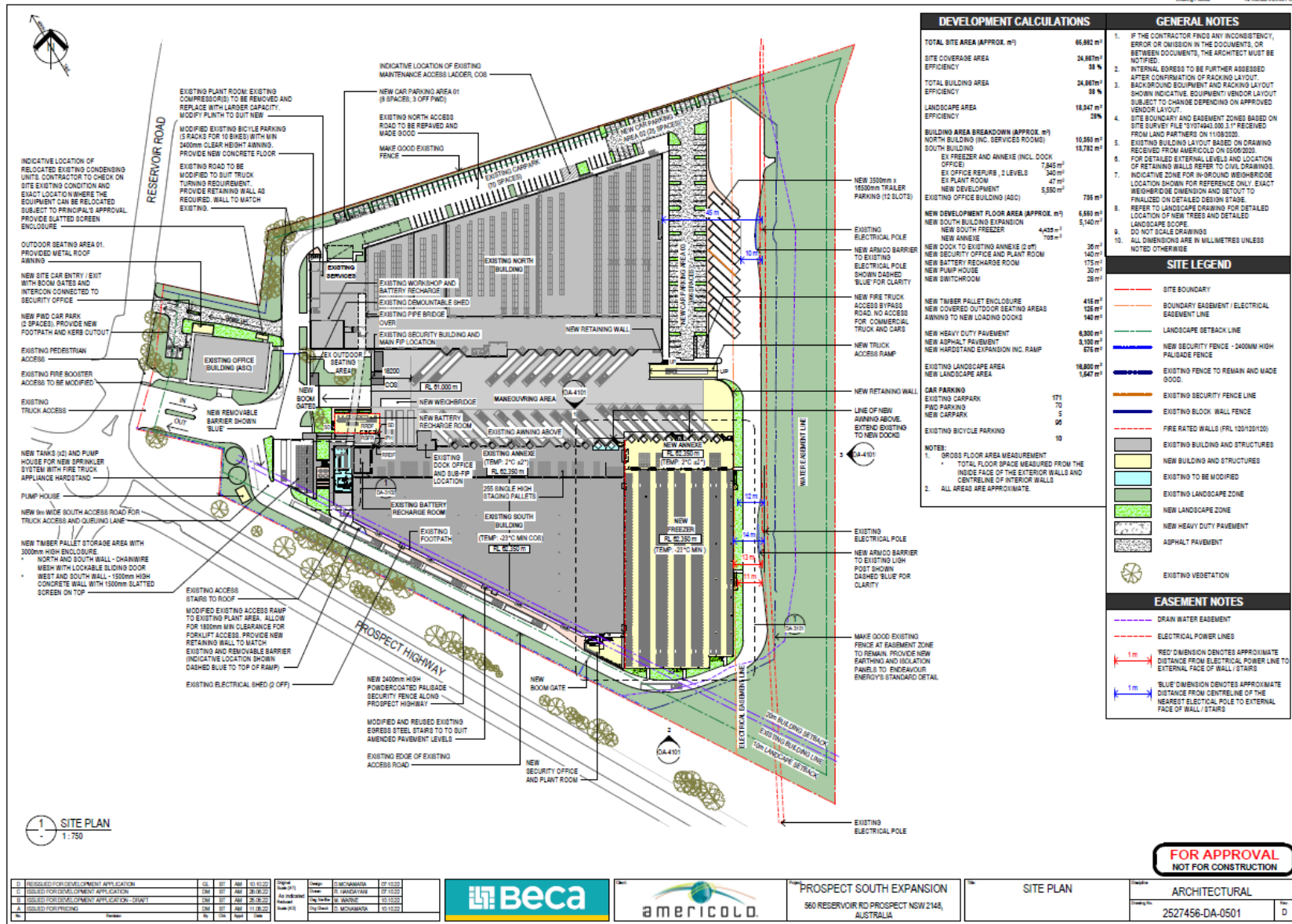
- C14. At least 48 hours before the commencement of construction of the development and for the life of the development (or such other time as agreed by the Planning Secretary), the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
    - (i) the documents referred to in condition A2 of this consent;
    - (ii) all current statutory approvals for the development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent, excluding any document described in conditions B40 and B42;

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- (iv) the proposed staging plans for the development (if the construction, operation or decommissioning of the development is to be staged);
  - (v) a summary of the current stage and progress of the development;
  - (vi) contact details to enquire about the development or to make a complaint;
  - (vii) a complaints register, updated quarterly;
  - (viii) any other matter required by the Planning Secretary; and
- (b) keep such information up to date, to the satisfaction of the Planning Secretary.

FOR INFORMATION

**APPENDIX 1 DEVELOPMENT LAYOUT PLANS**



**DEVELOPMENT CALCULATIONS**

TOTAL SITE AREA (APPROX. M <sup>2</sup> )	66,862 M <sup>2</sup>
SITE COVERAGE AREA EFFICIENCY	34.867% (38 %)
TOTAL BUILDING AREA EFFICIENCY	34.867% (38 %)
LANDSCAPE AREA EFFICIENCY	18,547 M <sup>2</sup> (28%)
BUILDING AREA BREAKDOWN (APPROX. M <sup>2</sup> )	10,360 M <sup>2</sup>
NORTH BUILDING (INC. SERVICES ROOMS)	11,782 M <sup>2</sup>
EX FREEZER AND ANNEXE (INCL. DOCK OFFICE)	7,345 M <sup>2</sup>
EX OFFICE REPAIR, 2 LEVELS	340 M <sup>2</sup>
EX PLANT ROOM	47 M <sup>2</sup>
NEW DEVELOPMENT	5,550 M <sup>2</sup>
EXISTING OFFICE BUILDING (ASCI)	735 M <sup>2</sup>
NEW DEVELOPMENT FLOOR AREA (APPROX. M <sup>2</sup> )	6,563 M <sup>2</sup>
NEW SOUTH BUILDING EXPANSION	5,140 M <sup>2</sup>
NEW SOUTH FREEZER	4,425 M <sup>2</sup>
NEW ANNEXE	732 M <sup>2</sup>
NEW DOCK TO EXISTING ANNEXE (2 OFF)	26 M <sup>2</sup>
NEW SECURITY OFFICE AND PLANT ROOM	140 M <sup>2</sup>
NEW BATTERY RECHARGE ROOM	175 M <sup>2</sup>
NEW PUMP HOUSE	20 M <sup>2</sup>
NEW SWITCHROOM	28 M <sup>2</sup>
NEW TIMBER PALLET ENCLOSURE	415 M <sup>2</sup>
NEW COVERED OUTDOOR SEATING AREA AWNING TO NEW LOADING DOCKS	125 M <sup>2</sup>
NEW HEAVY DUTY PAVEMENT	8,300 M <sup>2</sup>
NEW ASPHALT PAVEMENT	9,100 M <sup>2</sup>
NEW HARDSTAND EXPANSION INC. RAMP	676 M <sup>2</sup>
EXISTING LANDSCAPE AREA	18,800 M <sup>2</sup>
NEW LANDSCAPE AREA	1,847 M <sup>2</sup>
CAR PARKING	171
EXISTING CARPARK	70
PWD PARKING	5
NEW CARPARK	95
EXISTING BICYCLE PARKING	10

**GENERAL NOTES**

- IF THE CONTRACTOR FINDS ANY INCONSISTENCY, ERROR OR OMISSION IN THE DOCUMENTS, OR BETWEEN DOCUMENTS, THE ARCHITECT MUST BE NOTIFIED.
- INTERNAL EGRESS TO BE FURTHER ASSESSED AFTER CONFIRMATION OF RACKING LAYOUT.
- BACKGROUND EQUIPMENT AND RACKING LAYOUT SHOWN INDICATIVE. EQUIPMENT VENDOR LAYOUT SUBJECT TO CHANGE DEPENDING ON APPROVED VENDOR LAYOUT.
- SITE BOUNDARY AND EASEMENT ZONES BASED ON SITE SURVEY FILE 11070493.000.1.11 RECEIVED FROM LAND PARTNERS ON 11/08/2020.
- EXISTING BUILDING LAYOUT BASED ON DRAWING REFERRED FROM AMERCOLD ON 15/08/2020.
- FOR DETAILED EXTERNAL LEVELS AND LOCATION OF RETAINING WALLS REFER TO CIVIL DRAWINGS.
- INDICATIVE ZONE FOR IN-BUILDING WEATHERSHED LOCATION SHOWN FOR REFERENCE ONLY. EXACT WEATHERSHED DIMENSION AND SETOUT TO BE FINALISED ON DETAILED DESIGN STAGE.
- REFER TO LANDSCAPE DRAWING FOR DETAILED LOCATION OF NEW TREES AND DETAILED LANDSCAPE SCOPE.
- DO NOT SCALE DRAWINGS.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE.

**SITE LEGEND**

- SITE BOUNDARY
- BOUNDARY EASEMENT / ELECTRICAL EASEMENT LINE
- LANDSCAPE SETBACK LINE
- NEW SECURITY FENCE - 2400MM HIGH PALISADE FENCE
- EXISTING FENCE TO REMAIN AND MADE GOOD.
- EXISTING SECURITY FENCE LINE
- EXISTING BLOCK WALL FENCE
- FIRE RATED WALLS (FR1 120/120/120)
- EXISTING BUILDING AND STRUCTURES
- NEW BUILDING AND STRUCTURES
- EXISTING TO BE MODIFIED
- EXISTING LANDSCAPE ZONE
- NEW LANDSCAPE ZONE
- NEW HEAVY DUTY PAVEMENT
- ASPHALT PAVEMENT
- EXISTING VEGETATION

**EASEMENT NOTES**

- DRAIN WATER EASEMENT
- ELECTRICAL POWER LINES
- RED DIMENSION DENOTES APPROXIMATE DISTANCE FROM ELECTRICAL POWER LINE TO EXTERNAL FACE OF WALL / STAIRS
- BLUE DIMENSION DENOTES APPROXIMATE DISTANCE FROM CENTRELINE OF THE NEAREST ELECTRICAL POLE TO EXTERNAL FACE OF WALL / STAIRS

**1 SITE PLAN**  
1:150

ISSUED FOR DEVELOPMENT APPLICATION	01	01	AM	10/10/20	Author	D. MCKENNA	07/10/20
ISSUED FOR DEVELOPMENT APPLICATION	02	01	AM	28/06/21	Author	R. WAGSTAFF	07/10/20
ISSUED FOR DEVELOPMENT APPLICATION - LOWY	03	01	AM	28/06/21	Author	R. WAGSTAFF	07/10/20
ISSUED FOR PERMITTING	04	01	AM	11/05/22	Author	D. MCKENNA	03/10/21



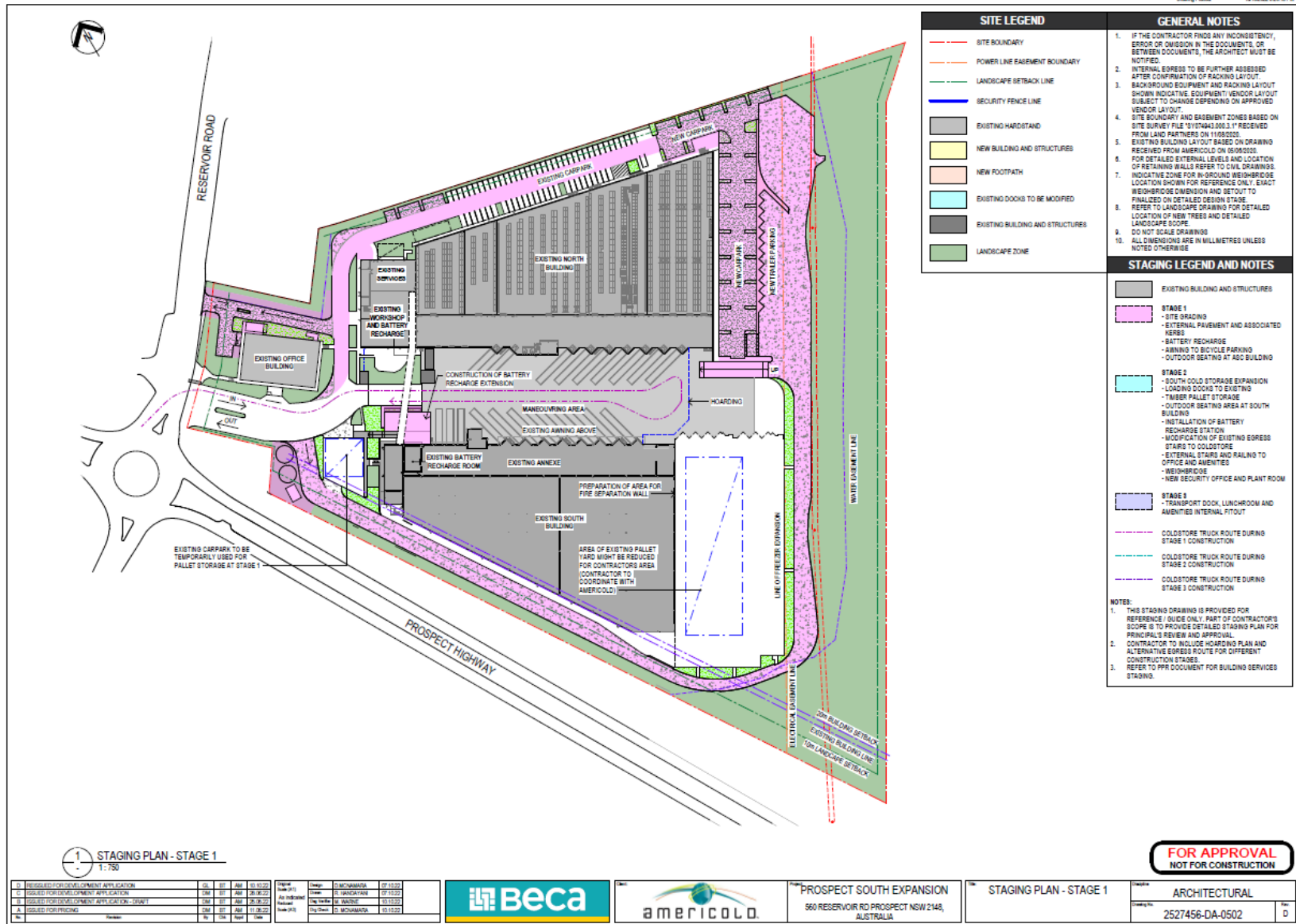
**PROSPECT SOUTH EXPANSION**  
560 RESERVOIR RD PROSPECT NSW 2148, AUSTRALIA

**SITE PLAN**

**FOR APPROVAL**  
NOT FOR CONSTRUCTION

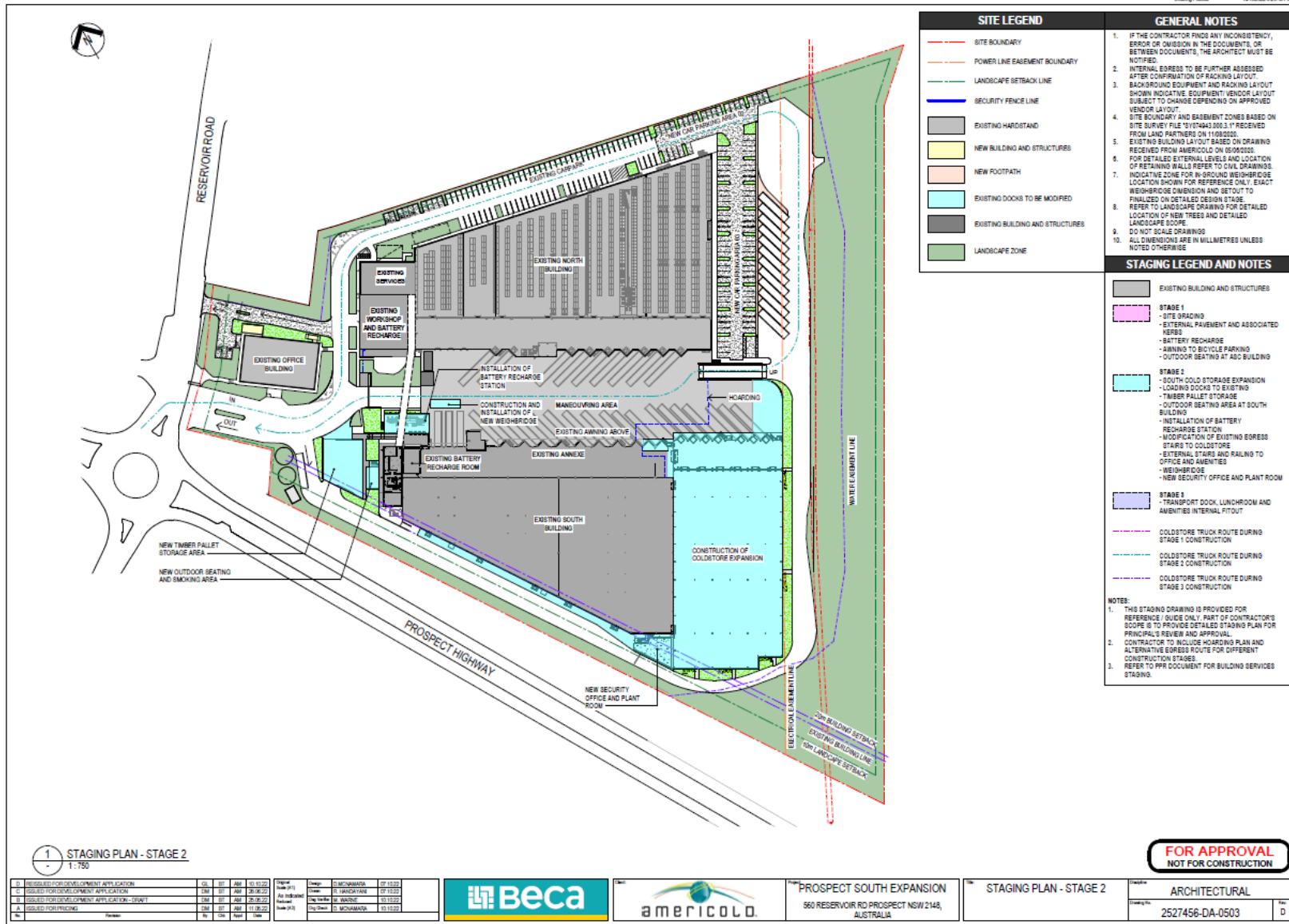
Project No: 2527456-DA-0501  
Drawing No: ARCHITECTURAL  
Date: D

Figure 1: Site Plan

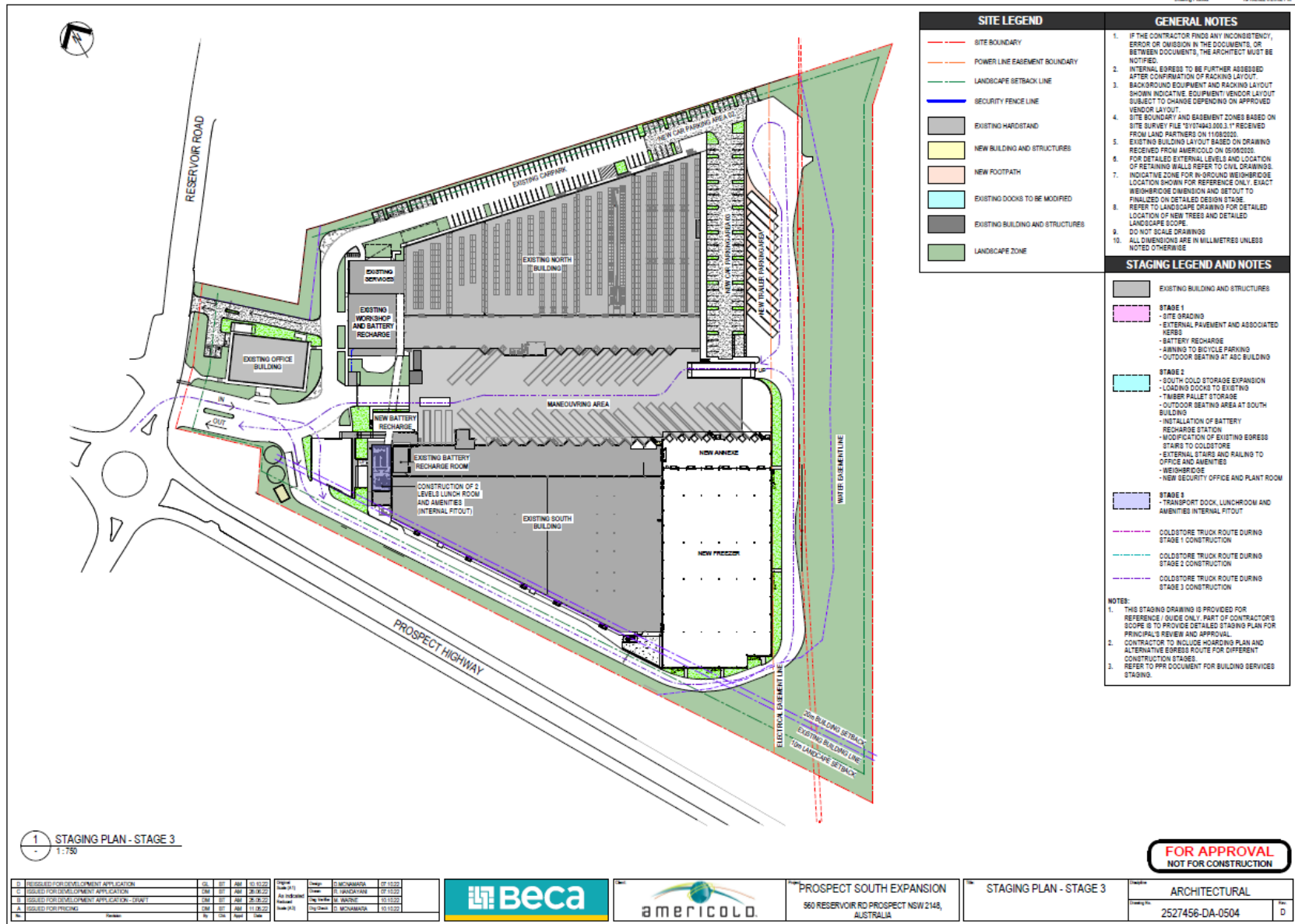


*Figure 2: Staging Plan 1*

Figure 3: Stage 2 Plan



*Figure 4: Stage 3 Plan*



1 STAGING PLAN - STAGE 3  
1:750

1	REVISED FOR DEVELOPMENT APPLICATION	03	01	AM	10/10/22	Drawn	E. MOHAMMAD	07/10/22
2	DESIGNED FOR DEVELOPMENT APPLICATION	12	01	AM	28/09/22	Drawn	R. WACHSBERG	07/10/22
3	DESIGNED FOR DEVELOPMENT APPLICATION - QUANT	13	01	AM	28/09/22	Drawn	M. WARD	10/10/22
4	DESIGNED FOR PRICING	08	01	AM	11/09/22	Drawn	E. MOHAMMAD	10/10/22



PROSPECT SOUTH EXPANSION  
560 RESERVOIR RD PROSPECT NSW 2148,  
AUSTRALIA

STAGING PLAN - STAGE 3

**FOR APPROVAL**  
NOT FOR CONSTRUCTION

ARCHITECTURAL  
2527456-DA-0504

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**Architectural Plans – Endorsed with Department stamp**

Drawing Number	Issue Number	Dated	Prepared By
2527456-DA-0201	Rev D	10.10.22	Beca
2527456-DA-0502	Rev D	10.10.22	Beca
2527456-DA-0503	Rev D	10.10.22	Beca
2527456-DA-0504	Rev D	10.10.22	Beca
2527456-DA-2101	Rev D	10.10.22	Beca
2527456-DA-3102	Rev C	28.06.22	Beca
1220052_MOD_A101	E	02.07.2025	Reid Campbell
1220052_MOD_A102	C	02.07.2025	Reid Campbell
1220052_MOD_A201	C	02.07.2025	Reid Campbell
1220052_MOD_A301	C	02.07.2025	Reid Campbell
1220052_MOD_A302	C	02.07.2025	Reid Campbell
1220052_A4101	1	14.11.24	Reid Campbell
1220052_A1001	18	26.02.2025	Reid Campbell
1220052_A2401	3	26.02.2025	Reid Campbell
1220052_A3401	3	26.02.2025	Reid Campbell

**Civil Engineering Plans  
(as marked by Council and endorsed with Department stamp)**

C014873.00-C40	D	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C41	E	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C42	E	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C43	E	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C44	M	09.10.24	Costin Roe Consulting Pty Ltd
C014873.00-C45	L	09.10.24	Costin Roe Consulting Pty Ltd
C014873.00-C46	B	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C47	B	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C48	B	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C48.1	B	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C48.2	B	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C49.1	C	13.07.23	Costin Roe Consulting Pty Ltd
C014873.00-C49.2	B	13.07.23	Costin Roe Consulting Pty Ltd
H102	01	02.10.24	Goldfish & Bay

<b>14 CARTRIDGE STORMFILTER SYSTEMDN3250 MANHOLESPECIFICATION DRAWING</b>		<b>09-11-18</b>	<b>Ocean Protect</b>
<b>1 - TYPICAL OFFLINE LAYOUT HIGH FLOW BYPASS WITH PRECAST MANHOLE STORMFILTER</b>	<b>A</b>	<b>21.05.19</b>	<b>Ocean Protect</b>
<b>1 - TYPICAL OFFLINE LAYOUT HIGH FLOW BYPASS WITH DUAL PRECAST MANHOLE STORMFILTER</b>	<b>A</b>	<b>11.02.20</b>	<b>Ocean Protect</b>
<b>OCEANGUARD TYPICAL ARRANGEMENTS SPECIFICATION DRAWING</b>		<b>15-10-19</b>	<b>Ocean Protect</b>
<b>Landscape Plans</b>			
<b>AP – L – 0000</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 1000</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2000</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2001</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2002</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2003</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2004</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2005</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 2006</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – L-5000</b>	<b>B</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 7001</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>AP – L – 7002</b>	<b>H</b>	<b>06/09/2024</b>	<b>Group GSA Pty Ltd</b>
<b>1220052_ MOD_A001</b>	<b>B</b>	<b>05.09.2024</b>	<b>Reid Campbell</b>

**APPLICANT'S MANAGEMENT AND MITIGATION MEASURES**

Category	ID	Recommendation	Timing
<b>Noise and Vibration Assessment</b>			
Construction noise and vibration	A1	Americold will select quieter plant and equipment for use on site where suitable while maintaining compliance with noise regulations.	Prior to and during construction
	A2	Temporary acoustic hoarding will be erected to reduce noise from works that would be carried out near the boundaries of the site.	During construction
	A3	Offset distances between receivers and noisy plant or activities will be maximised on site.	Prior to and during construction
	A4	Plant and processes will be oriented away from sensitive receivers.	During construction
	A5	Respite periods will be scheduled for noise-intensive processes carried out near receivers.	During construction
	A6	Plant and equipment will be regularly maintained and monitored to ensure that their noise emissions are not excessive.	During construction
	A7	Americold will minimise the annoyance from reversing alarms by fitting closed circuit monitors and/or non-tonal reversing alarms ("quackers") on vehicles or deploying 'spotters' to oversee reversing movements. Americold will include design measures to minimise or remove the need for plant to undertake reversing manoeuvres.	During construction
	A8	Throttle settings will be reduced, and equipment switched off when not being used.	During construction
	A9	Where possible, the use of vibratory roller will be restricted to not more than 4 tonnes, especially when working near buildings on adjoining properties.	During construction
	A10	When heavier vibratory rollers, i.e. more than 18 tonnes, are required to be used, the safe working distances recommended in Table 19 of the Construction and Noise Assessment will be adhered to.	During construction
Operational Noise	A11	Americold will install a new acoustic louvre system to replace the existing louvres for the northern plant room. The new acoustic louvres are to reduce the existing SWL through the louvres (both louvres measured at 71 dB(A) at 6 m distance) by at least 5 dB(A). The louvre will have a minimum insertion loss according to the spectrum in Table 31. An example of a louvre that can achieve the required performance is the NAP Flowline 300 S-Line. The suitability of the louvre chosen to be installed will be confirmed with the mechanical services engineer.	Prior to and During construction
	A12	Truck engine compression braking, and air braking will not be permitted within the facility at all times, and signage will to be installed to inform drivers of this restriction when driving inside the facility as well as procedures to inform drivers entering site of these requirements.	During construction and operation
	A13	Americold will ensure that traffic speed will be signposted within the facility and expects all drivers to comply with the speed limit and to implement responsible driving within the facility to minimise noise associated with unnecessary acceleration and braking within the facility	During construction and operation
	A14	When trucks are parked at the parking bays, truck engines will be turned off and not idling. Signposts will be installed within the bays to advise drivers to turn off truck engine when parked in the bays.	During construction and operation
	A15	Trucks parked within the facility will have engines turned off and not left idling.	During construction and operation
	A16	Horns of trucks, cars and forklifts will not be used during evening and night-time periods of operations.	During operation
	A17	Americold will assess proposed plant equipment for the project at the next stages of the development (once detailed mechanical information is known) to ensure compliance with	Prior to construction

Category	ID	Recommendation	Timing
		the project noise emission requirements presented in Table 14 are achieved, at which point appropriate acoustic treatment where required will be recommended.	
<b>Community &amp; Stakeholder Report</b>			
	B1	Americold will commit to continuing to foster strong relationships with key stakeholder groups including Fire & Rescue NSW, DPE, Cumberland City Council, EPA, Heritage NSW, Endeavour Energy, TfNSW and sensitive receivers to ensure that they are well informed during the EIS, exhibition period, construction, and operation phases.	Prior to and during construction During operation
	B2	Americold will engage with sensitive receivers in relation to planned traffic arrangements, construction activities and work through impact should they arise.	During construction
	B3	Proactive updates via email, posted letters and public notices will be provided if necessary to key stakeholder groups regarding construction activities and any expected impacts through construction phase.	During construction
	B4	Delivery of updates, key milestones, and project benefits will be provided by Americold to key stakeholder groups during construction and operation phases.	During construction and operation
	B5	Americold will actively engage via phone, email and posted letters should any maintenance work be carried out during operation that may impact sensitive receivers and wider key stakeholder groups.	During operation
	B6	Americold will discuss the opportunity for risk mitigation through continuing to answer questions from community members and organisations regarding potential impacts as they arise.	Prior to and during construction During operation
	B7	Americold will offer key stakeholder groups the opportunity to have a one-on-one meeting to discuss concerns, impacts and/or opportunities throughout EIS, post approval, construction, and operation phases.	Prior to and during construction During operation
<b>Preliminary Site Investigation</b>			
Site-specific construction environmental management plan	C1	A site-specific construction environmental management plan will be developed during detailed design that incorporates: <ul style="list-style-type: none"> <li>Mitigation measures and practices to reduce the potential for dryland salinity development such as the reduction of works impacting the groundwater table, corrosion protection of concrete and steel members (if deemed required) and minimising vegetation removal.</li> </ul>	Prior to and during construction
	C2	An Unexpected finds protocols for Acid sulfate soils will be prepared and implemented according to the <i>National Strategy for the Management of Coastal Acid Sulfate Soils</i> (2000) and the ASSMAC Assessment Guidelines (1998), which would include a liming rate of approximately 1.5 kg Limeper 1 kg Hydrogen Sulfate (assuming a soil bulk density of 1 g/cm <sup>3</sup> ).	Prior to and during construction
	C3	Americold will prepare and implement an unexpected finds protocol for encountering asbestos during earthworks, outlining storage, handling, and removal, which can include: <ul style="list-style-type: none"> <li>Asbestos containing materials be covered by a geotextile fabric or LDPE plastic liner to minimise migration by windborne dust;</li> <li>Soil Excavation and storage conducted by a contractor or persons who hold a Class A asbestos removal license; and</li> </ul>	Prior to and during construction

Category	ID	Recommendation	Timing
		<ul style="list-style-type: none"> <li>Air monitoring conducted during asbestos removal works and an asbestos clearance certificate obtained from a licensed asbestos assessor prior to the site being re-occupied.</li> </ul>	
	C4	Waste management measures will be implemented that include: <ul style="list-style-type: none"> <li>Classifying all waste materials generated as part of the project in accordance with NSW EPA Waste Classification Guidelines;</li> <li>Storage of waste material in designated areas and storage containers during construction; and the</li> <li>Retaining waste transport and disposal records</li> </ul>	During construction
	C5	Erosion and sediment control measures will be implemented including the use of temporary sediment fences, absorbent spill bunds and impervious barriers during construction.	During construction

**Biodiversity Development Assessment Report**

Demarcation of approved operational boundaries	D1	Americold will establish construction fencing around the construction Development Footprint to denote separation between construction and operational activities.	Prior to and during construction
Hydrology, coastal processes and water quality management measures`	D2	Erosion and sediment control measures will be implemented and maintained to: <ul style="list-style-type: none"> <li>prevent sediment moving off-site and sediment laden</li> <li>water entering any water course, drainage lines, or drain inlets</li> <li>reduce water velocity and capture sediment on site</li> <li>minimise the amount of material transported from site to surrounding pavement surfaces.</li> </ul>	During construction
	D3	Fuels or chemicals will be stored, handled, and disposed of to meet relevant standards. Bunded or contained areas and a spill kit will be provided as appropriate by the Contractor.	During construction
	D4	The storage of large quantities of fuels on or around the compound or laydown areas will generally be avoided and vehicles and equipment will be refuelled off site.	During construction
	D5	An Emergency Spill Response Plan will be prepared as part of the Construction Environmental Management Plan (CEMP). This plan would include as a minimum: measures to avoid spills, clean-up procedures, recording and notification procedures, and requirements for storage of hazardous materials.	Prior to construction
Erosion and sediment control	D6	All construction works to be undertaken within the lot boundary.	During construction
	D7	An Erosion and Sediment Control Plan (included as part of the Stormwater Management Plan) has been designed in accordance with the Landcom/Department of Housing Managing Urban Stormwater, Soils and Construction Guidelines (the Blue Book) and will be endorsed by an appropriately qualified erosion and sediment control specialist.	Prior to construction
	D8	Erosion and sediment controls will be checked and maintained on a regular basis (including the clearing of sediment from behind barriers) and records kept and provided upon request.	During construction
	D9	Erosion and sediment control measures will not to be removed until the proposed Project is complete, and areas stabilised.	Prior to operation

Category	ID	Recommendation	Timing
Waste management systems	D10	If contaminated areas are encountered during construction, appropriate control measures will be implemented to manage the immediate risks of contamination as outlined in the Preliminary Site Investigation Report. All other works that may impact on the contaminated area will cease until the nature and extent of the contamination has been confirmed and any necessary site-specific controls or further actions identified in consultation with the Project Manager.	During construction
Dust and air quality controls	D12	Americold will implement measures to minimise or prevent air pollution and dust (including watering and covering exposed areas).	During construction
	D13	Areas that generate dust will be managed activity to suppress dust emissions.	During construction
<b>Aboriginal Cultural Heritage Assessment</b>			
	E1	The proposed works will proceed with caution within the project area as assessed by the Aboriginal Cultural Heritage Assessment Report.	During construction
	E2	All access to the site and laydown areas will be within the project area as assessed by this report, otherwise an addendum to the Aboriginal Cultural Heritage Assessment will be required	During construction
	E3	No modified trees of Aboriginal origin were identified within the project area. However, if any mature or large trees outside of the area subject to the visual inspection and assessment are to be impacted as a result of the proposed works, additional investigation may be required. This will be completed by a qualified archaeologist.	During construction
	E4	If any items suspected of being Aboriginal in origin are discovered during the work, all work in the immediate vicinity will stop and Heritage NSW notified, and the Unexpected Finds Protocol (Appendix C of the Aboriginal Cultural Heritage Assessment) will be followed. The find will be assessed and if found to be an Aboriginal object, an Aboriginal Heritage Impact Permit (AHIP) may be required.	During construction
	E5	In the unlikely event that human remains are discovered during the proposed works, all works will cease in the immediate vicinity. The appropriate heritage team within Heritage NSW and the local police will be notified. Further assessment would be undertaken to determine if the remains were Aboriginal or non-Aboriginal. If the remains are deemed to be Aboriginal in origin the Registered Aboriginal Parties should be advised of the find as directed by the appropriate heritage team within Heritage NSW. Heritage NSW would advise the Proponent on the appropriate actions required.	During construction
<b>Statement of Heritage Impact</b>			
	F1	Any works that fall outside of the Statement of Heritage Impact assessment area will require additional assessment prior to works commencing in those areas.	
	F2	Detailed design plans for the proposed new driveway connecting the project area to the SHR listed 'Former Great Western Road' will be assessed to determine the extent of the potential physical impact to the listing prior to works being undertaken.	Prior to construction
	F3	Works will ensure that impacts to the SHR listed 'Former Great Western Road' only involve the necessary works to join the new driveway to the existing road.	During construction
	F4	In the event any heritage finds are identified relating to the original Convict Road are found, works will cease temporarily and a qualified heritage consultant will be notified for advice before any further work will be carried out around the location of the find. In the instance	During construction

Category	ID	Recommendation	Timing
		that such finds are uncovered refer to Appendix A (of Statement of Heritage Impact Assessment)	
<b>Air Quality Review</b>			
<b>Construction</b>			
General	G1	Americold will display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager.	During construction
	G2	The head or regional office contact information will be displayed on site.	During construction
	G3	A Dust Management Plan (DMP) will be developed and implemented, which will include measures to control other emissions, approved by the Local Authority. The level of detail will depend on the risk and should include as a minimum the highly recommended measures in this document. The desirable measures will be included as appropriate for the site.	Prior to and during construction
Site Management	G4	Americold will record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.	During construction
	G5	The complaints log will be made available to the local authority when asked.	During construction
	G6	Americold will record any exceptional incidents that cause dust and/or air emissions, either on- or off-site, and the action taken to resolve the situation in the log book.	During construction
Monitoring	G7	Daily on-site and off-site inspections will be undertaken, where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This will include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100m of site boundary, with cleaning to be provided if necessary.	During construction
	G8	Americold will carry out regular site inspections to monitor compliance with the DMP, record inspection results, and make an inspection log available to the local authority when asked.	During construction
	G8	The frequency of site inspections will be increased by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.	During construction
	G9	The site layout will be planned so that machinery and dust causing activities are located away from receptors, as far as is possible.	During construction
	G10	Solid screens or barriers will be erected around dusty activities or the site boundary that are at least as high as any stockpiles on site.	During construction
	G11	Americold will fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period	During construction
	G12	Americold will avoid site runoff of water or mud.	During construction
	G13	Americold will keep site fencing, barriers and scaffolding clean using wet methods.	During construction
	G14	Materials that have a potential to produce dust from site will be removed as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below.	During construction
G15	Americold will cover, seed or fence stockpiles to prevent wind whipping.	During construction	

Category	ID	Recommendation	Timing
Operating vehicle/machinery	G16	Americold will ensure all on-road vehicles comply with the requirements of the relevant Australian Design Rules.	During construction
	G17	Americold will ensure all vehicles switch off engines when stationary – no idling vehicles.	During construction
	G18	Diesel or petrol-powered generators will be avoided, and mains electricity or battery powered equipment used where practicable.	During construction
	G19	Americold will signpost a maximum-speed-limit of 25 km/h on surfaced and 15 km/h on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate)	During construction
Operations	G20	Americold will only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems.	During construction
	G21	Americold will ensure an adequate water supply on the site for effective dust/particulate matter suppression/mitigation, using non-potable water where possible and appropriate.	During construction
	G22	Enclosed chutes and conveyors and covered skips will be used at all times.	During construction
	G23	Drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment will be minimised and fine water sprays will be used on such equipment wherever appropriate.	During construction
	G24	Americold will ensure equipment is readily available on site to clean any dry spillages and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.	During construction
Waste management	G25	No burning of waste materials will occur on site.	During construction
Demolition	G26	Americold will soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust).	During construction
	G27	Americold will ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground.	During construction
	G28	Explosive blasting will be avoided on site, using appropriate manual or mechanical alternatives.	During construction
	G29	Any biological debris or damp down such material will be bagged and removed before demolition.	During construction
Construction	G30	Americold will avoid scabbling (roughening of concrete surfaces) if possible.	During construction
	G31	Sand and other aggregates will be 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.	During construction
Trackout	G32	Water-assisted dust sweeper(s) will be used on the access and local roads, to remove, as necessary, any material tracked out of the site. This may require the sweeper being continuously in use.	During construction
	G33	Dry sweeping of large areas will be avoided.	During construction

Category	ID	Recommendation	Timing
	G34	Vehicles entering and leaving sites will be covered to prevent escape of materials during transport.	During construction
	G35	Americold will record all inspections of haul routes and any subsequent action in a site log book.	During construction
	G36	Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable).	During construction
<b>Operational</b>			
General	G37	Air quality management measures will be included in the environmental management plan developed for the site.	During operation
	G38	Americold will provide information and training to staff and contractors on key air quality issues as outlined in the air quality review report.	During operation
	G39	All relevant records will be maintained (e.g. complaints, environmental incidents such as a leakage, maintenance logs).	During operation
	G40	Americold will implement a complaints handling procedure to respond to air quality issues. This will be covered off by a general complaints procedure which typically includes an identification of the issue, complaint details (e.g. complainant, time/date), responding person, immediate and long-term response actions.	During operation
	G41	Spill kits and PPE will be provided around any chemical/fuel storage areas. These location shall be identified on the CEMP and EMP.	During operation
Vehicles and mobile plant	G42	Americold will ensure all vehicles and mobile plant used on site are properly maintained according to manufacturing specifications.	During operation
	G43	Unscheduled inspections of vehicles will be undertaken where visible and excessive smoke is being emitted from the exhaust.	During operation
Generator usage	G45	Standby generators will be located as far as practicable from the nearest houses and sensitive receivers to reduce any potential noise impact.	During operation
	G46	Where possible, standby generators will be located in an open area (away from major buildings/structures) to allow for improved dispersion of combustion pollutants.	During operation
Waste storage	G47	Waste storage areas will be kept appropriately ventilated to avoid build-up of odour (e.g. if in an enclosed room, louvres and passive whirlybird vents will be installed).	During operation
	G48	When not in use, waste receptacles will be closed.	During operation
Ammonia use	G49	Americold will develop an emergency plan in the event of an ammonia leakage.	During operation
	G50	Americold will ensure the refrigerant system is properly and regularly inspected and maintained to minimise the potential for leakage/spills.	During operation
	G51	Access to PPE will be provided to all staff and visitors on site.	During operation
	G52	Safety Data Sheets will be maintained on site.	During operation
<b>ESD &amp; Energy Efficiency Report</b>			
Sustainability features	H1	Appropriate glazing will be selected in accordance with NCC Section J to cut excess solar heat gains.	Prior and during construction
	H2	Energy Efficient air conditioning systems will be installed in new offices and staff areas.	Prior to operation
	H3	Americold will consider the use solar hot water system or heat pump for domestic hot water.	Prior to operation

Category	ID	Recommendation	Timing
	H4	Americold will select minimum 4 stars energy rating air conditioning system for new offices and lunchroom.	Prior to operation
	H5	Americold will install minimum 4- star water-efficient dishwashers.	Prior to operation
	H6	Americold will install minimum 5- star water-efficient urinals.	Prior to operation
	H7	Americold will install minimum 4-star energy-efficient refrigerators.	Prior to operation
	H8	Americold will maximise the predicted construction waste arising from the development to be reused (onsite or at another development) or recycled offsite.	Prior and during construction
Adaptation Actions and Responsibilities – Extreme heat	H9	A range of green infrastructure (street trees, rain gardens) will be included on site to provide canopy coverage and green roofs/cool roof to help minimise the surrounding heat impacts. Ensure existing mature trees (canopy coverage) will be retained within and around the development.	Prior and during construction
	H10	Further consideration or specification of building materials will be undertaken by Americold (light coloured roofing materials, concrete/asphalt colour selection, high reflectivity materials for building facades).	Prior to construction
	H11	Americold will allocate space for onsite a renewable energy system such as solar PV system for future consideration/expansion. Options for onsite battery storage to support decentralised energy solutions will be explored.	Prior construction
	H12	Americold will ensure that selection of equipment (e.g. HVAC, mechanical systems, cables) caters to higher operating temperatures and extreme heat events (e.g. design to 2030 temperatures).	Prior to operation
	H13	Natural (passive) ventilation will be integrated into the design of the offices, lunch room and battery recharge room to help reduce the burden of the HVAC systems.	Prior to construction
	H14	The outdoor seating area will be designed for extreme heat days and include shading.	Prior to construction
Adaptation Actions and Responsibilities – Solar radiation	H15	Americold will ensure that critical equipment/plant is not sited with direct solar exposure and if required, that they can account for projected future increases in ambient temperature (e.g. design rating for 2030 temperatures).	Prior and during construction
Adaptation Actions and Responsibilities – Extreme rainfall	H16	Consideration will be given to undertake a flood study as a part of detailed design, including a provision for flooding and stormwater plans to consider projected increase in rainfall (minimum 10% increase as per best practice). This will include a review of the performance and capacity of site stormwater infrastructure retention capacity.	Prior to construction
	H17	The design and development will adopt Water Sensitive Urban Design (WSUD) principles.	Prior to construction
	H18	Americold will include space within the site envelope to provide rainwater/stormwater tanks for capture and reuse.	Prior to construction
	H19	Americold will explore opportunities for plants that require irrigation to increase evaporative cooling and opportunities to reuse water on site for irrigation.	Prior to construction
	H20	Americold will size all downpipes capable of withstanding high volumes of water flowing over the roofs, with eaves gutters designed for min 20-year ARI storm event, and surface drainage & box gutters designed for min 100-year ARI storm events.	Prior and during construction
	H21	Critical systems will be housed either on the roof or if required in the basement that appropriate flood protection is provided (e.g. elevating critical infrastructure, providing flood barriers).	Prior and during construction

Category	ID	Recommendation	Timing	
Adaptation Actions and Responsibilities – Bushfire	H22	Landscaping plans will include appropriate vegetation clearance zones around the development.	Prior to construction	
	H23	Low risk bushfire vegetation will be used on planned greenspace.	Prior to construction	
Adaptation Actions and Responsibilities – Storms	H24	Americold will ensure that building materials (façade, roofing) are resistant to hail and can withstand high wind speeds (based on wind study during detailed design).	Prior and during construction	
<b>Green Travel Plan</b>				
Implementation	I1	Americold will encourage sustainable travel choices through internal communications – message board notices, topics in team meetings, updates on travel plan progress.	During operation	
	I2	Americold will provide awards/prizes/benefits for staff using sustainable transport.	During operation	
	I3	Americold will undertake ongoing progress checks and analysis of travel behaviour will be undertaken.	During operation	
Carpooling	I4	Americold will introduce a formal carpooling scheme (including guaranteed ride home) and database that is regularly updated with staff carpooling availability.	During operation	
	I5	Carpooling opportunities when rostering staff shifts will be considered.	During operation	
	I6	Designated carpooling spaces will be provided near high-demand parking areas to incentivise sharing rides.	During construction and operation	
	I7	Americold will encourage employer programs including encouraging employees through incentives, information, resources, and internal newsletters.	During operation	
	I8	Americold will provide re-education on positive benefits: reduced congestion, air pollution, saving money, parking costs.	During operation	
Cycling	I9	Promotions will be run by Americold – cycling distance challenges.	During operation	
	I10	Team challenges will be conducted to encourage cycling – create a bike to work club for those staff willing and able to cycle.	During operation	
	I11	Americold will advertise the upgraded shared path cycleway as part of the Prospect Highway Upgrade and encourage staff to take up active transport, communicated via internal communications and notice boards. Any further upgrades to the cycling infrastructure are to be advertised by similar means.	During operation	
Public Transport	I12	Americold will review further actions in relation to public transport once the Prospect Highway Upgrades have been completed.	During operation	
	I13	Public transit options, bus timetables, and maps will be advertised to encourage staff to consider the use of public transport once more feasibly convenient bus stop locations, and any future convenient bus routes, are implemented by the Prospect Highway Upgrade.	During operation	
<b>Bushfire Mitigation Measures</b>				
Bushfire Land	Prone	J1	The proposed works have a separation distance greater than 100 metres from hazard and therefore the proposed works have been determined as BAL-LOW. There have been no specific requirements for the development under <i>Planning for Bushfire Protection 2019</i> .	N/A

## APPENDIX 2 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

### WRITTEN INCIDENT NOTIFICATION REQUIREMENTS

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website 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 C9 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. 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(s) that will be taken in relation to the incident; and
  - (h) identify a project contact for further communication regarding the incident.

### INCIDENT REPORT REQUIREMENTS

3. 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.
4. 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.