

Project Approval

Section 75J of the *Environmental Planning and Assessment Act 1979*

I approve the project application referred to in Schedule 1, subject to the conditions in Schedules 2 and 3.

These conditions are required to:

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



The Hon Kristina Keneally MP
Minister for Planning

Sydney

2 Jan.

2009

SCHEDULE 1

Application No:	08_0011
Proponent:	Investa Commercial Developments Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lot 300 DP 1117230, Bluett Drive, Smeaton Grange
Project:	Smeaton Grange Soft Drink and Fruit Juice Manufacturing Project

DEFINITIONS

BCA	Building Code of Australia
Council	Camden Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DWE	Department of Water and Energy
EA	Environmental Assessment titled <i>Environmental Assessment Report, Project Application 08_0011 to the Department of Planning, P&N Beverages</i> prepared for Investa Commercial Developments Pty Ltd by Lockery Planning & Development Solutions Pty Ltd, dated June 2008, including the response to submissions
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 6pm to 10pm
Minister	Minister for Planning
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
Project	The development described in the EA
Proponent	Investa Commercial Developments Pty Ltd, or its successors in title
Response to Submissions	Response to Submissions letter prepared by Lockery Planning & Development Solutions Pty Ltd, dated 29 September 2008
RTA	Roads and Traffic Authority
Site	Land to which the project application applies
Statement of Commitments	The Proponent's commitments in Appendix B

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

Obligation to Minimise Harm to the Environment

1. The Proponent shall implement all reasonable and feasible measures to prevent and/or minimise any harm to the environment that may result from the construction and/or operation of the project.

Terms of Approval

2. The Proponent shall carry out the project generally in accordance with the:
 - a) EA;
 - b) site plans, including colour palette (see Appendix A);
 - c) statement of commitments (see Appendix B); and
 - d) conditions of this approval.
3. If there is any inconsistency between the above, the conditions of this approval shall prevail to the extent of any inconsistency.
4. The Proponent shall comply with any reasonable requirement/s of the Director-General arising from the Department's assessment of:
 - a) any reports, plans, strategies, programs or correspondence that are submitted in accordance with this approval; and
 - b) the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.
5. This approval shall lapse if the Proponent does not commence construction of the project within 5 years of the date of this approval.

Management Plans/Monitoring Programs

6. With the approval of the Director-General, the Proponent may submit any management plan required by this approval on a progressive basis.

Structural Adequacy / Building Design

7. The Proponent shall ensure that all new buildings and structures on the site are constructed in accordance with the relevant requirements of the BCA.

Notes:

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

Protection of Public Infrastructure

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

Prior to commencement of construction, the Proponent shall prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council, and submit a copy of this report to the Director-General.

Operation of Plant and Equipment

9. The Proponent shall ensure that all plant and equipment used on the site is:
 - a) maintained in a proper and efficient condition; and
 - b) operated in a proper and efficient manner.

Service Providers / Additional Approvals

10. Prior to the construction of any utility works, the Proponent shall obtain relevant approvals from service providers, including Sydney Water.
11. The service crossing for utilities is to be achieved by the use of conduits within the existing bridge, or secured to the existing bridge on Bluett Drive to mitigate any disturbance to the riparian corridor.

Pre-Operation Compliance Audit

12. Prior to the commencement of operations, the Proponent shall submit work as executed plans to the Department for all the development associated with the project. These plans must be prepared by a suitably qualified and experienced expert, and must include plans showing the work as executed plans laid over the approved plans to demonstrate that the development has been carried out in accordance with the approved plans and supporting documentation in the EA.

SCHEDULE 3 SPECIFIC ENVIRONMENTAL CONDITIONS

NOISE

Construction and Operational Hours

13. The Proponent shall comply with the restrictions in Table 1, unless otherwise agreed with the Director-General.

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday – Friday	7:00am to 6:00pm
	Saturday	8:00am to 1:00pm
	Sunday and Public Holidays	Nil
Operation	All days	Any time

Notes:

- Construction activities may be conducted outside the hours in Table 1 provided that the activities are not audible at any residence beyond the boundary of the site.
- Operation activities during the night time period may only occur if they do not exceed the noise criteria in Table 3.

Noise Limits

14. The Proponent shall ensure that noise from construction of the project does not exceed the noise goals presented in Table 2.

Table 2: Construction Noise Goals

Location	L _{A10} dB(A)
All residential receivers	47

15. The Proponent shall ensure that noise from operation of the project does not exceed the noise limits presented in Table 3.

Table 3: Project Noise Limits

Location	Day	Evening	Night	Night
	L _{Aeq} (15 minute) dB(A)			L _{A1} (1 minute) dB(A)
Residences on Ashford Circuit	42	40	35	45
Residences on Turner Road	42	40	35	45

Note: Noise generated by the project is to be measured in accordance with the relevant requirements of the NSW Industrial Noise Policy.

16. The Proponent shall prepare and implement a detailed Noise Management Plan for the project to the satisfaction of the Director-General. The plan must:
- be undertaken by a suitably qualified and experienced independent person whose appointment has been approved by the Director-General;
 - be approved by the Director-General prior to the commencement of construction;
 - assess all construction activities against the construction noise goals listed in Table 2 describing the measures that would be implemented to manage and minimise noise during construction;
 - include an Architectural Acoustic Report describing the architectural specifications that will be used to ensure compliance with the noise limits in Table 3;
 - ensure low impact reversing alarms are used on all forklifts on site;
 - assess the noise emissions of the project, demonstrating the project can meet the criteria in Table 3; and

- g) describe any operational restrictions (such as restricting the use of some loading docks) necessary to ensure compliance with the noise criteria and how the restrictions would be implemented, managed and monitored over time.

Noise Audit

- 17. Within 3 months of the commencement of operations, during a period in which the project is operating at normal capacity, the Proponent shall conduct a Noise Audit of the project to the satisfaction of the Director-General. This audit shall:
 - a) be undertaken by a suitably qualified and experienced person whose appointment has been approved by the Director-General;
 - b) assess whether the project is complying with the relevant noise limits in this approval;
 - c) provide details of any complaints received on the noise impacts of the project, and any action taken to respond to these complaints; and
 - d) identify additional measures that could be implemented to ensure compliance should any non-compliance be detected.
- 18. Within 1 month of conducting the Noise Audit, the Proponent shall submit the Noise Audit Report to the Director-General. The report must be prepared to the satisfaction of the Director-General and should the audit identify any non-compliance with the noise limits, the report shall:
 - a) detail the additional measures that would be implemented to ensure compliance with the noise limits;
 - b) include a timetable for the implementation of the measures; and
 - c) describe how the effectiveness of the measures would be assessed and reported.

AIR

- 19. The Proponent shall not cause or permit the emission of offensive odours from the site, as defined under Section 129 of the *Protection of the Environment Operations Act 1997*.

Note: Section 129 of the Protection of the Environment Operations Act 1997, provides that the Proponent must not cause or permit the emission of any offensive odour from the site, but provides a defence if the emission is identified in the relevant environment protection licence as a potentially offensive odour and the odour was emitted in accordance with the conditions of a licence directed at minimising odour.

- 20. During construction, the Proponent shall ensure that:
 - a) all trucks entering or leaving the site with loads have their loads covered;
 - b) trucks associated with the project do not track dirt onto the public road network;
 - c) the public roads used by these trucks are kept clean; and
 - d) all reasonable and feasible measures to minimise dust generated by the project are implemented.

TRANSPORT AND ACCESS

Design

- 21. The Proponent shall ensure that:
 - a) the internal road network and parking on site complies with Australian Standards AS 2890.1:2004 and AS 2890.2:2002;
 - b) all parking generated by the project is accommodated on site;
 - c) bicycle parking facilities are provided on site; and
 - d) a pedestrian/cycle path is provided with a minimum width of 1.2m and linking the site frontage, building entrance and staff car park.

Intersection upgrade

- 22. Prior to the commencement of operations, the Proponent shall upgrade the intersection of Camden Valley Way and Anderson Road to include a right hand turning lane and a left hand slip lane onto Anderson Road, to the satisfaction of Council and the RTA.

Traffic Management Plans

- 23. The Proponent shall prepare and implement a Construction Traffic Management Plan for the project to the satisfaction of the Director-General. The Plan must:
 - a) be prepared in consultation with Council, and be submitted to the Director-General for approval prior to the commencement of construction;
 - b) describe the traffic volumes and movements to occur during construction;
 - c) detail proposed measures to minimise the impacts of construction traffic on the surrounding network, including truck routes, driver behaviour and vehicle maintenance; and

- d) detail the procedures to be implemented in the event of complaints from the public regarding construction traffic.
24. The Proponent shall prepare and implement a Traffic Management Plan for the project, to the satisfaction of the Director-General. The Plan must:
- a) be prepared in consultation with Council, and be approved by the Director-General prior to commencement of operations;
 - b) detail operational traffic management measures including a driver code of conduct and truck route management plan;
 - c) outline measures to minimise road traffic noise;
 - d) outline measures to minimise heavy vehicle movements between 10 pm and 7 am;
 - e) include a sustainable travel plan describing:
 - the measures that would be put in place to reduce vehicle movements, including the provision of a shuttle bus linking with appropriate public transport during peak periods;
 - how the plan would be implemented; and
 - how the effectiveness of the plan would be monitored over time; and
 - f) detail procedures to ensure site-related vehicles do not queue or park on public roads.

WATER AND SOIL

Discharge Limits

25. Except as may be expressly provided in an Environmental Protection Licence for the project, the Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Water Management Plan

26. The Proponent shall prepare and implement a Water Management Plan for the site to the satisfaction of the Director-General. The Plan shall include:
- a) an Erosion and Sediment Control Plan for the project, to be approved by the Director-General prior to commencement of construction;
 - b) a Stormwater Management Scheme for the project, to be approved by the Director-General prior to the commencement of operations; and
 - c) a Wastewater Management Scheme for the project, to be approved by the Director-General prior to the commencement of operations.
27. The Erosion and Sediment Control Plan must:
- a) be prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* manual;
 - b) describe the erosion and sediment control measures, ensuring they would be implemented prior to any works commencing onsite;
 - c) include details of the monitoring and maintenance to be implemented; and
 - d) ensure the controls would be maintained for as long as necessary after the completion of works to prevent sediment and dirty water entering the watercourse.
28. The Stormwater Management Scheme must:
- a) be consistent with the guidance in the latest version of *Managing Urban Stormwater: Council Handbook* (DECC);
 - b) include detailed plans showing the design of the stormwater management scheme for the site;
 - c) include details of the pre-development and post-development flows and any onsite detention proposed;
 - d) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will conform with, or exceed all relevant requirements and guidelines, ensuring appropriate treatment of stormwater discharged to the creek;
 - e) describe the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices throughout the life of the project; and
 - f) include a stormwater quality monitoring program for the operation of the project and detail the procedures to be undertaken if any non-compliance is detected.
29. The Wastewater Management Scheme must:
- a) describe the quality and quantity of the wastewater;
 - b) describe the measures that would be implemented to monitor the effectiveness of the wastewater treatment plant;
 - c) include a schedule for the maintenance of the plant; and

- d) describe the backup capacity that would be available to store wastewater should the wastewater treatment plant fail.
- 30. During construction, the Proponent shall carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters.
- 31. The design of any stormwater outlets into a riparian zone or natural watercourse and their spillways must be a soft engineering design and must be consistent with the DWE's guideline *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline*.

Water Efficiency

- 32. The Proponent shall implement the water efficiency measures outlined in the EA. For the life of the project, and to the satisfaction of the Director-General, the Proponent shall:
 - a) monitor the water use of the project;
 - b) investigate ways to minimise the project's water use;
 - c) implement all reasonable and feasible measures to minimise water use; and
 - d) provide a report to the Department, on the requirements listed from a) to c) above, every 3 years from the commencement of operations.

Bunding

- 33. All chemicals, fuels and oils shall be stored in appropriately bunded areas, with impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund. The bund(s) shall be designed and installed in accordance with:
 - a) the requirements of all relevant Australian Standards; and
 - b) the DECC's *Environmental Protection Manual Technical Bulletin Bunding and Spill Management*.
- 34. All hazardous chemicals and dangerous goods shall be stored in accordance with *Australian Standard AS1940-2004 - The storage and handling of flammable and combustible liquids*.

VISUAL

Signage

- 35. The Proponent may only install the signs described in the EA. Any additional signage on site may only be installed with the written approval of the Director-General. In seeking this approval the Proponent shall:
 - a) submit detailed plans of the proposed signage, which have been prepared in consultation with Council; and
 - b) demonstrate that the proposed signage is consistent with the requirements of *State Environmental Planning Policy No.64 – Advertising and Signage*.

Fencing

- 36. Prior to installing permanent fencing on the site, the Proponent shall submit detailed plans of this fencing to the Director-General for approval. These plans must be prepared in consultation with Council. Following approval, the Proponent must ensure that the fencing is installed in accordance with the approved plans.

Landscaping

- 37. The Proponent shall ensure that all works and disturbance areas associated with the proposal are located outside the riparian corridor and do not compromise the riparian corridor in any way.
- 38. Within 2 months of the date of this approval the Proponent shall revise the Landscape Plan to the satisfaction of the Director-General. The Plan must:
 - a) use endemic species only, ensuring seed and propagule sources are from local botanical provenance;
 - b) provide advanced plantings to minimise the visual impacts of the facility; and
 - c) provide for the maintenance of landscaping on site.
- 39. Any proposed landscaping, fencing or signage is not to impede the desired sight lines of all road users including pedestrians and cyclists.

Lighting

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

HAZARDS

41. The Proponent must ensure the total quantity of ammonia on the site does not exceed 4.5 tonnes at any time.
42. The Proponent shall relocate the ammonia plant to maximise the distance to residential areas, to the satisfaction of the Director-General, prior to the commencement of construction.
43. The Proponent shall prepare and implement a Fire Safety Study for the project to the satisfaction of the Director-General. The study must:
- be approved by both the NSW Fire Brigades and the Director-General, prior to the commencement of building works;
 - be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No.2 - Fire Safety Study Guidelines* and the New South Wales Government's *Best Practice Guidelines for Contaminated Water Retention and Treatment Systems*; and
 - address fire/explosion hazards associated with ammonia and the Class 5.1 materials and address safety measures such as the use of appropriate electrical equipment, specific storage requirements, temperature control, etc. to minimise the risk of fire/explosion.
44. The Proponent shall prepare and implement the following plans and systems for the project to the satisfaction of the Director-General:
- an Emergency Plan prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1- Industry Emergency Planning Guidelines*; and
 - a Safety Management System prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No.9 - Safety Management*, and specifies all safety-related procedures, responsibilities and policies, along with mechanisms for ensuring adherence to these procedures.

The Proponent shall not commence operations of the project before these plans and systems have been approved by the Director-General.

WASTE

45. The Proponent shall ensure that all waste generated on the site during construction and operation is classified in accordance with the DECC's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste.
46. For the life of the project, to the satisfaction of the Director-General, the Proponent shall:
- monitor the amount of waste generated by the project;
 - investigate ways to reduce the amount of waste generated by the project;
 - implement all reasonable and feasible measures to minimise and recycle waste, including waste generated as a result of the use of the projects products; and
 - provide a report to the Department, on the requirements listed from a) to c) above, every 3 years from the commencement of operations.

ENERGY

47. For the life of the project, to the satisfaction of the Director-General, the Proponent shall:
- monitor the amount of greenhouse gas generated by the project;
 - investigate ways to reduce the amount of greenhouse gas generated by the project;
 - implement all reasonable and feasible measures to minimise greenhouse gas, including greenhouse gas generated as a result of the use of the projects products; and
 - provide a report to the Department, on the requirements listed from a) to c) above, every 3 years from the commencement of operations.

ENVIRONMENTAL MANAGEMENT, AUDITING AND REPORTING

ENVIRONMENTAL MANAGEMENT STRATEGY

48. The Proponent shall prepare and implement an Environmental Management Strategy for the project, to the satisfaction of the Director-General. The Strategy must:
- a) be approved by the Director-General prior to construction;
 - b) provide the strategic context for environmental management of the project;
 - c) identify the statutory and other obligations that apply to the project;
 - d) describe in general how the environmental performance of the project would be monitored and managed;
 - e) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the construction, operation and environmental performance of the project;
 - receive, handle, respond to, and record any complaints that are received;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliance; and
 - respond to emergencies;
 - f) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project; and
 - g) incorporate the various studies required under this approval.

ENVIRONMENTAL REPORTING

Incident Reporting

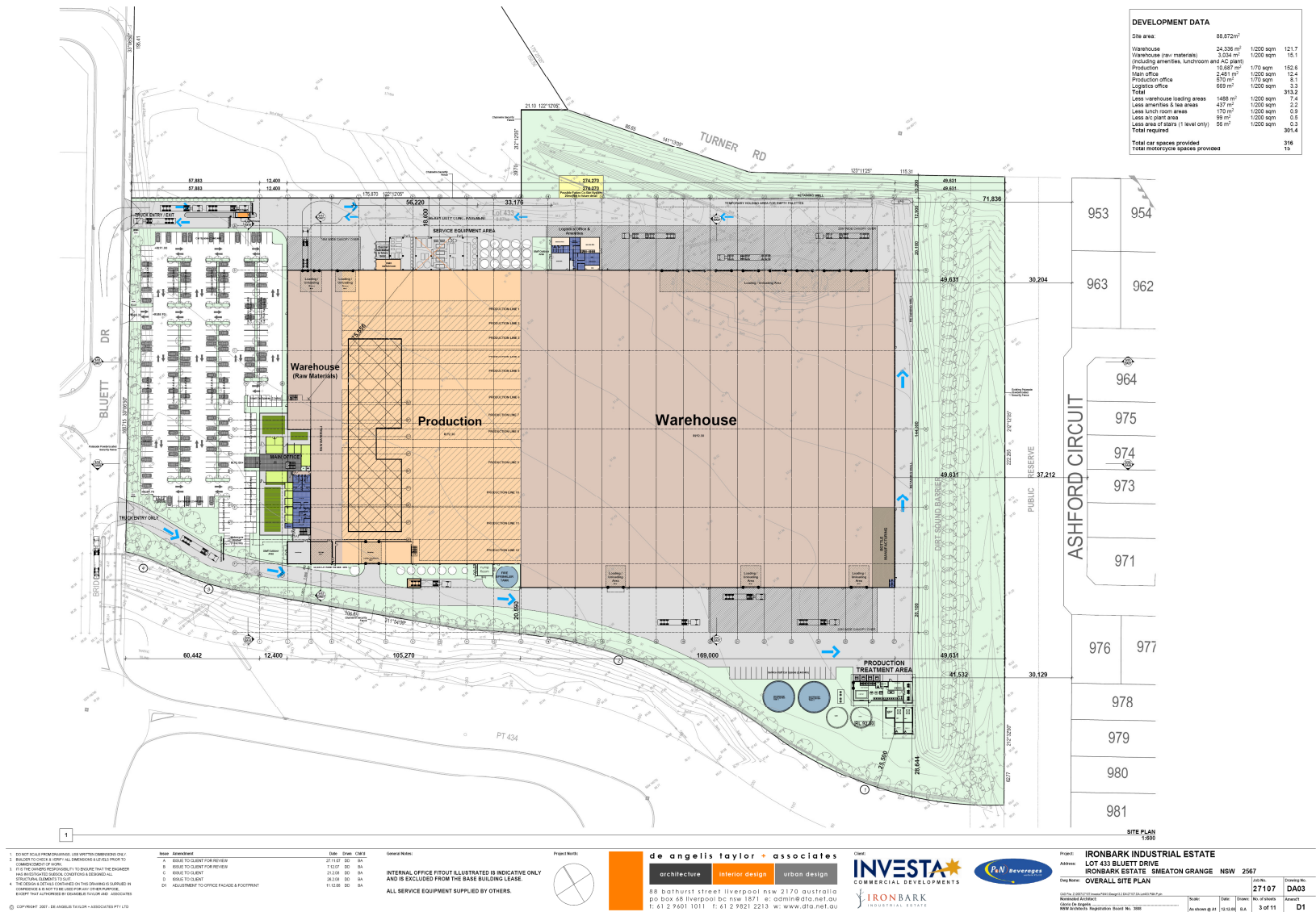
49. Within 24 hours of detecting an exceedance of the limits/performance criteria in this approval or the occurrence of an incident that causes (or may cause) material harm to the environment, the Proponent shall notify the Department and other relevant agencies of the exceedance/incident.
50. Within 6 days of notifying the Department and other relevant agencies of an exceedance/incident, the Proponent shall provide the Department and these agencies with a written report that:
- a) describes the date, time, and nature of the exceedance/incident;
 - b) identifies the cause (or likely cause) of the exceedance/incident;
 - c) describes what action has been taken to date; and
 - d) describes the proposed measures to address the exceedance/incident.

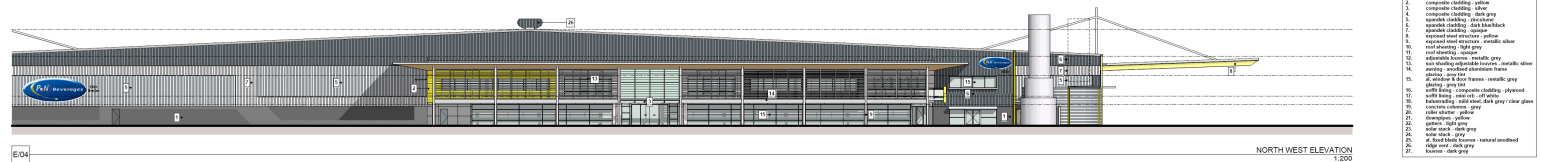
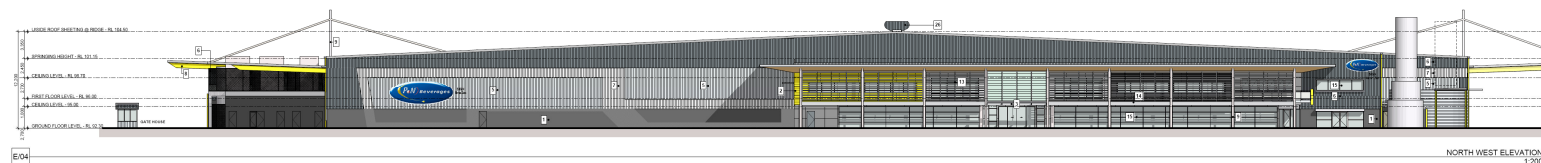
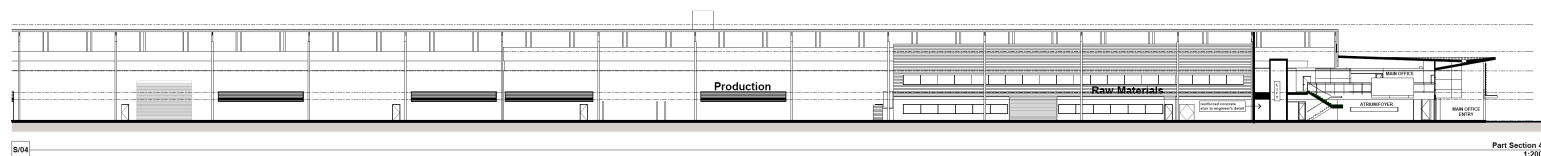
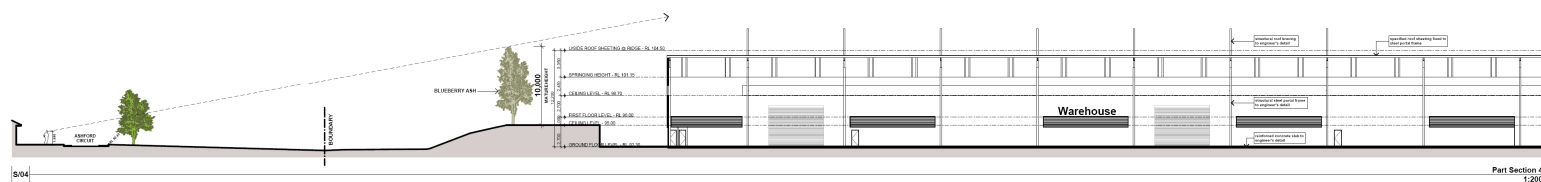
AUDITING

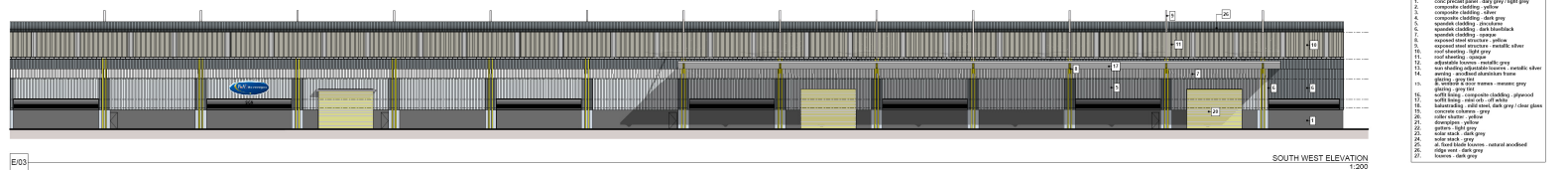
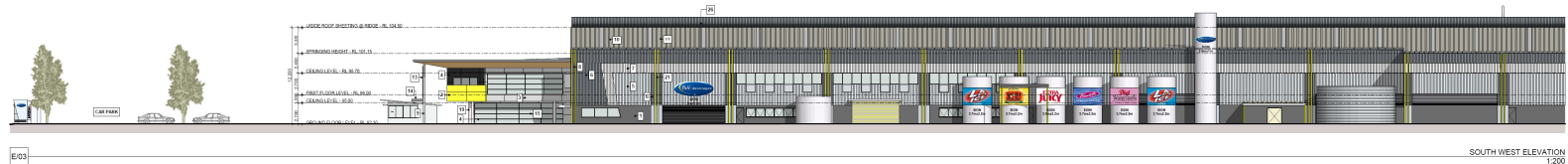
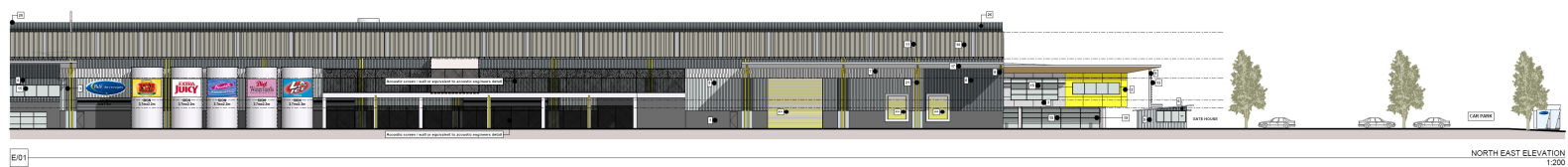
Independent Environmental Audit

51. Within 12 months of the commencement of operations, and every 3 years thereafter, unless the Director-general directs otherwise, the Proponent shall commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:
- a) be conducted by a suitably qualified, experienced, and independent team of experts whose appointment has been endorsed by the Director-General;
 - b) assess whether the project is being carried out in accordance with industry best practice;
 - c) assess the environmental performance of the project, and its effects on the surrounding environment and sensitive receivers;
 - d) assess whether the project is complying with the relevant standards, performance measures, and statutory requirements;
 - e) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
 - f) recommend measures or actions to improve the environmental performance of the project, and/or any strategy/plan/program required under this approval.
52. Within 6 weeks of completing this audit, or as otherwise agreed by the Director-General, the Proponent shall submit a copy of the audit report to the Director-General with a response to any recommendations contained in the audit report.
53. Within 3 months of submitting an audit report to the Director-General, the Proponent shall review and if necessary revise the strategy/plans/programs required under this approval to the satisfaction of the Director-General.

APPENDIX A SITE PLANS

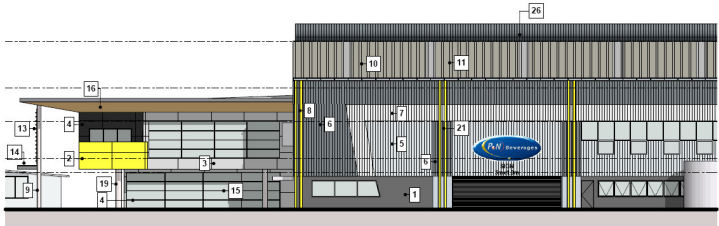


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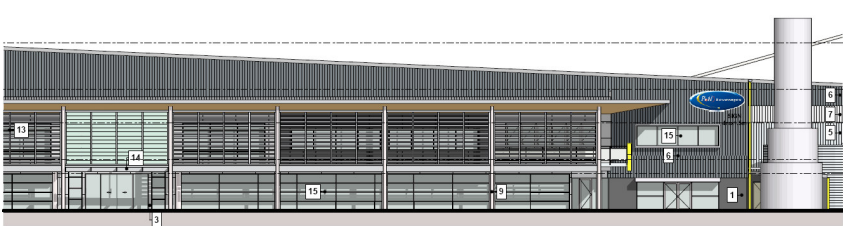


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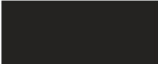
<p>1. TO NOT SCALE FROM PROJECTS (SEE ARCHITECT'S CONDITIONS ONLY)</p> <p>2. DESIGN TO CLIENT'S TASTE - ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE SPECIFIED</p> <p>3. TO BE USED FOR REFERENCE ONLY TO ENSURE THAT THE DIMENSIONS ARE CORRECTLY REPRESENTED IN THE PROJECTS</p> <p>4. THE DIMENSIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSES</p> <p>5. THE DIMENSIONS ARE NOT TO BE USED FOR ANY OTHER PURPOSES</p>				<p>DATE: 2017/07/07</p> <p>BY: DA</p> <p>FOR: DA</p> <p>BY: DA</p> <p>FOR: DA</p> <p>BY: DA</p> <p>FOR: DA</p>				<p>INTERNAL OFFICE PROOF ILLUSTRATED IS INDICATIVE ONLY AND IS SKILLED FROM THE BASE BUILDING LEASE.</p> <p>ALL SERVICE EQUIPMENT SUPPLIED BY OTHERS.</p>				<p>Project Name: IRONBARK INDUSTRIAL ESTATE</p> <p>Address: LOT 433 BLUETT DRIVE, IRONBARK ESTATE, SMEATON GRANGE, NSW 2567</p> <p>Project No: 27107</p> <p>Revision No: DA08</p> <p>Scale: 1:200</p> <p>Date: 9/01/17</p> <p>Drawn: DA</p> <p>Checked: DA</p> <p>Approved: DA</p>			
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E/03 SOUTH WEST ELEVATION
1:200




E/04 NORTH WEST ELEVATION
1:200


1  CONCRETE PRECAST PANEL Painted Dulux Balltica PG1.B8	2  COMPOSITE CLADDING Alpolic Golden Yellow MBS08-G30	3  COMPOSITE CLADDING Alpolic Silver Metallic M9170-G30	4  COMPOSITE CLADDING Alpolic Sparkling Dark Grey MD017-G30	5  WALL CLADDING Zincalume Natural	6  WALL CLADDING Colorbond 'Ironstone'
7  WALL CLADDING White	8  EXPOSED STEEL STRUCTURE Painted Dulux 'Golden Banner P15.H9	9  EXPOSED STEEL STRUCTURE Porters Liquid stainless steel	10  ROOF SHEETING Colorbond 'Shale Grey'	11  ROOF SHEETING Colorbond 'Opaque White'	13  SUN SHADING Adj. Louvers Natural Anodised Aluminium
14  SUN SHADING Adj. Timber Battens Anodised Aluminium Framed Glass Awning	15  ALUMINIUM WINDOW / DOOR FRAMES Metallic Grey - Glazing grey tint	16  COMPOSITE PANEL SOFFIT LINING Alpolic 'Maple' MT401-G15	17  MINI ORB SOFFIT LINING Colorbond 'Surfmist'	18  BALUSTRADING Stainless Steel & Clear Glass	19  CONCRETE COLUMNS Painted Dulux Duskau PG2.C1
20  ROLLER SHUTTERS Dulux P 'coat Yellow Gold Y14 (33617)	21  DOWNPIPES Dulux P 'coat Yellow Gold Y14 (33617)	22  Gutters Colorbond 'Shale Grey'	23  SOLAR STACK Colorbond 'Ironstone'	25  ALUMINIUM FIXED BLADE LOUVERS Natural Anodised Aluminium	26  RIDGE VENT Colorbond 'Ironstone'
27  FENCE Chain wire fence coated in black PVC & Palasade front security fence					

EXTERNAL FINISHES
P & N Beverages
PROPOSED DEVELOPMENT FOR:
INVESTA PROPERTY GROUP
 JOB NUMBER: 27107 DATE: 15.12.08


Client:



INVESTA COMMERCIAL DEVELOPMENTS



P&N Beverages
Australia Pty Ltd



IRONBARK
INDUSTRIAL ESTATE

de angelis taylor + associates
 architecture interior design urban design
 88 bathurst street liverpool nsw 2170 australia
 po box 68 liverpool bc nsw 1871 e: admin@ata.net.au
 t: 61 2 9601 1011 f: 61 2 9621 2213 w: www.ata.net.au

APPENDIX B STATEMENT OF COMMITMENTS

If approved and acted upon, Investa will undertake the Project in accordance with the following commitments.

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

Approval	The Minister's approval to the Project (Project Application No. 08_0011)
BCA	Building Code of Australia
Council	Camden Council
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director General	Director General of the Department of Planning (or delegate)
DCP	Camden Development Control Plan 2006
DWE	Department of Water and Energy
EA	Environmental Assessment: P&N Beverages Soft Drink Manufacturing Plant Project, Lot 300 in DP 1117230, Bluett Drive, Ironbark Industrial Estate, Smeaton Grange
The Act	Environmental Planning and Assessment Act, 1979
The Regulations	Environmental Planning and Assessment Regulations 2000
Investa	Investa Commercial Developments or its successors other entities acting for or on behalf of Investa Commercial Developments
Minister	Minister for Planning
Project	The development as described in the Environmental Assessment
Site	Land to which the Project Application applies

3.2 Administrative commitments

Commitment to minimise harm to the environment

3.2.1 Investa will implement all practicable measures to prevent and/or minimise any harm to the environment that may result from the construction of the Project and/or its operation in accordance with the EA.

Terms of approval

3.2.2 Investa will carry out the project generally in accordance with the:

- EA, Response to Submissions and letter dated 13 November 2008 by Lockrey Planning and Development Solutions
- Plans listed in the table below;
- Statement of commitments; and
- Conditions of approval.

Plan No.	Plan Title	Author
DA01 Amdt D1	Coversheet	De Angelis Taylor + Associates
DA02 Amdt D1	Site Analysis	De Angelis Taylor + Associates
DA03 Amdt D1	Overall Site Plan	De Angelis Taylor + Associates
DA04 Amdt D1	Overall Ground Floor Plan	De Angelis Taylor + Associates
DA05 Amdt D1	Floor Plans	De Angelis Taylor + Associates
DA06 Amdt D1	Roof and Floor Plans	De Angelis Taylor + Associates
DA07 Amdt D1	Building Sections	De Angelis Taylor + Associates
DA08 Amdt D1	Sections and Elevations	De Angelis Taylor + Associates
DA09 Amdt D1	Elevations	De Angelis Taylor + Associates
DA10 Amdt D1	Elevations	De Angelis Taylor + Associates
DA11 Amdt D1	Shadow Diagrams	De Angelis Taylor + Associates
07_088 I001C Rev C	Landscape Plan	Habitation
07_088 L101 (08) Rev E	Landscape Plan	Habitation
07_088 L102 (08) Rev E	Landscape Plan	Habitation
07_088 L103 (08) Rev E	Landscape Plan	Habitation
07_088 L104 (08) Rev E	Landscape Plan	Habitation
07_088 L105 (08) Rev E	Landscape Plan	Habitation
07_088 L106 (08) Rev E	Landscape Plan	Habitation
07_088 L107 (08) Rev E	Landscape Plan	Habitation
07_088 L108 (08) Rev E	Landscape Details	Habitation
284072-SK01 Rev 3	Concept Stormwater Layout	Cardno
284072-SK02 (Rev 2)	Sediment and Erosion Control Plan	Cardno

3.2.3 If there is any inconsistency between the above, the conditions of the approval shall prevail to the extent of the inconsistency.

3.2.4 Investa will comply with any reasonable requirements of the Director General arising from the Department's assessment of:

- any reports, plans, strategies, programs or correspondence that are submitted in accordance with the approval; and
- the implementation of any actions or measures contained in these reports, plans, strategies, programs or correspondence.

Structural adequacy

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

Protection of public infrastructure

- 3.2.6 Investa will:
- repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the Project; and
 - relocate, or pay the full costs associated with relocating any public infrastructure that needs to be relocated as a result of the Project.

Operation of plant and equipment

- 3.2.7 During construction of the Project, Investa will ensure that all plant and equipment used on the site is:
- maintained in a proper and efficient condition; and
 - operated in a proper and efficient manner.

Pre-operation compliance audit

- 3.2.8 Prior to the commencement of operations, Investa will submit work as executed plans to the Department for all the development associated with the Project. These plans will be prepared by a suitably qualified and experienced expert, and include plans showing the work as executed plans laid over the approved plans to demonstrate that the Project has been carried out in accordance with the approved plans.

Stakeholder consultation

- 3.2.9 Further consultation and information sessions will be held as necessary to communicate the redevelopment process and to ensure all stakeholders have the opportunity to keep up to date on the progress of the Project.

3.3 Specific environmental commitments

Soil and water

- 3.3.1 During construction, Investa will carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters.
- 3.3.2 The design of any stormwater outlets into a riparian zone or watercourse and their spillways will be a soft engineering design and will be consistent with the DWE's guideline *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline*.
- 3.3.3 Prior to the commencement of operations, Investa will provide the necessary infrastructure on the site to enable roof and hardstand stormwater to be collected, stored and discharged separately to the satisfaction of the Director General.
- 3.3.4 During the implementation of the Project, Investa will participate in any regional rainwater harvesting initiatives to the satisfaction of the Director General.

Transport

- 3.3.5 Investa will prepare and implement a Construction Traffic Management Plan in consultation with Council and to the satisfaction of the Director General. This plan will:
- be submitted to the Director General for approval prior to the commencement of construction;
 - describe the traffic volumes and movements to occur during construction;
 - detail proposed measures to minimise the impact of construction traffic on the surrounding network, including driver behaviour and vehicle maintenance; and
 - detail the procedures to be implemented in the event of a complaint from the public regarding construction traffic.
- 3.3.6 Investa will ensure that the internal road network and parking associated with the Project are designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004, AS 2890.2:2002 and AUSTROADS.
- 3.3.7 Investa will ensure that all parking generated by the Project is accommodated on site. No vehicles associated with the project will be allowed to park on the public road system at any stage.
- 3.3.8 During the construction of the Project, Investa will ensure that the Project does not result in any vehicles queuing on the public road network.

Visual amenity

- 3.3.9 Prior to installing any fencing on the site, Investa will submit detailed plans of this fencing to the Director General for approval. These plans will be prepared in consultation with Council and be generally consistent with the requirements of the DCP. Following approval, Investa will ensure that the fencing is installed in accordance with the approved plans.
- 3.3.10 During the construction of the Project, Investa will:
- maintain the landscaping on the site to the satisfaction of the Director General; and
 - ensure that the landscaping on the site does not impede driver sight distance of vehicles entering or leaving the site.
- 3.3.11 Investa will ensure the lighting associated with the Project:
- complies with the latest version of Australian Standard AS 4282(INT) – *Control of Obtrusive Effects of Outdoor Lighting*; and
 - is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Noise

- 3.3.12 Investa will only carry out construction on the site between 7am and 6pm Monday to Friday and 8am to 1pm on Saturdays. No construction on the site will be permitted on Sundays or public holidays.
- 3.3.13 During the construction of the Project Investa will ensure that noise from the Project does not exceed that predicted in the Assessment of Industrial Noise Impact by Acoustic Logic Consultancy dated 3 December 2008 and the Construction Noise and Vibration Management Plan by Acoustic Logic Consultancy (refer **Appendix R**)

Air quality

- 3.3.14 During the construction of the Project Investa will ensure that odours and air quality from the Project do not exceed that predicted in the Odour Assessment Report by Heggies (refer **Appendix S**).
- 3.3.15 During construction, Investa will ensure that:
- all trucks entering or leaving the site with loads, have their loads covered;
 - trucks associated with the Project do not track dirt onto the public road network; and
 - the public roads used by these trucks are kept clean.
- 3.3.16 During the construction of the Project, Investa will carry out reasonable and feasible measures to minimise the dust generated by the Project.

Waste

- 3.3.17 During the construction of the Project, Investa will implement reasonable and feasible measures to minimise the waste generated by the Project and which will be in accordance with the Waste Management Plan, by FDC Construction & Fitout Pty Ltd (refer **Appendix P**).
- 3.3.18 All works will be undertaken in accordance with best practice methods possible. Where possible waste materials will be recycled and emissions will be reduced.

Environmental management strategy

- 3.3.19 During the construction of the Project Investa will consistently implement the Environmental Management Plan prepared by FDC Construction & Fitout Pty Ltd (refer **Appendix Q**).
- 3.3.20 Investa will update this strategy to the satisfaction of the Director General prior to the commencement of operations on the site in accordance with the EA.

Construction management

- 3.3.21 During the construction of the Project Investa will consistently implement the Construction Noise and Vibration Management Plan prepared by Acoustic Logic Consultancy refer **Appendix R**).