

Project Approval

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

Under the Minister for Planning's delegation of 25 January 2010, I approve the project application referred to in Schedule 1, subject to the conditions in Schedules 2 to 3.

These conditions are required to:

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



Richard Pearson
Deputy Director-General

Sydney

12th July

2010

SCHEDULE 1

Application Number:	08_0016
Proponent:	Lot 62 Erskine Park Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lot 62 DP 1090695, 133-145 Lenore Lane, Erskine Park
Project:	Printing, Warehouse and Distribution Facilities Project

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SCHEDULE 1: DEFINITIONS

Approval	The Minister's approval of the project (Project Application No 08_0016)
BCA	Building Code of Australia
Construction	Includes any activity requiring a Construction Certificate, significant excavation work, road works, demolition, or any construction related activity as described in Major Projects Application 08_0016
Council	Penrith City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DECCW	Department of Environment, Climate Change and Water
Department	Department of Planning
Director-General	Director-General of the Department, or delegate
EA	Environmental Assessment titled <i>Environmental Assessment Major Project Application, Part 3A Project: Proposed Printing, Warehouse and Distribution Facility, Environmental Assessment, 133-145 Lenore Lane Erskine Park, Lot 62 DP 1090695 Erskine Park Employment Area, Volume 1, 2 and 3</i> , prepared by PacLib Management and dated December 2009.
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
Feasible	Feasible relates to engineering considerations and what is practical to build
Incident	A set of circumstances that causes or threatens to cause material harm to the environment, and/or breaches or exceeds the limits or performance criteria in this approval
Land	In general, the definition of land is consistent with the definition in the EP&A Act.
Material harm to the environment	Harm to the environment is material if it involves actual or potential harm to the health or safety of human beings or to ecosystems that is not trivial
Minister	Minister for Planning, or delegate
Night	The period from 10pm to 7am on Monday to Saturday, and 10pm to 8am on Sundays and Public Holidays
NOW	NSW Office of Water
POEO Act	<i>Protection of the Environment Operations Act, 1997</i>
POEO Regulation	<i>Protection of the Environment Operations (Waste) Regulation, 1995</i>
Project	The development as described in the EA
Proponent	Lot 62 Erskine Park Pty Ltd, or its successors
Reasonable	Reasonable relates to the application of judgment 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.
RTA	NSW Roads and Traffic Authority
Site	The land referred to in Schedule 1
Statement of Commitments	The Proponent's commitments in Appendix 1
Submissions Report	The Proponent's response to issues raised in submissions titled <i>Proposed Printing, Warehouse and Distribution Centre, Submissions Report Pursuant to Section 75(H) of EP&A Act, 1979, 133-145 Lenora Drive Erskine Park Lot 62 DP 1090695, Erskine Park Employment Area</i> , dated April 2010

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) statement of commitments;
 - c) Submissions Report; and
 - d) conditions of this approval.

Note: The Proponent's Statement of Commitments is included as Appendix 1. The Site Layout of the project is shown in Appendix 2. The Landscape Plan is shown in Appendix 3.

3. If there is any inconsistency between the above documents, the most recent document shall prevail to the extent of the inconsistency. However, 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.

Limits on Approval

5. This approval only relates to the establishment of the Printing, Warehouse and Distribution Facilities, as described in the EA.
6. This approval shall lapse if the Proponent does not physically commence the proposed development associated with this approval within 5 years of the date of this approval.

Structural Adequacy

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

Notes:

- Under Part 4A of the EP&A Act, the 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. Prior to commencement of construction, the Proponent shall:
 - a) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters, footpaths, etc) in consultation with Council; and
 - b) submit a copy of this report to the Director-General.
9. 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.

Section 94 Contributions

10. Prior to the commencement of construction, the Proponent shall pay Council \$2,096,995.00 in accordance with the *Erskine Business Park Development Contributions Plan 2008*.

Notes: This contribution is subject to indexation by the Implicit Price Deflator, as published by the Australian Bureau of Statistics; and may be reduced by any amount already paid by the Proponent for works included in the relevant Section 94 contributions plan, consistent with section 94(6) of the EP&A Act. The Proponent is to liaise directly with Penrith Council in regard to the applicable fee.

Operation of Plant and Equipment

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

Approvals for Utility Works

12. Prior to the construction of any utility works, the Proponent shall obtain all relevant approvals for these works from the relevant service providers, including Sydney Water.

Management Plans/Monitoring Programs

13. With the approval of the Director-General, the Proponent may submit any management plan or monitoring program required by this approval on a progressive basis.
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SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

TRAFFIC & ACCESS

1. The Proponent shall provide TransGrid and Integral Energy with ongoing access to their assets through the site.
2. All vehicles must enter/leave the site in a forward direction.
3. During operation, the Proponent shall:
 - a) restrict night drop off and collection to the north-eastern loading dock of Warehouse 2 (refer Appendix 2); and
 - b) restrict use of the turning area in the north-western corner of the site to vehicles and semi-trailers up to 19 metres in length.

Vehicle Queuing and Parking

4. The Proponent shall;
 - a) ensure that the internal road network and car parking areas are designed, constructed and maintained in accordance with the latest versions of the Australian Standards *AS 2890.1:2004* and *AS 2890.2:2002* for heavy vehicles;
 - b) provide direction line marking and signage on site to direct heavy vehicles, staff and visitors to the relevant parking areas, loading docks and exits the ensure safe traffic flow;
 - c) ensure that all parking generated by the project is accommodated on site, and that no vehicles associated with the project park on the public road system at any stage; and
 - d) ensure that the project does not result in any vehicles queuing on the public road network.

Bicycle Facilities

5. The Proponent shall provide bicycle parking and associated facilities such as change rooms and showers on site.

SOILS AND WATER

Erosion and Sediment Control

6. During construction, the Proponent must implement suitable erosion and sediment control measures on site, in accordance with the relevant requirements in the latest version of the *Managing Urban Stormwater: Soils and Construction* guidelines.

Discharge Limits

7. The Proponent shall comply with Section 120 of the Protection of the Environment Operations Act 1997.
8. The Proponent shall discharge all wastewater generated by the project, including treated wastewater, to sewer in accordance with a trade waste agreement with Sydney Water Corporation.

Bunding

9. All liquid chemicals, fuels and oils shall be stored in appropriately banded areas, with impervious flooring and sufficient capacity to contain 110% of the largest tank within the bund. These bunds must be designed and installed in accordance with the requirements of all relevant Australian Standards, and/or DECCW's Environmental Protection Manual *Technical Bulletin Bunding and Spill Management*.

Stormwater and Drainage

10. The Proponent shall prepare and implement a Stormwater and Drainage Management Plan for the project to the satisfaction of the Director-General. This plan must:
 - a) be submitted to the Director-General for approval prior to the commencement of construction of the stormwater and drainage system;
 - b) be prepared in consultation with Council;
 - c) be prepared in accordance with DECCW's *Managing Urban Stormwater* guidelines;

- d) be generally consistent with the submitted Stormwater Drainage Concept Plan (SW 101-110) prepared by S&G Consultants and include detailed plans of the proposed stormwater detention, treatment and control infrastructure;
- e) include a program to monitor stormwater quantity and quality; and
- f) describe the measures that would be implemented to maintain this infrastructure during the life of the project.

NOISE

Operating Hours

11. The Proponent must comply with the operating hours in Table 1.

Table 1: Construction and Operation Hours for the Project

Activity	Day	Time
Construction	Monday – Friday	7:00 am to 6:00 pm
	Saturday	8:00 am to 1:00 pm
	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.

12. The Proponent shall ensure that the noise from the project does not exceed the noise limits presented in Table 2.

Table 2: Project Noise Limits (dB(A))

Activity	Day	Evening	Night	Location	
	L _{Aeq} (15 minute)			L _{A1} (1 minute) or L _{A max}	
Printing , Warehouse and Distribution	40	40	40	48	At any residence or other noise sensitive receiver
Warehouse and Distribution	38	38	38	48	At any residence or other noise sensitive receiver

Notes:

- Noise generated by the project is to be measured in accordance with the relevant requirements, and exemptions (including certain meteorological conditions), of the NSW Industrial Noise Policy.
- Should the printing component be removed from the project, the lower noise limits would be applied to the project.

13. The Proponent shall undertake a detailed acoustic review of the facility prior to construction (during the design and specification phase of the project). The acoustic review shall;
- a) be prepared by a suitably qualified acoustic expert;
 - b) demonstrate the projects compliance with the project noise limits specified in Table 2;
 - c) detail specific noise mitigation treatments and measures that will be implemented to control noise emissions; and
 - d) be submitted to the Director-General for approval prior to the commencement of construction.
14. The Proponent shall prepare and implement a Noise Management Plan for the project to the satisfaction of the Director-General. The Plan must:
- a) be submitted to the Director-General for approval prior to the commencement of construction;
 - b) identify all specific activities that will be carried out during construction and operation and associated noise sources;
 - c) identify all potentially affected sensitive receivers;
 - d) specify the project noise limits presented in Table 2;
 - a) describe management methods and procedures and specific noise mitigation treatments that will be implemented to control noise emissions;

- e) detail a noise monitoring program to be prepared by a suitably qualified acoustic consultant and implemented to monitor the effects of the project on the acoustic environment during operation, with details of procedures to be undertaken if any non-compliance is detected;
 - f) detail procedures to receive, record and respond to complaints; and
 - g) include a Transport Code of Conduct for the project that describes the measures to be implemented to minimise the impact of the project on the local and regional road network, including traffic noise.
15. The Proponent shall conduct a noise impact validation within 3 months of the commencement of operations at the facility. The assessment should:
- a) be undertaken by a suitably qualified and experienced acoustic expert;
 - b) demonstrate compliance with the noise criteria in Table 2;
 - c) use monitoring results from the actual performance of the plant;
 - d) validate the impacts predicted in the EA;
 - e) detail measures to be implemented if exceedences are detected; and
 - f) be submitted to the Department within one month of the report being finalised.

VISUAL AMENITY

Architectural Design

16. The Proponent shall undertake architectural design of the warehouse facilities in accordance with the Architectural Design Drawings prepared by Broaden Management Industrial Pty Ltd and dated August 2009.

Landscape Design

17. The Proponent shall;
- a) undertake landscaping in accordance with the Landscape Design Report and Landscape Concept Drawings prepared by Environmental Partnership (NSW) and dated 2009 (Ref: 2755.LP/01-05) (see Appendix 3);
 - b) ensure that planting within the transmission easement to the north of the site (and within 3 metres of the residential properties to the north of the site) is undertaken with the approval of TransGrid;
 - c) complete all landscaping prior to commencement of operation; and
 - d) maintain landscaping on site and immediately to the north of the site on TransGrid's easement during the life of the project.
- to the satisfaction of the Director-General.
18. The Proponent shall ensure that the landscaping, fencing and signage on site do not to impede the sight lines of all road users, including pedestrians and cyclists.

Lighting

19. The Proponent shall ensure that all the lighting installed on the site:
- a) complies with the latest version of Australian Standard *AS 4282(INT)- 2007-Control of Obtrusive Effects of Outdoor Lighting*; and
 - b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

Signage and Fencing

20. The Proponent shall not install any signage or fencing on site, with the exception of internal site signage for traffic management and safety purposes, without the written approval of the Director-General. In seeking this approval the Proponent shall:
- a) submit detailed plans of the proposed signage or fencing, which have been prepared in consultation with Council; and
 - b) demonstrate that this signage or fencing is consistent with the relevant requirements in the DCP for the Erskine Park Employment Area, the latest version of Australian Standard *AS 1725:2003, and* SEPP 64 requirements for business identification signage.

DUST

21. The Proponent must construct, operate and maintain the project in a manner that prevents and/or minimises dust emissions from the site.

22. 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; and
 - c) public roads used by these trucks are kept clean.

WASTE

23. During the project, the Proponent shall:
- a) implement all reasonable and feasible measures to minimise the waste generated by the project; and
 - b) ensure that all waste generated during the operation of the project is stored, handled and disposed of in accordance with the *Waste Management Plan for Printing, Warehouse and Distribution Facilities*, dated July 2009 and submitted with the EA.
24. The Proponent shall prepare and implement an Operational Waste Management Plan for each of the warehouse units to the satisfaction of the Director-General. The Plans must be submitted to the Director-General prior to construction of each of the warehouse units.

GREENHOUSE GAS

25. The proponent shall implement all reasonable and feasible measures to minimise energy use on the site.
26. The Proponent shall prepare and implement a Greenhouse Gas (GHG) Action Plan for the project to the satisfaction of the Director-General. The Plan shall:
- a) be submitted to the Director-General for approval prior to commencement of operations on site;
 - b) describe the measures that would be implemented to minimise energy use on the site and reduce GHG emissions or increase GHG removal;
 - c) describe measure to monitor and report greenhouse gas emissions generated by the project;
 - d) include base year GHG inventory; and
 - e) include a protocol for the periodic review of the plan and the implementation of identified actions to reduce GHG emissions.

SCHEDULE 4: ENVIRONMENTAL MANAGEMENT, REPORTING & AUDITING

ENVIRONMENTAL MANAGEMENT

1. The Proponent must prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This plan shall:
 - a) be prepared by a suitably qualified and experienced expert;
 - b) be submitted to the Director-General for approval prior to commencement of any construction works;
 - c) identify the statutory requirements that apply to the project;
 - d) include a copy of the management plans and monitoring programs required in this approval;
 - e) describe the procedures that would be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the project;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the project;
 - respond to any non-compliances; and
 - respond to emergencies;
 - f) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project.

Operational Management Plan

2. The Proponent must prepare and implement an Operational Management Plan for the project to the satisfaction of the Director-General. The Plan must:
 - a) be submitted to the Director-General for approval prior to commencement of operations on site;
 - b) summarise actions to manage environmental impacts from the operation of the project, and
 - c) detail measure to monitor the environmental performance of the project.

ENVIRONMENTAL REPORTING

Pre-Construction Compliance

3. Prior to the commencement of construction, the Proponent must certify in writing to the Director-General that all the relevant conditions of this approval have been complied with and advise of the planned construction commencement date.

Pre-Operation Compliance

4. Prior to the commencement of operations, the Proponent must 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 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.

Incidents

5. 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) harm to the environment, the Proponent shall notify the Department and other relevant agencies of the exceedance/incident.
6. 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.

ANNUAL REVIEW

7. One year after the commencement of operations, and annually thereafter, the Proponent must review the environmental performance of the project to the satisfaction of the Director-General. This review must:

- a) describe the operations that were carried out in the past year;
- b) analyse the monitoring results and complaints records of the Project over the past year, which includes a comparison of these results against the
 - relevant statutory requirements, limits or performance measures/criteria;
 - monitoring results of previous years; and
 - relevant predictions in the EA;
- c) identify any non-compliance over the last year, and describe what actions were (or are being) taken to ensure compliance;
- d) identify any trends in the monitoring data over the life of the Project; and
- e) describe what measure will be implemented over the next year to improve the environmental performance of the Project.

INDEPENDENT ENVIRONMENTAL AUDIT

- 8. Within 1 year of the commencement of operations, and every 3 years thereafter, unless the Director-General directs otherwise, the Proponent must commission and pay the full cost of an Independent Environmental Audit of the project. This audit must:
 - a) be carried out by a suitably qualified, experienced and independent audit team containing a waste management specialist, whose appointment has been endorsed by the Director-General;
 - b) assess the environmental performance of the project, and its effects on the surrounding environment;
 - c) determine whether the project is complying with the relevant standards, performance measures and statutory requirements;
 - d) review the adequacy of the Environmental Management Strategy for the project, compliance with the requirements of this approval, and any other licences and approvals; and, if necessary,
 - e) recommend measures or actions to improve the environmental performance of the project, and/or any plan/program required under this approval.
 - 9. Within 3 months of commissioning 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.
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APPENDIX 1: STATEMENT OF COMMITMENTS

In accordance with the Director-General Requirements, a Statement of Commitments indicating how environmental impacts arising from the proposal will be managed and minimized is provided. If approved and acted upon, the Proponent will undertake the project in accordance with the following commitments.

Administrative Commitments

Commitment to minimise harm to the Environment

The Proponent will implement all practicable measures to prevent or minimise any harm to the environment that may result from the construction and operation of the project

Terms of Approval

The Proponent will carry out the project generally in accordance with the:

- a) Environmental Assessment Report dated July 2009 prepared by PacLib Management including accompanying appendices;
- b) Drawings prepared by PacLib Industrial and listed below;
- c) Statement of Commitments; and
- d) Conditions of Approval.

Drawings

Architectural Drawings

Plan No:	Plan Name	Revision No	Prepared by:
DA 000	Cover Sheet and Title Page	C	Broaden Management
DA 002	Site Plan	C	Broaden Management
DA 003	Site Analysis	C	Broaden Management
DA 004	Traffic Flow Plan	B	Broaden Management
DA 010	Shadow Diagrams- Summer	A	Broaden Management
DA 011	Shadow Diagrams- Winter	A	Broaden Management
DA 100	Warehouse 1 Plan	C	Broaden Management
DA 101	Warehouse 2 and 3 Plan	B	Broaden Management
DA 105	Warehouse 1 Roof Plan	B	Broaden Management
DA 106	Roof Plan Warehouse 2 & 3	A	Broaden Management
DA 110	Office 1 Plans	B	Broaden Management
DA 111	Office 2 Plans	A	Broaden Management
DA 112	Internal Office 3 Plans	A	Broaden Management
DA 200	Elevations	B	Broaden Management
DA 201	Warehouse 1 Elevations	B	Broaden Management
DA 202	Warehouse 2 & 3 Elevations with Signage Details	B	Broaden Management
DA 203	Office 1 and 2 Elevations	B	Broaden Management
DA 205	Perspectives	B	Broaden Management
DA 210	Warehouse sections	B	Broaden Management

Landscape Drawings

Plan No:	Plan Name	Revision No	Prepared by:
Landscape Design Statement		Environmental Partnership	
2755.LP/01	Landscape Concept	C	Environmental Partnership
2755/LP/02	Landscape Plan Area 1	C	Environmental Partnership
2755/LP/03	Landscape Plan Area 2	C	Environmental Partnership
2755/LP/04	Landscape Plan Area 3	C	Environmental Partnership
2755/LP/05	Landscape Plan Area 4	C	Environmental Partnership

Stormwater Drawings

Plan No:	Plan Name	Revision No	Prepared by:
SW 101	Stormwater Drainage Concept Plan Site Layout Plan	C	S& G Consultants
SW 102	Stormwater Drainage Concept Plan Site Layout Plan	C	S& G Consultants
SW 103	Stormwater Drainage Concept Plan Site Layout Plan	C	S& G Consultants
SW 104	Stormwater Drainage Concept Plan Site Layout Plan	C	S& G Consultants
SW 105	Stormwater Drainage Concept Plan Site Layout Plan	C	S& G Consultants
SW 106	Stormwater Drainage Concept Plan Site Layout	C	S& G Consultants
SW 107	Stormwater Drainage Concept Plan Details	D	S& G Consultants
SW 108	Stormwater Drainage Concept Plan Site Layout	B	S& G Consultants
SW 109	Stormwater Drainage Concept Plan Site Layout	A	S& G Consultants
SW 110	Stormwater Drainage Concept Plan Site Layout	D	S& G Consultants

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

Construction Certificate

The Proponent will obtain a Construction Certificate prior to any engineering or building works.

Director General Requirements

The Proponent 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.

Building Code of Australia

The Proponent will ensure that the buildings and structures on the site are constructed in accordance with the relevant requirements of the *Building Code of Australia*. In addition, under Part 4A of the *Environmental Planning and Assessment Act, 1979*, the Proponent or its designated builder are required to obtain construction and occupation certificates for the proposed building works. Part 8 of the *Environmental Planning Assessment Regulation* sets out the requirements for the certification of the project.

Services

The Proponent will comply with the requirements of relevant public authorities in regard to the connection to, relocation and/or adjustment of services affected by the construction of the proposed development.

Prior to Construction Phase

Construction Environmental Management Plan (CEMP)

The Proponent will prepare and implement a *CEMP*, in accordance with the Department of Planning's *Guideline for the Preparation of Environmental Management Plans* to outline all environmental management practices and procedures to be followed during the construction of the project. The *CEMP* is to contain the following plans and studies:

- an erosion and sediment control plan incorporating the principles outlined in the Stormwater Concept Plan prepared by S&M Consulting;

- Construction Management Plan including details, inter alia, in regard to provision of required amenities for construction works, protocols for the management of construction traffic, management of demolition and construction waste, complaints handling and occupational health and safety matters;
- a Dust Management Plan;
- a Noise Management Plan to detail measures to minimise noise emissions during the construction of the development. All construction works on the site, including excavation and placement of fill, will be undertaken in accordance with the EPA's *Environmental Noise Control Manual*; and
- Construction Traffic Management Plan

Safety Plan

The construction contractor will establish a Safety Plan before work commences on site to detail safe work methods and procedures to be followed on site and to ensure compliance with Occupational Health & Safety and statutory requirements. Such a plan is to address safety risks during demolition, excavation and construction activities: including:

- stability of adjacent structures;
- excavation support;
- fall from heights;
- protection of the public;
- traffic controls around the perimeter of the site, and
- working with high voltage electricity supply.

Construction Phase

Hours of Construction Work

Construction works including deliveries of materials to and from the site would be undertaken within the Department of Environment and Climate Change (DECC's) *Environmental Noise Control Manual*, namely:

- 7:00am to 6:00pm Monday to Friday;
- 8:00am to 1:00pm Saturdays; and
- No work on Sundays or public holidays.

Site Notices/Documentation

The building contractor will ensure that a 24 hour contact telephone number is displayed and attended by a person with authority over the works for the duration of the project.

A site notice will be prominently displayed on the boundary of the site for the purpose of informing the public of the project details.

A copy of the approved and certified plans, specifications and documents including conditions of approval will be kept on site at all times.

Protection of Public Places and Local Approvals

The Proponent undertakes to obtain any necessary approval under the *Local Government Act 1993*.

The Proponent undertakes to ensure that the public way is not obstructed by any materials, vehicles, skips or the like during the construction period.

Access and Car Parking

The proposed access, parking layout and servicing will be provided in accordance with the design requirements of *Australian Standards 2890.1-2004* (car access) and *Australian Standards 2890-2* (heavy vehicle access).

Air Quality

Appropriate dust control measures will be implemented during the preparation and construction stages of the proposed development.

Stormwater Management

Stormwater and drainage works on site will be undertaken generally in accordance with the Stormwater Management Plan prepared by S&M Consulting. The following measures have been proposed to reduce the transfer of pollutants from the site:

- roof runoff to be separated from surface runoff;
- gross pollutant traps have been provided to treat litter and other coarse sediments from the surface runoff prior to discharging into the bio-retention swale; and
- a bio-retention swale has been allowed for in the landscaped setback fronting Lenore Drive to treat fine particles.

Water Management

A rainwater reuse tank, 100,000 litres capacity to capture the roof water for reuse in toilet flushing and irrigation of planter beds, use in printing processes and landscaped areas will be installed;

Soil and Erosion Management

Stormwater and drainage works on site will be undertaken generally in accordance with the Soil and Erosion Management Plan, based on the *Blue Book for Managing Urban Stormwater- Soils and Construction* prepared by S&M Consulting. During construction the Proponent shall carry out all reasonable and feasible measures to minimise soil erosion and the discharge from the site.

Urban Design

Development will take place generally in accordance with design guidelines contained in the *Penrith Council Erskine Park Employment Area Development Control Plan 2006*.

Hazardous Zoning

That hazardous zones be implemented for equipment and areas where flammable liquids are stored. The hazardous zoning is to be established upon confirmation of design factors and accurate equipment locations at the construction phase of the project;

That the ink tank farm be isolated from the building by either fire rated walls or separation distances in accordance with Australian Standards 1940-2004 *The Storage and Handling of Flammable and Combustible Liquids*.

Acoustic

Prior to construction all noise control measures should be reviewed and assessed in accordance with approval conditions and approved by an acoustic consultant.

The following acoustic measures have been recommended as options:

Building Construction - General

- Building wall cladding (Warehouse 1 and 3) precast concrete tilt-up panels (Rw40-45) up to 2400mm above FFL and steel wall cladding (0.6mm BMT) above 2400mm above FFL and steel wall cladding (0.6mm BMT) above 2400mm FFL (noting upgraded acoustic performance required for Warehouse 2- Print/Finish Areas);
- Building roof cladding (Warehouse 1 and 3) consisting of sheet metal (min 0.6BMT) over fiberglass building blanket and medium duty thermofoil or similar and provide a minimum installed Rw22 or greater (noting upgraded performance required for Warehouse 2 – Print/Finish Areas);
- Any translucent panels proposed within warehouse building facades or roofs shall be specified taking into account required acoustic performance in order to control breakout noise from internal activities. Any proposed translucent panel areas shall be subject to detailed review by Acoustic Consultant prior to final specification;
- Any penetrations of roof or walls shall be acoustically detailed to control breakout noise. All penetration details should be subject to acoustic review prior to final specification;
- Specification of fast acting roller doors for warehouse buildings and controlled to remain closed except for short duration opening to allow truck and/or fork truck access. Proposed fast acting roller doors selected on acoustic performance and a minimum installed noise reduction of 20dBa (A);
- Construction of an acoustic wall (Boral Ezyshield, Fleetwood, Sentinel, masonry or equivalent) to a height not less than three (3) metres above FFL (RL 66.9) extending from the eastern

building facade approximately 30m east and adjacent the northern side of the night drop off zone (figure 2). The acoustic wall would be subject to review by qualified Acoustic Consultant following EA approval and during the design development phase of the compliance with Consent Conditions;

- Where practical fixed and mobile plant be fitted with low level or broadband “quacker” reversing alarms.

Building Construction – Warehouse 2

(Printing)

- Roof construction acoustically upgraded to provide a minimum installed noise reduction in order of 37dBa(A) or Rw43;
- Wall (west) construction acoustically upgraded to provide a minimum installed noise reduction in order of 29dB(A) or Rw35 (*eastern side of printing area separated from external facade by workshop and computer room*)

OR

- Provide acoustic enclosure / „room” to contain printing machines in order to reduce space averaged internal noise levels at the internal surface of the building walls to LAeq 75dB(A) and rt

OR

- Selection of printing machines to reduce space averaged internal noise levels at the internal surface of the building walls to LAeq 75dB(A) and roof to LAeq 67dBa(A) or less;

OR

(Finishing)

- Roof construction acoustically upgraded to provide a minimum installed noise reduction in order of 27dB(A) or Rw33;

OR

- Provide acoustic enclosure / „room” to contain finishing machines in order to reduce space averaged internal noise levels at the internal surface of the roof to LAeq 65 dB(A) or less;

OR

- Selection of finishing machines to reduce space averaged internal noise levels at the internal surface of the building roof to LAeq 65dB(A) or less.

Operational Phase

Hours of Operation

The use of the premises will operate 24 hours per day, 7 days a week.

Waste Management

Site preparation, construction and operation of the development will be undertaken in accordance with a waste management plan. All wastes generated during the construction and operation of the facility will be classified and disposed of if necessary in accordance with the EPA’ s *Environmental Guidelines: Assessment, Classification and management of Liquid and Non- Liquid Wastes*.

The tenant will ensure that all waste generated on site during operation is classified in accordance with DECCW’ s *Waste Classification Guidelines* and disposed to a facility that lawfully may accept the waste.

Landscaping Plan and Buffer Treatment

Landscaping of the site will generally be undertaken in accordance with the detailed Landscape Plan and Report prior to occupation of the premises. Details of the landscape buffer to shield the development from residents to the north is to be planted on land within TransGrid easement with TransGrid approval prior to occupation.

Fire Safety

A fire safety study in accordance with the Department of Planning’ s *Hazardous Industry Planning Advisory Paper No.2-“Fire Safety Guidelines”* will be submitted prior to Occupation.

Lighting

Provision will be made for external lighting during the detailed design phase. External lighting will be installed and maintained in accordance with *AS 4282 – 1997 – Control of Obtrusive Effects of Outdoor Lighting*.

Air Quality

The tenant of the printing facility is to implement the following safeguards:

- Regular maintenance of dryer burners;
- Good environmental housekeeping with the facility with special emphasis on the following removal of any build up dust from trim cutters;
 - Routine use of floor sweepers to remove trim not captured by the trim collection system;
 - Routine removal of dust from horizontal surfaces;
 - Routine removal of dust within the pellitiser area to prevent its accumulation on horizontal surfaces.
- Properly maintained ventilation of the printing press area by ensuring natural ventilation louvers are not blocked;
- Maintain trafficked areas free of dust; and
- Maintenance of roadway surfaces.

Ecologically Sustainable Development (ESD)

ESD measures outlined in Environmental Assessment Report will be implemented during construction and operation of the building.

Greenhouse Gases

That the tenant of the printing facility implements a Greenhouse Gas Action Plan at the proposed facility to include:

- Base Year GHG Inventory;
- Verification of the Base Year GHG Inventory by an independent third party;
- Annual reporting of GHG emissions in accordance with NGER Legislation;
- Identification of activities to reduce GHG emissions or increase GHG removals; and
- Implementation of identified opportunities to enable reduction in GHG emissions and/or increase in GHG removals.

Management of Operational Noise

The protection of acoustic amenity for the premises and surrounds during operation will be carried out generally in accordance with recommendations made in the Acoustic Report prepared by Atkins Acoustics.

Once operational, all on site plant will be assessed and diagnosed by a qualified acoustic consultant to establish whether further noise controls at source are reasonably practicable. Specifically:

- Air-conditioning systems and exhaust fans selected on acoustic performance and subject to detailed acoustic review and assessment prior to final specification to ensure that noise goals are satisfied; and
- Details of mechanical plant, equipment, processes and activities shall be subject to detailed review by an Acoustic Consultant prior to final specification;

In addition, within three months of commissioning of the facility, site inspections and noise measurements be conducted by a qualified Acoustic Consultant to demonstrate that the operation of the facility satisfies the project specific noise goals.

The Proponent will prepare an Operational Noise Management Plan which includes:

- Induction and certification for truck drivers to operate trucks on the site at less than 20kph;
- Induction and certification for truck drivers to operate trucks without exhaust brakes whilst on site;
- Procedures for residents to contact site management in regard to complaints or additional information;
- Follow-up procedures to inform residents of actions implemented following any noise complaints;
- Regular inspections of all site plant including trucks to ensure that the installed noise suppression units are functioning and require no maintenance; and

- Regular audits at sensitive receiver locations to identify additional procedures to minimize noise emissions from the site.

Operational Noise- General

The Tenants will implement measures to manage and mitigate any acoustic impacts to meet the requirements of the Department of Environment and Climate Change's *Industrial Noise Policy* during operation of the premises.

The use of the site shall not give rise to the emission of an "offensive noise" as defined in the *Protection of the Environment Operations Act*.

Storage of Gases

The method of gas cylinder storage is to comply with *Australian Standards AS 4332-2004: The Storage and handling of gases in cylinders*. As the LPG cylinders would be stored without other gases the storage area will also need to comply with *Australian Standards 1596:2008: The storage and handling of LPG Gas*.

Corrosive Substances

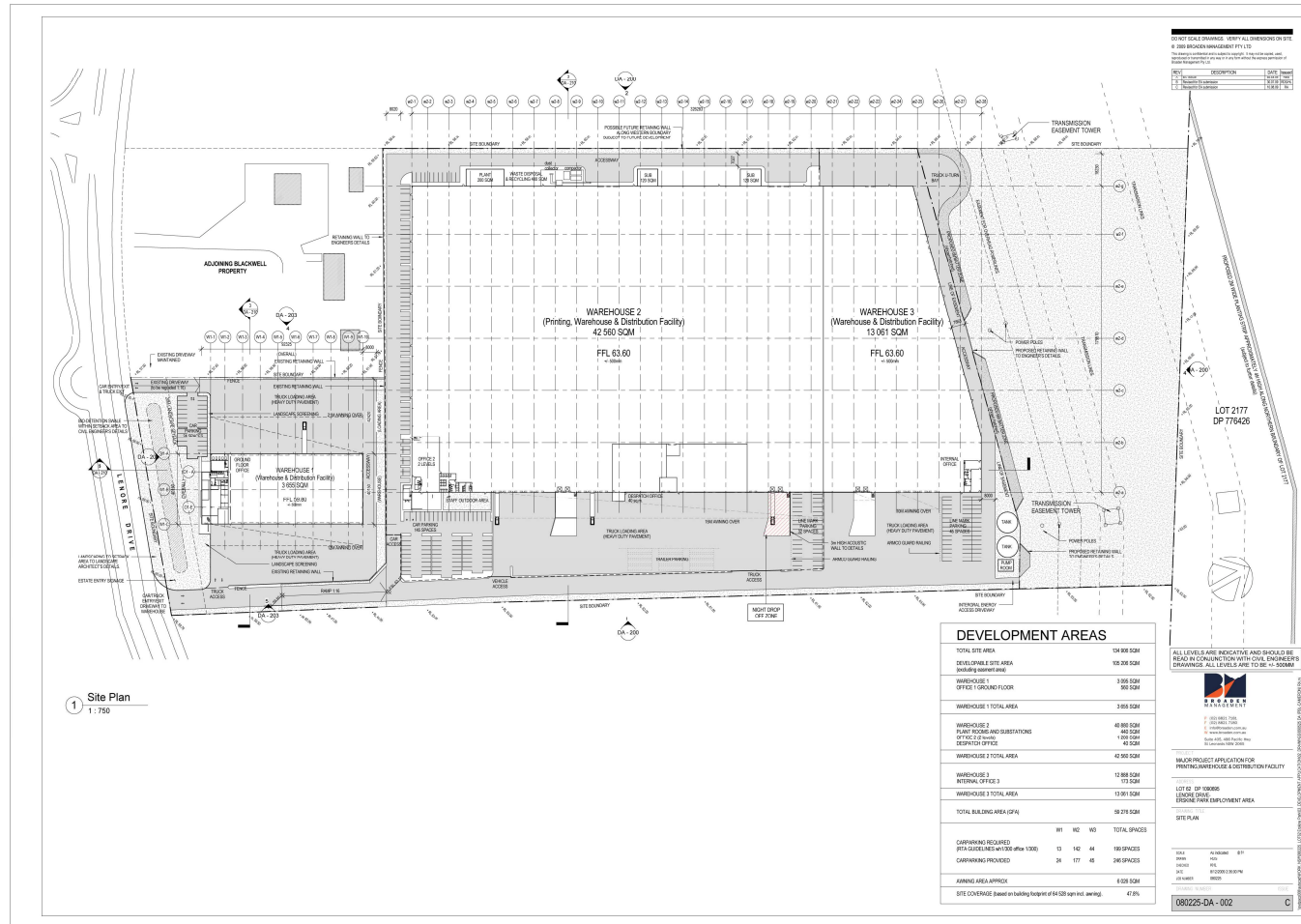
Provision for natural ventilation and method of storage of corrosive substances is to be established in accordance with *Australian Standards 3780-2008: The Storage and Handling of Corrosive Substances*.

The dispersion of hydrogen gas, in to be in accordance with *Australian Standards 2676.1-1992: Guide to the Installation and Maintenance, Testing and Replacement of Secondary Batteries in Buildings* and *AS 3011-1992: Electrical Installations- Secondary Batteries Installed in Buildings*.

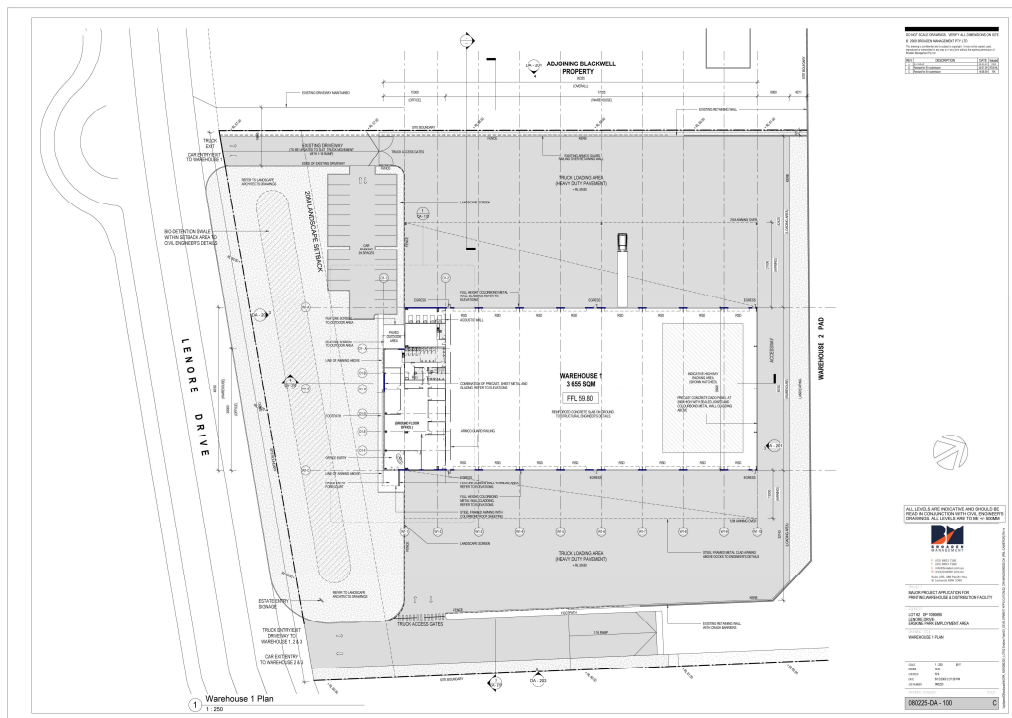
Hazards Management

That the tenant of the printing facility implement environmental safeguards to provide sufficient protection to the site if a pollution incident occurred, including: identification of flammable and combustible liquids, storage and handling of flammable and combustible liquids, use of firefighting equipment, safety inspections, general emergency procedures, fire and explosion emergency procedures, evacuation procedure and operation of the fire fighting water containment system.

APPENDIX 2: SITE LAYOUT PLAN



Site Plan - Warehouse 1



Site Plan - Warehouse 2 and 3 showing fitout of printing facility

