


# Project Approval

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

I approve the project referred to in Schedule 1, subject to the conditions in Schedules 2, 3 and 4.

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.



The Hon Kristina Keneally MP  
Minister for Planning

Sydney,

24 March

2009

### SCHEDULE 1

<b>Application Number:</b>	08_0088
<b>Proponent:</b>	Independent Print Media Group Pty Ltd
<b>Approval Authority:</b>	Minister for Planning
<b>Land:</b>	Lot 1 DP 774089      2-8 Priddle Street Warwick Farm (23 Scrivener Street Warwick Farm)
<b>Project:</b>	Alterations and additions to an existing industrial building for use as a 24 hour Printing Facility

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## DEFINITIONS

AEP	Annual Exceedance Probability
BCA	Building Code of Australia
Council	Liverpool City Council
Day	The period from 7am to 6pm on Monday to Saturday, and 8am to 6pm on Sundays and Public Holidays
DCP	Liverpool Development Control Plan 2008
DECC	Department of Environment and Climate Change
Department	Department of Planning
Director-General	Director-General of Department of Planning, or delegate
1%AEP Flood	The 1 in 100 year flood
EA	Environmental Assessment titled " <i>Environmental Assessment Report 23 Scrivener Street, Warwick Farm</i> " prepared by JBA Urban Planning dated November 2008, and the Response to Submission, prepared by JBA Urban Planning and dated January 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
Land	Land means the whole of a lot, or contiguous lots owned by the same landowner, in a current plan registered at the Land Titles Office at the date of this approval
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
Project	The development as described in the EA
Proponent	IPMG, or its successors
RTA	Roads and Traffic Authority
Site	The land referred to in Schedule 1
Stage 1	Construction and operation of all aspects of the project except for the eastern warehouse and associated works.
Stage 2	Construction of the 4000m <sup>2</sup> eastern warehouse and associated compensatory flood storage and road works as illustrated on page 29 of the EA.
Statement of Commitments	The Proponent's commitments in Appendix 2.
VOCs	Volatile Organic Compounds

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## **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 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, A-000(3), A-001(6), A-002(8), A-003(6), A-004(7), A-005(2), A-200(7), A-201(8), A-202(3), A-203(3), A-204(3), A-211(1) SK.01, SK.02, SK.03, SK.04, SK.05, SK.06, SK.07, SK.08, SK.09, SK.10, SK.11, 07200-TP09, Sk01(E) and Sk02(E) (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 the 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, programs, strategies or correspondence that are submitted in accordance with this approval; and
  - (b) the implementation of any actions or measures contained in these reports, plans, programs, strategies or correspondence submitted by the Proponent.

### **Structural Adequacy**

5. 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.

### **Demolition**

6. The Proponent shall ensure that all demolition work is carried out in accordance with *Australian Standard AS 2601-2001: The Demolition of Structures*, or its latest version.

### **Protection of Public Infrastructure**

7. Prior to the 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.
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.
9. Prior to the construction of any utility works, the Proponent shall obtain the relevant approvals from service providers, including Council and Sydney Water.

### **Operation of Plant and Equipment**

10. The Proponent shall ensure that all plant and equipment used on site is maintained and operated in a proper and efficient manner, and in accordance with relevant Australian Standards.

**Management Plans/Monitoring Programs**

11. 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.

**Pre-Operation Compliance Audit**

12. Prior to the commencement of operations of the printing plant, 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 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.
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### SCHEDULE 3: SPECIFIC ENVIRONMENTAL CONDITIONS

#### AIR QUALITY

##### Dust

13. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the Project.
14. 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) the public roads used by these trucks are kept clean.

##### Odour

15. The Proponent must carry out all reasonable and feasible measures to prevent air pollution (including odour) in accordance with Sections 124, 125, 126 and 128 of the *Protection of the Environment Operations Act 1997*.

##### Air Emissions

16. The Proponent shall ensure that emissions from operation of the project do not exceed the limits presented in Table 1.

Table 1: Project Emission Concentration Limits

Chemical	Maximum Discharge Concentration Limits
	mg/m <sup>3</sup>
Sulfuric acid mist (H <sub>2</sub> SO <sub>4</sub> ) or sulfur trioxide (SO <sub>3</sub> ) or both, as SO <sub>3</sub> equivalent	60
Chromium	1
VOCs (including toluene) (expressed as n-propane)	35
Nitrogen dioxide (NO <sub>2</sub> ) or Nitric oxide (NO) or both, as NO <sub>2</sub> equivalent	100
Solid particles (Total)	20

Note: Air emissions from the project are to be measured in accordance with *The Protection of the Environment Operations (Clean Air) Regulation 2002*.

17. The Proponent shall prepare and implement an Air Emissions Validation Program, to be submitted to the Director-General within three months of the commencement of operations of the printing plant. The program must:
  - (a) be undertaken to the satisfaction of the Director-General;
  - (b) be prepared by a suitably qualified and experienced person;
  - (c) monitor air emissions from the facility;
  - (d) validate the monitoring data against the predictions in the EA, the concentration limits in Condition 16 and the relevant Design Ground Level Concentrations, in accordance with the *Protection of the Environment Operations (Clean Air) Regulation 2002*; and
  - (e) detail the contingencies that would be implemented should complaints or exceedances occur.

#### WATER AND SOIL

##### Construction

18. 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 down stream waters. All measures are to be implemented in accordance with the Department of Housing and Landcom's *Managing Urban Stormwater: Soils and Construction*.

##### Acid Sulphate Soils

19. Prior to the commencement of construction, the Proponent shall prepare and implement an Acid Sulphate Soils Management Plan in accordance with the NSW Government's *Acid Sulphate Soil Manual* and adopt all recommendations of the Plan. The Plan must be approved by to the Director-General prior to any works commencing on the site.

## Stormwater Management

20. The Proponent shall ensure that alterations to the natural surface contours or surface absorption characteristics do not impede, increase or divert natural surface water runoff so as to cause a nuisance to neighbouring properties. All surface water runoff is to be deflected away from buildings and neighbouring properties.

## Flooding

21. The Proponent must prepare and implement a Survey Report prior to construction work proceeding above floor level, confirming the base floor level and external ground levels. The Survey Report must be submitted to the satisfaction of the Council and confirm that the habitable floor level of all new buildings is no lower than the 1%AEP flood level plus 0.5m freeboard, ie. 9.0m AHD.
22. Proposed flood compensatory work shall be constructed in accordance with plan nos. SK.09 & SK.11 provided with the EA. There shall be no net loss of floodplain storage volume below the 1%AEP flood.
23. The Proponent must prepare and implement a Flood Evacuation Plan to the satisfaction of the Director-General prior to commencement of operations. The Flood Evacuation Plan must identify evacuation routes, flood warning alarms, and evacuation procedures.

## HAZARDS AND RISK

### Pre-construction

24. Prior to the commencement of construction of the proposed project (except for construction of those preliminary works that are outside the scope of the hazard studies), the Proponent shall prepare the studies set out under subsections (a) to (c) below (the pre-construction studies). All studies shall be kept on site and presented to the Director-General on request.
  - (a) A **Fire Safety Study** – This study shall address the relevant aspects of the Department of Planning'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'.
  - (b) A **Hazard and Operability Study**, chaired by an independent qualified person, shall be carried out in accordance with the Department of Planning's Hazards Industry Planning Advisory Paper No. 8, 'HAZOP Guidelines'. If the Proponent intends to defer the implementation of a recommendation, reasons must be documented.
  - (c) A **Final Hazard Analysis (FHA)** shall be prepared in accordance with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 6, 'Guidelines for Hazard Analysis'. The FHA may be omitted if the final design does not differ significantly from that assumed in the Preliminary Hazard Analysis.

### Pre-commissioning

25. Prior to the commencement of commissioning of the project, the Proponent shall develop and implement the plans and systems set out under subsections (a) and (b) below.
  - (a) A comprehensive **Emergency Plan** and detailed emergency procedures shall be developed. This plan shall include detailed procedures for the safety of all people outside of the project who may be at risk. The plan shall be prepared in accordance with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 1, 'Industry Emergency Planning Guidelines'.
  - (b) A document setting out a comprehensive **Safety Management System (SMS)**, covering all on-site operations and associated transport activities involving hazardous materials. The SMS shall clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records shall be kept on-site and shall be available for inspection by the Director-General upon request. The SMS shall be developed in accordance with the Department of Planning's Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'.

## SAFETY AND RISK MANAGEMENT

26. The Proponent shall ensure there is no adverse impact on the integrity of RailCorp's adjoining rail corridor and the safety of all persons.
27. The Proponent is to engage an Electrolysis expert to prepare a report on the Electrolysis Risk to the Project from stray currents, and the measures that will be taken to control that risk. The report must be approved by RailCorp prior to the commencement of construction.
28. No metal ladders, tapes, scaffolding and plant/machinery, or conductive material are to be used within six (6) horizontal meters of any RailCorp live electrical equipment. This applies to the train pantographs and 1500V catenary, contact and pull-off wires of the adjacent tracks, and to any high voltage aerial supplies within or adjacent to the rail corridor.
29. No crane or other aerial equipment is to be operated with the potential to reach over the rail corridor. The Proponent is required to submit to RailCorp a plan showing all craneage and other aerial operations for the project.

## Chemical Storage

30. All chemicals shall be stored in:
- (a) 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 in accordance with:
    - i. the requirements of all relevant Australian Standards; and
    - ii. the DECC's *Storing and Handling Liquids: Environmental Protection – Participants Manual*;
  - (b) in accordance with Australian Standard AS1940-2004 *The storage and handling of flammable and combustible liquids*; and
  - (c) areas above the 1% AEP flood level so as not to cause pollution or hazards during any flood.

## NOISE

### Construction and Operational Hours

31. The Proponent shall comply with the restrictions in Table 2, unless otherwise agreed with the Director-General.

Table 2: 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

Note: 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.

### Noise Limits

32. 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	
		LAeq(15 minute)		LA1 (1 minute)	
Residences	48	46	42	52	
Industrial	70	70	70		

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

33. To minimise sleep disturbance to residential properties and horse stables surrounding the site, the Proponent shall comply with the following requirements:



- (a) the loading dock on the north eastern side of the building shall be used between the hours of 7:00am and 9:00pm only;
  - (b) loading dock roller doors on the north western side of the building must be closed during the night time period;
  - (c) the Priddle Street entry gate to the staff car parking area on the northern side of the building shall only be used between the hours of 5:00am and 9:00pm. At all other times this gate must be locked;
  - (d) white noise reverse alarms are to be installed on all forklifts to eliminate the impact of noise from reversing alarms at night; and
  - (e) any security alarm system must be a silent back to base type system.
34. Within 3 months of commencement of operation of the printing plant, during a period of normal operating conditions, the Proponent shall undertake a noise compliance validation assessment. The noise compliance validation assessment shall identify whether the project is complying with the project noise limits specified in Condition 32.
35. The Proponent shall prepare a Noise Compliance Validation Assessment Report outlining the findings of the noise compliance assessment. The Report shall be prepared by a suitably qualified expert and be submitted to the Director-General for approval within three months of the commencement of operation of the printing plant. The Report shall include:
- (a) monitored noise levels, compared against project noise limits specified in the Condition 32;
  - (b) additional measures that would be implemented to ensure compliance, if non-compliances are detected;
  - (c) details of how the effectiveness of these measures would be measured and reported to the Director-General; and
  - (d) details of any noise related complaints and action taken to respond to these complaints.

## **WASTE MANAGEMENT**

36. During the project, the Proponent shall implement reasonable and feasible measures to minimise the waste generated by the project.
37. 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.

## **TRAFFIC AND TRANSPORT**

### **Design of Internal Road and Parking**

38. The Proponent shall ensure that the internal road network and car parking associated with the project are designed, constructed and maintained in accordance with the latest versions of the Australian Standard *AS/NZS 2890.1-2004 Parking Facilities – Off Street Car Parking* and *2890.2-2002 Parking Facilities - Off Street Commercial Vehicle Facilities*.

### **Vehicle Queuing and Parking**

39. The Proponent shall ensure that:
- (a) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on any public road at any stage;
  - (b) additional onsite parking is provided, to the satisfaction of the Director-General, should parking onsite be insufficient; and
  - (c) that the project does not result in any vehicles queuing on the public road network.

### **Bicycle Racks**

40. The Proponent shall provide suitable parking for bicycles, as well as showering/changing facilities for cyclists.

### **Traffic Management Plan**

41. The Proponent shall prepare and implement a Traffic Management Plan for the project in consultation with Council and to the satisfaction of the Director-General. The Plan must:
- (a) be submitted to the Director-General for approval prior to commencement of operations;
  - (b) detail operational traffic management measures including driver code of conduct and truck route management plan;
  - (c) outline measures to minimise road traffic noise;
  - (d) detail procedures to ensure site-related vehicles do not queue on public roads;

- (e) explore options to transport goods by rail; and
- (f) detail measures to minimise traffic related conflicts with the surrounding horse precinct.

## **VISUAL IMPACT**

### **Landscaping**

- 42. Prior to the commencement of operation of the printing plant on the site, the Proponent shall undertake all landscaping in accordance with the landscape plan Sk01 and Sk02, subject to the following modification to the planting schedule:
  - (a) No Lemon scented gums may be planted on the site. Lemon scented gums must be removed from the proposed plant schedule species list and replaced with an equal number of *Melaluca decora* plants.
- 43. During the project, the Proponent shall:
  - (a) maintain the landscaping on site to the satisfaction of the Director-General; and
  - (b) ensure that the landscaping on the site does not impede the driver sight distance of vehicles entering or leaving the site.

### **Lighting**

- 44. The Proponent shall ensure that all:
  - (a) lighting associated with the project complies with the latest version of Australian Standard AS 4282(INT) – *Control of Obtrusive Effects of Outdoor Lighting*;
  - (b) lighting associated with the project is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network; and
  - (c) display lighting associated with the project is extinguished by 10.00pm.

### **Signage and Fencing**

- 45. The Proponent shall not install any signage or fencing, other than signage and fencing indicated on the approved plans, 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 the proposed signage or fencing is consistent with the relevant requirements in the DCP.

## **ENERGY AND WATER EFFICIENCY**

- 46. The Proponent shall ensure the project is energy and water efficient, in accordance with industry best practice, to the satisfaction of the Director-General.
  - 47. The Proponent shall implement all energy and water efficiency measures outlined in the EA and regularly review opportunities to implement further efficiency measures.
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## **SCHEDULE 4: ENVIRONMENTAL MANAGEMENT, MONITORING, 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. This strategy must:
- (a) be approved by the Director-General prior to the commencement of any operation on site;
  - (b) be revised and approved by the Director-General prior to the commencement of construction;
  - (c) be revised and approved by the Director-General prior to the commencement of operation of the printing plant;
  - (d) provide the strategic context for environmental management of the project;
  - (e) identify the statutory requirements that apply to the project;
  - (f) describe in general how the environmental performance of the project would be monitored and managed;
  - (g) describe the procedures that would be implemented to:
    - i. keep the local community and relevant agencies informed about the operation and environmental performance of the project;
    - ii. receive, handle, respond to, and record complaints;
    - iii. resolve any disputes that may arise during the course of the project;
    - iv. respond to any non-compliance;
    - v. manage cumulative impacts; and
    - vi. respond to emergencies; and
  - (h) describe the role, responsibility, authority, and accountability of all the key personnel involved in environmental management of the project.

### **INCIDENT REPORTING**

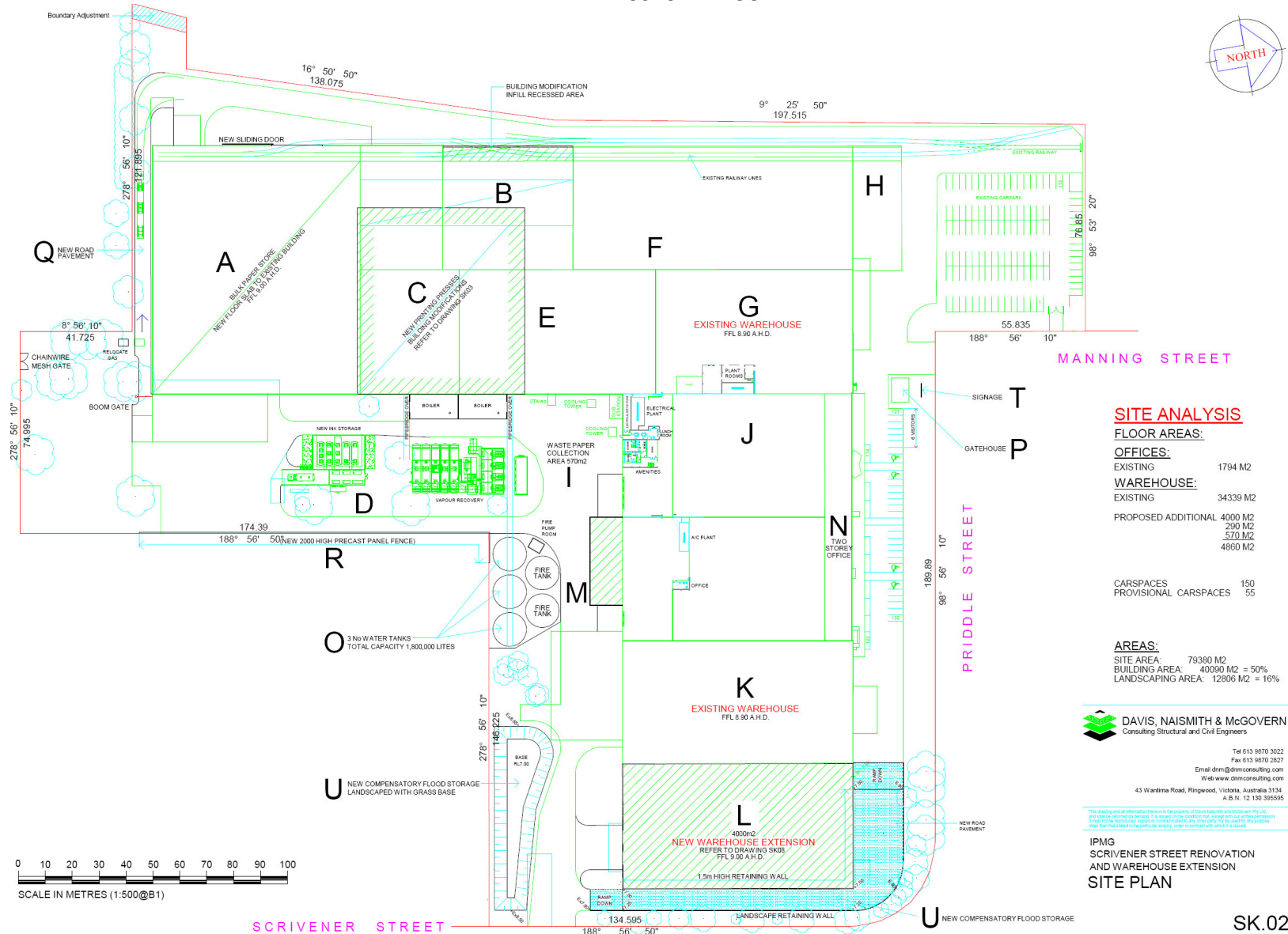
49. Within 24 hours of any:
- (a) incident or potential incident with actual or potentially significant off-site impacts on people or the biophysical environment; or
  - (b) exceedance of the limits/performance criteria in this approval;
- the Proponent shall notify Council, the Department and other relevant agencies and an Incident Report shall be supplied to Council and the Department outlining the basic facts.
50. Within 6 days of notifying Council and the Department and other relevant agencies of an incident, potential incident or exceedance, and following investigations of the causes and identification of necessary additional preventive measures, the Proponent shall provide Council and the Department and these agencies with a written report that:
- (a) describe the date, time, and nature of the incident/exceedance;
  - (b) identify the cause (or likely cause ) of the incident/exceedance;
  - (c) describe what action has been taken to date; and
  - (d) describe the proposed measures to address the incident/exceedance.
51. The Proponent shall maintain a register of accidents, incidents, potential incidents and exceedances. The register shall be made available for inspection at any time by the independent Auditor and the Director-General.

### **INDEPENDENT ENVIRONMENTAL AUDIT**

52. Within 12 months of the commencement of operation of the printing plant, and then as directed by the Director-General, 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 the environmental performance of the project, and its effects on the surrounding environment and sensitive receivers;
  - (c) assess whether the project is complying with the conditions, relevant standards, performance measures, and statutory requirements;
  - (d) review the adequacy of any strategy/plan/program required under this approval; and, if necessary,
  - (e) recommend measures or actions to improve the environmental performance of the project, and/or any strategy/plan/program required under this approval.
53. 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.

54. 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 1: PROJECT LAYOUT PLAN



## **APPENDIX 2: STATEMENT OF COMMITMENTS**

### **Environmentally sustainable development**

1. The proposed development will incorporate the following measures in support of the principles of ESD:
  - harvesting of rainwater for reuse for the printing process, irrigation, cooling towers and toilet flushing;
  - optimising natural light and installing rotor ventilators for natural ventilation of the new warehouse;
  - insulating of walls and roofs in air-conditioned areas;
  - insulating valves, pipes and fittings to reduce process heat loss;
  - installing lights with high frequency ballasts;
  - limiting electric lighting to 400 Lux in office areas;
  - using solar powered lighting for façade and external lighting where practicable.
2. To reduce transport of goods by road IPMG will negotiate and undertake joint planning with ARTC to construct a spur line from the SSFL to enable raw materials to be transported to the site by rail. A reduction of the equivalent of 9 B-double truck movements per week is targeted.
3. To encourage staff to reduce the use of private vehicles for journeys to/from work, IPMG will implement a Travel Demand Strategy.
4. IPMG will undertake the following to fulfil Commonwealth and State government legislative requirements:
  - Conduct a detailed energy assessment of the proposed facility after 12 months of operations to fulfil NSW government requirements for an Energy Saving Action Plan.
  - Conduct a detailed energy assessment of the facility after 12 months of operations to establish actual energy consumption and whether participation in the Commonwealth government Energy Efficiency Opportunities Program is required.
5. In addition, IPMG will implement the following measures to facilitate operational energy efficiency and reduce GHG emissions:
  - Connect the two proposed boilers in series.
  - Install a flue gas analyser to display percent oxygen, stack gas temperature, and boiler efficiency.
  - Remove scale mechanically or by using an acid cleaner to ensure optimal fuel consumption.
  - Power sub-metering to allow for effective monitoring and management of electricity consumption.
  - Investigate the use of second generation forklifts utilising an AC drive system.
  - Consider a feasibility study into the commercial viability of cogeneration to partially offset the electricity demand for the site.

### **Construction Management**

6. IPMG commits to preparing a Demolition and Construction Management Plan for the development. Noise, dust and erosion, and waste arising from demolition and construction will be managed in accordance with the plan.
7. Safety measures in relation to crane operations will be incorporated into the Plan.
8. IPMG commits to preparing an Electrolysis Risk Report to the satisfaction of RailCorp.

### **Waste management**

9. IPMG undertakes to adopt the following performance targets for the management of waste:
  - 85% off-site recycling of demolition wastes;
  - 85% off-site recycling of construction wastes;
  - 99% recycling, reuse and reprocessing of operational wastes.

### **Management of acid sulphate soils and potential salinity**

10. To avoid any impacts of potential salinity IPMG will incorporate the following measures into design and construction:
  - Installing and maintaining damp proof courses throughout construction, landscaping and finishing.

- Installing a damp proof membrane beneath any new slabs.
- Minimising the amount of soil disturbance.
- Using corrosive resistant and non-porous materials.
- Minimising leaks from stormwater pipes.
- Where possible and appropriate, maintaining areas of established vegetation, designing new landscaped areas not to be immediately adjacent to buildings and planting local, native species in open areas.
- To manage on-site acid sulphate soils, IPMG will prepare an Acid Sulphate Soils Management Plan in accordance with the NSW Government's *Acid Sulphate Soil Manual*.

### **Traffic Management**

11. IPMG will undertake the following to manage any impacts from construction traffic:

- Prepare a Demolition and Construction Traffic Management Plan prior to issue of the Construction Certificate.
- Formalise with ARTC measures to minimise any potential cumulative impacts from construction traffic due to overlap in ARTC's and IPMG's construction programs.
- Incorporate into the construction tender, requirements in relation to safe driving in the vicinity of the stables (see below).

12. In relation to the management of operational traffic IPMG undertakes to:

- Ensure that its own truck fleet and that of any contractors operate in a safe manner in the vicinity of the surrounding stables. Specifically, IPMG will incorporate a set of protocols into site induction, contractor (including driver) induction and the construction tender to deal with noise (air horns, compression breaking), speeding and potential 'hoon-like' behaviour on the roads surrounding the site, and unnecessary noise at the gatehouse.
- Establish a formal mechanism to record and respond to any complaints from the stables about unsafe and irresponsible driving on the local roads.

### **Management of operational noise**

13. IPMG will implement the following measures to manage and mitigate any acoustic impacts to meet the requirements of DECC's *Industrial Noise Policy*.

- Conduct a detailed assessment of plant noise emissions once the precise details of the mechanical plant selection are known and adopt any recommendations made by the report.
- Restrict north eastern loading dock operations to between 7:00am and 9:00pm in order to prevent an exceedance of the sleep disturbance criterion. Roller doors to the loading dock facing Priddle Street will be kept shut at night.
- Ensure security personnel monitor activities within the car park during shift changes to ensure that staff enter and exit with minimum noise generation.

14. In addition, IPMG will:

- Place a curfew on the use of the staff car park gate and main Priddle Street entry gate to between the hours of 9:00pm and 5:00am to protect the amenity of residents and their horses.
- Install white noise reverse alarms on all forklifts to eliminate the impact of noise from reverse alarms from forklifts at night.
- Monitor noise arising from the ongoing operations of the facility, and establish formal mechanisms to record and respond to any complaints from local residents about operational noise.

### **Water cycle management**

15. IPMG will implement the following measures to manage the water cycle on site:

- Ensure that the maintenance and cleaning of vehicles and other plant and equipment is carried out in a manner so that no potential contaminants will be released into any waters, roadside gutters or the external stormwater drainage system.
- Clean up any spillages wastes, contaminants or other materials as quickly as practicable using designated mobile spill kits or other suitable means.
- Install a gross pollutant trap at the end of the new stormwater pipe prior to discharging to the Liverpool City Council stormwater main in Priddle Street.
- Harvest and re-use rainwater, when available, for all printing process and all non potable water usage.

## Hazard management

16. IPMG will undertake the following in relation to managing hazards and risk during design, construction and operations:

- Prepare the following safety and risk studies in accordance with Department of Planning Seven Stage Approval Process and in accordance with the DGRs:
  - **Design stage:** Hazard and Operability Study; Final Hazard Analysis to update this PHA; Final Safety Study; Emergency Plan.
  - **Construction/commissioning Stage:** Construction Safety Study
  - **Operational Stage:** Safety Management System; Independent Hazard Audit.
- Determine through the Hazard and Operability Study whether sufficient safeguards are in place to prevent toluene ingress to the boiler, and whether the timing sequence of the carbon beds in the VRU prevents overheating.
- Develop a Safety Management System in accordance with HIPAP 9.
- Develop an Emergency Plan in accordance with HIPAP 1.
- Confirm that the final layout design for the toluene storage tank bunds complies with the separation distances required under AS1940-2004 (i.e. separation to site boundary, protected places, etc).
- Account in the Fire Safety Study for any enhanced fire systems.
- Ensure that possible overpressure generated by an explosion in the pump room
- be verified at detailed design stage to ensure that the overpressure at the site boundary would not exceed 7kPa.
- Incorporate in the design the following measures to prevent and manage hazards:
  - sprinklers throughout the existing facility and proposed warehouse in compliance with BCA and insurance requirements;
  - high level gauges and alarms to prevent toluene overfill of the storage tanks;
  - crash barriers with an interlock to shutdown the pumps in the event of a collision or accidental drive-away.
- An evacuation plan will be developed which will account for 'notification of authorities and adjacent companies' (in accordance with section 2.10.2 of HIPAP 1 (DoP, 1993)). This will include mutually agreed contact arrangements.

17. To ensure that the redevelopment of the site is managed in a way to prevent any contamination, IPMG will:

- Store and handle all chemicals in accordance with the relevant Australian Standards, NSW EPA guidelines and the *Dangerous Goods Act 1975*; and
- Meet the following chemical storage requirements:
  - store chemicals in covered areas surrounded by an impermeable bund;
  - ensure the capacity of the bund is equal to 110% of the total volume of all vessels contained within the bund;
  - design the bunds to meet NSW EPA Bunding and Spill Management Guidelines so that any spills can be easily recovered and disposed appropriately;
  - check the bunds for spills regularly and keep them well maintained to preserve their capacity and integrity;
  - equip chemical storage areas with basic spill kits to contain and manage small spills; and
  - train staff in appropriate chemical storage handling techniques so that contaminant streams are treated appropriately and accidental releases of chemicals to soil or stormwater are prevented.

## Flood management and evacuation

18. In relation to flood evacuation, IPMG will undertake the following:

- Prepare a flood evacuation plan prior to issue of the Occupation Certificate for the development including flood warning and evacuation procedures.
- Incorporate flood warning and evacuation procedures in the site Emergency Evacuation Plan.
- Install a gate on the shared boundary with VISY to enable evacuation of the site in the event of a major flood.
- The proponent will implement the following measures to manage and mitigate any risk arising from flooding:
  - Provide 2000 cubic metres of flood storage on site to compensate for the proposed new warehouse.
  - Construct the floor levels of the new warehouse and parts of the existing facility above the 100 year flood level plus freeboard.
  - Store all potentially hazardous or polluting materials, chemicals or fuels above the 100 year flood event.



## **Tree management**

19. IPMG will undertake the following in relation to the management and replacement of trees on the site:

- Replace all trees to be removed with new trees on a like for like basis;
- Engage, where required, an arborist experienced in tree protection on construction sites to monitor any excavation, trenching and filling within the primary root zone of any retained tree;
- Implement during construction the tree protection measures set out with the arboricultural assessment.