

Project Approval

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

I, the Deputy Director-General, as delegate for the Minister for Planning, approve the project 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;
- require regular monitoring and reporting; and
- provide for the ongoing environmental management of the project.



Richard Pearson
Deputy Director-General

Sydney

23rd February

2011

SCHEDULE 1

Application Number:	10_0042
Proponent:	Aldi Foods Pty Ltd
Approval Authority:	Minister for Planning
Land:	15 ha site within Lot 14 DP 207961, Lot E in DP 388733 & Lot 14 DP 1091199
Project:	Aldi Warehouse Project, Beresfield

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DEFINITIONS

AHD	Australian Height Datum
CEMP	Construction and Environmental Management Plan
Council	Newcastle 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 Department of Planning, or delegate
EA	Environmental Assessment titled <i>Environmental Assessment Warehouse and Distribution Centre prepared by ADW Johnson</i> , and dated 13 September 2010
EP&A Act	Environmental Planning and Assessment Act 1979
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
POEO Act	Protection of the Environment Operations Act 1997
POEO Regs	Protection of the Environment Operations (Waste) Regulation 2005
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 as it relates to the Aldi Warehouse Project, Beresfield
Proponent	Aldi Foods Pty Ltd, or its successors in title
Reasonable and Feasible	Reasonable relates to the application of judgement in arriving at a decision, taking into account: mitigation benefits, cost of mitigation versus benefits provided, community views and the nature and extent of potential improvements. Feasible relates to engineering considerations and what is practical to build
RTA	Roads and Traffic Authority
Site	The land referred to in Schedule 1 and Appendix 1
Statement of Commitments	The Proponent's commitments in Appendix 2

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, operation, or decommissioning of the project.

TERMS OF APPROVAL

2. The Proponent shall carry out the project generally in accordance with the:
 - (a) EA;
 - (b) site plans (see Appendix 1);
 - (c) response to submissions and associated information;
 - (d) statement of commitments (see Appendix 2); and
 - (e) conditions of this approval.

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.

3. 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.

LIMITS OF APPROVAL

4. This approval only relates to the Aldi Warehouse and Distribution Centre, as described in the EA.
5. 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

6. 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

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) having consulted with the RTA and Council; and
 - (b) submit a copy of this report to the Director-General, RTA and Council.
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

MANAGEMENT PLANS/MONITORING PROGRAMS

9. 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.

INFRASTRUCTURE CONTRIBUTIONS

10. Prior to the issue of a Construction Certificate, or a time otherwise agreed to by the Council, the Proponent shall pay Council a contribution in accordance with the requirements of the *Newcastle Council Section 94A Development Contributions Plan, 2009*.

Service Providers/Additional Approvals

11. Prior to the construction of utility works, the Proponent shall obtain all relevant approvals from service providers.

OPERATION OF PLANT AND EQUIPMENT

12. The Proponent shall ensure that all plant and equipment used for the Project is:
 - (a) maintained in a proper and efficient condition; and
 - (b) operated in a proper and efficient manner.

SCHEDULE 3
SPECIFIC ENVIRONMENTAL, MANAGEMENT, REPORTING & AUDITING CONDITIONS

CONSTRUCTION WORKS

13. No construction works are permitted on site until a Subdivision Certificate has been issued for Stage 1 of the Freeway North Business Park to the satisfaction of the Director-General.
14. Any excavated material removed from the site shall be transported and disposed of in accordance with DECCW's *Waste Classification Guidelines Part 1: Classifying Waste*, to the satisfaction of the Director - General.
15. All fill imported to the site shall comply with the requirements of the POEO Act and POEO Regs to the satisfaction of the Director-General.
16. During construction, the Proponent shall:
 - (a) carry out all reasonable and feasible measures to minimise soil erosion and the discharge of sediment from the site to downstream waters;
 - (b) carry out all reasonable and feasible measures to minimise dust generated by the project; 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;
 - public roads used by these trucks are kept clean; and
 1. during construction the Proponent shall implement and maintain all erosion and sediment control measures detailed in the Water Management Plan, including drawing number SK3 103 1, submitted with the EA.

Construction Traffic Management Plan

17. The Proponent shall prepare and implement a Construction Traffic Management Plan in consultation with the RTA and Council, and to the satisfaction of the Director-General. The Plan shall be submitted to the Director-General prior to construction commencing and must include:
 - (a) a description of the access and parking arrangements for the site during construction;
 - (b) measures to control traffic movements along Weakleys Drive; and
 - (c) a detailed analysis of the impact on the road network, where temporary road closures are required.

SOIL AND WATER

Discharge Limits

18. The Proponent shall comply with Section 120 of the *Protection of the Environment Operations Act 1997*.

Bunding

19. In accordance with relevant Australian Standards and DECCW's Storing and Handling Liquids: Environmental Protection manual, all chemicals, fuels and oils shall be stored in appropriately banded areas, with Impervious flooring and sufficient capacity to contain 110% of the largest container stored within the bund.

Note: The bunding requirements do not apply to liquids stored in minor package sizes within the warehouse where there is no potential for spilt liquids to reach pervious surfaces or the external drainage system. Appropriate spill kits must be maintained within the warehouse to manage any spillage.

Management

20. The Proponent shall implement all stormwater management measures outlined in the Water Management Report prepared by Robert Bird Group and dated 2 July 2010 to the satisfaction of the Director-General.

TRAFFIC AND TRANSPORT

Access Arrangements

21. Prior to the commencement of construction, the Proponent must design the Project's egress in order to restrict left out movements for all heavy vehicles to the satisfaction of the Council.
22. Prior to the commencement of construction, all acceleration and deceleration lanes shall be marked, and appropriate sign posts installed along the frontage of the site, to the satisfaction of the Council as per the requirements of *Ausroads: Guide to Road Design Part 4A: Unsignalised and Signalised Intersections*.
23. Prior to the commencement of the operations of the Project, the Proponent shall construct a footpath along the full frontage of the site to the satisfaction of the Council.
24. Prior to the commencement of the operation of the Project, the Proponent shall ensure raised thresholds are provided at all pedestrian crossings on site to the satisfaction of the Council.

Internal Roads, Queuing and Parking

25. The Proponent shall ensure that:
 - (a) all internal roads, access, and parking on site complies with AS2890.1:2004 and AS2890.2:2002, or their latest versions;
 - (b) sufficient area is retained onsite to accommodate for future parking provision to satisfy Council's parking requirements;
 - (c) all vehicles are to enter the site in a forward direction;
 - (d) all vehicles are to be wholly contained on site before being required to stop;
 - (e) all parking generated by the project is accommodated on site, and that no vehicles associated with the project shall park on the public road system at any stage; and
 - (f) that the project does not result in any vehicles queuing on the public road network.

Traffic Management

26. The Proponent shall prepare and implement a Traffic Management Plan for the project to the satisfaction of the Director-General. This Plan must:
 - (a) be prepared in consultation with Council and RTA, 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) include a plan showing that the swept path of the longest vehicle entering and exiting the subject site, as well as manoeuvrability through the site, is developed in accordance with AUSTROADS guidelines;
 - (d) include a plan detailing the location of bicycles and associated facilities as required by the *Newcastle Development Control Plan 2005 – Parking and Access*;
 - (e) include a sustainable travel plan describing:
 - the measures that would be put in place to reduce light vehicle movements (for example provision of a shuttle bus linking with appropriate public transport during peak periods, car pooling etc);
 - how the plan would be implemented; and
 - how the effectiveness of the plan would be monitored over time;
 - (f) detail procedures to ensure site-related vehicles do not queue or park on public roads.

Noise

27. The Proponent shall comply with the restrictions in Table 1, unless otherwise agreed by 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	24 hours

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.

28. The Proponent shall ensure that noise from operation of the project does not exceed the noise limits presented in Table 2 and 3.

Table 2 – Construction Noise Limits

Location	L _{A10} dB(A)
R1 - End Parish Drive, Thornton	54
R2 - Weakleys Drive (north), Beresfield	65
R3 - Weakleys Deive (south) Beresfield	65

Table 3: Operational Noise Limits

Location	Day LA eq (15 min)	Evening	Night	L1, 1 min, dB(A)
R1, R2 and R3 and the land identified 'Rural residential Land Rezoned to 4A' on Drawing No. 0117126h NIA-C003.cdr dated 3 August 2010	45	41	41	53
All other receivers	35	35	35	45

Notes:

- Noise from the premises is to be measured at any point within 1 metre of any residential boundary or other noise sensitive areas in the vicinity of the premises to determine compliance with the L_{Aeq(15 minute)} noise limits in the above table.
- Where it can be demonstrated that direct measurement of noise from the development is impractical, the Department and the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy).
- The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
- The noise limits identified in Table 1 apply under the following meteorological conditions:
 - wind speeds up to 3 m/s at 10 metres above the ground level; or
 - temperature inversion conditions up to 3°C/100m and wind speeds up to 2 m/s at 10 metres above ground level.

29. Prior to the commencement of construction works, the Proponent shall prepare and implement a Noise Management Plan to manage the noise impacts associated with the construction and operation of the development to the satisfaction of the Director-General.
30. Prior to the commencement of construction works, the Proponent shall undertake a validation monitoring assessment (attended) at the following residential receivers:
- all residential properties located within the area denoted 'Rural Residential Land Rezoned to Zone 4(a)' in Figure 4.1 of the *Noise Impact Assessment* prepared by ERM Australia and dated August 2010; and
 - at receiver locations 1 to 3 as identified in Figure 4.1 of the *Noise Impact Assessment* prepared by ERM Australia and dated August 2010
- to the satisfaction of the Director-General. In the event that noise exceedences are measured, the Proponent shall propose and implement suitable noise mitigation measures at all non-compliant receivers to the satisfaction of the Director-General.

AIR QUALITY

Dust

31. The Proponent shall carry out all reasonable and feasible measures to minimise dust generated by the project.

BUSH FIRE PROTECTION

32. The Proponent must ensure that, prior to the commencement of building works and in perpetuity, the entire property is managed as an inner protection area as outlined in Appendices 2 & 5 of *PBP 2006* and the NSW Rural Fire Service's document *Standards for asset protection zones*.

The Proponent must ensure that:

- (a) water, electricity and gas comply with sections 4.1.3 of *PBP 2006*;
- (b) public road access shall comply with section 4.1.3 (1) of *PBP 2006*; and
- (c) landscaping complies with the principles of Appendix 5 of *PBP 2006*.

Prior to the commencement of operations, the Proponent shall prepare an Emergency and Evacuation Plan in accordance with the appropriate NSW Rural Fire Service Guidelines, to the satisfaction of the NSW Rural Fire Service.

ENERGY

Energy Management Plan

33. Prior to the commencement of operation, the Proponent shall prepare and implement an Energy Management Plan for the project to the satisfaction of the Director-General. This plan must include energy consumption levels, predicted energy savings and any potential measures to reduce energy consumption in the long term.

VISUAL

Signage

34. Business identification signage location and size as detailed in the EA, is approved as part of this project approval. Any changes to the signage, including any addition signage associated with the project, must be approved by the Director-General prior to installation.

In seeking approval for any additional business identification signage the Proponent shall submit detailed plans of this signage to the Director-General. These plans must be prepared in consultation with Council. Following approval, the Proponent must ensure that the signage is installed in accordance with the approved plans.

Fencing

35. The Proponent shall ensure that any fencing installed on site is consistent with the *Newcastle Development Control Plan 2005*.

Lighting

36. The Proponent shall ensure that:
- (a) street lighting is provided at both the heavy and light vehicle access points and is designed in accordance with the latest version of Australian Standard AS 1158 Lighting for Roads and Public Spaces;
 - (b) all lighting complies with the latest version of Australian Standard AS 4282(INT)-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.

WASTE

37. The Proponent shall prepare and implement a Waste Management Plan prior to the commencement of construction works to manage construction and operational waste in accordance with the requirements outlined in DECCW's *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes* to the satisfaction of the Director-General.
38. The Proponent shall provide a storage area for the storage of recyclable and non-recyclable waste material in a suitably screened location to the satisfaction of the Director-General.
39. The Proponent shall ensure all waste generated on site will be removed by a licenced waste contractor to the satisfaction of the Director-General.

SCHEDULE 4
ENVIRONMENTAL MANAGEMENT REPORTING AND AUDITING

Environmental Management Strategy

40. The Proponent shall prepare and implement an Environmental Management Strategy for the project to the satisfaction of the Director-General. This strategy must be submitted to the Director-General prior to the commencement of operations, and shall:
- (a) identify the statutory requirements that apply to the project;
 - (b) include a copy of the management plans and monitoring programs required in this approval;
 - (c) 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 including emergency evacuation procedures detailed in the NSW Rural Fire Service's *Planning for Bush Fire Protection 2006*;
 - (d) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the project.

PRE-OPERATION COMPLIANCE AUDIT

41. Within one month 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 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.
42. The Director-General may require an update on compliance with all, or any part, of the conditions of this approval. Any such update shall meet the reasonable requirements of the Director-General and be submitted within such period as the Director-General may agree.

INCIDENT REPORTING

43. Within 7 days of detecting an exceedance of the limits/performance criteria in this approval or an incident causing (or threatening to cause) material harm to the environment, the Proponent shall report the exceedance/incident to the Department, and any other relevant agency. This report must:
- (a) describe the date, time, and nature of the exceedance/incident;
 - (b) identify the cause (or likely cause) of the exceedance/incident;
 - (c) describe what action has been taken to date; and
 - (d) describe the proposed measures to address the exceedance/incident.

APPENDIX 1:
PROJECT PLANS





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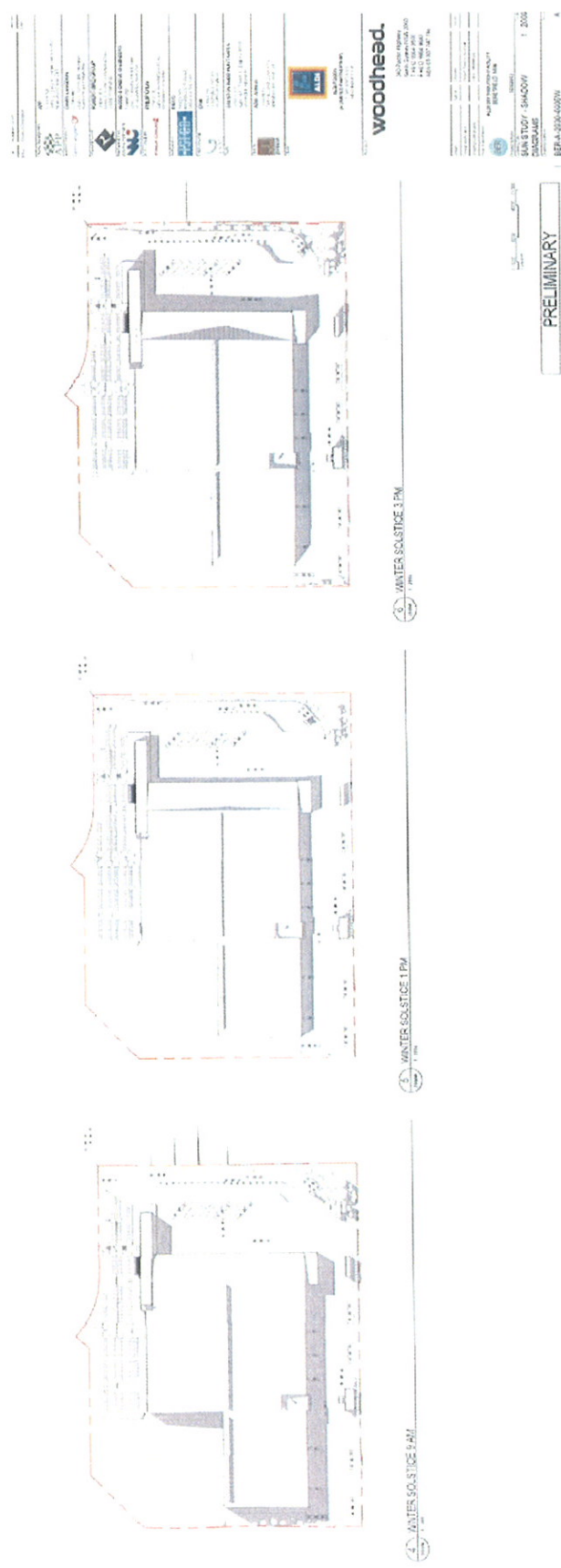
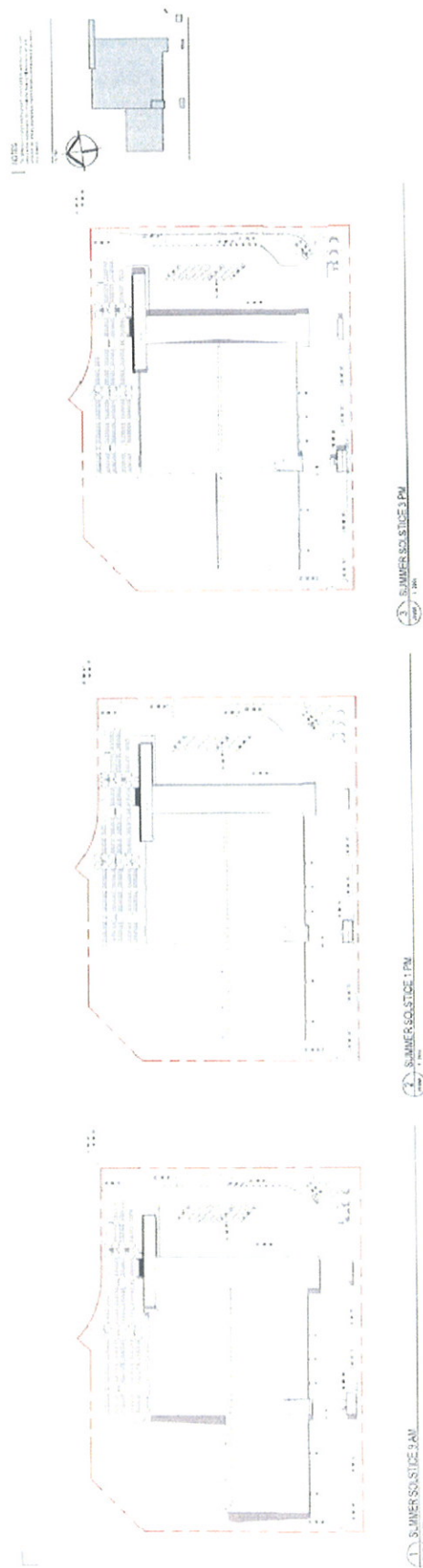
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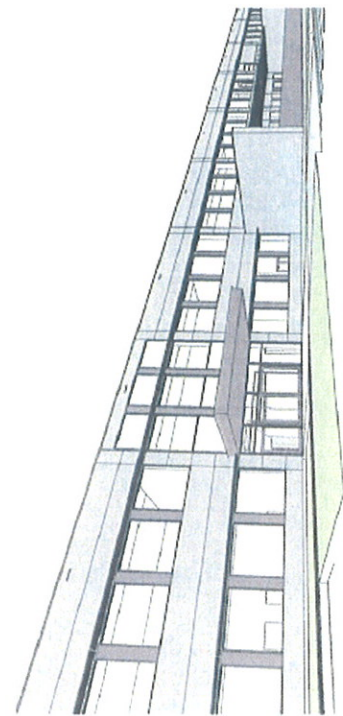
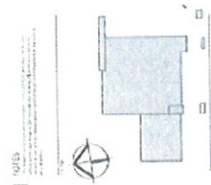
PRELIMINARY

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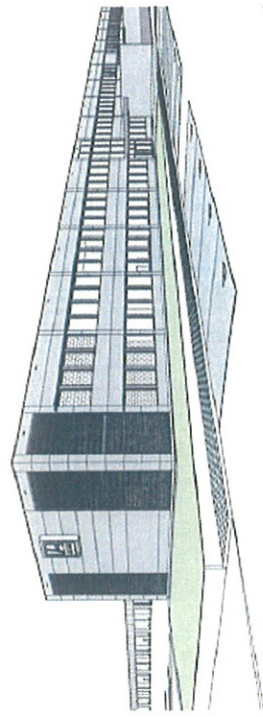
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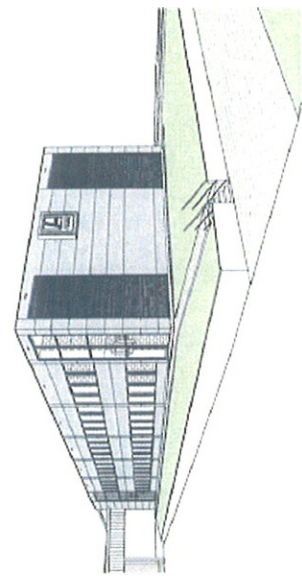




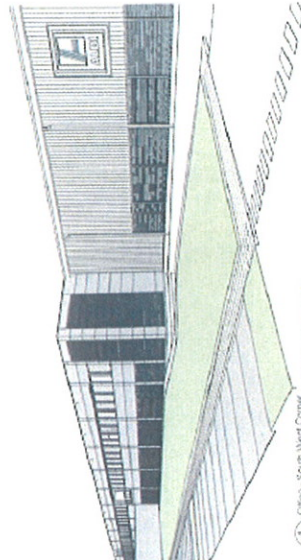
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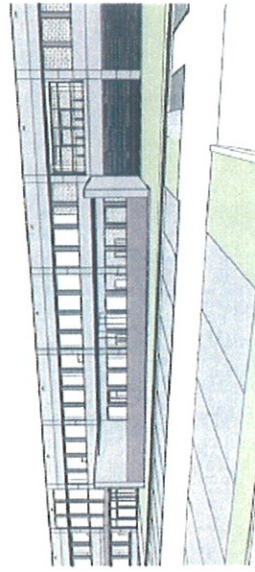
② Office Break Out Space and East Corner



③ Office Break Out Space and East Corner



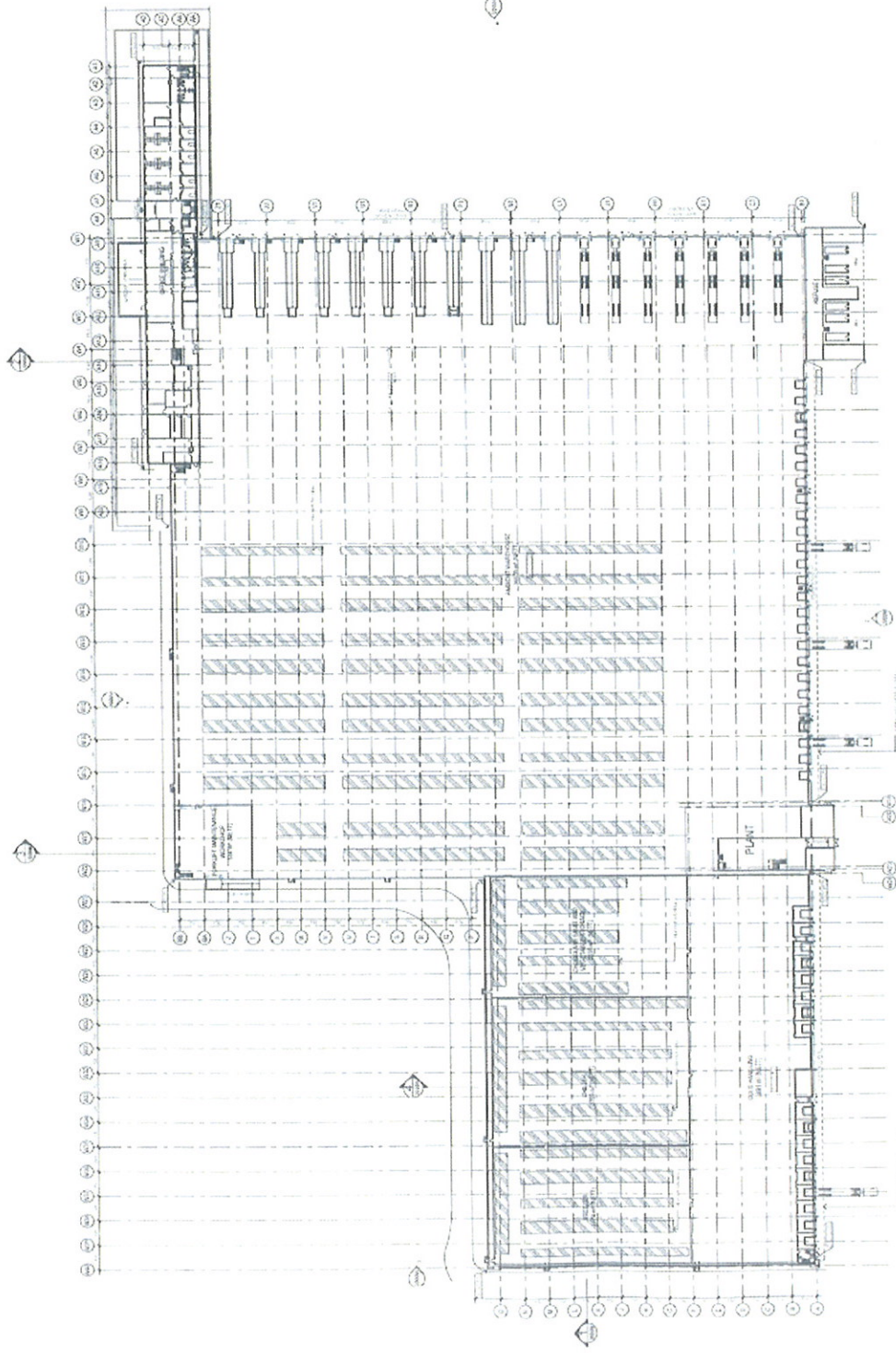
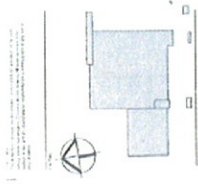
④ Office Break Out Space and West Corner



⑤ Office Break Out Space and West Corner

PRELIMINARY

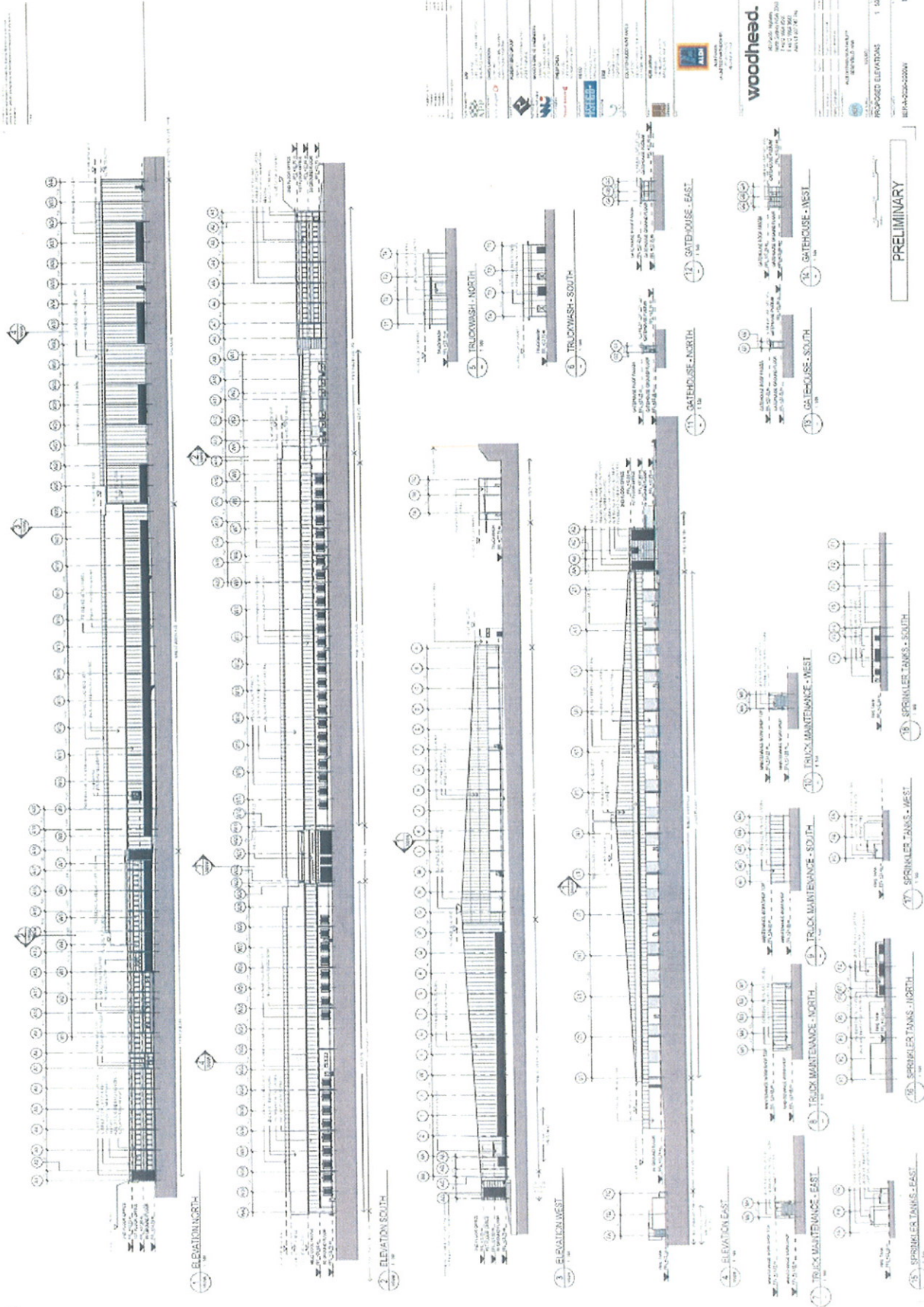
<p>woodhead.</p> <p>ARCHITECTS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>ARCHITECTS</p> <p>WOODHEAD ARCHITECTS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>ENGINEERS</p> <p>WOODHEAD ENGINEERS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>STRUCTURAL ENGINEERS</p> <p>WOODHEAD STRUCTURAL ENGINEERS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>MECHANICAL ENGINEERS</p> <p>WOODHEAD MECHANICAL ENGINEERS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>ELECTRICAL ENGINEERS</p> <p>WOODHEAD ELECTRICAL ENGINEERS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>PLUMBING ENGINEERS</p> <p>WOODHEAD PLUMBING ENGINEERS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>LANDSCAPE ARCHITECTS</p> <p>WOODHEAD LANDSCAPE ARCHITECTS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>INTERIOR DESIGNERS</p> <p>WOODHEAD INTERIOR DESIGNERS</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>PROJECT MANAGER</p> <p>WOODHEAD PROJECT MANAGER</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>	<p>CONSTRUCTION MANAGER</p> <p>WOODHEAD CONSTRUCTION MANAGER</p> <p>100/101 Market Street, Sydney NSW 2000</p> <p>02 9250 1000</p> <p>www.woodhead.com.au</p>
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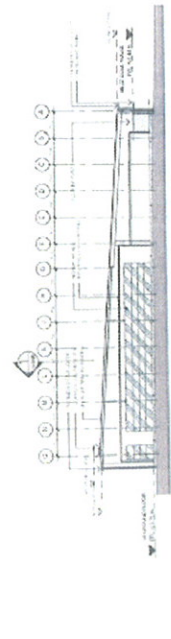
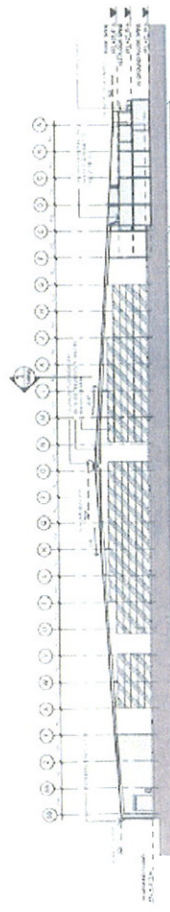
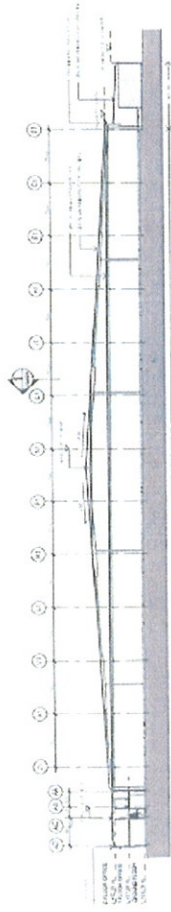
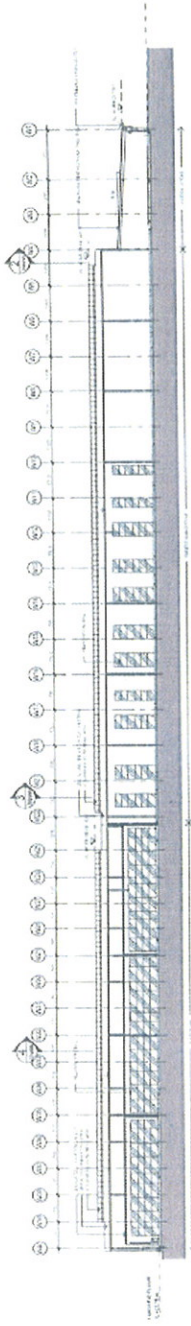


	<p>woodhead.</p> <p>ARCHITECTS</p> <p>100/102 WILSON STREET</p> <p>SYDNEY NSW 2000</p> <p>PH: 02 9231 1111</p> <p>WWW.WOODHEAD.COM.AU</p>	<p>PROPOSED GROUND FLOOR</p> <p>PLAN</p> <p>REF: 2005-0001</p>
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PRELIMINARY

1 Proposed Ground Floor Plan





PRELIMINARY

PROPOSED SECTIONS 1-5200

NER-2006-00007

woodhead.

2012 Pacific Symposium
North Carolina State Univ
10412 United States
Raleigh, NC 27695-8170
USA
Tel: +1 919 973 1473

Author	Year	Location	Sample Size	Study Design	Findings
Wang et al.	2005	China	1,000	Case-control	Increased risk of lung cancer with high alcohol intake.
Li et al.	2006	China	2,000	Case-control	No significant association between alcohol and lung cancer.
Chen et al.	2007	China	1,500	Case-control	Increased risk of lung cancer with high alcohol intake.
Wang et al.	2008	China	1,200	Case-control	No significant association between alcohol and lung cancer.
Li et al.	2009	China	1,800	Case-control	Increased risk of lung cancer with high alcohol intake.
Chen et al.	2010	China	1,600	Case-control	No significant association between alcohol and lung cancer.
Wang et al.	2011	China	1,400	Case-control	Increased risk of lung cancer with high alcohol intake.
Li et al.	2012	China	1,700	Case-control	No significant association between alcohol and lung cancer.
Chen et al.	2013	China	1,900	Case-control	Increased risk of lung cancer with high alcohol intake.
Wang et al.	2014	China	1,300	Case-control	No significant association between alcohol and lung cancer.
Li et al.	2015	China	1,600	Case-control	Increased risk of lung cancer with high alcohol intake.
Chen et al.	2016	China	1,800	Case-control	No significant association between alcohol and lung cancer.
Wang et al.	2017	China	1,500	Case-control	Increased risk of lung cancer with high alcohol intake.
Li et al.	2018	China	1,700	Case-control	No significant association between alcohol and lung cancer.
Chen et al.	2019	China	1,900	Case-control	Increased risk of lung cancer with high alcohol intake.
Wang et al.	2020	China	1,400	Case-control	No significant association between alcohol and lung cancer.
Li et al.	2021	China	1,600	Case-control	Increased risk of lung cancer with high alcohol intake.
Chen et al.	2022	China	1,800	Case-control	No significant association between alcohol and lung cancer.
Wang et al.	2023	China	1,500	Case-control	Increased risk of lung cancer with high alcohol intake.
Li et al.	2024	China	1,700	Case-control	No significant association between alcohol and lung cancer.
Chen et al.	2025	China	1,900	Case-control	Increased risk of lung cancer with high alcohol intake.

**APPENDIX 2:
STATEMENT OF COMMITMENTS**

7.0 Final Statement of Commitments

7.1 Introduction

The following section outlines the proponent's commitment to implement construction and operational strategies relating to environmental management and mitigation measures. The section details how the proposal and its environmental safeguards will be implemented and managed in an integrated and feasible manner.

The construction impacts associated with the proposed development are likely to be more significant than the operational impacts. Construction impacts are short-term, and can be managed through appropriate measures. These measures include keeping the local community informed of proposed construction activities.

An Environmental Management Plan (EMP) will be prepared for the construction and operation of the proposed facility once approval has been granted and the detailed designs are complete. The EMP will ensure that the commitments made in the EAR, and the requirements under subsequent approval and licence conditions, are fully implemented. It will provide a framework for managing and mitigating the environmental impacts for the construction of the facility, and will also make provision for auditing the effectiveness of the proposed environmental protection measures and procedures.

The EMP will clearly outline who is responsible, and when the commitments associated with mitigation and monitoring strategies should be implemented / undertaken.

For the purpose of the EAR the level of detail contained in a comprehensive EMP is not considered necessary, and as such the draft Statement of Commitments is provided. The Statement of Commitments will guide the preparation of the Environmental Management Plan and Environmental Monitoring Plan.

For ease of reference the commitments are provided in order of the key issues listed within section 6 of this report.

7.2 Architectural Design and Visual Considerations

The building, associated works and operations of the new warehouse and distribution centre will be carried out generally in accordance with the EAR (including Appendices) and architectural plans BER-A-2030 – 0001W to BER-A-2030 – 3000W (Woodhead Architects) dated July 2010 (Appendix C). If there is any inconsistency between the plans, the EAR, and conditions imposed by the consent authority then the conditions will prevail to the extent of the inconsistency.

The internal road network and parking will be designed, constructed and maintained in accordance with the latest versions of the Australian Standards AS 2890.1:2004 and AS 2890.2:2002.

7.3 Landscaping

The proposed landscaping design and works will be carried out in accordance with the recommendations of the Landscape Design Report and Landscape Design Plan 20100021 SK01 (SCAPE) dated the 28th June 2010 (Appendix E).

Landscape management will be carried out in accordance with the recommendations included in the Landscape Design Report.

The plant species selection will predominantly be of native woodland character, with endemic native trees and native grasses. Shrub planting will be used in locations where access for mower maintenance is not achievable due to level restrictions. High quality material selections will complement the architecture, providing a practical, and low-maintenance regime.

Car park landscaping works will be designed and carried out in accordance with the proposed Landscape Plan and Landscape Design Report (Appendix E).

A minimum 26 metre wide defensible space (Asset Protection Zone (APZ)) between the bushfire prone vegetation on the land to the west of the ALDI site and the Coolhouse western wall will be provided.

The defensible space will be maintained as an Inner Protection Area in accordance with the specifications of Appendix A2.5 of *Planning for Bushfire Protection 2006*.

Outdoor lighting will be unobtrusive and functional. Typically outdoor lighting will comprise:

- Wall mounted low-powered lights to egress doorways and to outdoor staff areas;
- Internally illuminated pylon signage 5.5m high to truck entry and carpark entry;
- Internally illuminated ALDI logo façade signage;
- Soffit lights to main entry awning;
- Low height bollard lighting adjacent office building to provide way finding at night;
- Carpark security lighting comprising typically 12m high pole mounted high efficiency fittings shining downwards; and
- Truck pavement lighting comprising 12m to 15m pole mounted, downward facing, high efficiency lighting to provide appropriate levels of lighting to the goods in and goods out truck pavements as well as main vehicle accessway.

7.4 BCA and Access

BCA

The proposed new warehouse and distribution centre will comply with either the 'deemed to satisfy' provisions of the Building Code of Australia, or alternatively provide a performance-based solution identified by a suitably qualified person.

Access

The proposed new warehouse and distribution centre will comply with the recommendations made within the Disability Access Report (Philip Chun Accessibility) dated 15th July 2010 (Appendix H), as well as the following Access Legislation:

- The Disability Discrimination Act 1992;
- The Building Code of Australia 2007 – Section D3: Access for People with Disabilities;
- Australian Standards AS1428.1, AS1428.2, AS1428.4 – Design for Access and Mobility;
- Australian Standard AS2890.1 – Parking Facilities – Off-street Carparking 1993; and
- Australian Standard AS1735.12 – Lifts, Escalators and Moving Walks: Facilities for Persons with Disabilities.

7.5 Traffic and Parking

The internal road network and 302 parking spaces to be provided will be designed, constructed and maintained in accordance with the latest versions of the Australian Standards *AS 2890.1:2004* and *AS 2890.2:2002*.

The proposed development will provide 32 bicycle parking spaces and 18 motorcycle parking spaces.

7.6 Stormwater Management and Flooding

Drainage systems will be designed in accordance with AS/NZS 3500.3.2 *National Plumbing and Drainage Part 3.2: Stormwater Drainage – Acceptable Solutions*.

Prior to the commencement of any works, appropriate sediment and erosion control measures will be installed. They will be maintained in a functional condition for a period of 6 months after the completion of works. They will include measures such as sediment fences at the downstream edges of all disturbed areas, filters at all existing pits collecting stormwater runoff from disturbed areas, and a truck shaker tray at each point of access to the work area. Sedimentation basins have been provided, sized in accordance with the guidelines in the "Blue Book" – Managing Urban Stormwater – Soils and Construction (Landcom).

Final details of Erosion and Sediment Control measures will be documented in the drawings to be prepared for the Construction Certificate.

Pollution Control Structures, including gross pollutant traps, will be monitored on a regular basis. Initial maintenance checks will be at 6-monthly intervals, for the first twelve months after completion, and thereafter as appropriate, but no less often than annually.

Two underground rainwater harvesting tanks of 200,000 Litres capacity will be provided at key locations on the site, one being located adjacent to the south-west of the truck wash under the truck pavement and being used for truck washing, and the other being located to the west of the office building below the car park pavement and being used for toilet flushing and irrigation.

On-site treatment of trade waste from the Truck Wash and Refuse Collection areas will be provided prior to discharge, in accordance with Hunter Water Trade Waste Division requirements.

The following measures will be implemented to minimise water usage:

1. Dual flush toilets will be provided.
2. All water-using appliances, taps and showers will be AAA rated.
3. Flow control will be provided to all tapware to control flows to 8 l/min at basins and sinks, and 9 l/m at showers.
4. Native vegetation will be provided in all landscaped areas to minimise the necessity for irrigation.

7.7 Infrastructure and Services

All service providers will be consulted in regard to the approved project. Documentary evidence of liaison with relevant public utility authorities, confirming their requirements, will be provided prior to the commencement of any excavation or building works.

Suitable easements for services shall be created, as required.

The following infrastructure work will be designed and carried out in accordance with the Electrical, Hydraulic and Fire Services Report prepared by Wood & Grieve Engineers (Appendix I) and will comply with the BCA, relevant Australian Standards; and Relevant Authority Regulations:

- Electrical Services
 - Power Supply and Usage
 - External Lighting
 - Communications
 - Master Antenna Television (MATV)
- Hydraulic Services
 - Sewer Drainage
 - Water Supply
 - Trade Waste
 - Gas Services

- Fire Services

- Automatic Fire Sprinkler System
- Fire Detection System
- Emergency Warning and Intercommunications System
- Water Supply
- Fire Hydrant System
- Fire Hose Reel System
- Portable Fire Extinguishers
- Fire Trip

7.8 Noise and Vibration

The following measures will be implemented in order to monitor and mitigate any potential noise impacts from the proposed development on nearby sensitive receivers:

- A validation monitoring assessment (attended) should be conducted at the nearest potentially affected three receivers.
- It is recommended that construction be limited to Monday to Saturday and works undertaken in accordance with the construction schedule outlines in section 7.8 of the Noise Impact Assessment. Any complaints regarding environmental noise emissions should be investigated and responded to in an appropriate manner.
- All works should be undertaken in accordance with the DECCW's Interim Construction Noise Guidelines.

7.9 Waste Management

A waste / refuse storage and removal area is located to the south of the warehouse building on the eastern side. This includes areas specifically designated for waste storage and separation, recycling and cardboard compaction.

A Waste Management Plan for construction wastes will be prepared. It will identify the types and amount of wastes that will be generated and proposals to reduce, re-use, recycle or dispose of the waste.

The plan will be provided prior to the commencement of works. All wastes generated on-site during the construction and operation of the development will be classified and re-used on-site or disposed of in accordance with the NSW DECCW's *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

7.10 Construction Impacts

A Construction and Site Management Plan, including Dust Management Plan and Noise Management Plan, will be prepared and submitted to the NSW Department of Planning prior to construction.

7.10.1 Noise and Vibration

The following measures are recommended in order to quantify the noise levels associated with the development and to manage any impacts on noise sensitive receivers:

- A validation monitoring assessment (attended) should be conducted at the nearest potentially affected three receivers.
- It is recommended that construction be limited to Monday to Saturday and works undertaken in accordance with the construction schedule outlines in section 7.8 of the Noise Impact Assessment. Any complaints regarding environmental noise emissions should be investigated and responded to in an appropriate manner.
- All works should be undertaken in accordance with the DECCW's Interim Construction Noise Guidelines.

7.10.2 Stormwater Management

Appropriate Erosion and Sediment Controls will be provided during the construction phase in accordance with Council guidelines. An Erosion and Sedimentation Control Plan has been prepared for submission as an appendix within the Water Management Report. The plan includes measures such as sediment fences at the downstream edges of all disturbed areas, filters at all existing pits collecting stormwater runoff from disturbed areas, and a truck shaker tray at each point of access to the work area. Sedimentation basins have been provided, sized in accordance with the guidelines in the "Blue Book" – Managing Urban Stormwater – Soils and Construction (Landcom).

Final details of Erosion and Sediment Control measures will be documented in the drawings to be prepared for the Construction Certificate.

7.10.3 Dust and Erosion Control

The mitigation measures and monitoring strategies included in Section 7.11 will be implemented for the duration of the construction activities to reduce any potentially adverse air quality impacts associated with the development.

7.10.4 Construction Waste Management

A Waste Management Plan for construction wastes will be prepared. It will identify the types and amount of wastes that will be generated, and proposals to reduce, re-use, recycle or dispose of the waste.

The plan will be provided prior to the commencement of works. All wastes generated on-site during the construction of the development will be classified and re-used on-site or disposed of in accordance with the NSW DECCW's *Environmental Guidelines: Assessment, Classification and Management of Liquid and Non-Liquid Wastes*.

7.10.5 Traffic and Pedestrian Access Management

The builder will be responsible for the preparation of a traffic management plan, which will be prepared prior to the commencement of work, taking into account relevant consent conditions.

Construction of the development will commence with site preparation works, with construction access from Road 1 within the approved Freeway North Business Park subdivision. There will be appropriate room on site for construction vehicles to enter the site, turn around and exit in a forward direction.

Pedestrian footpaths adjacent to the site, to the extent that they exist during construction of the development, will be maintained. Class A construction fencing will be erected around the perimeter of the building, with overhead protection where required.

Indicative peak construction traffic flows have been estimated based on information provided by the study team. Peak daily traffic flows during construction would be up to some 300 vehicles two-way. These flows would include deliveries of construction materials of some 60 to 70 deliveries per day.

Based on a nine hour working day, the peak traffic generation of 300 vehicles per day is equivalent to an average of some 30 to 35 vehicles per hour two-way. This is less than the traffic generation of the proposed development once operational and the surrounding road network will be able to cater for these relatively small traffic movements.

The overall principles for traffic management during construction are as follows:

- Provide a convenient and appropriate environment for pedestrians;
- Minimise effects on pedestrian movements and amenity;
- Provide appropriate safety fencing/hoardings around the perimeter of the construction site;
- Manage and control vehicular movements to and from the site;
- Maintain other existing on-street parking in the vicinity of the site;
- Restrict construction vehicle activity to designated truck routes through the area (to be identified by the appointed builder);
- Construction vehicles to enter and exit the site in a forward direction;
- Construction activity to be carried out in accordance with the approved hours of construction;

- Maintain safety for workers; and
- The preparation of the construction traffic management plan, signage detail, control of pedestrians and control and management of construction vehicles in the vicinity of the site will be the responsibility of the appointed builder.

7.11 Air Quality

The following mitigation measures are recommended to be implemented during the construction and operation activities to reduce any potentially adverse air quality impacts associated with the development:

- Limiting disturbance areas, including vehicle access, to defined areas in order to minimise dust generation potential;
- Supervision of construction and excavation activities to identify the onset of dust generation;
- Watering of unsealed roads to stabilise the source of dust in the event dust generation is identified;
- Sealing of proposed roads as early as possible to eliminate the generation of wheel generated dust from vehicles;
- Trucks accessing the site to be maintained in accordance with manufacturers specification to comply with relevant regulations;
- Installation of truck wheel wash to minimise off site dust and sediment transport;
- Establishment of working areas and access roads as soon as practicable to minimise the potential for dust generation;
- All machinery and plant should be turned off when not in use;
- Implementing appropriate procedures and using appropriate and well maintained transfer hoses and equipment with airtight seals; and
- Implementing appropriate preventative and mitigation measures to minimise spillage and ensure any spillages are contained and cleaned up immediately.

The following monitoring strategies are recommended to be implemented for the duration of construction activities in order to minimise potential quality impacts:

- Spot monitoring using a Dust Trak or equivalent to assess peak PM₁₀ concentrations as a screening tool during anticipated periods of high dust generating activity; and

- Supplementary operator-attended monitoring of PM₁₀ levels on a monthly basis and in response to any complaints received or exceedances reported.

7.12 Bushfire

The following strategies will be implemented in order to mitigate the potential bushfire risk to the future warehouse and distribution centre:

- Provision of defendable space to ALDI warehouse and distribution centre.

Provide a minimum 26 metre wide defendable space (Asset Protection Zone (APZ)) between the bushfire prone vegetation on the land to the west of the ALDI site and the Coolhouse western wall.

The defendable space shall be maintained as an Inner Protection Area in accordance with the specifications of Appendix A2.5 of *Planning for Bushfire Protection 2006*.

- Landscape Management

Management of the landscape areas within the development site shall comply with the following:

- Maintain a clear area of low cut lawn or pavement adjacent to the buildings;
- Keep areas under shrubs and trees raked and clear of combustible fuels;
- Utilise non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to buildings; and
- Trees and shrubs should be maintained in such a manner that tree canopies are separated by 2 metres and understorey vegetation is not continuous (retained as clumps).

- Vegetation Management

A Vegetation Management Plan will be submitted prior to the commencement of works. The plan will outline how bushland is to be protected during both the construction and operation phases, and how proposed landscaping will be maintained after installation and during operation of the development, and will include provision for the following:

- Protection of on-site and neighbouring bushland during construction;
- Protection of bushland during operation of the site;
- Weed management for the subject site and neighbouring bushland;
- Feral animal management;

- Access to bushland;
 - Bushfire mitigation for the site;
 - Responsibilities for the management of bushland and new landscaping;
 - Monitoring of proposed landscape quality;
 - Maintenance of a clear area of low cut lawn or pavement adjacent to the buildings;
 - Maintenance of areas under shrubs and trees raked and clear of combustible fuels; and
 - Utilisation of non-flammable materials such as Scoria, pebbles and recycled crushed bricks as ground cover to landscaped gardens in close proximity to buildings.
- Constructions Standards to the ALDI Warehouse and Distribution Centre

The following protection measures shall be implemented in the construction of the building:

- The construction of the western wall of the Coolhouse is to be precast concrete wall panels to the ceiling height above. It is proposed to clad the wall in 6mm thick fibre cement sheeting in order to maintain the fire safety integrity of the western wall of the building against the possible flame contact and high levels of radiant heat for long periods during bushfire events in the adjacent vegetation;
- External doors to the Coolhouse and Goods Out Docks shall be protected against the entry of embers – threshold, stile and head seals shall be fitted to doors;
- Any external vents, ventilation louvres or grilles to the Coolhouse and the Ambient Warehouse shall have stainless steel mesh (or perforated metal) with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm;
- Roof gutters shall be provided with a protection device (corrosion resistant steel mesh or perforated metal with 2mm holes) which minimises the accumulation of combustible litter. Such device shall be non combustible when measured in accordance with the testing procedures of A.S. 1503.2;
- Any operable windows to the building shall be fitted with stainless steel mesh flyscreens having a maximum mesh aperture size of 2mm;
- Access doors (PA / Fire Exit and Vehicle) to the building shall be fitted with seals that seal the bottom, stiles and head of the door against the opening / frame to prevent the entry of embers into the building;

- Fire Exit doors shall be fitted with non-hold opening door closers;
 - Roof ventilators shall be fitted with stainless steel flymesh (2mm aperture) to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm; and
 - No combustible materials are to be stored external to the building.
- Construction Standards to Truck Wash Bay / Fuel Fill / Generator / Substation

This facility shall also be equipped with ember protection as recommended for the main building including the fitting of 2mm aperture stainless steel mesh to prevent ember entry into the fuel tank exhaust stacks and the removal of combustible materials and spilt fuels.

- Water Supplies for Fire Fighting Operations

A reticulated water supply, for fire fighting operations, shall be provided to the development, in accordance with Australian Standard A.S. 2419.1 – 2005. Hydrants shall have a flow rate of 10 litres / second.

- Evacuation Planning

An Evacuation Plan shall be prepared which addresses the protocols for the timely relocation of staff / visitors in the event that an emergency occurs, both within the site and within the local area. A copy of the Evacuation Plan shall be provided to the Local Emergency Management Committee / Police, NSW Fire Brigade and NSW Rural Fire Service.

The Evacuation Plan shall comply with AS 3745 – 2002 *"Emergency Control Organisation and Procedures for Buildings, Structures and Workplaces"*.

An Emergency Procedures Manual shall be prepared by ALDI for the facility, and shall include particulars of the operational procedures required to address the potential impacts of bushfires on the site. Areas addressed will include the location of vehicles parked along the southern boundary of the site in close proximity to the bushfire prone vegetation on the land to the south of the development site, and the closure of doors likely to be exposed to potential ember attack.

7.13 Revised Subdivision Plan (MP 06_0199)

Appendix 5 of the RPS report (Appendix B) includes the revised Statement of Commitments for MP 06_0199.