

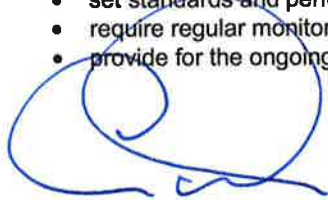
Development Consent

Section 89E of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning under delegation executed on 16 February 2015, I approve the development application referred to in Schedule 1, subject to the conditions in Schedules 2 to 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 development.



Executive Director, Infrastructure and Industry Assessments
As the delegate of the Minister for Planning

Sydney

18th MARCH

2015

SCHEDULE 1

Application No.:

SSD 6078

Applicant:

Goodman Property Services (Aust) Pty Ltd

Consent Authority:

Minister for Planning

Land:

Lot 21 in Deposited Plan 1173181, Lot 12 in Deposited Plan 1178389, Lots 1 in Deposited Plan 87907, Lot 82 in Deposited Plan 752041, Lot 7 in Deposited Plan 229769, Lot 1 in Deposited Plan 843901, Lot 13 in Deposited Plan 1157491, Lot 6 in Deposited Plan 229769, Old Wallgrove Road, Horsley Park.

Development:

The staged construction and operation of three warehouse, distribution and freight transport facilities on lots 1C, 2B and 3 at Oakdale Central, Horsley Park, and the upgrade of Old Wallgrove Road between Milner Avenue and Lenore Drive.

TABLE OF CONTENTS

DEFINITIONS	2
SCHEDULE 1: GENERAL ADMINISTRATIVE CONDITIONS	3
Obligation to Minimise Harm to the Environment	3
Terms of Consent	3
Limits of Consent	3
Lapsing of Consent	3
Statutory Requirements	3
Surrender of Existing Development Consents	3
Structural Adequacy	3
Protection of Public Infrastructure	3
Operation of Plant and Equipment	4
Utilities	4
Staged Submission of Plans or Programs	4
Dispute Resolution	4
SCHEDULE 2: ENVIRONMENTAL PERFORMANCE CONDITIONS	5
Traffic and Access	5
Soil and Water	5
Noise	6
Air Quality	7
Energy Efficiency	7
Greenhouse Gas Emissions	7
Waste Management	8
Visual Amenity and Landscaping	8
SCHEDULE 3: ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING	9
Environmental Management	9
Reporting	9
APPENDIX 1: APPROVED PLANS	
APPENDIX 2: APPROVED MITIGATION MEASURES	
APPENDIX 3: NOISE RECEIVER LOCATIONS	

DEFINITIONS

Applicant	Goodman Property Services (Aust) Pty Ltd, or any other person or persons who rely on this consent to carry out the development that is subject to this consent
ARI	Average Recurrence Interval
AS	Australian Standard
BCA	Building Code of Australia
Consolidated RTS	<i>Response to Submissions State Significant Development (6078) Oakdale Central Horsley Park Construction of Warehouse and Distribution Facilities (Version 2)</i> , prepared by McKenzie Group Consulting Planning and dated 8 August 2014
Construction	The demolition of buildings or works, carrying out of works, including erection of buildings and other infrastructure covered by this consent
Day	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
Department	Department of Planning and Environment
Development	The development that is approved by this consent for the construction of three warehouse and distribution facilities and internal subdivision roads, and the upgrade of Old Wallgrove Road generally as described in Schedule 1, and the Applicant's EIS, EIS Addendum, RTS and Addendum Report for the Austral Internal Driveway Works:
EIS	Environmental Impact Statement titled ' <i>Warehouse and Distribution Facilities, Oakdale Central, Horsley Park</i> ' prepared by McKenzie Group and dated 9 November 2013
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	Environmental Planning and Assessment Regulation 2000
Evening	The period from 6 pm to 10 pm
Feasible	Feasible relates to engineering considerations and what is practical to build
Heavy vehicle	Any vehicle with a gross vehicle mass of 5 tonnes or more
Heritage	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement such as a shared associations in pastoral landscapes as well as associations linked with the mission period.
Heritage Item	An item as defined under the <i>Heritage Act 1977</i> , and assessed as being of local, State and/or National heritage significance, and/or an Aboriginal Object or Aboriginal Place as defined under the <i>National Parks and Wildlife Act 1974</i> .
Incident	A set of circumstances that: <ul style="list-style-type: none"> causes or threatens to cause material harm to the environment; and/or breaches or exceedences of the limits or performance measures/criteria in this consent.
Management and mitigation measures	The Applicant's management and mitigation measures (see Appendix 3)
Minister	Minister for Planning, or delegate
Mitigation	Activities associated with reducing the impacts of the development prior to, or during those impacts occurring
Night	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
NOW	NSW Office of Water
POEO Act	<i>Protection of the Environment Operations Act 1997</i>
Reasonable	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
RMS	Roads and Maritime Services
RTS	<i>Response to Submissions State Significant Development (6078) Oakdale Central Horsley Park Construction of Warehouse and Distribution Facilities (version 2)</i> , prepared by McKenzie Group Consulting Planning and dated 8 August 2014
SCA	Sydney Catchment Authority
Secretary	Secretary of the Department, or nominee
Site	The land referred to in Schedule 1 and shown in Appendix 1
VPA	The Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited and executed on 12 March 2015.
Supplementary Reports	<i>Environmental Impact Statement Addendum Report – Old Wallgrove Road Upgrade Works</i> , prepared by McKenzie Group Consulting Planning dated 1 July 2014, <i>Summary Report – State Significant Development EIS 6078 - Construction of Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade –</i>

Oakdale Central, Horsley Park prepared by McKenzie Group Consulting Planning, dated 17 November 2014, *Environmental Impact Statement Addendum Report – Old Wallgrove Road Upgrade Works*, prepared by McKenzie Group Consulting Planning and dated 1 July 2014, and *Addendum Report – State Significant Development 6078 – Austral Internal Driveway Works (Lot 1 in DP 843901)* prepared by McKenzie dated 12 December 2014

SCHEDULE 2 ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

1. The Applicant 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 development.

TERMS OF CONSENT

2. The Applicant shall carry out the development generally in accordance with the:
 - (a) EIS;
 - (b) consolidated RTS;
 - (c) supplementary reports;
 - (d) subdivision plan (see **Appendix 1**);
 - (e) plans and elevations (see **Appendix 1**);
 - (f) management and mitigation measures (**Appendix 2**);
 - (g) the Voluntary Planning Agreement entered into between the Minister for Planning, Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd and BGAI 2 Limited and executed on 12 March 2015; and
 - (h) conditions of this Consent.
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 consent shall prevail to the extent of any inconsistency with the EIS, RTS and the supplementary reports.
4. The Applicant shall comply with any reasonable requirement/s of the Secretary arising from the Department's assessment of:
 - (a) any audits, reports, plans, strategies, programs or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained in these audits, reports, plans, strategies, programs or correspondence.

LAPSING OF CONSENT

5. This consent will lapse five years from the date of consent unless building, engineering or construction work relating to the building, subdivision, or work is physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse.

STATUTORY REQUIREMENTS

6. The Applicant shall ensure that all necessary licences, permits and approvals are obtained and kept up-to-date as required throughout the life of the development. No condition of this consent removes the obligation for the Applicant to obtain, renew or comply with such licences, permits or approvals.

STRUCTURAL ADEQUACY

7. The Applicant 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 Applicant is required to obtain construction and occupation certificates for the approved building works.
- Part 8 of the EP&A Regulation sets out the requirements for the certification of the development.

PROTECTION OF PUBLIC INFRASTRUCTURE

8. Prior to the commencement of construction, the Applicant shall:
 - (a) prepare a dilapidation report of the public infrastructure in the vicinity of the site, including the SCA pipelines, Transgrid's transmission towers, roads, gutters and footpaths. The report must be prepared in consultation with the SCA and Fairfield Council; and
 - (b) submit a copy of this report to the Secretary, SCA, Transgrid, Blacktown and Fairfield City Council.
9. Within one month of the completion of construction the Applicant shall:
 - (a) commission a suitably qualified, experienced and independent person to re-inspect the assets identified in the dilapidation report;

- (b) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by the development, including the repair or payment of all reasonable costs associated with repairing SCA infrastructure; and
- (c) relocate, or pay the full costs associated with relocating, any public infrastructure that needs to be relocated as a result of the development.

PROTECTION OF PRIVATE PROPERTY

10. Prior to the commencement of construction, the Applicant shall:
 - (a) prepare a dilapidation report of the relevant assets within Austral Bricks' property, in consultation with Austral Bricks; and
 - (b) provide Austral Bricks with a copy of the final report.
11. Within one month of the completion of the upgrade to Old Wallgrove Road, the Applicant shall:
 - (a) commission a suitably qualified, experienced and independent person to re-inspect Austral Bricks' property; and
 - (b) give Austral Bricks a copy of the report

The Applicant shall be responsible for the full costs associated with repairing, replacing, clean-up or compensation of any Austral Bricks' property that is physically damaged as a result of the construction works.

OPERATION OF PLANT AND EQUIPMENT

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

UTILITIES

13. Prior to the construction of any utility works associated with the development, the Applicant shall obtain relevant approvals from service providers.
14. Prior to operation of the development, the Applicant shall obtain a compliance certificate for water and sewerage infrastructure servicing of the site under Section 73 of the *Sydney Water Act 1994* from Sydney Water Corporation or Section 68 under the *Local Government Act 1993*.

Within 12 months from the commencement of operation, unless otherwise agreed by the Secretary, the Applicant shall ensure that the relevant lot is connected to Sydney Water's wastewater system to the satisfaction of Sydney Water and the Secretary.

STAGED SUBMISSION OF PLANS OR PROGRAMS

15. With the approval of the Secretary, the Applicant may:
 - (a) submit any strategy, plan or program required by this consent on a progressive basis; and/or
 - (b) combine any strategy, plan or program required by this consent.

Notes:

- If the submission of any strategy, plan or program is to be staged, then the relevant strategy, plan or program shall clearly describe the specific stage to which the strategy, plan or program applies, the relationship of this stage to any future stages and the trigger for updating the strategy, plan or program.
- There must be a clear relationship between the strategy, plan or program that are to be combined.

SUBDIVISION

16. The Applicant shall subdivide the land in accordance with the subdivision plan OAK DA 04(C) dated 7 October 2014 (see **Appendix 1**). However, prior to obtaining a Subdivision Certificate, the Applicant shall prepare a final subdivision plan for the land in consultation with Fairfield City Council, and to the satisfaction of the Secretary.

Note: Any easements in the subdivision plan must nominate Fairfield City Council as the authority to release, vary or modify the easement. The form of the easement must be in accordance with Fairfield City Council's standard recitals for terms of easements, or the standard form for easements accepted by the Department of Lands.

17. An easement applicable under Section 88B of the *Conveyancing Act 1919* shall be created for Biodiversity Lot B and Biodiversity Lot C prior to dedication of the Estate Road to Fairfield City Council to ensure that the stormwater drainage from the Estate Road can drain through the on-site detention basins located within the biodiversity lots.

18. A positive covenant shall be created, pursuant to the provisions of Section 88E of the *Conveyancing Act 1919*, over Biodiversity Lots B and C to ensure on-site detention infrastructure is maintained by the Applicant for the life of the development, to the satisfaction of Fairfield City Council.

DEVELOPER CONTRIBUTIONS

19. The Applicant shall provide all monetary contributions and works-in-kind in accordance with the Voluntary Planning Agreement entered into between the Minister for Planning and Goodman Property Services (Aust) Pty Ltd, BGAI 6 Pty Ltd, BGMG 8 Pty Ltd, and BGAI 2 Pty Limited and executed on 12 March 2015.
20. A monetary contribution comprising one per cent of the value of the proposed works within the Fairfield City Council Local Government Area is payable to Fairfield City Council pursuant to Section 94A of the Environmental Planning and Assessment Act 1979 and the Fairfield City Council Indirect (Section 94A) Development Contribution Plan 2011. Payment must be made by Cash, EFTPOS, bank cheque or credit card only. The contribution is to be paid to the Council prior to the issue of the Construction Certificate for each stage of the development. At the time of payment, the contribution levy will be indexed quarterly in accordance with movements in the consumer price index (all groups index) for Sydney issued by the Australian Statistician.

Note¹: The value of the proposed works as specified in the Quantity Surveyor's report prepared by Turner & Townsend and dated 14 October 2014, is \$88,880,000.00.

DISPUTE RESOLUTION

21. In the event that a dispute arises between the Applicant and the relevant council, or the Applicant and a public authority other than the Department, in relation to a specification or requirement applicable under this consent, the matter must be referred by either party to the Secretary, or if not resolved, to the Minister, whose determination of the dispute shall be final and binding to all parties. For the purpose of this condition, 'public authority' has the same meaning as provided under Section 4 of the Act.

**SCHEDULE 3
ENVIRONMENTAL PERFORMANCE CONDITIONS**

TRAFFIC AND ACCESS

Off Site Works – Upgrade of Old Wallgrove Road

1. The Applicant must complete the road upgrade works within the section of Old Wallgrove Road between Milner Avenue and Lenore Drive as described in the VPA at no cost to the Department, RMS or Fairfield or Blacktown Council no later than 19 October 2016.
2. Should the Applicant seek to operate any of the warehouse facilities prior to the completion of the Old Wallgrove Road upgrade works, the Applicant must submit a Road Safety Audit for the approval of the Secretary prior to the operation of each warehouse which:
 - (a) has been prepared by a suitably qualified professional;
 - (b) demonstrates that safe and adequate access for all construction and operational vehicles can be provided along the section of Old Wallgrove Road between Milner Avenue and Lenore Drive, and the operational traffic associated with the operation of the warehouse(s) will not impact on the safety of other road users. In the event that mitigation measures are required, the audit must specify all mitigation measures required to provide safe access for vehicles accessing the subject site and the portion of Old Wallgrove Road between Milner Avenue and Lenore Drive; and
 - (c) identifies whether the operation of the warehouse(s) will impacts on the access or operation of the SCA, Transgrid, or the Austral Bricks site, and recommends appropriate measures to mitigate these impacts.

Off Site Works - Design and Access Arrangements

3. Prior to construction of the Old Wallgrove Road upgrade, the Applicant shall provide a Road Safety Audit, to the satisfaction of the Secretary, that demonstrates that the final detailed design of the road upgrade provides safe access to SCA land and safe vehicle crossing over Old Wallgrove Road.

Turning Head

4. The section of the Estate Road located within the Penrith local government area (i.e. that part located on Lot 82 in DP 752041, commonly known as Oakdale South) shall:
 - (a) be designed and constructed to the satisfaction of Penrith City Council; and
 - (b) be constructed as a right of carriageway to be maintained by the Applicant until such time as the road is extended into Oakdale South and is dedicated to Penrith City Council.

Internal Roads, Queuing and Parking

5. The Applicant shall ensure that:
 - (a) internal roads, driveways and parking associated with the development are constructed and maintained in accordance with the relevant standards and the latest versions of AS 2890.1, AS 2890.2 and AS/NZS 2890.6;
 - (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, must be in accordance with *AUSTROADS Design Vehicles and Turning Path Templates*.
 - (c) the development does not result in any vehicles queuing on the public road network;
 - (d) heavy vehicles associated with the development do not park or stand on local roads or footpaths in the vicinity of the site;
 - (e) all vehicles are wholly contained on site before being required to stop;
 - (f) all vehicles enter and exit the site in a forward direction;
 - (g) all loading and unloading of materials is carried out on site; and
 - (h) the loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.
6. The Applicant shall provide a minimum of 865 (including 51 provisional) on-site car parking spaces for use during operation of the development, as follows;
 - (a) Lot 1C = 169 (including a minimum of three spaces for people with disabilities);
 - (b) Lot 2B = 194 (including a minimum of four spaces for people with disabilities); and
 - (c) Lot 3 = 502 (including a minimum of 10 spaces for people with disabilities).
7. The Applicant shall provide parking for bicycles associated facilities such as change rooms.

Construction Traffic Management Plan

8. Prior to the commencement of construction, the Applicant shall prepare a Construction Traffic Management Plan (CTPM) for the development to describe the management of traffic and access arrangements during construction. The Plan shall at a minimum:

- (a) be prepared by a suitably qualified and experienced expert;
- (b) be prepared in consultation with RMS, SCA, Transgrid, Fairfield City Council and Blacktown City Council;
- (c) be approved by the Secretary prior to the commencement of construction;
- (d) detail the number and frequency of truck movements, size of trucks, vehicle routes and hours of construction;
- (e) provide the estimated duration and staging of construction works;
- (f) detail the access and parking arrangements for construction vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network;
- (g) demonstrate that adequate and safe access will be provided for all users of the section of Old Wallgrove Road between Milner Avenue and Lenore Drive at all times during road construction works;
- (h) demonstrate how construction will be managed to ensure the SCA can operate and maintain its pipeline;
- (i) demonstrate how construction will be managed to ensure Transgrid can safely operate and maintain its transmission towers;
- (j) outline when and where temporary traffic barriers will be erected to ensure the construction works will not affect the integrity of the SCA pipeline or Transgrid's transmission towers;
- (k) demonstrate that access to private property will be maintained at all times;
- (l) include a driver code of conduct that details traffic management measures to be implemented during construction and operation to:
 - minimise the impacts of the development on the local and regional road network;
 - minimise conflicts with other road users; and
 - ensure truck drivers use the specified routes.

The CTMP must be implemented for the full duration of the construction works.

Management of Traffic Impacts on the SCA Pipeline and Transgrid's Transmission Towers During Operation

9. To ensure that the integrity of the SCA pipelines and Transgrid's transmission towers (including associated land and infrastructure) are not adversely affected during operation, the Applicant shall, undertake the following works in consultation with the SCA and Transgrid and to the satisfaction of the Secretary:
 - (a) install and maintain traffic barriers along the section of Old Wallgrove Road and other trafficable areas that are adjacent to the SCA pipelines corridor and Transgrid's site frontage, to restrain B-double vehicles, generally in accordance with any road safety audit outcomes and the relevant Austroad and RMS design standards ; and
 - (b) ensure that all activities associated with the operation of the development are undertaken in a manner that does not restrict the SCA from operating and maintaining their pipelines or Transgrid from operating and maintaining its transmission towers. This includes not restricting vehicle or machinery access to the pipelines corridor or along the existing roadway within the corridor.

SOIL AND WATER

Discharge Limits

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

Bunding

11. The Applicant shall store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards, and/or the EPA's *Storing and Handling Liquids: Environmental Protection – Participants Handbook*.

Erosion and Sediment Control

12. Prior to the commencement of construction works, the Applicant shall install and maintain 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 Guideline* and the Soil and Water Management Plans (C110, C211 and C315-C318) submitted with the EIS.

Stormwater Management

13. Prior to commencement of construction, the Applicant shall update its Stormwater and Drainage Management Plan to the satisfaction of the Secretary. The Plan must:
 - (a) be prepared in consultation with Fairfield City Council, SCA, Transgrid, Blacktown City Council, Penrith City Council, RMS and NOW;
 - (b) be approved by the Secretary prior to commencement of works;

- (c) be prepared in accordance with OEH's *Managing Urban Stormwater guidelines*, the conceptual design in the EIS, the applicable Australian Standards and industry standard best practice guidelines;
- (d) include detailed plans showing the design of the stormwater management scheme for the site, including any rainwater harvesting infrastructure;
- (e) demonstrate that post development flows will not exceed predevelopment flows for a range of ARI from one year up to and including the 100 year ARI;
- (f) demonstrate that the surface water flows entering the SCA pipeline corridor and Transgrid's property would be restricted to pre-development rates;
- (g) demonstrate that the stormwater control infrastructure (including discharge rates, stormwater quality and detention volumes) will conform with, or exceed all relevant requirements and guidelines, particularly the requirements of the Fairfield City Council;
- (h) demonstrate that the stormwater control infrastructure will not be impacted by saline soils and groundwater;
- (i) describe the measures that would be implemented to maintain this infrastructure during the life of the development; and
- (j) include a program to monitor stormwater quantity and quality; and detail the procedures to be undertaken if any non-compliance is detected.

Roads Act Approval

- 14. Prior to the commencement of the construction works on Old Wallgrove Road the Applicant shall obtain approval for the works under Section 138 of the *Roads Act, 1993*. A copy of the approved road upgrade drawings should be forwarded to the Department prior to the commencement of the Old Wallgrove Road upgrade works.

Works-as-Executed Drawings

- 15. On completion of the drainage works for each Lot, and prior to operation, works-as-executed (WAE) plans certified by a Registered Surveyor shall be submitted to Fairfield City Council and the Department demonstrating that the drainage works have been completed in accordance with the approved plans. All relevant details are to be on the WAE plans and shall be marked in red on a copy of the original plan approved at the Construction Certificate stage.

NOISE AND VIBRATION

Vibration

- 16. The Applicant shall, monitor vibration from any pile driving, or similar work, in close proximity of the SCA's pipelines and establish appropriate thresholds to ensure their structural integrity is not compromised.

Operating Hours

- 17. The Applicant shall comply with the restrictions in **Table 1**, unless otherwise agreed by the Secretary.

Table 1: Construction and Operation Hours for the Development

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

- 18. The Applicant shall ensure that the noise from the operation of the development does not exceed the noise limits presented in **Table 2**.

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

LOCATION	Day	Evening	Night
	LAeq (15 minute)		LA1 (1 minute) or LA max

<i>Location 1</i> 315-321 Burley Road	38	38	38	49
<i>Location 2</i> Lenore Lane	35	35	35	45
<i>Location 3</i> Emmaus College	35	n/a	n/a	n/a
<i>Location 4</i> 32 Adlington Road	35	35	35	48

Note: Noise generated by the development is to be measured in accordance with the relevant provisions and exemptions (including certain meteorological conditions) of the *NSW Industrial Noise Policy*.

Operating Conditions

19. The Applicant shall:
- (a) implement best management practice, including all reasonable and feasible measures to prevent and minimise noise and vibration during construction and operation of the development (including low frequency noise and traffic noise);
 - (b) where practicable, keep all roller doors closed during the night time period;
 - (c) minimise the noise impacts of the development during adverse meteorological conditions when noise criteria do not apply;
 - (d) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not operational until fully repaired; and
 - (e) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

Noise Management Plan

20. The Applicant shall prepare a Noise Management Plan for the development to the satisfaction of the Secretary. The plan must:
- (a) be submitted to the Secretary for approval prior to the commencement of operations;
 - (b) describe the measures that would be implemented to ensure:
 - best mitigation and management practice is being employed;
 - the noise impacts of the development are minimised during adverse meteorological conditions; and
 - compliance with the relevant conditions of this consent.
 - (c) Include a monitoring program that:
 - evaluates the performance of the development; and
 - includes a protocol for determining exceedances of the criteria in this approval.

The Noise Management Plan must be implemented for the life of the development.

AIR QUALITY

Odour

21. The Applicant shall ensure the development does not cause or permit the emission of any offensive odour (as defined by the POEO Act).

Dust Management

22. During construction, the Applicant shall carry out all reasonable and feasible measures to minimise dust generated by the development.
23. During construction, the Applicant shall ensure that:
- (a) all vehicles on-site do not exceed a speed limit of 25 km/h;
 - (b) all loaded vehicles entering or leaving the site have their loads covered; and
 - (c) all loaded vehicles leaving the site are cleaned before they leave the site, to avoid tracking dirt or other materials onto public roads.

Operating Conditions

24. The Applicant shall:
- (a) implement best management practice, including all reasonable and feasible dust and odour mitigation measures to prevent and minimise dust emissions from operations;
 - (b) prevent and minimise the air quality impacts of the development during adverse meteorological conditions and extraordinary events;
 - (c) minimise any visible off-site air pollution; and
 - (d) minimise surface disturbance of the site, other than as permitted under this approval.

WATER, ENERGY EFFICIENCY AND GREENHOUSE GASES

Sustainability Management Plan

25. The Applicant shall prepare and implement a Sustainability Management Plan for the development to the satisfaction of the Secretary. The plan must:
- (a) be approved by the Secretary prior to the issue of a Construction Certificate Prior for any warehouse on Lots 1C, 2B and 3 as identified in plan number OAK DA 2(L);
 - (b) detail which ESD initiatives and Energy Efficiency Measures outlined in the Sustainability Report prepared by Cundall (dated 23 October 2013) will be implemented;
 - (c) confirm the total greenhouse gas savings achieved in comparison to a base case development (i.e. a development constructed in accordance with the minimum requirements of Section J of the BCA);
 - (d) include a calculation of water requirements and measures incorporated to reduce water use;
 - (e) include a program to monitor and report annually on the efficiency of the measures implemented; and
 - (f) ensure the development will continue to operate at industry best practice over time.

WASTE

Classification

26. The Applicant shall ensure that any waste generated on-site is classified in accordance with the EPA's Waste Classification Guidelines and disposed of to a facility that may lawfully accept the waste.

Waste Management

27. The Applicant shall manage waste in accordance with the Waste Management Plan prepared by SLR and dated 23 October 2013 to the satisfaction of the Secretary.
28. For the life of the development, the Applicant shall:
- (a) monitor the amount of waste generated by the development;
 - (b) investigate ways to minimise waste generated by the development; and
 - (c) implement reasonable and feasible measures to minimise waste generated by the development.

VISUAL AMENITY AND LANDSCAPING

Lighting

29. The Applicant shall ensure that the lighting associated with the development:
- (a) complies with the latest version of *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.

Signage

30. Prior to commencement of construction of any signage the following information must be submitted and approved by the Secretary:
- (a) detailed architectural drawings for the signs identified in the Estate Signage Plan OAK DA 05 (A) dated 11 November 2013, prepared in consultation with Fairfield City Council;
 - (b) evidence of consultation with the Fairfield City Council;
 - (c) an assessment against the relevant requirements of *State Environmental Planning Policy No. 64 – Advertising and Signage*; and
 - (d) details demonstrating compliance with the *Australian Standard For the Control of Obtrusive Effects of Outdoor Lighting (AS 4282 – 1997)*.
31. Prior to installing any signage on the façade of the warehouses on Lots 1C, 2B or 3, the Applicant shall submit detailed plans of this signage to the Secretary for approval. These plans must be prepared in consultation with Fairfield City Council. The Applicant must ensure that the signage is installed in accordance with the approved plans.

Fencing and Security

32. Fencing on the site shall be installed in accordance with the architectural plans OAK 1C DA 10 (G), OAK 3 DA 30 (F) and OAK 2B DA 20 (G) in Appendix 2.
33. Fencing along all common boundaries between the site and the Warragamba-Prospect Pipelines must be designed in consultation with SCA and in accordance with AS/NZS1725:2003 – Chain Link Fabric Security Gates, Appendix A Type 2T-B/B.

34. Screen fencing and planting shall be provided to screen the water tank and pump room located toward the north-western side of Lot 2B and the water tanks located to the south-eastern corner of Lot 3.

Landscaping and Vegetation Management

35. The Applicant shall revise the Landscape Management Plan to integrate with the approved Vegetation Management Plan and Addendum Vegetation Management Plan prepared by AECOM and dated 11 June 2011 and 4 December respectively. The plan shall:
- (a) be prepared in consultation with Fairfield City Council and submitted to and approved by the Secretary prior to the commencement of the landscape works;
 - (b) detail any landscaping treatments at the site, with particular attention to minimising the visibility of the site from residences and public vantage points;
 - (c) ensure that the development is undertaken generally in accordance with the Landscape Plans contained at Appendix 3 of the EIS and development controls in the Concept Plan;
 - (d) describe the on-going measures (e.g. weed control and regular pruning); and
 - (e) that would be implemented to maintain landscaping and vegetation on the site for the life of the development.

HERITAGE

Aboriginal and Cultural Heritage

36. If any Aboriginal archaeological objects are exposed during construction works, the proponent shall immediately notify the National Parks and Wildlife Service (NPWS) and obtain any necessary approvals to continue the work. The proponent shall comply with any request made by the NPWS to cease work for the purposes of archaeological recording.
-

SCHEDULE 4 ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

1. The Applicant shall prepare and implement a Construction Environmental Management Plan for the development to the satisfaction of the Secretary. The Plan must:
 - (a) be prepared by a suitably qualified and experienced person;
 - (b) be prepared in consultation with Fairfield City Council, Transgrid and the SCA;
 - (c) be approved by the Secretary prior to the commencement of construction;
 - (d) identify the statutory approvals that apply to the development;
 - (e) consolidate all relevant management plans and monitoring programs required in the conditions of this consent and committed to in the EIS;
 - (f) outline all environmental management practices and procedures to be followed during construction works associated with the development;
 - (g) describe all activities to be undertaken on the site during construction of the development, including a clear indication of construction stages;
 - (h) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (i) describe how access to the SCA pipelines and Transgrid's transmission towers will be protected and maintained during construction works;
 - (j) describe how the integrity of the SCA pipelines and corridor, and Transgrid's transmission towers will be protected during construction works, including any piling works and road construction works;
 - (k) describe how the safety and security of the SCA pipelines will be maintained during construction;
 - (l) include an updated salinity assessment and management plan;
 - (m) include an asbestos management protocol;
 - (n) describe of the roles and responsibilities for all relevant employees involved in construction and demolition works associated with the development; and
 - (o) include arrangements for community consultation and complaints handling procedures during construction.

Operational Environmental Management Plan

2. The Applicant shall prepare and implement an Operational Environmental Management Plan for the development to the satisfaction of the Secretary. This Plan must:
 - (a) be approved by the Secretary prior to the commencement of operations;
 - (b) provide the strategic framework for environmental management of the development;
 - (c) identify the statutory approvals that apply to the development;
 - (d) include a copy of all relevant management plans and monitoring programs relevant under this consent;
 - (e) outline all environmental management practices and procedures to be followed during operation;
 - (f) describe all activities to be undertaken on the site during operation;
 - (g) detail how the environmental performance of the operation of the development will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (h) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
 - (i) describe the procedures that will be implemented to:
 - keep the local community and relevant agencies informed about the operation and environmental performance of the development;
 - receive, handle, respond to, and record complaints;
 - resolve any disputes that may arise during the course of the development;
 - respond to any non-compliance; and
 - respond to emergencies; and
 - (j) include:
 - copies of any strategies, plans and programs approved under the conditions of this consent; and
 - a clear plan depicting all the monitoring required to be carried out under the conditions of this consent.

Management Plan Requirements

3. The Applicant shall ensure that the Management Plans required under this consent are prepared in accordance with any relevant guidelines, and include:
 - (a) detailed baseline data;

- (b) a description of:
 - the relevant statutory requirements (including any relevant approval, licence or lease conditions);
 - any relevant limits or performance measures/criteria; and
 - the specific performance indicators that are proposed to be used to judge the performance of, or guide the implementation of, the development or any management measures;
- (c) a description of the measures that will be implemented to comply with the relevant statutory requirements, limits, or performance measures/criteria;
- (d) a program to monitor and report on the:
 - impacts and environmental performance of the development; and
 - effectiveness of any management measures (see (c) above);
- (e) a contingency plan to manage any unpredicted impacts and their consequences;
- (f) a program to investigate and implement ways to improve the environmental performance of the development over time;
- (g) a protocol for managing and reporting any:
 - incidents;
 - complaints;
 - non-compliances with statutory requirements; and
 - exceedances of the impact assessment criteria and/or performance criteria; and
- (h) a protocol for periodic review of the plan.

Note: The Secretary may waive some of these requirements if they are unnecessary or unwarranted for particular management plans.

Revision of Strategies, Plans & Programs

4. Within 3 months of the submission of an:
 - (a) incident report under Condition 6 of this schedule;
 - (b) audit report under Condition 5 of this schedule; and
 - (c) any modifications to this consent,

the Applicant shall review, and if necessary revise, the strategies, plans, and programs required under this consent to the satisfaction of the Secretary.

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

PRE-OPERATION COMPLIANCE AUDIT

5. Prior to the commencement of operations of each building, the Applicant shall submit work as executed plans to the Department for all the development associated with the relevant lot. 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.

REPORTING

Incident Reporting

6. The Applicant shall notify the Secretary and any other relevant agencies of any incident or potential incident with actual or potential significant off-site impacts on people or the biophysical environment associated with the development as soon as practicable after the Applicant becomes aware of the incident. Within seven days of the date of this incident, the Applicant shall provide the Secretary and any relevant agencies with a detailed report on the incident.
7. The Applicant shall as a matter of urgency report any incident (such as accident, spill or fire) that occurs in, or potentially affects, the SCA pipeline corridor to the SCA using their 'Incident Notification Number' 1800 061 069 (24 hour service).

Access to Information

8. The Applicant shall:
 - (a) Make the following publicly available on request:
 - the EIS/RTS;
 - current statutory approvals for the development;
 - a summary of the monitoring results of the development, which have been reported in accordance with the various plans and programs approved under the conditions of this consent;

- a complaints register, updated on a quarterly basis;
 - copies of any annual review (over the last 5 years);
 - any independent environmental audit, and the Applicant's response to the recommendations in any audit; and
 - any other matter required by the Secretary; and
- (b) keep this information up to date to the satisfaction of the Secretary.

**APPENDIX 1
SCHEDULE OF APPROVED DRAWINGS**

Plan of Subdivision by SBA Architects			
Drawing No.	Revision	Name of Plan	Date
OAK DA 04	C	Subdivision Plan	07 October 2014
Architectural Plans and Elevations by SBA Architects			
Drawing No.	Revision	Name of Plan	Date
OAK DA 01	F	Cover Sheet/Location Plan	01 November 2013
OAK DA 02	L	Estate Masterplan	07 October 2014
OAK DA 03	B	Indicative Staging Diagram	01 November 2013
OAK DA 04	C	Subdivision Plan	07 October 2014
OAK DA 05	A	Estate Signage	11 November 2013
OAK 1C DA 10	G	Site Plan/Floor Plan	09 October 2013
OAK 1C DA 11	C	Roof Plan	16 October 2013
OAK 1C DA 12	C	Office Plan	16 October 2013
OAK 1C DA 13	C	Dock Office Plans	16 October 2013
OAK 1C DA 14	C	Elevations	16 October 2013
OAK 1C DA 15	C	Sections	16 October 2013
OAK 2B DA 20	G	Site Plan/Floor Plan	16 October 2013
OAK 2B DA 21	C	Roof Plan	16 October 2013
OAK 2B DA 22	C	Office Plan	16 October 2013
OAK 2B DA 23	C	Dock Office Plans	16 October 2013
OAK 2B DA 24	C	Elevations	16 October 2013
OAK 2B DA 25	C	Sections	16 October 2013
OAK 2B DA 26	B	Staging Plan	16 October 2013
OAK 3 DA 30	F	Site Plan/Floor Plan	18 October 2013
OAK 3 DA 31	C	Roof Plan	18 October 2013
OAK 3 DA 32	C	Office Plan – Ground Floor	16 October 2013
OAK 3 DA 33	C	Office Plan – Level 1	16 October 2013
OAK 3 DA 34	B	Dock Office Plans	16 October 2013
OAK 3 DA 35	D	Elevations	18 October 2013
OAK 3 DA 36	D	Elevations	18 October 2013
Land Acquisition Plan by AT&L			
Drawing No.	Revision	Name of Plan	Date
C360	H	Land Acquisition Plan	1 October 2014
Civil Works Package by AT&L			
Drawing No.	Revision	Name of Plan	Date
C001	B	Cover Sheet and Locality Plan	21 October 2013
C002	B	Notes and Legends	21 October 2013
C003	B	Oakdale General Arrangement	21 October 2013
C004	B	Sedimentation, Erosion and Standard Details	21 October 2013
C100	B	Lot 1C General Arrangement	21 October 2013
C101	B	Lot 1C Typical Sections	21 October 2013
C102	B	Lot 1C Typical Sections 2	21 October 2013
C105	B	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 1	21 October 2013
C106	B	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 2	21 October 2013
C107	B	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 3	21 October 2013
C108	B	Lot 1C Siteworks and Stormwater Drainage Plan Sheet 4	21 October 2013
C110	B	Lot 1C Sedimentation and Erosion Control Plan	21 October 2013
C111	B	Lot 1C Pavement Plan	21 October 2013
C200	B	Lot 2B General Arrangement	21 October 2013

C201	B	Lot 2B Typical Sections Sheet 1	21 October 2013
C202	B	Lot 2B Typical Sections Sheet 2	21 October 2013
C203	B	Lot 2B Typical Sections Sheet 3	21 October 2013
C205	B	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 1	21 October 2013
C206	B	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 2	21 October 2013
C207	B	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 3	21 October 2013
C208	B	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 4	21 October 2013
C209	B	Lot 2B Siteworks and Stormwater Drainage Plan Sheet 5	21 October 2013
C211	B	Lot 2B Sedimentation and Erosion Control Plan	21 October 2013
C212	B	Lot 2B Pavement Plan	21 October 2013
C300	B	Lot 3 General Arrangement	21 October 2013
C301	B	Lot 3 Typical Sections Sheet 1	21 October 2013
C302	B	Lot 3 Typical Sections Sheet 2	21 October 2013
C303	B	Lot 3 Typical Sections Sheet 3	21 October 2013
C304	B	Lot 3 Typical Sections Sheet 4	21 October 2013
C305	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 1	21 October 2013
C306	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 2	21 October 2013
C307	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 3	21 October 2013
C308	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 4	21 October 2013
C309	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 5	21 October 2013
C310	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 6	21 October 2013
C311	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 7	21 October 2013
C312	B	Lot 3 Siteworks and Stormwater Drainage Plan Sheet 8	21 October 2013
C313	B	Lot 3 Interim Turning Head Plan	21 October 2013
C315	B	Lot 3 Sedimentation and Erosion Control Plan Sheet 1	21 October 2013
C316	B	Lot 3 Sedimentation and Erosion Control Plan Sheet 2	21 October 2013
C317	B	Lot 3 Sedimentation and Erosion Control Plan Sheet 3	21 October 2013
C318	B	Lot 3 Sedimentation and Erosion Control Plan Sheet 4	21 October 2013
C320	B	Lot 3 Pavement Plan Sheet 1	21 October 2013
C321	B	Lot 3 Pavement Plan Sheet 2	21 October 2013
C322	B	Lot 3 Pavement Plan Sheet 3	21 October 2013
C323	B	Lot 3 Pavement Plan Sheet 4	21 October 2013
Civil Works Package for Road Upgrade by AT&L			
Drawing No.	Revision	Name of Plan	Date
C350	E	Old Wallgrove Road Upgrade General Arrangement Plan	8 August 2014
C351	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 1	8 August 2014
C352	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section	8 August 2014

		Sheet 2	
C352	D	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 3	8 August 2014
C354	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 4	8 August 2014
C355	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 5	8 August 2014
C356	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 6	8 August 2014
C357	E	Old Wallgrove Road Upgrade Plan and Longitudinal Section Sheet 7	8 August 2014
C358	F	Typical Sections	8 August 2014
C359	D	Typical Bridge Section	8 August 2014
Property Adjustment Plans by AT&L			
Drawing No.	Revision	Name of Plan	Date
C310	A	SCA Property Adjustment Plan	1 October 2014
C411	A	Transgrid Property Adjustment Plan Sheet 1	1 October 2014
C412	A	Transgrid Property Adjustment Plan Sheet 2	1 October 2014
C413	A	Transgrid Property Adjustment Plan Sheet 3	1 October 2014
C414	A	Transgrid Property Adjustment Plan Sheet 4	1 October 2014
C415	A	Transgrid Property Adjustment Plan Sheet 5	1 October 2014
Austral Access Works Civil Works Package by AT&L			
Drawing No.	Revision	Name of Plan	Date
C501	B	Cover Sheet	12 December 2014
C502	B	General Notes and Legends Sheet	12 December 2014
C503	B	Typical Sections Sheet	12 December 2014
C505	B	Typical Details Sheet 1	12 December 2014
C506	B	Typical Details Sheet 2	12 December 2014
C510	C	General Arrangement Plan	12 December 2014
C511	D	Siteworks Plan Sheet 1	12 December 2014
C512	D	Siteworks Plan Sheet 2	12 December 2014
C515	B	Roadworks Longitudinal Sections	12 December 2014
C531	B	Pavement Plan Sheet 1	12 December 2014
C532	C	Pavement Plan Sheet 2	12 December 2014
C541	C	Signage and Linemarking Plan Sheet 1	12 December 2014
C542	C	Signage and Linemarking Plan Sheet 2	12 December 2014
C551	C	Services and Utilities Coordination Plan Sheet 1	12 December 2014
C552	C	Services and Utilities Coordination Plan Sheet 2	12 December 2014
C561	B	Stormwater Drainage Details Sheet 1	12 December 2014
C565	C	Stormwater Drainage Longitudinal Section	12 December 2014
Landscape Plans by Site Image Landscape Architects			
Drawing No.	Revision	Name of Plan	Date

002	B	Landscape Masterplan	22 October 2013
003	B	Lot 1C – Landscape Plan	22 October 2013
004	B	Lot 1 C Landscape Sections and Detail Plan	22 October 2013
005	B	Lot 2B – Landscape Plan	22 October 2013
006	B	Lot 2B – Landscape Sections	22 October 2013
007	B	Lot 2B – Landscape Sections	22 October 2013
008	B	Lot 3 – Landscape Plan	22 October 2013
009	B	Lot 3 – Landscape Sections	22 October 2013
0010	B	Typical Lot Frontage Treatment	22 October 2013
0011	B	Planting Design	22 October 2013

APPENDIX 2 MANAGEMENT AND MITIGATION MEASURES

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

MANAGEMENT AND MITIGATION MEASURES

by Goodman Property Services (Aust) Pty Ltd
in relation to Construction of Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
at Lot 21 in Deposited Plan 1173181 (Estate Allotments 1C, 2B and 3 – Oakdale Central) and Lot 1 DP 843901; Lots 1 and 2 DP 87907; Lot 7 DP 229769; Lot 13 DP 1157491; Lot 6 DP 229769 (known as Old Wallgrove Road Upgrade Site).

The scope of the proposed development is defined as follows:

- Subdivision of Oakdale Central Estate in accordance with draft plan of subdivision;
- Subdivision of land adjacent Old Wallgrove Road and dedication to the relevant road authority for the purpose of road widening and works as set out in the Voluntary Planning Agreement (including signalisation to intersections, landscaping of verge, construction of pedestrian footpath and street lighting);
- Development of three (3) warehouse and distribution facilities on estate allotments 1C, 2B and 3 within Oakdale Central, including ancillary car parking, loading docks, hardstand and landscaping; and
- Construction of a vehicle turning head on Lot 82, 752041 (known as Oakdale South).

Note: the final alignment of boundaries of land subject to acquisition and road works will be determined upon completion of the final survey and detailed design.

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

Approval	The Minister's approval to the Project
BCA	Building Code of Australia
Council	Fairfield City Council/Penrith City Council/Blacktown City Council
Department	Department of Planning and Environment
Secretary-General	Secretary-General of the Department (or delegate)
EIS	Environmental Impact Statement
EP&A Act	Environmental Planning and Assessment Act 1979
Goodman	Goodman Property Services (Aust) Pty Ltd
Project	The development as described in the EIS (and Addendum EIS)
Site	Land to which the State Significant Development Application applies
WorkCover	NSW WorkCover
RMS	Roads & Maritime Services

ADMINISTRATIVE COMMITMENTS

Commitment to Minimise Harm to the Environment

1. Goodman will 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.

Occupation Certificate

2. Goodman will ensure an Occupation Certificate is obtained prior to the occupation of the facility.

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

Terms of Approval

3. Goodman will carry out the project generally in accordance with the:
 - a) Environmental Impact Statement;
 - b) Drawings prepared by SBA Architects
 - c) This Statement of Commitments; and
 - d) Any Conditions of Approval.
4. If there is any inconsistency between the above, the Conditions of Approval shall prevail to the extent of the inconsistency.
5. Goodman will ensure compliance with any reasonable requirement/s of the Director-General of the Department of Planning and Environment 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 recommended actions or measures contained in reports, plans, programs, strategies or correspondence submitted by the Project Team as part of the application for Approval.

Structural Adequacy

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

Construction Traffic Management Plan

7. Goodman will ensure a Construction Traffic Management Plan is prepared and implemented in consultation with Council, and to the satisfaction of the Secretary-General. This plan will:
 - a) be submitted to the Secretary-General for approval prior to the commencement of construction;
 - b) describe the traffic volumes and movements to occur during construction;
 - c) detail proposed measures to minimise the impact of construction traffic on the surrounding network, including driver behaviour and vehicle maintenance; and
 - d) detail the procedures to be implemented in the event of a complaint from the public regarding construction traffic.

Construction Management Plan

7. Goodman will ensure a Construction Management Plan is prepared and implemented in consultation with Council, and to the satisfaction of the Secretary-General. This plan will:
 - a) be submitted to the Secretary-General for approval prior to the commencement of construction;
 - b) describe construction methods and site management measures;
 - c) detail proposed measures to minimise the impact of construction works on the surrounding environment;

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

- d) detail the procedures to be implemented in the event of a complaint from the public regarding construction.

Contractors Environmental Management Plan

- 8. Prior to the commencement of construction, a contractors Environmental Management Plan (CEMP) will be prepared that addresses the following:

- a) Land Contamination;
- b) Air Quality;
- c) Waste Classification;
- d) Erosion and Sediment Control; and
- e) Materials Management Plan

Operation of Plant and Equipment

- 9. Goodman will ensure that all plant and equipment used on site is maintained and operated in proper and efficient manner, and in accordance with relevant Australian Standards.

Monitoring of State of Roadways

- 10. The applicant shall monitor the state of roadways leading to and from the site and shall take all necessary steps to clean up any adversely impacted road pavements as directed by Council.

Waste Receipts

- 11. A permanent record of receipts for the removal of both liquid and solid waste from the site shall be kept and maintained up to date at all times. Such record is to be made available to authorised person upon request.

Fill Validation Report

- 12. Prior to the importation of any land fill material onto the site, a validation report prepared in accordance with the NSW EPA Contaminated Sites Guidelines, shall be submitted to the Consent Authority for approval. The validation report shall state in an end statement that the fill material is suitable for the proposed use of the land.

In the event that the fill/spoil associated with the road upgrade works are intended to be re-used outside the subject land, validation sampling of the material shall be carried out in accordance with the NSW EPA Contaminated Sites Guidelines. A validation report shall be submitted to the consent authority for approval. The validation report shall state in an end statement that the fill material is suitable for the proposed use on the land.

Chain of Custody Documentation

- 13. Chain of Custody Documentation shall be kept for the transport of validated fill material from the source site to the subject premises. A record of Chain of Custody shall be submitted to the consent authority within seven (7) days of the fill material being moved, to or from, the subject site.

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

SPECIFIC ENVIRONMENTAL/DESIGN COMMITMENTS

Noise

14. Construction on the site will only be undertaken between 7am and 6pm Monday to Friday, and 7am and 1pm on Saturdays. No construction will be allowed on site on Sundays or public holidays. The following specific measures are proposed throughout the construction and operation phase:

- a) Prompt response to any community issues of concern;
- b) Noise monitoring on site and within the community;
- c) Refinement of onsite noise mitigation measures and plant operating procedures where practical.
- d) Preparation of a formal noise management plan including noise monitoring program.
- e) For equipment with enclosures (ie compressor rooms) ensure door and seals are well maintained and kept closed when not in use.
- f) Keep plant and equipment well maintained, regular inspection and maintenance of equipment to ensure it is good working order.
- g) Equipment not to be operated until it is maintained or repaired.
- h) Regularly train workers (ie toolbox talks) to use equipment in ways to minimise noise.
- i) Operate mobile plant in a quiet, efficient manner.
- j) Switching off vehicles and plant when not in use.
- k) Incorporate clear signage at the site including relevant contact numbers for community enquiries.

Air

Construction Traffic

15. During construction:

- 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.

Dust Management

16. During the construction phase of the project, all reasonable and feasible measures to minimise the dust generated by the project. These include:

Source	Control Measures
General	
Visual Inspection	Carry out visual inspections of the site during site preparatory/ construction activities and employ measures where necessary to minimise any visible air pollution generated by the Project.
Regular Maintenance	Regularly inspect and perform maintenance on dust control technologies (ie water sprays nozzles) and measures to ensure the effectiveness of these controls.

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

Erosion Control Structures	Silt and other material removed frequently from around erosion control structures to ensure deposits do not become a dust source.
Vegetated Buffers	Retain existing vegetation where appropriate and implement additional vegetated buffers around the boundary of the site to provide act as a physical barrier to the transport of pollutants in the direction of sensitive receptors.
Waste Materials	<p>Cleared vegetation, demolition materials and other combustible waste material shall not be burnt on site.</p> <p>All waste materials be appropriately contained (in skips, bins) and covered during adverse weather conditions and handled in accordance with the site's Waste Management Plan.</p>
<i>Wind Blown Dust Sources</i>	
Disturbed Areas	<ul style="list-style-type: none"> - Disturb only the minimum area necessary. - Stabilise all disturbed areas as soon as practicable to prevent or minimise windblown dust. - Rehabilitate disturbed areas as soon as practicable with a layer of inert material and vegetation (generally a minimum of 500mm). - Regularly assess weather conditions to identify adverse weather conditions¹ that are unfavourable in terms of dust levels at receptor locations surrounding the site (i.e. on dry days, during strong winds, and particularly north easterly winds blowing in direction of the school).
Stockpile/s	<ul style="list-style-type: none"> - Water sprays and/or covers will be employed for material stockpiles, particularly during adverse weather conditions, to minimise dust generation. - Stockpiles will be covered overnight. - Use of chemical dust suppressants will also be used where necessary. - Fencing, bunding or shelterbelts used to reduce ambient wind speeds (in some areas).
Transportation (Trucks)	<ul style="list-style-type: none"> - Truck loads covered with tarpaulin or lid prior to transport of dusty materials by road. - Minimise truck queuing and unnecessary trips through logistical planning of materials delivery and work practices. - Reduce vehicle / truck idling times. - Maintain a following distance of trucks of 20 seconds minimum to allow for dust clouds generated by the lead truck to dissipate. - Install a truck wheel wash or shaker grid to remove any loose dirt.
<i>Activity Generated Dust Sources</i>	
Internal Road Dust	<ul style="list-style-type: none"> - Roads and trafficked areas will be watered down using a water cart and/or sprinklers to minimise the generation of dust. - Haulage vehicles will be restricted to the most direct route and minimal manoeuvring areas to prevent indiscriminate driving over non-active areas. - Haul roads and hard stand areas will have designated speed limits (ie generally 20 km/hour). - Enforce speed limits on all on-site vehicles to minimise wheel-generated dust. - Stabilise access roads and work areas as soon as practicable to prevent or minimise windblown dust.

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

	<ul style="list-style-type: none">- Maintain roads on a regular basis to ensure roads are clearly marked, pot holes and corrugations are eliminated, and extra material build up is removed or redistributed on the road.- Chemical dust suppressants used where necessary.
External Road Dust	<ul style="list-style-type: none">- Vehicles causing dirt track out onto main roads will be cleaned up on a regular basis to prevent this becoming an additional source of dust.- Material spillages will be cleaned up promptly.
Excavation	<ul style="list-style-type: none">- Apply water sprays to trucks and loading points for dust suppression.
Loading and Dumping	<ul style="list-style-type: none">- Dump heights will be minimised wherever possible (reduce to 5 m).
Plant and Equipment	<ul style="list-style-type: none">- All plant and equipment used during mining activities will be maintained and operated in a proper and efficient condition.- Reduce idling times of trucks and other machinery.- Fixed plant should be located as far from local receptors as possible.
Excessive Dust Events	
Internal Roads	<ul style="list-style-type: none">- Employ additional water spraying / water carts.- Further reduce speed on haul roads during high winds.- Halt traffic movements.
Stockpiles	<ul style="list-style-type: none">- Cover stockpiles of material.
Project Site	<ul style="list-style-type: none">- Temporarily halt activities and resume once weather conditions have improved.

Waste Management

17. Goodman will ensure that all waste generated on site during operation is classified in accordance with the Office of Environmental and Heritage's *Waste Classification Guidelines: Part 1 Classifying Waste* and disposed of to a facility that may lawfully accept the waste.

Traffic

18. Goodman will construct a turning head on Lot 82, 752041 as follows:

- The turning head shall be in accordance with Austroads;
- A right of way shall be created over the turning head in favour of Goodman;
- Penrith and Fairfield City Councils shall be involved in the certification prior to use; and
- The turning head shall be designed to have the capacity to operate as a round-about (subject to design modification) in order to service Oakdale South and Central precinct when required.

Erosion and Sediment Control

19. Goodman will install silt traps during the construction phase to ensure there are no pollutants or sediments that exit the site or unacceptable impacts result on surrounding vegetation or waterways.

Protection of Vegetation

20. Goodman will mark the clearance boundaries prior to commencement of construction to ensure that there is no unnecessary removal of vegetation.

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

Aboriginal Heritage

21. During works, Goodman will notify the NSW Office of Environment and Heritage should an Aboriginal site and/or object be recorded in the Aboriginal Heritage Information Management System (AHIMS).

Old Wallgrove Road Upgrade

22. Old Wallgrove Road shall be upgraded for the purpose of road widening (including subdivision and dedication of land to the relevant road authority), pertaining to Lot 1 DP 843901; Lots 1 and 2 DP 87907; Lot 7 DP 229769; Lot 13 DP 1157491; and Lot 6 DP 229769. The road upgrade shall:

- Increase the traffic capacity, as outlined in the Traffic Impact Assessment prepared by Traffix and subsequent letter reports.
- Rehabilitate/replace existing pavement.
- Ensure the upgraded road can operate at the intended design speed of 80km/h and posted speed of 70km/h. NB: The section of Works south of the SCA Pipeline will as part of the OWR Upgrade, be designed to suit 60km/h due to the existing property constraints.
- Tie in with newly constructed/future regional link roads.
- Improve the sight distance in the area directly south of the SCA crossing.
- Provide formal road shoulders – implementation of kerb and gutter/stormwater system.
- Be constructed under live traffic conditions.
- Provide adequate Street lighting.
- Provide adequate road verges.

Old Wallgrove Road Upgrade – Plans

23. The following plans shall form part of the Terms of Approval and are subject to detailed design and consultation with Roads and Maritime Services, Fairfield City Council and Blacktown City Council:

<i>Civil Engineering - Regional Road Upgrade</i>		
<i>Drawing No.</i>	<i>Description</i>	<i>Author</i>
C350	Old Wallgrove Road Upgrade General Arrangement Plan	AT&L
C351	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 1	AT&L
C352	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 2	AT&L
C353	Link Road (MC01) Plan and Longitudinal Sheet 3	AT&L
C354	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 4	AT&L
C355	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 5	AT&L
C356	Old Wallgrove Road (MC01) Plan and Longitudinal Sheet 6	AT&L
C357	Old Wallgrove Road (MC01) Plan and Longitudinal	AT&L

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

	Sheet 7	
C358	Typical Sections	AT&L
C359	Typical Bridge Sections	AT&L
C360	Land Acquisition Plan	AT&L
C370	Construction Traffic Management Plan Stage 1 (Sheet 1 of 3)	AT&L
C371	Construction Traffic Management Plan Stage 1 (Sheet 2 of 3)	AT&L
C372	Construction Traffic Management Plan Stage 1 (Sheet 3 of 3)	AT&L
C373	Construction Traffic Management Plan Stage 2 (Sheet 1 of 3)	AT&L
C374	Construction Traffic Management Plan Stage 2 (Sheet 2 of 3)	AT&L
C375	Construction Traffic Management Plan Stage 2 (Sheet 3 of 3)	AT&L
C376	Construction Management Plan Typical Sections	AT&L

Compliance with Technical Studies – Old Wallgrove Road Upgrade Works

24. After the completion of works, written certification from a suitably qualified person(s) will be submitted to the Secretary General stating that all works/methods/procedures/control measures/recommendations in the following reports have been completed:

- Phase 1 ESA, dated 22 May 2014 prepared by AECOM Australia Pty Ltd, Document No. 60220882-3.0_RPE_22052014_0;
- Flora and Fauna Assessment Old Wallgrove Road upgrade, dated 29 May 2014, prepared by Cumberland Ecology Pty Ltd; and
- Aboriginal Heritage Due Diligence Assessment, Old Wallgrove Road Upgrade, dated May 2014, prepared by GML Heritage Pty Ltd;
- Old Wallgrove Road Civil Design Report, dated August 2014 Report No. R002, prepared by AT&L Pty Ltd.

Road Authority Approval

25. Prior to construction, Goodman will obtain approval from the following road authorities for the Old Wallgrove Road upgrade works:

- Roads and Maritime Authority** – signal and intersection works to Erskine Park Link Road and Millner Avenue;
- Blacktown Council** – works located within the Blacktown Council Local Government Area under Section 138 of the Roads Act 1993.
- Fairfield Council** – works located within the Blacktown Council Local Government Area under Section 138 of the Roads Act 1993.

The final design of the road will address specific requirements of each authority.

Protection of Infrastructure – Sydney Catchment Authority

26. Goodman will carry out the following as part of the Old Wallgrove Road upgrade works:

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

- a) Implement all practicable measures to prevent damage to the Sydney Catchment Management Authority's water supply infrastructure that may result from construction/operation of the project;
- b) Install temporary traffic barriers during construction wherever construction activities are undertaken immediately adjacent to the Pipelines Corridor;
- c) Repair, or pay all reasonable costs associated with repairing Sydney Catchment Authority Infrastructure that is damaged by the project.
- d) Monitor vibration from any pile driving or similar work, in close proximity of the Sydney Catchment Authority's Pipelines and establish appropriate thresholds to ensure their structural integrity is not compromised.
- e) Install a traffic barrier along the section of Old Wallgrove Road and other trafficable areas that are adjacent to the Sydney Catchment Authority Pipelines corridor, in particular the building platform for Lot 3. These barriers shall be designed to the appropriate standard to restrain B-Double vehicles and in consultation with Sydney Catchment Authority
- f) Erect fencing along the common boundaries between the site and Sydney Catchment Authority (SCA) Pipelines corridor shall be designed in consultation with the SCA and in accordance with AS/NZS1725:2003 – Chain Link Fabric Security Gates, Appendix A Type 2T-B/B.
- g) Re-instate any existing security fencing along the Sydney Catchment Authority Pipelines corridor that is damaged or requires replacement as a result of the construction or operation of the Project, to SCAs requirements with all responsible costs met by Goodman.
- h) Report Any incident, such as accident, spill or fire, that occurs in, or potentially affects, the Sydney Catchment Authority (SCA) Pipeline corridor on the SCAs Incident Notification Number 1800 061 069 (24 hour service) as a matter of urgency.
- i) Only enter Sydney Catchment Authority land in accordance with an access consent issued under clause 9 of the Sydney Water Catchment Regulation 2013.
- j) Prior to construction of the road, submit to the satisfaction of the Secretary General, a Stage 3 Road Safety Audit and adopt the measures that the report identifies are necessary for incorporation into the final design of the access roads.

Protection of Infrastructure – TransGrid

27. Goodman will carry out the following as part of the detailed design and construction of Old Wallgrove Road upgrade works:

- a) Provide widening at the TransGrid Entrance that is sufficient to allow for a large truck delivering a transformer without a median strip or lights impeding access;
- b) facilitate TransGrid's vehicular access to its transmission towers;

Management & Mitigation Measures

Proposed Warehouse and Distribution Facilities and Old Wallgrove Road Upgrade
SSD 6078 - Oakdale Central, Horsley Park

- c) Provide lighting of the intersection at the main entry in accordance with Australian standards;
- d) Construct a suitable front fence, at the entranceway and gardens to a suitable standard to be agreed to by TransGrid.
- e) Relocate affected underground services;
- f) Install traffic collision guards (if required), with earthing and isolation measures implemented along the frontage of the site capable of withstanding the impact of a large truck in order to protect existing power line stanchions; and
- g) Provide Drainage to prevent the base of transmission towers becoming susceptible to flooding and/or soil erosion.

Land Acquisition

28. Goodman will enter into a formal agreement regarding the Old Wallgrove Road upgrade for the purpose of road widening (including subdivision and dedication of land to the relevant road authority), pertaining to Lot 1 DP 843901; Lots 1 and 2 DP 87907; Lot 7 DP 229769; Lot 13 DP 1157491; and Lot 6 DP 229769) with the following stakeholders:

- a) TransGrid;
- b) Sydney Catchment Authority; and
- c) Austral

Detailed design/construction documentation will also be provided as part of the formal agreement. The boundaries of the land subject to acquisition will be determined upon completion of the final survey.

Geotechnical Investigations

29. During detailed design of the Old Wallgrove Road upgrade, Goodman will carry out Geotechnical investigations where necessary to ensure there is no unacceptable impact on ground water levels.

Registration of Easement – Estate Road Drainage

30. Goodman will register on title an easement to drain water from the estate road to the stormwater basins (marked "x" on plan OAK DA 06 (D) prepared by SBA Architects dated 20 August 2014) at no cost to the road authority (refer **Appendix A**). The registration of this easement shall occur prior to the issue of a Subdivision Certificate.

APPENDIX 3 NOISE RECEIVER LOCATIONS

