

Development Consent

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

As delegate for the Minister of Planning, under delegation executed on 16 February 2015, I grant consent to the Development Application referred to in Schedule 1, subject to the conditions in Schedule 2.

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.



Anthea Sargeant
Executive Director
Key Sites and Industry Assessments

Sydney 4 May,

2017

SCHEDULE 1

Application No.:

SSD 7917

Applicant:

Frasers Property Industrial Constructions

Consent Authority:

Minister for Planning

Land:

Part Lot 5 in DP 1212087 corner of The Horsley Drive and Cowpasture Road, Wetherill Park, Fairfield local government area.

Development:

Construction and operation of a warehouse and distribution and light industrial facility over two stages operating 24 hours a day, seven days a week, comprising the following:

- two attached buildings;
- associated hardstand, car parking and loading docks; and
- ancillary office and amenities.

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DEFINITIONS

Applicant	Frasers Property Industrial Constructions
AS	Australian Standard
BCA	Building Code of Australia
CEMP	Construction Environmental Management Plan
Certifying Authority	Means a person who is authorised by or under section 109D of the EP&A Act to issue certificates
Construction	The demolition of buildings or works, carrying out of works, including earthworks, erection of buildings and other infrastructure covered by this consent
Council	Fairfield City Council
Dangerous Goods	As defined by the <i>Australian Dangerous Goods Code 7th Edition</i> (Australian Government, 2010)
Day	The period from 7 am to 6 pm on Mondays to Saturdays, and 8 am to 6 pm on Sundays and public holidays
Department	Department of Planning and Environment
Development	The Development as described in the EIS and RTS and approved by this Development consent for the construction and operation of a warehouse/ distribution and light industrial facility
EIS	Environmental Impact Statement titled, <i>"Proposed Two Staged Warehouse/ Distribution and Light Industrial Facility: Proposed Lot 3 Horsley Drive Business Park"</i> , dated 9 November 2016, and prepared by Willowtree Planning
EPA	Environment Protection Authority
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	The period from 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
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 exceeds the limits or performance measures/criteria in this consent.
Light Industry	Has the same meaning as it has in the Standard Instrument
Minister	Minister for Planning, or nominee
Mitigation	Activities associated with reducing the impacts of the Development prior to or during those impacts occurring
Management and Mitigation Measures	The Applicant's mitigation measures included at Part G of the EIS (see Appendix 2 of this Development Consent)
Night	The period from 10 pm to 7 am on Mondays to Saturdays, and 10 pm to 8 am on Sundays and public holidays
DPI Water	Department of Primary Industries – Water
OEHS	Office of Environment and Heritage
PCA	Principal Certifying Authority
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	Response to Submissions titled <i>"Response to Submissions, State Significant Development Application (SSD 7917) Proposed Warehouse/Distribution and Industrial Facility"</i> , prepared by Willowtree Planning, dated 7 February 2017.
Secretary	Secretary of the Department of Planning and Environment, or nominee
Site	The land referred to at Schedule A and shown in the drawings referenced at Appendix 1
Standard Instrument	<i>Standard Instrument (Local Environmental Plans) Order 2006</i>
TfNSW	Transport for NSW
Warehouse and Distribution	Has the same meaning as it has in the Standard Instrument

SCHEDULE 2

PART A: ADMINISTRATIVE CONDITIONS

OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance criteria established under this consent, the Applicant must 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

- A2. The Applicant must carry out the Development in accordance with the:
- (a) State significant development application SSD 7917;
 - (b) EIS and RTS;
 - (c) schedule of drawings (see **Appendix A**); and
 - (d) the Management and Mitigation Measures (see **Appendix B**).
- A3. If there is any inconsistency between the documents referred to in Condition B2 above, 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.
- A4. The Applicant must comply with any written requirement/s of the Secretary arising from the Department's assessment of:
- (a) any reports, plans, or correspondence that are submitted in accordance with this consent; and
 - (b) the implementation of any actions or measures contained in these reports, plans or correspondence.

LIMITS OF CONSENT

- A5. This consent lapses five years after the date from which it operates, unless the Development has physically commenced on the land to which the consent applies before the date on which the consent would otherwise lapse under section 95 of the EP&A Act.

STAGED SUBMISSION OF PLANS OR PROGRAMS

- A6. 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.
- A7. 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 the stage to any future stages and the trigger for updating the strategy, plan or program. A clear relationship between the strategy, plan or program that is to be combined shall be demonstrated.

EVIDENCE OF CONSULTATION

- A8. Where consultation with any public authority is required by the conditions of this consent, the Applicant must:
- (a) consult with the relevant public authority prior to submitting the required documentation to the Secretary or the Certifying Authority for approval, where required;
 - (b) submit evidence of this consultation as part of the relevant documentation required by the conditions of this consent; and
 - (c) include the details of any outstanding issues raised by the relevant public authority and an explanation of disagreement between any public authority and the Applicant, or any person acting on this development consent.

DISPUTE RESOLUTION

- A9. In the event that a dispute arises between the Applicant and Council or a public authority, in relation to an applicable requirement in this consent or relevant matter relating to the Development, either party may refer the matter to the Secretary for resolution. The Secretary's determination of any such dispute shall be final and binding on the parties.

STATUTORY REQUIREMENTS

- A10. The Applicant must 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 AND CERTIFICATION

- A11. The Applicant shall ensure all new buildings and structures, and any alterations and additions to existing buildings and structures are constructed in accordance with the relevant requirements of the BCA.
- A12. Under Part 4A of the EP&A Act, the Applicant 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 Development.

UTILITIES

- A13. Prior to the construction of any utility works associated with the Development, the Applicant must obtain relevant approvals from service providers.
- A14. Prior to occupation of the Development, the Applicant must obtain a compliance certificate for water and sewerage infrastructure servicing of the site from Sydney Water Corporation under section 73 of the *Sydney Water Act 1994*.

PROTECTION OF PUBLIC INFRASTRUCTURE

- A15. Prior to the commencement of construction, the Applicant must:
- (a) consult with the relevant owner and/ or provider of services that are likely to be affected by the Development to make suitable arrangements for access to, diversion, protection and/ or support of the affected infrastructure;
 - (b) prepare a dilapidation report of the public infrastructure in the vicinity of the site (including roads, gutters and footpaths); and
 - (c) submit a copy of this report to the Secretary and Council.
- A16. The Applicant must:
- (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.

COMPLIANCE

- A17. The Applicant shall ensure that employees, contractors and sub-contractors are aware of, and comply with, the conditions of this consent relevant to their respective activities.

OPERATION OF PLANT AND EQUIPMENT

- A18. 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.

WORKS-AS-EXECUTED PLANS

- A19. Prior to the issue of the final Occupation Certificate, works-as-executed drawings signed by a Registered Surveyor demonstrating the stormwater drainage, rainwater harvesting system, and finished ground levels have been constructed as approved shall be submitted to Council.

SECTION 94A LEVY DEVELOPMENT CONTRIBUTIONS

- A20. Prior to the issue of any Construction Certificate, a receipt for the payment to Fairfield City Council of Section 94A Levy Contributions shall be submitted to the Certifying Authority. The Section 94A Levy shall be in accordance with the *Fairfield City Council Indirect (Section 94A) Development Contributions Plan 2011*. Copies of the contributions plan may be obtained from Council's website.

The contribution amount payable may be adjusted at the date of payment. Any unpaid contributions will be adjusted on a quarterly basis to account for movements in the Australian Bureau of Statistics, Producer Price Index - Building Construction (New South Wales).

Note: The Section 94A Levy as determined at the date of this consent is \$149,275.73.

PART B: ENVIRONMENTAL PERFORMANCE AND MANAGEMENT

TRAFFIC AND ACCESS

Construction Traffic Management Plan

- B1. Prior to the commencement of construction, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the Development to describe the management of traffic and access arrangements during construction. The plan shall incorporate the Construction Traffic Management Plan submitted at Appendix 16 of the EIS and shall form part of the Construction Environmental Management Plan (CEMP) required under Condition D1. The CTMP shall:
- (a) be prepared by a suitably qualified and experienced expert, in consultation with Council;
 - (b) be submitted to the satisfaction of the Secretary prior to the commencement of construction;
 - (c) detail the measures that would be implemented to ensure road safety, network efficiency and access during construction;
 - (d) contain a Driver's Code of Conduct to:
 - (i) minimise the impacts of construction on the local and regional road network; and
 - (ii) minimise conflicts with other road users;
 - (iii) minimise road traffic noise; and
 - (iv) manage/control pedestrian movements.
 - (e) detail heavy vehicle routes, access and parking arrangements;
 - (f) demonstrate that access to private properties will be maintained at all times; and
 - (g) if necessary, detail procedures for notifying any nearby residents of any potential disruptions to routes.
- B2. The Applicant shall ensure that the CTMP (as revised and approved by the Secretary from time to time) is implemented for the duration of the construction works.

Operating Conditions

- B3. The Applicant must ensure that:
- (a) internal roads, driveways and parking (including grades, turn paths, sight distance requirements, aisle widths, aisle lengths and parking bay dimensions) associated with the Development are constructed and maintained in accordance with the relevant standards and the latest versions of AS 2890.1-2004, AS 2890.2-2002 and AS/NZS 2890.6-2009;
 - (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;
 - (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 proposed loading areas and turning areas in the car park are kept clear of any obstacles, including parked vehicles, at all times.

Access

- B4. The Applicant must obtain a permit from the relevant roads authority for the use of Burilda Close for Class 2 heavy vehicles (B-double) prior to the acceptance of these vehicles on site.

Parking and Amenities

- B5. The Applicant must provide:
- (a) a minimum of 117 on-site car parking spaces (including 3 disabled spaces) for use during operation of the Development; and
 - (b) Class 3 bicycle rails, and amenity and change room facilities for cyclists in accordance with AS 2890.3:1993 – Bicycle Parking Facilities and RMS' NSW Bicycle Guidelines.

Operational Traffic Management Plan

- B6. Prior to the commencement of operation, the Applicant must prepare an Operational Traffic Management Plan (OTMP) for the Development to describe the management of traffic and access arrangements during operation. The plan shall incorporate the Operation Traffic Management Plan submitted at Appendix 16 of

the EIS and form part of the Operation Environmental Management Plan (OEMP) required under condition C4. The Plan shall at a minimum:

- (a) be prepared by a suitably qualified and experienced expert, in consultation with the Council, RMS and TfNSW;
- (b) be submitted to the satisfaction of the Secretary prior to the commencement of operation;
- (c) detail the numbers and frequency of heavy vehicle movements, sizes of heavy vehicle, vehicle routes and hours of operation;
- (d) detail the access and parking arrangements for operational vehicles to ensure road and site safety, and demonstrate that there will be no queuing on the public road network;
- (e) include detail of proposed heavy vehicle parking to ensure this is managed in an orderly manner; and
- (f) include a Driver's Code of Conduct that details traffic management measures to be implemented during operation to:
 - (i) minimise impacts of the Development on the local and regional road network;
 - (ii) minimise conflicts with other road users;
 - (iii) ensure truck drivers use specified routes and minimise traffic noise during night-time hours; and
 - (iv) manage/control pedestrian movements.

B7. The Applicant must ensure that the OTMP (as revised and approved by the Secretary from time to time) is implemented for the life of the Development.

Workplace Travel Plan

B8. The Applicant must prepare a Work Place Travel Plan to the satisfaction of the Certifying Authority prior to the issue of a final Occupation Certificate for the building.

B9. The Applicant must ensure that the Work Place Travel Plan (as revised from time to time) is implemented for the life of the Development.

SOIL AND WATER

Erosion and Sediment Control

B10. During construction works, the Applicant must 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 Volume 1, 4th Edition* (Landcom, 2004).

Stormwater Management

B11. The stormwater infrastructure identified in the Civil Engineering Report, prepared by H&H Consulting Engineers Pty Ltd, dated 10 October 2016, must be installed prior to the issue of any Occupation Certificate and shall be maintained by the Applicant over the life of the Development.

Pollution of Waters

B12. The Applicant shall comply with section 120 of the POEO Act, except as may be expressly permitted by a licence under the POEO Act.

Rainwater Harvesting

B13. The Applicant must ensure the rainwater reuse/harvesting system is designed, constructed and operated in accordance with the Civil Engineering Report, prepared by H&H Consulting Engineers Pty Ltd, dated 10 October 2016. A rainwater re-use plan is to be prepared and certified by an experienced hydraulic engineer for non-potable water uses. A signed works-as-executed Rainwater Re-use Plan is to be provided to Council prior to the issue of a final Occupation Certificate for the Development.

NOISE

Hours of Work

B14. The Applicant must comply with the construction and operation hours for the Development as detailed in **Table 1** below:

Table 1: Hours of Work

Activity	Day	Time
Construction, including earthworks	Monday to Friday Saturday	7 am to 6 pm 8 am to 1 pm
Operation	Monday to Sunday	24 hours

B15. Construction works outside of the construction hours identified in Condition B14 may be undertaken in the following circumstances:

- (a) works agreed to in writing by the Secretary;
- (b) for the delivery of materials required outside these hours by the NSW Police Force or other authorities for safety reasons; or
- (c) where it is required in an emergency to avoid the loss of lives, property and/ or to prevent environmental harm.

B16. Activities resulting in impulsive or tonal noise emission must only be undertaken:

- (a) between the hours of 8:00 am to 5:00 pm Monday to Friday;
- (b) between the hours of 8:00 am to 1:00 pm Saturday; and
- (c) in continuous blocks not exceeding three hours each with a minimum respite from those activities and works of not less than one hour between each block.

For the purposes of this condition, 'continuous' includes any period during which there is less than a one hour respite between ceasing and recommencing any of the work the subject of this condition.

B17. The Development must be constructed with the aim of achieving the following construction vibration goals:

- (a) for structural damage, the vibration limits set out in the German Standard *DIN 4150-3: Structural Vibration - effects of vibration on structures*; and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: A Technical Guideline* (Department of Environment and Conservation, 2006).

B18. Wherever practical, piling activities shall be undertaken using quieter alternate methods than impact or percussion piling, such as bored piles or vibrated piles.

Construction Noise Limits

B19. The Development must be constructed to achieve the construction noise management levels detailed in the *Interim Construction Noise Guideline* (Department of Environment and Climate Change, 2009). All reasonable and feasible noise mitigation measures shall be implemented and any activities that could exceed the construction noise management levels shall be identified and managed in accordance with the commitments within the EIS.

Noise Limits

B20. The Applicant must ensure that noise generated by the operation of the Development does not exceed the limits set out in **Table 2** below:

Table 2: Noise Limits dB(A)

Location	Day LAeq(15 minute)	Evening LAeq(15 minute)	Night LAeq(15 minute)	Night Sleep Disturbance LA1(1 minute)
1601 The Horsley Drive, Horsley Park	50	50	45	59
51 Ferra Road, Horsley Park	45	45	40	55

Notes:

- To identify the exact residential receiver location, refer to Appendix 9 of the EIS, the RTS Acoustic Assessment Addendum, and Appendix 3 of this consent; and
- Noise generated by the Development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Industrial Noise Policy.

Noise Management

B21. The Applicant must:

- (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) minimise the noise impacts of the Development during adverse meteorological conditions when noise criteria do not apply;
- (c) maintain the effectiveness of any noise suppression equipment on plant at all times and ensure defective plant is not used operationally until fully repaired; and
- (d) regularly assess noise monitoring data and relocate, modify and/or stop operations to ensure compliance with the relevant conditions of this consent.

AIR QUALITY

B22. The Applicant must:

- (a) implement best management practice, including all reasonable and feasible mitigation measures to prevent and minimise dust and odour emissions from the construction and operation of the Development; and
- (b) minimise any visible off-site air pollution that occurs as a result of the Development during its construction and operation.

B23. During construction, the Applicant must ensure that:

- (a) exposed surfaces and stockpiles are suppressed by regular watering;
- (b) all trucks entering or leaving the site with loads have their loads covered; and
- (c) land stabilisation works are carried out progressively on-site to minimise exposed surfaces.

HAZARDS AND RISK

B24. Dangerous Goods, as defined by the Australian Dangerous Goods Code, must be stored and handled strictly in accordance with all relevant Australian Standards.

B25. The quantities of Dangerous Goods stored and handled at the site must be below the screening thresholds as stated in the Department's *Hazardous and Offensive Development Application Guidelines: Applying SEPP 33* at all times.

Bunding

B26. The Applicant must store all chemicals, fuels and oils used on-site in appropriately banded areas in accordance with the requirements of all relevant Australian Standards and the EPA's *Storing and Handling of Liquids: Environmental Protection – Participants Handbook*.

GREENHOUSE GAS

B27. The Applicant must implement all reasonable and feasible measures to minimise:

- (a) energy use on site; and
- (b) greenhouse gas emissions produced on-site.

WASTE

Classification

B28. For the life of the Development, the Applicant must ensure that any waste generated on the site is classified in accordance with the EPA's *Waste Classification Guidelines* (DECCW, 2009) or any superseding document, and disposed of to a facility that may lawfully accept the waste.

Waste Management

B29. For the life of the Development, the Applicant must:

- (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 in accordance with the *Waste and Recycling Management Plan prepared by LG Consult and dated 10 October 2016* (Appendix 10 of the EIS).

VISUAL AMENITY AND LANDSCAPING

Lighting

- B30. The Applicant must 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.

Note: This commitment does not apply to temporary construction-related and safety-related signage.

Signage

- B31. All signage must be erected in accordance with specifications identified in the following drawing:
- (a) SP4-WSPT-DA-200 Elevations prepared by Frasers Property, Issue A and dated 05 October 2016.

Note: This commitment does not apply to temporary construction-related and safety-related signage.

- B32. All works and/or regulatory signposting associated with the development shall be at no cost to the RMS.

Landscaping and Vegetation Management

- B33. Prior to the commencement of operation, the Applicant must prepare a Landscape Management Plan to detail the landscaping to be undertaken at the site. The Landscaping Management Plan shall incorporate the Landscaping and Vegetation Management Plan included in the EIS. The Plan shall at a minimum:
- (a) be prepared by a suitably qualified and experienced expert, in consultation with the Heritage Council;
 - (b) be submitted to the satisfaction of the Secretary;
 - (c) include details of the nominated species to be planted;
 - (d) incorporate a landscaped buffer zone between the Development and the Upper Canal System; and
 - (e) include a range of planting sizes with the aim to reduce the visual impact of the Development to the Upper Canal System.

- B34. The Applicant must ensure the landscape works required by the Landscape Management Plan (as revised and approved by the Secretary from time to time) is implemented prior to the commencement of operation and is maintained by the Applicant over the life of the Development.

STORAGE

- B35. Building and construction materials shall be stored wholly within the site. Goods, pallets, equipment or machinery shall not be stored in the car parking areas, easement or driveway areas.

HERITAGE

- B36. The lighting features to be selected along the outer edges of the site shall be both visually recessive in scale to avoid dominating the existing cycleway and in colour to avoid dominance in the landscape. The final selection shall be confirmed by a heritage consultant to ensure this selection is appropriate to address these concerns.

Aboriginal Archaeology

- B37. The Applicant must cease all works on site in the event that any Aboriginal cultural object(s) or human remains are uncovered. If human remains are uncovered, you must immediately stop work, not further disturb the remains and notify NSW Police. OEH and the Aboriginal community must be contacted if the remains are suspected to be of Aboriginal origin. If other Aboriginal objects are discovered, you must immediately stop work, not further disturb the objects and notify OEH by calling Environment Line on 131 555. Works must not resume in the designated area until the relevant written consent is received from NSW Police and/or OEH. Any Aboriginal objects discovered must be registered on the Aboriginal Heritage Management Information System (AHIMS), in accordance with section 89A of the *National Parks and Wildlife Act 1974*.

EARTHWORKS

- B38. No earthworks shall be undertaken adjacent to the boundary of the Upper Canal that result in final ground levels higher than those levels as measured at the fence on the boundary. The construction of the remaining

section of the proposed retaining wall shall accommodate the stormwater runoff from the Upper Canal corridor and not impede the flow. WaterNSW shall be consulted on the design for the drainage works and earthworks occurring adjacent to the boundary with the Upper Canal corridor.

- B39. All site preparation and construction work carried out adjacent to the Upper Canal corridor should not impact on water quality or damage the canal infrastructure and/or land. Should any damage occur to the water supply infrastructure or land in the corridor or impact on water quality as a result of works being carried out on the subject site, it will be the responsibility of the proponent to rectify that damage to the satisfaction of Water NSW and compensate Water NSW for any associated costs.

FENCING

- B40. The existing 1.8 metre chain link security fence must be maintained on the boundary of the site and the Upper Canal corridor (east of the public cycle path). Should the fencing be damaged requiring replacement, this will occur to WaterNSW's standards at the Applicant's expense.
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PART C: ENVIRONMENTAL MANAGEMENT AND REPORTING

ENVIRONMENTAL MANAGEMENT

Construction Environmental Management Plan

- C1. The Applicant must prepare a Construction Environmental Management Plan (CEMP) to the satisfaction of the Secretary. The Plan shall:
- (a) be prepared in consultation with Council;
 - (b) be approved by the Secretary prior to the commencement of construction;
 - (c) identify the statutory approvals that apply to the Development;
 - (d) outline all environmental management practices and procedures to be followed during construction works associated with the Development;
 - (e) describe all activities to be undertaken on the site during construction of the Development, including a clear indication of the construction stages;
 - (f) detail how the environmental performance of the construction works will be monitored, and what actions will be taken to address identified adverse environmental impacts;
 - (g) describe the roles and responsibilities for all relevant employees involved in construction works associated with the Development;
 - (h) include all management plans required under Condition C2 of this consent;
 - (i) detail the measures that would be implemented to manage obstruction or inconvenience within public places;
 - (j) ensure all works are carried out in accordance with *TransGrid Easement Guidelines for Third Party Development*; and
 - (k) ensure appropriate protection measures are identified to ensure the Upper Canal System is not impacted directly or indirectly during construction.
- C2. As part of the CEMP for the Development, required under Condition D1 of this consent, the Applicant shall include the following:
- (a) dust management;
 - (b) construction traffic management plan (see Condition B1);
 - (c) noise and vibration management (see Conditions B14 to B21);
 - (d) soil and water management (see Conditions B10 to B13); and
 - (e) a community consultation and complaints handling procedure.
- C3. The approved CEMP (as revised and approved by the Secretary from time to time) shall be implemented by the Applicant for the duration of the construction works.

Operational Environmental Management Plan

- C4. The Applicant must prepare and implement an Operational Environmental Management Plan (OEMP) for the Development to the satisfaction of the Secretary. This Plan shall:
- (a) be approved by the Secretary prior to the commencement of operation;
 - (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) incorporate the traffic management plan required under condition B7;
 - (j) describe the procedures that will be implemented to:
 - (i) keep the local community and relevant government authorities informed about the operation and environmental performance of the Development;
 - (ii) receive, handle, respond to, and record complaints;
 - (iii) resolve any disputes that may arise during the course of the Development;
 - (iv) respond to any non-compliance;
 - (v) respond to emergencies;
 - (vi) include copies of any strategies, plans and programs approved under the conditions of this consent; and
 - (vii) include a clear plan depicting all the monitoring required to be carried out under the conditions of this consent.

- C5. The approved OEMP (as revised and approved by the Secretary from time to time) shall be implemented by the Applicant for the duration of the operation of the Development.

ENVIRONMENTAL REPORTING

Incident Reporting

- C6. The Applicant must notify the Secretary and other relevant authorities of any incident with actual or potential significant off-site impacts on people or the bio-physical environment associated with the Development immediately after the Applicant becomes aware of the incident. Within seven days of the date of the incident, the Applicant shall provide the Secretary and any relevant authorities with a detailed report on the incident, and such further reports as may be requested.

Regular Reporting

- C7. The Applicant shall provide regular reporting on the environmental performance of the Development on its website, in accordance with the reporting arrangements in any plans or programs approved under the conditions of this consent.
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**APPENDIX 1
SCHEDULE OF APPROVED DRAWINGS**

Drawing No.	Issue/Rev	Date	Title
Architectural Drawings Prepared by Frasers Property			
SP4-WSPT-DA-000	A	-	TITLE SHEET
SP4-WSPT-DA-001	A	05/10/2016	LOCATION PLAN
SP4-WSPT-DA-002	A	05/10/2016	SITE ANALYSIS
SP4-WSPT-DA-003	A	05/10/2016	SITE PLAN
SP4-WSPT-DA-004	A	05/10/2016	TRUCK TURNING DIAGRAMS SHEET 1
SP4-WSPT-DA-005	A	05/10/2016	TRUCK TURNING DIAGRAMS SHEET 2
SP4-WSPT-DA-006	A	05/10/2016	STAGING PLANS
SP4-WSPT-DA-100	A	05/10/2016	TWO STAGED WAREHOUSE & INDUSTRIAL FACILITY PLAN
SP4-WSPT-DA-110	B	05/10/2016	OFFICE 01 PLAN
SP4-WSPT-DA-111	A	05/10/2016	OFFICE 02 PLAN
SP4-WSPT-DA-200	A	05/10/2016	ELEVATIONS
SP4-WSPT-DA-210	A	05/10/2016	SECTIONS
SP4-WSPT-DA-400	A	05/10/2016	LIGHTING PLAN
SP4-WSPT-DA-500	A	05/10/2016	COLOUR ELEVATIONS
SP4-WSPT-DA-600	A	05/10/2016	OFFICE 01 – PERSPECTIVE
SP4-WSPT-DA-610	A	05/10/2016	OFFICE 02 – PERSPECTIVE
SP4-WSPT-DA-611	A	05/01/2017	BURILDA CLOSE CUL DE SAC PERSPECTIVE
SP4-WSPT-DA-620	A	05/10/2016	STREETSCAPE CONTEXT SKETCHES
Landscape Drawings Prepared by Coco Design			
LA-00	A	02/10/2016	COVER SHEET/LEGEND/PLANT SCHEDULE
LA-01	A	02/10/2016	LANDSCAPE PLAN
LA-02	A	02/10/2016	LANDSCAPE PLAN
LA-03	A	02/10/2016	LANDSCAPE PLAN
Civil Drawings Prepared by Henry & Hymas			
16875_DA_C000	01	September 2016	DRAWING LIST & GENERAL NOTES
16875_DA_C100	01	September 2016	GENERAL ARRANGEMENT PLAN
16875_DA_C101	01	September 2016	DETAIL PLAN SHEET 1 OF 4
16875_DA_C102	01	September 2016	DETAIL PLAN SHEET 2 OF 4
16875_DA_C103	01	September 2016	DETAIL PLAN SHEET 3 OF 4
16875_DA_C104	01	September 2016	DETAIL PLAN SHEET 4 OF 4
16875_DA_C200	01	September 2016	STORMWATER MISCELLANEOUS DETAILS & PIT LID SCHEDULE
16875_DA_C250	01	September 2016	STORMWATER CATCHMENT PLAN
16875_DA_SE01	01	September 2016	SEDIMENT & EROSION CONTROL PLAN
16875_DA_SE02	01	September 2016	SEDIMENT & EROSION CONTROL DETAILS AND TYPICAL SECTIONS

APPENDIX 2 MANAGEMENT AND MITIGATION MEASURES

Environmental Impact Statement

Proposed Warehouse/Distribution & Light Industrial Facility (Lot 3)
Horsley Drive Business Park

PART G MANAGEMENT AND MITIGATION MEASURES

by Frasers Industrial Constructions Pty Ltd (Frasers)
in relation to Proposed Warehouse/Distribution & Light Industrial Facility
at Proposed Lot 3 , Horsley Drive Business Park

Frasers will undertake the construction and operation of the proposed facility in accordance with the following:

The following defines some of the terms and abbreviations used in this statement:

Approval	The Minister's approval of the Project
BCA	Building Code of Australia
Council	Fairfield City Council
Department	Department of Planning and Environment
Secretary-General	Secretary-General of the Department (or delegate)
EIS	Environmental Impact Statement
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
Frasers	Frasers Industrial Constructions Pty Ltd
Project	The development as described in the EIS
Site	Land to which the project application applies
WorkCover	NSW WorkCover

SPECIFIC ENVIRONMENTAL MANAGEMENT & MITIGATION MEASURES

Noise

Construction

1. Throughout the construction phase of the development, Frasers Shall:
 - Keep a register of complaints received/communication with the local community with information as detailed below.
 - Where noise/vibration complaints require noise/vibration monitoring, results from monitoring.
 - Record any noise exceedences occurring including, the actions taken and results of follow up monitoring.
 - Keep on-site a report detailing complaints received and actions taken shall be presented.
 - Ensure all monitoring and reporting shall be conducted in conjunction with the conditions of consent.

Environmental Impact Statement

Proposed Warehouse/Distribution & Light Industrial Facility (Lot 3)
Horsley Drive Business Park

Air

2. The following air quality mitigation measures will be fulfilled where appropriate for the development.

Source	Mitigation measure
Dust	<ul style="list-style-type: none"> - Removal of silt and other material from around erosion and sediment control structures to ensure deposits do not become a dust source. - Amending dust-generating construction activities during adverse wind conditions blowing in the direction of sensitive receptors. A wind sock should be made available and be visible to all areas of an active construction site to assist in reactive response procedures (i.e. to determine when construction activities should be postponed, minimised or relocated in windy conditions). - Minimising the use of material stockpiles and ensuring sand and other aggregates are stored in bunded areas and are not allowed to dry out, unless this is required for a particular process, in which case ensure that appropriate additional control measures are in place. - Erecting solid screens or barriers around dusty activities or the site boundary to prevent windblown dust being transported offsite. - Ensuring fine powder materials are delivered in enclosed tankers and stored in silos to prevent escape of material during delivery. - Ensuring smaller bags of powder materials are sealed after use and stored appropriately. - Minimising drop heights from loading shovels and other loading / unloading equipment and using fine water sprays on such equipment where appropriate. - Ensuring vehicles entering/exiting the site are covered to prevent escape of materials during transport. - Reducing vehicle speeds on site will reduce wheel generated dust. - If dirt track out is causing problems, avoiding dry sweeping of large areas. Manual brushing of the truck's flanks and wheels could be implemented as a further precaution.
Plant and Machinery	<ul style="list-style-type: none"> - Ensuring vehicles and machinery are maintained in accordance with manufacturer's specifications. - Minimising truck queuing and unnecessary trips through logistical planning of materials delivery and work practices. - Ensure all vehicles switch off engines when stationary so that there are no idling vehicles. - Fixed plant should be located as far from local receptors as practicable.
Fuel Storage Areas	<ul style="list-style-type: none"> - Storage areas for all liquids should be appropriately bunded. - Spill kits including absorbing materials should be provided nearby handling and storage areas. - Where possible, the delivery of liquid fuels should utilise reciprocal feeds, so that tank vapours are displaced into the delivery vehicle rather than being emitted to the atmosphere as a fugitive emission. - Empty containers should be managed and disposed of in appropriate manner.
Contaminated Soils	<ul style="list-style-type: none"> - Restricting ground invasive works to between the hours of 7am and 6pm, Monday to Friday, and between the hours of 8am and 1pm on Saturdays. - Keeping excavation surfaces moist. - Using appropriate covering techniques to cover excavation faces or stockpiles. - Use of soil vapour extraction systems and regular monitoring of discharges.

Environmental Impact Statement

Proposed Warehouse/Distribution & Light Industrial Facility (Lot 3)
Horsley Drive Business Park

Waste Management

3. Frasers 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.

Ecologically Sustainable Development

4. Frasers will investigate the following initiatives:

Energy efficiency & carbon reduction

- LED highbay lighting to all warehouse and office areas.
- Solar PV system to generate renewable energy for use on site.
- Geothermal or high efficiency office heating, ventilation and air conditioning system
- Ground or air source heat pump hot water system.
- 10% translucent roof sheeting to warehouse will provide high levels of daylight.
- Electricity sub-metering to allow for monitoring, management and reporting of building performance.

Water conservation & management

- High efficiency water fittings (4 to 6 star WELS rating).
- Rainwater harvesting for use in toilet flushing and irrigation.
- Fire sprinkler test water recycling into existing fire sprinkler or rainwater tanks.
- Drought resistant landscaping installed for water saving & facility long-term amenity.
- Water sub-metering to allow for monitoring, management and reporting of building performance.
- Stormwater treatment system to improve quality of runoff.

Waste recycling & materials

- A dedicated waste recycling facility to facilitate waste recycling during operation.
- Use of reduced environmental materials – certified timber and steel, best practice PVC.
- Full life cycle analysis to understand key building material and design impacts and identify areas for further improvement.
- Fibre cement warehouse slab achieving significant reductions in concrete and steel.
- Environmentally certified carpet tiles in office areas.

Health and comfort

- 10% translucent roof sheeting to warehouse will provide high levels of daylight.
- Increased outside air rates to office areas.
- Increased insulation and glazing performance to office areas.
- Daylight glare control and thermal control with internal roller blinds to offices and fixed shading.
- Non-toxic paints, adhesives, sealants and MDF.

APPENDIX 3 NOISE RECEIVER LOCATIONS

Type	Address	Description
Residential	1601 The Horsley Drive, Horsley Park	Rural property with a dwelling
Residential	29 and 51 Ferrers Road, Horsley Park	Rural properties with a dwelling

