

# Development Consent

## Section 4.38 of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning and Public Spaces under delegation executed on 9 March 2022, I approve the Development Application referred to in Schedule 1, subject to the conditions specified in Schedule 2.

These conditions are required to:

- prevent, minimise, 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



**Chris Ritchie**  
**Director**  
**Industry Assessments**

Sydney

29 May 2024

File: SF23/32941

### SCHEDULE 1

<b>Application Number:</b>	SSD-54822478
<b>Applicant:</b>	Gazcorp Pty Ltd
<b>Consent Authority:</b>	Minister for Planning and Public Spaces
<b>Site:</b>	Lot 100 DP1268340 813-913 Wallgrove Road, Horsley Park
<b>Development:</b>	Construction and operation of a warehouse and distribution centre with an ancillary office, car parking and landscaping on Lot 14A of the approved Gazcorp Industrial Estate Concept Plan

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## DEFINITIONS

<b>Applicant</b>	Gazcorp Pty Ltd, or any person carrying out any development to which this consent applies
<b>BCA</b>	Building Code of Australia
<b>BC Act</b>	<i>Biodiversity Conservation Act 2016</i> (NSW)
<b>BSC Group</b>	Biodiversity, Science and Conservation Group of the DCCEEW
<b>Carrier</b>	Operator of a telecommunication network and/ or associated infrastructure, as defined in section 7 of the <i>Telecommunications Act 1997</i> (Cth)
<b>Certifier</b>	A council or an accredited certifier (including principal certifiers) who is authorised under section 6.5 of the EP&A Act to issue Part 6 certificates
<b>CEMP</b>	Construction Environmental Management Plan
<b>Conditions of this consent</b>	Conditions contained in Schedule 2 of this document
<b>Construction</b>	The carrying out of works for the purpose of the development, including bulk earthworks, and erection of buildings and other infrastructure permitted by this consent
<b>Council</b>	Fairfield City Council
<b>Day</b>	The period from 7 am to 6 pm on Monday to Saturday, and 8 am to 6 pm on Sundays and Public Holidays
<b>DCCEEW</b>	Department of Climate Change, Energy, the Environment, and Water
<b>Department</b>	NSW Department of Planning, Housing and Infrastructure
<b>Development</b>	The development described in Schedule 1, the EIS and RtS, including the works and activities comprising construction and operation of a warehouse building, loading docks, hardstand, office, car parking and subdivision, as modified by the conditions of this consent
<b>Development layout</b>	The plans at Appendix 1 of this consent
<b>DPHI</b>	Has the same meaning as the definition of Department
<b>Earthworks</b>	Minor earthworks and excavations for footings, foundations, infrastructure and installation of services and utilities
<b>EIS</b>	The Environmental Impact Statement titled <i>Environmental Impact Statement DHL Warehouse and Distribution Centre, Lot 14A, 813-913 Wallgrove Road Horsley Park</i> , prepared by Ethos Urban dated 5 September 2023, submitted with the application for consent for the development
<b>ENM</b>	Excavated Natural Material
<b>Environment</b>	As defined in section 1.4 of the EP&A Act
<b>EP&amp;A Act</b>	<i>Environmental Planning and Assessment Act 1979</i> (NSW)
<b>EP&amp;A Regulation</b>	<i>Environmental Planning and Assessment Regulation 2021</i> (NSW)
<b>Evening</b>	The period from 6 pm to 10 pm
<b>Fibre-ready facility</b>	As defined in s 372W of the <i>Telecommunications Act 1997</i> (Cth)
<b>GFA</b>	Gross Floor Area
<b>Heritage</b>	Encompasses both Aboriginal and historic heritage including sites that predate European settlement, and a shared history since European settlement
<b>Heritage item</b>	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> , the World Heritage List, or the National Heritage List or Commonwealth Heritage List under the <i>Environment Protection and Biodiversity Conservation Act 1999</i> (Cth), or anything identified as a heritage item under the conditions of this consent
<b>Incident</b>	An occurrence or set of circumstances that causes or threatens to cause material harm and which may or may not be or cause a non-compliance <i>Note:</i> “material harm” is defined in this consent
<b>Land</b>	Has the same meaning as the definition of the term in s 1.4 of the EP&A Act

<b>Material harm</b>	Is harm that: <ul style="list-style-type: none"> <li>a) involves actual or potential harm to the health or safety of human beings or to the environment that is not trivial, or</li> <li>b) results in actual or potential loss or property damage of an amount, or amounts in aggregate, exceeding \$10,000, (such loss includes the reasonable costs and expenses that would be incurred in taking all reasonable and practicable measures to prevent, mitigate or make good harm to the environment)</li> </ul>
<b>Minister</b>	NSW Minister for Planning and Public Spaces (or delegate)
<b>Mitigation</b>	Activities associated with reducing the impacts of the development prior to or during those impacts occurring
<b>NCC</b>	National Construction Code
<b>Night</b>	The period from 10 pm to 7 am on Monday to Saturday, and 10 pm to 8 am on Sundays and Public Holidays
<b>Non-compliance</b>	An occurrence, set of circumstances or development that is a breach of this consent
<b>OEMP</b>	Operational Environmental Management Plan
<b>Operation</b>	The use of the warehouse for storage and distribution of goods, as described in the EIS and RtS
<b>Principal Certifier</b>	The certifier appointed as the principal certifier for the building work under section 6.6(1) of the EP&A Act or for the subdivision work under section 6.12(1) of the EP&A Act
<b>Planning Secretary</b>	Secretary of the Department, or delegate
<b>POEO Act</b>	<i>Protection of the Environment Operations Act 1997</i> (NSW)
<b>Reasonable</b>	Means applying judgement in arriving at a decision, taking into account: mitigation benefits, costs of mitigation versus benefits provided, community views, and the nature and extent of potential improvements
<b>Response to Submissions (RtS)</b>	The Applicant's response to issues raised in submissions received in relation to the application for consent for the development under the EP&A Act and includes the document titled <i>Wallgrove Road Industrial Estate – 813-913 Wallgrove Road, Horsley Park Lot 14A Warehouse and Distribution Centre (SSD 54822478) – Response to Submissions</i> , prepared by Ethos Urban and dated 23 November 2023
<b>Sensitive receivers</b>	A location where people are likely to work, occupy or reside, including a dwelling, school, hospital, office or public recreational area
<b>Site</b>	The land defined in Schedule 1
<b>SRtS</b>	Supplementary Response to Submissions titled <i>Wallgrove Road, Horsley Park Lot 14A Warehouse and Distribution Centre (SSD 54822478) – Response to Submissions</i> , prepared by Ethos Urban and dated 23 January 2024
<b>SSD-5248</b>	State Significant Development SSD-5248 for the Gazcorp Industrial Estate approved on 11 November 2019 by the Independent Planning Commission as delegate of the Minister administering the EP&A Act
<b>TfNSW</b>	Transport for New South Wales
<b>VENM</b>	Virgin Excavated Natural Material
<b>Waste</b>	Has the same meaning as the definition of the term in the Dictionary to the POEO Act
<b>Year</b>	A period of 12 consecutive months

## SCHEDULE 2

### PART A ADMINISTRATIVE CONDITIONS

#### OBLIGATION TO MINIMISE HARM TO THE ENVIRONMENT

- A1. In addition to meeting the specific performance measures and criteria in this consent, all reasonable and feasible measures must be implemented to prevent, and if prevention is not reasonable and feasible, minimise any material harm to the environment that may result from the construction and operation of the development, and any rehabilitation required under this consent.

#### TERMS OF CONSENT

- A2. The development may only be carried out:
- (a) in compliance with the conditions of this consent;
  - (b) in accordance with all written directions of the Planning Secretary;
  - (c) in accordance with the EIS, RtS, and Concept plan for SSD-5248 (as modified);
  - (d) in accordance with the Development Layout in Appendix 1; and
  - (e) in accordance with the management and mitigation measures in Appendix 2.
- A3. Consistent with the requirements in this consent, the Planning Secretary may make written directions to the Applicant in relation to:
- (a) the content of any strategy, study, system, plan, program, review, audit, notification, report or correspondence submitted under or otherwise made in relation to this consent, including those that are required to be, and have been, approved by the Planning Secretary; and
  - (b) the implementation of any actions or measures contained in any such document referred to in condition A3(a).
- A4. The conditions of this consent and directions of the Planning Secretary prevail to the extent of any inconsistency, ambiguity or conflict between them and a document listed in condition A2(c) or A2(e). In the event of an inconsistency, ambiguity or conflict between any of the documents listed in condition A2(c), or A2(e), the most recent document prevails to the extent of the inconsistency, ambiguity or conflict.

#### LIMITS OF CONSENT

##### Lapsing

- 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 that date.

##### Maximum Gross Floor Area

- A6. The maximum GFA for the development must not exceed the limits in Table 1.

*Table 1 Maximum GFA*

Land Use	Maximum GFA (m <sup>2</sup> )
Warehouse and distribution centre	7,800
Office	1,000
Dock office	77
Undercroft car park	1,451
<b>Total</b>	<b>10,328</b>

##### Building Height

- A7. The maximum building height for the development must not exceed 17.8 metres (excluding rooftop plant).

#### NOTIFICATION OF COMMENCEMENT

- A8. The date of commencement of each of the following phases of the development must be notified to the Planning Secretary in writing, at least one month before that date, or as otherwise agreed with the Planning Secretary:
- (a) construction;
  - (b) operation; and
  - (c) cessation of operations.
- A9. If the construction or operation of the development is to be staged, the Planning Secretary must be notified in writing, at least one month before the commencement of each stage (or other timeframe agreed with the Planning Secretary).

## **EVIDENCE OF CONSULTATION**

- A10. Where conditions of this consent require consultation with an identified party, the Applicant must:
- (a) consult with the relevant party prior to submitting the subject document to the Planning Secretary for approval; and
  - (b) provide details of the consultation undertaken including:
    - (i) the outcome of that consultation, matters resolved and unresolved; and
    - (ii) details of any disagreement remaining between the party consulted and the Applicant and how the Applicant has addressed the matters not resolved.

## **STAGING, COMBINING AND UPDATING STRATEGIES, PLANS OR PROGRAMS**

- A11. With the approval of the Planning Secretary, the Applicant may:
- (a) prepare and submit any strategy, plan or program required by this consent on a staged basis (if a clear description is provided as to the specific stage and scope of the development 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);
  - (b) combine any strategy, plan or program required by this consent (if a clear relationship is demonstrated between the strategies, plans or programs that are proposed to be combined); and
  - (c) update any strategy, plan or program required by this consent (to ensure the strategies, plans and programs required under this consent are updated on a regular basis and incorporate additional measures or amendments to improve the environmental performance of the development).
- A12. If the Planning Secretary agrees, a strategy, plan or program may be staged or updated without consultation being undertaken with all parties required to be consulted in the relevant condition in this consent.
- A13. If approved by the Planning Secretary, updated strategies, plans or programs supersede the previous versions of them and must be implemented in accordance with the condition that requires the strategy, plan or program.

## **UTILITIES, SERVICES AND PUBLIC INFRASTRUCTURE**

### **General Requirements**

- A14. Prior to the commencement of construction of the development, the Applicant must consult with the relevant owner and provider of services or public infrastructure that are likely to be affected by the development or that need to be installed as part of the development, to make suitable arrangements for relevant approvals, access to, diversion, protection and support of the affected services or infrastructure.
- A15. Unless the Applicant and the applicable authority agree otherwise, the Applicant must:
- (a) repair, or pay the full costs associated with repairing, any public infrastructure that is damaged by carrying out 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.

### **Sydney Water**

- A16. Prior to the commencement of operation of the development, the Applicant must obtain a Compliance Certificate for water and sewerage infrastructure servicing of the site under section 73 of the *Sydney Water Act 1994*.

### **Fibre-Ready Facilities**

- A17. Prior to the issue of a Construction Certificate for any stage of the development, the Applicant (whether or not a constitutional corporation) is to provide evidence, satisfactory to the Certifier, that arrangements have been made for:
- (a) the installation of fibre-ready facilities to all individual lots and/or premises in the development to enable fibre to be readily connected to any premises that is being or may be constructed on those lots; and
  - (b) the provision of fixed-line telecommunications infrastructure in the fibre-ready facilities to all individual lots and/or premises in the development demonstrated through an agreement with a carrier.
- A18. Prior to the issue of the Occupation Certificate for the development the Applicant must demonstrate that the carrier has confirmed in writing it is satisfied that the fibre-ready facilities are fit-for-purpose.

### **Water NSW Warragamba Pipelines Corridor**

- A19. The Applicant must:
- (a) comply with the requirements of Water NSW for any works adjacent to the Warragamba Pipelines corridor;
  - (b) consult with Water NSW during preparation of the CEMP, in accordance with condition C2;

- (c) construct and operate the development to ensure post development stormwater flows do not exceed pre-development flows into and through the Warragamba Pipelines corridor;
- (d) establish vibration criteria in accordance with the German Standard *DIN 4150-3.2016 Structural Vibration Part 3: Effects of Vibration in Structures*, to minimise vibration on the Warragamba Pipelines;
- (e) install fencing along the boundary with the Warragamba Pipelines corridor, prior to the commencement of construction and maintain the fencing for the duration of construction;
- (f) repair or pay all reasonable costs associated with repairing any damaged Water NSW water supply infrastructure in a timely manner and to the satisfaction of Water NSW; and
- (g) report all incidents that affect or could affect the Warragamba Pipelines corridor to Water NSW.

## **STRUCTURAL ADEQUACY**

- A20. All new buildings and structures, and any alterations or additions to existing buildings and structures, that are part of the development, must be constructed in accordance with the relevant requirements of the NCC.

### **Note:**

- Under Part 6 of the EP&A Act, the Applicant is required to obtain construction and occupation certificates for the proposed building works.
- The EP&A (Development Certification and Fire Safety) Regulation 2021 sets out the requirements for the certification of the development.

## **EXTERNAL WALLS AND CLADDING**

- A21. The external walls of all buildings including additions to existing buildings must comply with the relevant requirements of the BCA.
- A22. Prior to the issue of:
- (a) any Construction Certificate relating to the construction of external walls (including the installation of finishes and claddings such as synthetic or aluminium composite panels); and
  - (b) an Occupation Certificate,
- the Applicant must provide the Certifier with documented evidence that the products and systems proposed for use or used in the construction of external walls (including finishes and claddings such as synthetic or aluminium composite panels) comply with the requirements of the BCA.
- A23. The Applicant must provide a copy of the documentation given to the Certifier to the Planning Secretary within seven days after the Certifier accepts it.

## **SUBDIVISION**

- A24. Prior to the issue of any Subdivision Certificates for any stage of the development, detailed work-as-executed drawings shall be prepared and signed by a Registered Surveyor, which show the finished surface levels of the access road, internal roads, drainage and any areas of fill, carried out under this consent. The work-as-executed drawing must be submitted to the Certifier and Council prior to the issue of a Subdivision Certificate.
- A25. Prior to the issue of any Subdivision Certificates for any stage of the development, the Applicant must provide to the Certifier evidence that all matters required to be registered on title, including easements, have been lodged for registration or registered at the Land Registry Services.
- A26. Prior to the issue of any Subdivision Certificates for any stage of the development, a certificate from an electricity and telecommunications provider must be submitted to the Certifier certifying that satisfactory service arrangements to the site have been established.

## **COMPLIANCE**

- A27. The Applicant must ensure that all of its employees, contractors (and their sub-contractors) are made aware of, and are instructed to comply with, the conditions of this consent relevant to activities they carry out in respect of the development.

## **CONTRIBUTIONS TO COUNCIL**

- A28. Before the issuing of a construction certificate for any part of the development, a payment of a levy of 1% of the proposed cost of carrying out the development must be paid to Council under section 7.12 of the EP&A Act.

## **OPERATION OF PLANT AND EQUIPMENT**

- A29. All plant and equipment used on site, or to monitor the performance of the development, must be:
- (a) maintained in a proper and efficient condition; and
  - (b) operated in a proper and efficient manner.

## **WORK AS EXECUTED PLANS**

- A30. Prior to the issue of the Occupation Certificate for the development, work-as-executed drawings signed by a registered surveyor demonstrating that the stormwater drainage and finished ground levels have been constructed as approved, must be submitted to the Principal Certifier.

## **APPLICABILITY OF GUIDELINES**

- A31. References in the conditions of this consent to any guideline, protocol, Australian Standard or policy are to such guidelines, protocols, Standards or policies in the form they are in as at the date of this consent.
- A32. However, consistent with the conditions of this consent and without altering any limits or criteria in this consent, the Planning Secretary may, when issuing directions under this consent in respect of ongoing monitoring and management obligations, require compliance with an updated or revised version of such a guideline, protocol, Standard or policy, or a replacement of them.

## **ADVISORY NOTES**

- AN1. All licences, permits, approvals and consents as required by law must be obtained and maintained as required for the development. No condition of this consent removes any obligation to obtain, renew or comply with such licences, permits, approvals and consents.



## **PART B SPECIFIC ENVIRONMENTAL CONDITIONS**

### **TRAFFIC AND ACCESS**

#### **Construction Traffic Management Plan**

- B1. Prior to the commencement of construction of the development, the Applicant must prepare a Construction Traffic Management Plan (CTMP) for the development to the satisfaction of the Planning Secretary. The CTMP must form part of the CEMP required by condition C2 and must:
- (a) be prepared by a suitably qualified and experienced person(s);
  - (b) be prepared in consultation with Council and TfNSW;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency during construction;
  - (d) detail heavy vehicle routes, access and parking arrangements;
  - (e) include a Driver Code of Conduct to:
    - (i) minimise the impacts of earthworks and construction on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise; and
    - (iv) ensure truck drivers use specified routes;
  - (f) include a program to monitor the effectiveness of these measures; and
  - (g) if necessary, detail procedures for notifying residents and the community (including local schools), of any potential disruptions to routes.
- B2. The Applicant must:
- (a) not commence construction until the CTMP required by condition B1 is approved by the Planning Secretary; and
  - (b) implement the most recent version of the CTMP approved by the Planning Secretary for the duration of construction.

#### **Parking**

- B3. The Applicant must provide sufficient parking facilities on-site, including for heavy vehicles and for site personnel, to ensure that traffic associated with the development does not utilise public and residential streets or public parking facilities.

#### **Loading Management Plan**

- B4. Prior to the commencement of operation, the Applicant must prepare a Loading Management Plan (LMP) for the development. The Plan must form part of the OEMP required by condition C5 and must:
- (a) detail the number and frequency of 26 metre B-double vehicles servicing the site; and
  - (b) detail the operational measures that would be implemented to ensure B-doubles do not obstruct the flow of traffic within the site.
- B5. The Applicant must implement the Loading Management Plan approved as part of the OEMP under condition C5 for the duration of the development.

#### **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 the satisfaction of the Planning Secretary. The OTMP must form part of the OEMP required by condition C5 and must:
- (a) be prepared by a suitably qualified and experienced person(s), whose appointment has been endorsed by the Planning Secretary;
  - (b) be prepared in consultation with Council;
  - (c) detail the measures that are to be implemented to ensure road safety and network efficiency;
  - (d) detail heavy vehicle routes, access, and parking arrangements;
  - (e) include an Operational Driver Code of Conduct to:
    - (i) minimise the impacts on the local and regional road network;
    - (ii) minimise conflicts with other road users;
    - (iii) minimise road traffic noise;
    - (iv) inform truck drivers of the site access arrangements and use of specified haul routes;
    - (v) include a program to monitor the effectiveness of these measures; and

- (f) include a Traffic Control Plan (TCP) detailing measures to control vehicle movements on site to mitigate the potential for on-site vehicle conflict.

B7. The Applicant must:

- (a) not commence operation until the Operational Traffic Management Plan required by condition B6 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Operational Traffic Management Plan approved by the Planning Secretary for the duration of operation.

### Operating Conditions

B8. The largest vehicle permitted to access the site is a 26 m B-double.

B9. The Applicant must ensure:

- (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 latest version of AS 2890.1:2004 *Parking facilities Off-street car parking* (Standards Australia, 2004), AS 2890.2:2018 *Parking facilities Off-street Commercial Vehicle Facilities* (Standards Australia, 2018) and AS 2890.6:2009 *Parking facilities Off-street parking for people with disabilities* (Standards Australia, 2009);
- (b) the swept path of the longest vehicle entering and exiting the site, as well as manoeuvrability through the site, is in accordance with the relevant AUSTROADS guidelines;
- (c) the development does not result in any vehicles queuing on the public road network;
- (d) heavy vehicles and bins associated with the development are not parked 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 loading and unloading of materials is carried out on-site;
- (g) all trucks entering or leaving the site with loads have their loads covered and do not track dirt onto the public road network; and
- (h) the proposed turning areas in the car park are kept clear of any obstacles, including parked cars, at all times.

### Green Travel Plan

B10. Prior to the commencement of operation of any part of the development, the Applicant must prepare a Green Travel Plan to the satisfaction of the Planning Secretary. The Work Place Travel Plan must form part of the OEMP required by condition C5 and must:

- (a) be prepared in consultation with TfNSW;
- (b) outline facilities and measures to promote public transport usage, such as car share schemes and employee incentives; and
- (c) describe pedestrian and bicycle linkages and end of trip facilities available on-site.

B11. The Applicant must not commence operation until the Green Travel Plan is approved by the Planning Secretary.

B12. The Applicant must implement the most recent version of the Green Travel Plan approved by the Planning Secretary for the duration of the development.

### NOISE

#### Operational Noise Limits

B13. The Applicant must ensure that noise generated by operation of the development does not exceed the noise limits in Table 2.

**Table 2** Noise Limits (dB(A))

Location	Day L <sub>Aeq</sub> (15 minute)	Evening L <sub>Aeq</sub> (15 minute)	Night L <sub>Aeq</sub> (15 minute)	Night L <sub>AMax</sub> (1 minute)
Residential receivers	48	43	38	52
Industrial receivers	51	51	51	-

**Note** Noise generated by the development is to be measured in accordance with the relevant procedures and exemptions (including certain meteorological conditions) of the NSW Noise Policy for Industry (EPA, 2017) (as may be updated or

replaced from time to time). Refer to **Error! Reference source not found.** in Appendix 1 for the location of sensitive receivers.

## Hours of Work

B14. The Applicant must comply with the hours detailed in Table 3, unless otherwise agreed in writing by the Planning Secretary.

**Table 3** Hours of Work

Activity	Day	Time
Construction	Monday – Friday	7 am to 6 pm
	Saturday	8 am to 1 pm
	Sundays and Public Holidays	No work is permitted
Operation	Monday – Sunday	6 am to 10.30 pm, 7 days per week

B15. Works outside of the hours identified in condition B14 may be undertaken in the following circumstances:

- (a) works that are inaudible at the nearest sensitive receivers;
- (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 or to prevent environmental harm.

## Construction Noise Limits

B16. The development must be constructed to achieve the construction noise management levels detailed in *the Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time). All feasible and reasonable noise mitigation measures must be implemented and any activities that could exceed the construction noise management levels must be identified and managed in accordance with the Construction Noise and Vibration Management Plan required by Condition B17.

## Construction Noise and Vibration Management Plan

B17. The Applicant must prepare a Construction Noise and Vibration Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:

- (a) be prepared by a suitably qualified and experienced noise expert whose appointment has been endorsed by the Planning Secretary;
- (b) describe procedures for achieving the noise management levels in EPA's *Interim Construction Noise Guideline* (DECC, 2009) (as may be updated or replaced from time to time);
- (c) describe the measures to be implemented to manage high noise generating works such as piling;
- (d) detail procedures for minimising vibration on the Warragamba Pipelines corridor and ensuring compliance with the vibration criteria in condition B19;
- (e) detail community consultation procedures; and
- (f) include a complaints management system that would be implemented for the duration of construction.

B18. The Applicant must:

- (a) not commence construction of the development until the Construction Noise and Vibration Management Plan required by condition B17 is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction Noise and Vibration Management Plan approved by the Planning Secretary for the duration of construction.

## VIBRATION

### Vibration Criteria

B19. Vibration caused by construction at any residence or structure outside the site must be limited to:

- (a) for structural damage, the latest version of *DIN 4150-3 (1992-02) Structural vibration - Effects of vibration on structures* (German Institute for Standardisation, 1999); and
- (b) for human exposure, the acceptable vibration values set out in the *Environmental Noise Management Assessing Vibration: a technical guideline* (DEC, 2006) (as may be updated or replaced from time to time).

B20. Vibratory compactors must not be used closer than 30 metres from residential buildings unless vibration monitoring confirms compliance with the vibration criteria specified in condition B19.

B21. The limits in conditions B19 and B20 apply unless otherwise outlined in a Construction Noise and Vibration Management Plan, approved as part of the CEMP required by condition C2 of this consent.

## **SOILS, WATER QUALITY AND HYDROLOGY**

### **Imported Soil**

B22. The Applicant must:

- (a) ensure that only VENM, ENM, or other material approved in writing by EPA is brought onto the site;
- (b) keep accurate records of the volume and type of fill to be used; and
- (c) make these records available to the Planning Secretary upon request.

### **Erosion and Sediment Control**

B23. Prior to the commencement of any construction for the development, the Applicant must install suitable erosion and sediment control measures on-site, in accordance with the relevant requirements of the *Managing Urban Stormwater: Soils and Construction - Volume 1: Blue Book* (Landcom, 2004) guideline and the Erosion and Sediment Control Plan included in the CEMP required by condition C2.

B24. The Applicant must maintain the erosion and sediment control measures installed on-site in accordance with condition B23 for the duration of construction of the development.

### **Discharge Limits**

B25. The development must comply with section 120 of the POEO Act, which prohibits the pollution of waters, except as expressly provided for in an EPL.

### **Stormwater Management System**

B26. Prior to the commencement of construction of the development, the Applicant must finalise the detailed design of the stormwater management system for the development. The system must:

- (a) be designed by a suitably qualified and experienced person(s);
- (b) be designed in consultation with Council;
- (c) be generally in accordance with the conceptual design in the EIS and RtS;
- (d) be in accordance with applicable Australian Standards; and
- (e) ensure that the system capacity has been designed in accordance with *Australian Rainfall and Runoff* (Engineers Australia, 2016) and *Managing Urban Stormwater: Council Handbook* (EPA, 1997) guidelines.

B27. Prior to the commencement of operation, the Applicant must install the stormwater management system in accordance with the finalised detailed design (as required by condition B26) and ensure the system is operational.

B28. The Applicant must maintain the stormwater management system installed on the site under condition B27 for the duration of the development.

### **Flood Management**

B29. All floor levels must be no lower than the 1% Annual Exceedance Probability flood plus 500 mm of freeboard.

## **AIR QUALITY**

### **Dust Minimisation**

B30. The Applicant must take all reasonable steps to minimise dust generated during all works authorised by this consent.

B31. During construction of the development, 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;
- (c) trucks associated with the development do not track dirt onto the public road network;
- (d) public roads used by these trucks are kept clean; and
- (e) land stabilisation works are carried out progressively on site to minimise exposed surfaces.

### **Odour Management**

B32. The Applicant must ensure the development does not cause or permit the emission of any offensive odour (as defined in the POEO Act).

## HAZARDS AND RISK

### Dangerous Goods

- B33. The quantity of Dangerous Goods Class 3 Packing Group II and Group III stored in the development must not exceed 75,000 kilograms at any one time.
- B34. The quantities of dangerous goods stored and handled, other than those described in Condition B33, must be below the threshold quantities listed in the Department of Planning's Hazardous and Offensive Development Application Guidelines – Applying SEPP 33 at all times.
- B35. The Applicant must store all chemicals, fuels and oils used on-site in accordance with:
- (a) the requirements of all relevant Australian Standards; and
  - (b) for liquids, the NSW EPA's Storing and Handling of Liquids: Environmental Protection – Participants Manual.

In the event of an inconsistency between the requirements of conditions B35(a) and B35(b) the most stringent requirement must prevail to the extent of the inconsistency.

### Pre-construction

- B36. At least one month prior to the commencement of construction of the development (except for construction of those preliminary works that are outside the scope of the hazard studies), or within such further period as the Planning Secretary may agree, the Applicant must prepare and submit to the satisfaction of the Planning Secretary the studies set out under subsection (a) below (the pre-construction studies). Construction, other than of preliminary works, must not commence until approval has been given by the Planning Secretary and, with respect to the Fire Safety Study, it must demonstrate meeting the requirements of Fire and Rescue NSW.
- (a) A Fire Safety Study for the development. This study must cover the relevant aspects of the Department's Hazardous Industry Planning Advisory Paper No. 2, 'Fire Safety Study Guidelines' and the New South Wales Government's Best Practice Guidelines for Contaminated Water Retention and Treatment Systems (NSW HMPCC, 1994).

### Pre-commissioning

- B37. The Applicant must develop and implement the plans and systems set out under subsections (a) and (b) below. No later than two months prior to the commencement of commissioning of the development, or within such further period as the Planning Secretary may agree, the Applicant must submit to the Planning Secretary documentation describing those plans and systems. Commissioning must not commence until approval has been given by the Planning Secretary.
- (a) a comprehensive Emergency Plan and detailed emergency procedures for the development. The Emergency Plan must include consideration of the safety of all people outside of the development who may be at risk from the development. The plan must be prepared in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 1, 'Emergency Planning'*.
  - (b) a document setting out a comprehensive Safety Management System, covering all on-site operations and associated transport activities involving hazardous materials. The document must clearly specify all safety related procedures, responsibilities and policies, along with details of mechanisms for ensuring adherence to the procedures. Records must be kept on-site and must be available for inspection by Planning Secretary upon request. The Safety Management System must be developed in accordance with the Department's *Hazardous Industry Planning Advisory Paper No. 9, 'Safety Management'*.

### Emergency Services Information Package

- B38. From the commencement of construction and for the life of the development, an Emergency Services Information Package, developed in accordance with the FRNSW *Fire Safety Guideline – Emergency Services Information Package and Tactical Fire Plans*, must be stored in an emergency information cabinet directly adjacent to the main entry point to the site.

## VISUAL AMENITY

### Landscaping

- B39. Prior to the commencement of operation of the development, the Applicant must prepare a Landscape Management Plan to manage the revegetation and landscaping works on-site, to the satisfaction of the Planning Secretary. The plan must form part of an OEMP in accordance with condition C5. The plan must:
- (a) detail the species to be planted on-site;
  - (b) describe the monitoring and maintenance measures to manage revegetation and landscaping works; and
  - (c) be consistent with the Applicant's Management and Mitigation Measures at Appendix 2.
- B40. The Applicant must:
- (a) not commence operation until the Landscape Management Plan is approved by the Planning Secretary;

- (b) must implement the most recent version of the Landscape Management Plan approved by the Planning Secretary; and
- (c) maintain the landscaping and vegetation on the site in accordance with the approved Landscape Management Plan required by condition B39 for the life of the development.

### **Lighting**

B41. The Applicant must ensure the lighting associated with the development:

- (a) complies with the latest version of AS 4282-2019 - *Control of the obtrusive effects of outdoor lighting* (Standards Australia, 2019); and
- (b) is mounted, screened and directed in such a manner that it does not create a nuisance to surrounding properties or the public road network.

### **Signage and Fencing**

B42. Prior to the commencement of construction of the development, the Applicant must prepare a Final Signage Strategy to the satisfaction of the Planning Secretary. The Strategy must comply with requirements set out in section 2.10 of the *Urban Design Guidelines – Momentum M7, 813-913 Wallgrove Rd, Eastern Creek*, prepared by Morris Bray Martin Ollmann Architects Pty Ltd, dated 18 October 2013, Version 4.00.

B43. All fencing must be erected in accordance with the development plans included in the RtS.

**Note:** *This condition does not apply to temporary construction and safety related fencing.*

## **HERITAGE**

### **Unexpected Finds Protocols**

B44. If any item or object of Aboriginal heritage significance is identified on site:

- (a) all work in the immediate vicinity of the suspected Aboriginal item or object must cease immediately;
- (b) a 10 m wide buffer area around the suspected item or object must be cordoned off; and
- (c) Heritage NSW must be contacted immediately.

B45. Work in the immediate vicinity of the Aboriginal item or object may only recommence in accordance with the provisions of Part 6 of the *National Parks and Wildlife Act 1974* (NSW).

B46. If any non-Aboriginal archaeological relics are uncovered during any works being carried out for the development:

- (a) all work in the immediate vicinity of the suspected relic(s) must cease immediately;
- (b) Heritage NSW must be contacted immediately; and
- (c) the suspected relic(s) must be evaluated, recorded and, if necessary, excavated by a suitably qualified and experienced expert in accordance with the requirements of Heritage NSW.

B47. Work in the immediate vicinity of any suspected non-Aboriginal archaeological relic(s) must not recommence until this has been authorised by Heritage NSW.

## **WASTE MANAGEMENT**

### **Construction and Demolition Waste Management**

B48. Prior to the commencement of construction of the development, the Applicant must prepare a Construction and Demolition Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Plan must form part of a CEMP in accordance with condition C2 and must:

- (a) detail the quantities of each waste type generated during construction and the proposed reuse, recycling and disposal locations; and
- (b) be implemented for the duration of construction works.

B49. The Applicant must:

- (a) not commence construction until the Construction and Demolition Waste Management Plan is approved by the Planning Secretary; and
- (b) implement the most recent version of the Construction and Demolition Waste Management Plan approved by the Planning Secretary.

### **Waste Management Plan**

B50. Prior to the commencement of operation of the development, the Applicant must submit a Waste Management Plan for the development to the satisfaction of the Planning Secretary. The Waste Management Plan must form part of the OEMP and be prepared in accordance with condition C5. The Plan must:

- (a) detail the type and quantity of waste to be generated during construction and operation of the development;

- (b) describe the handling, storage and disposal of all waste streams generated on site, consistent with the *Protection of the Environment Operations Act 1997*, *Protection of the Environment Operations (Waste) Regulation 2014* and the *Waste Classification Guideline* (Environment Protection Authority, 2014);
- (c) detail the materials to be reused or recycled, either on or off site; and
- (d) include the Management and Mitigation Measures included in Appendix 2.

B51. The Applicant must:

- (a) not commence operation until the Waste Management Plan is approved by the Planning Secretary; and
- (b) implement the most recent version of the Waste Management Plan approved by the Planning Secretary.

#### **Waste Storage and Processing**

B52. Prior to the commencement of construction of the development, the Applicant must obtain agreement from Council for the design of the waste storage area for Warehouse building 14A.

#### **Pests, Vermin and Priority Weed Management**

B53. The Applicant must:

- (a) implement suitable measures to manage pests, vermin and declared priority weeds on the site; and
- (b) inspect the site on a regular basis to ensure that these measures are working effectively, and that pests, vermin or priority weeds are not present on site in sufficient numbers to pose an environmental hazard or cause the loss of amenity in the surrounding area.

**Note:** For the purposes of this condition, priority weed has the same definition of the term in the *Biosecurity Act 2015* (NSW).

#### **COMMUNITY ENGAGEMENT**

B54. The Applicant must consult with the community regularly throughout the development, including consultation with the nearby sensitive receivers, relevant regulatory authorities, and other interested stakeholders.

## PART C ENVIRONMENTAL MANAGEMENT, REPORTING AND AUDITING

### ENVIRONMENTAL MANAGEMENT

#### Management Plan Requirements

- C1. Management plans required under this consent must be prepared in accordance with relevant guidelines, and include:
- (a) detailed baseline data;
  - (b) details of:
    - (i) the relevant statutory requirements (including any relevant approval, licence or lease conditions);
    - (ii) any relevant limits or performance measures and criteria; and
    - (iii) 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 to be implemented to comply with the relevant statutory requirements, limits, or performance measures and criteria;
  - (d) a program to monitor and report on the:
    - (i) impacts and environmental performance of the development; and
    - (ii) effectiveness of the management measures set out pursuant to paragraph (c) above;
  - (e) a contingency plan to manage any unpredicted impacts and their consequences and to ensure that ongoing impacts reduce to levels below relevant impact assessment criteria as quickly as possible;
  - (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:
    - (i) incident and any non-compliance (specifically including any exceedance of the impact assessment criteria and performance criteria);
    - (ii) complaint;
    - (iii) failure to comply with statutory requirements; and
  - (h) a protocol for periodic review of the plan.

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

#### CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN

- C2. The Applicant must prepare a Construction Environmental Management Plan (CEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C3. As part of the CEMP required under condition C2 of this consent, the Applicant must include the following:
- (a) Construction Traffic Management Plan (see condition B1);
  - (b) Construction Noise and Vibration Management Plan (see condition B17);
  - (c) Erosion and Sediment Control Plan (see condition B23);
  - (d) Construction and Demolition Waste Management Plan (see condition B48); and
  - (e) Community Consultation and Complaints Handling.
- C4. The Applicant must:
- (a) not commence construction of the development until the CEMP is approved by the Planning Secretary; and
  - (b) carry out the construction of the development in accordance with the CEMP approved by the Planning Secretary and as revised and approved by the Planning Secretary from time to time.

#### OPERATIONAL ENVIRONMENTAL MANAGEMENT PLAN

- C5. The Applicant must prepare an Operational Environmental Management Plan (OEMP) for the development in accordance with the requirements of condition C1 and to the satisfaction of the Planning Secretary.
- C6. As part of the OEMP required under condition C5 of this consent, the Applicant must include the following:
- (a) describe the role, responsibility, authority and accountability of all key personnel involved in the environmental management of the development;
  - (b) describe the procedures that would be implemented to:
    - (i) keep the local community and relevant agencies informed about the operation and environmental performance of the development;
    - (ii) receive, handle, respond to, and record complaints;



- (iii) resolve any disputes that may arise;
    - (iv) respond to any non-compliance;
    - (v) respond to emergencies; and
  - (c) include the following environmental management plans:
    - (i) Loading Management Plan (see condition B4);
    - (ii) Operational Traffic Management Plan (see condition B6);
    - (iii) Green Travel Plan (see condition B10);
    - (iv) Landscape Management Plan (see condition B39); and
    - (v) Waste Management Plan (see condition B50).
- C7. The Applicant must:
- (a) not commence operation until the OEMP is approved by the Planning Secretary; and
  - (b) operate the development in accordance with the OEMP approved by the Planning Secretary (and as revised and approved by the Planning Secretary from time to time).

## REVISION OF STRATEGIES, PLANS AND PROGRAMS

- C8. Within three months of:
- (a) the submission of a Compliance Report under condition C14;
  - (b) the submission of an incident report under condition C10;
  - (c) the approval of any modification of the conditions of this consent; or
  - (d) the issue of a direction of the Planning Secretary under condition A2(b) which requires a review,
- the strategies, plans and programs required under this consent must be reviewed.
- C9. If necessary to either improve the environmental performance of the development, cater for a modification or comply with a direction, the strategies, plans and programs required under this consent must be revised, to the satisfaction of the Planning Secretary. Where revisions are required, the revised document must be submitted to the Planning Secretary for approval within six weeks of the review required under condition C8, or such other timing as agreed by the Planning Secretary.

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

## REPORTING AND AUDITING

### Incident Notification, Reporting and Response

- C10. The Planning Secretary must be notified in writing via the Major Projects website immediately after the Applicant becomes aware of an incident. The notification must identify the development (including the development application number and the name of the development if it has one) and set out the location and nature of the incident. Subsequent notification requirements must be given, and reports submitted in accordance with the requirements set out in Appendix 3.

### Non-Compliance Notification

- C11. The Planning Secretary must be notified in writing via the Major Projects website within seven days after the Applicant becomes aware of any non-compliance.
- C12. A non-compliance notification must identify the development and the application number for it, set out the condition of consent that the development is non-compliant with, the way in which it does not comply and the reasons for the non-compliance (if known) and what actions have been, or will be, undertaken to address the non-compliance.
- C13. A non-compliance which has been notified as an incident does not need to also be notified as a non-compliance.

### Compliance Reporting

- C14. Within six months after the commencement of construction of the development, and in the same month each subsequent year (or such other timing as agreed by the Planning Secretary), the Applicant must submit a Compliance Report to the Planning Secretary reviewing the environmental performance of the development to the satisfaction of the Planning Secretary. Compliance Reports must be prepared in accordance with the Compliance Reporting Post Approval Requirements (Department 2020) and must also:
- (a) identify any trends in the monitoring data over the life of the development;
  - (b) identify any discrepancies between the predicted and actual impacts of the development, and analyse the potential cause of any significant discrepancies; and
  - (c) describe what measures will be implemented over the next year to improve the environmental performance of the development.

- C15. The Applicant must make each Compliance Report publicly available no later than 60 days after submitting it to the Planning Secretary and notify the Planning Secretary in writing at least seven days before this is done.

#### **Monitoring and Environmental Audits**

- C16. Any condition of this consent that requires the carrying out of monitoring or an environmental audit, whether directly or by way of a plan, strategy or program, is taken to be a condition requiring monitoring or an environmental audit under Division 9.4 of Part 9 of the EP&A Act. This includes conditions in respect of incident notification, reporting and response, non-compliance notification, compliance reporting and independent auditing.

**Note:** *For the purposes of this condition, as set out in the EP&A Act, "monitoring" is monitoring of the development to provide data on compliance with the consent or on the environmental impact of the development, and an "environmental audit" is a periodic or particular documented evaluation of the development to provide information on compliance with the consent or the environmental management or impact of the development.*

#### **ACCESS TO INFORMATION**

- C17. At least 48 hours before the commencement of construction of the development and for the life of the development, the Applicant must:
- (a) make the following information and documents (as they are obtained or approved) publicly available on its website:
    - (i) the documents referred to in condition A2 of this consent;
    - (ii) all current statutory approvals for the development;
    - (iii) all approved strategies, plans and programs required under the conditions of this consent;
    - (iv) regular reporting on the environmental performance of the development in accordance with the reporting requirements in any plans or programs approved under the conditions of this consent;
    - (v) a comprehensive summary of the monitoring results of the development, reported in accordance with the specifications in any conditions of this consent, or any approved plans and programs;
    - (vi) a summary of the current stage and progress of the development;
    - (vii) contact details to enquire about the development or to make a complaint;
    - (viii) a complaints register, updated monthly;
    - (ix) the Compliance Report of the development;
    - (x) any other matter required by the Planning Secretary; and
  - (b) keep such information up to date, to the satisfaction of the Planning Secretary.

APPENDIX 1 DEVELOPMENT LAYOUT PLANS

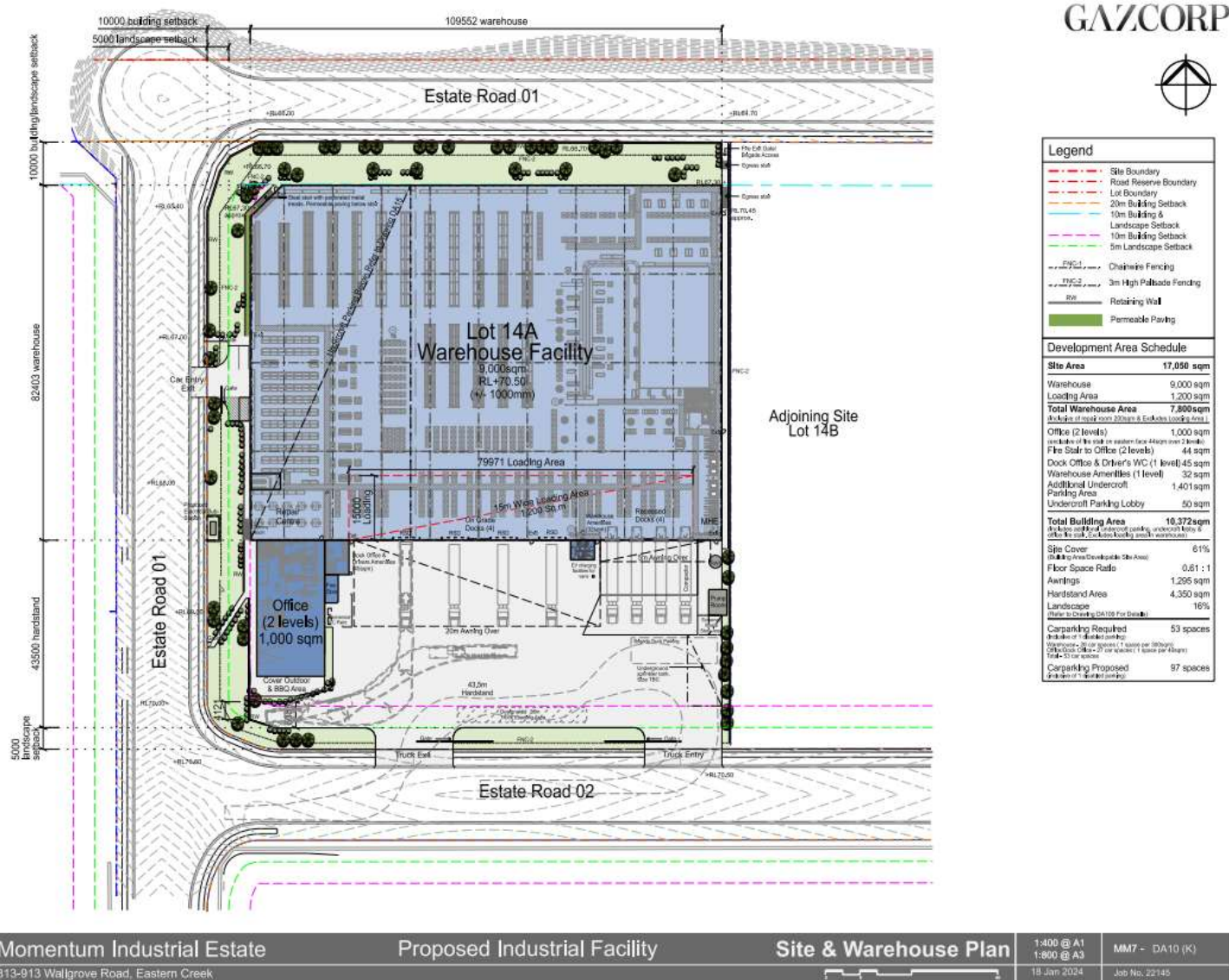


Figure 1: Site Plan







**Figure 3: Noise Sensitive Receivers' Locations**

## APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Ref No.	Mitigation Measure
<b>Design and Operation</b>	
<b>Traffic and Transport</b>	
<i>D/O-TT1</i>	The Sustainable Travel Plan shall be implemented.
<b>Hazards and Risks</b>	
<i>D/O-HR1</i>	The development shall be designed to contain any spills or contaminated water from a fire incident within the boundaries of the site.
<i>D/O-HR2</i>	The warehouse and/or site boundaries shall be capable of containing 90 minutes of sprinkler and hydrant discharge.
<b>Sustainability</b>	
<i>D/O-SU1</i>	The Lot 14A Warehouse will seek a 5 Star Green Star formal certification under the Green Star Design & As-Built v1.3 rating with the Green Building Council of Australia.
<b>Social and Engagement</b>	
<i>D/O-SE1</i>	A Community Resilience Plan will be prepared.
<i>D/O-SE2</i>	Gazcorp would consult further with Fairfield Council to understand how the project may contribute to resilience initiatives already in play.
<i>D/O-SE3</i>	Consult with local Aboriginal groups and agencies, such as the Darug Custodian Aboriginal Corporation, to determine how access to the area can be maintained for cultural practices and connection to Country.
<i>D/O-SE4</i>	A local procurement strategy will be developed to ensure that some benefit is shared to the local community.
<b>Noise</b>	
<i>D/O-NV1</i>	Pursuant to conditions A13B and A13C of SSD an Operational Noise Verification Report will be prepared within 3 months of the occupation of the building. The potential need for further noise mitigation and management measures will be considered upon the completion of the Operational Noise Verification Report.
<i>D/O-NV2</i>	Trucks should switch off their engines when stopped in loading dock where feasible (unless required to power refrigeration compressor).
<i>D/O-NV3</i>	Materials must not be dropped onto the loading dock platform/back of house area or dropped into an empty bin. Items should be gently placed on the ground or into an empty bin.
<i>D/O-NV4</i>	Acoustic design to be undertaken during CC for all mechanical plant to be installed within the tenancy.
<b>Bush Fire</b>	
<i>D/O-BF1</i>	The Defendable Space will be maintained as an Inner Protection Area - Asset Protection Zone.



Ref No.	Mitigation Measure
D/O-BF2	The BAL 29 construction standards will be applied to the building.
D/O-BF3	Access doors [PA and Vehicle] to the building shall be fitted with seals that seal the bottom, stiles and head of the door against the opening/frame to prevent the entry of embers into the building. Particular attention shall be given to the gap at the head of the curtain of the roller doors, where mohair type seals having a flammability rating of less than 5 shall be used;
D/O-BF4	External timber doors shall be fitted with a stainless steel/Colorbond kick plate of 400mm high on the outside of the door;
D/O-BF5	External glazed doors and windows shall comply with the requirements for glazing less than 400mm above finished ground level; paths / pavement and elevated roofs;
D/O-BF6	Any external vents, grilles and ventilation louvres shall have stainless steel mesh with a maximum aperture of 2mm square fitted to prevent the entry of embers into the building or be fitted with a louvre system which can be closed in order to maintain a maximum aperture or gap of no more than 2mm.
D/O-BF7	Water supply to the proposed building for fire fighting shall comply with the Building Code of Australian [BCA] and Australian Standard A.S. 2419.1 – 2021.
D/O-BF8	A site specific Evacuation Plan will be prepared for the facility. The Evacuation Plan would address the protocols for the timely relocation of staff/visitors in the event that an emergency occurs, both within the site or within the local area, and would comply with AS 3745:2010 "Planning for Emergencies in Facilities".
<b>Stormwater Management</b>	
D/O-SW1	The inspection and maintenance schedule for on-site detention basins and water quality devices would be implemented during the life of the development.
<b>Waste</b>	
D/O-W1	The Waste Management Plan would be implemented during operation.
<b>Construction Management</b>	
<b>Construction Noise and Vibration</b>	
C-NV1	A detailed Construction Noise and Vibration Management Plan would be prepared prior to the construction commencing.
<b>Construction Waste</b>	
C-W1	The Waste Management Plan would be implemented during construction.
<b>Traffic</b>	
C-TT1	Construction Traffic Management Plan will be implemented.
<b>Air Quality</b>	
C-AQ1	A detailed review of construction activities would be undertaken, and the most appropriate measures adopted as part of the Construction Environmental Management Plan. The detailed review would also take into account the Stage 1 earthworks, and the Construction Environmental Management Plan would adopt mitigation measures to minimise the cumulative dust impacts on neighbouring residential and commercial receptors.
C-AQ2	Scabbling (roughening of concrete surfaces) would be avoided during construction works if possible.
C-AQ3	Sand and other aggregates would be stored in bunded areas and are not allowed to dry out, (unless this is required for a particular process, in which case appropriate additional control measures would be put in place).

Ref No.	Mitigation Measure
C-AQ4	Water-assisted dust sweeper(s) would be used on the access and local roads, to remove, as necessary, any material tracked out of the site.
C-AQ5	Dry sweeping of large areas would be avoided.
C-AQ6	Vehicles entering and leaving the site would be covered to prevent escape of materials during transport.
C-AQ7	All inspections of haul routes and any subsequent action would be recorded in a site log book.
C-AQ8	A wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site) would be implemented where reasonably practicable.



## **APPENDIX 3 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS**

### **WRITTEN INCIDENT NOTIFICATION REQUIREMENTS**

1. A written incident notification addressing the requirements set out below must be submitted to the Planning Secretary via the Major Projects website within seven days after the Applicant becomes aware of an incident. Notification is required to be given under this condition even if the Applicant fails to give the notification required under condition C10 or, having given such notification, subsequently forms the view that an incident has not occurred.
2. Written notification of an incident must:
  - (a) identify the development and application number;
  - (b) provide details of the incident (date, time, location, a brief description of what occurred and why it is classified as an incident);
  - (c) identify how the incident was detected;
  - (d) identify when the applicant became aware of the incident;
  - (e) identify any actual or potential non-compliance with conditions of consent;
  - (f) describe what immediate steps were taken in relation to the incident;
  - (g) identify further action(s) that will be taken in relation to the incident; and
  - (h) identify a project contact for further communication regarding the incident.

### **INCIDENT REPORT REQUIREMENTS**

3. Within 30 days of the date on which the incident occurred or as otherwise agreed to by the Planning Secretary, the Applicant must provide the Planning Secretary and any relevant public authorities (as determined by the Planning Secretary) with a detailed report on the incident addressing all requirements below, and such further reports as may be requested.
4. The Incident Report must include:
  - (a) a summary of the incident;
  - (b) outcomes of an incident investigation, including identification of the cause of the incident;
  - (c) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence; and
  - (d) details of any communication with other stakeholders regarding the incident.