APPENDIX 2 APPLICANT'S MANAGEMENT AND MITIGATION MEASURES

Revised Mitigation Measures

The collective measures required to mitigate the impacts associated with the proposed works are detailed below. These measures have been derived from the assessment in Section 6.0 of the EIS and those detailed in appended consultants' reports.

Ref No.	Potential Impact	Stage of Project	Mitigation Measure
Safety, Security and Crime Prevention			
SSCP-1	Crime Risk	Operation	• The Applicant will ensure the recommendations of the Crime Risk Assessment Report provided in Appendix L of the Amendment Report are incorporated into the development.
Contamination			
C-1	Asbestos Management	Construction	• An AMP/ARCP with an asbestos register to document the location, condition and relevant applicable controls required to be implemented during works involving asbestos;
C-2	Unexpected Finds	Construction	• An unexpected finds protocol (UFP) will be developed and implemented prior to commencement of works. The UFP will provide a protocol for management of any unexpected finds encountered during the remediation/redevelopment of the site; and
C-3	Work Health and Safety	Construction	• A WHSP to document the procedures to be followed to manage the risks posed to the health of the remediation workforce.
Soil and Water			
SW-1	Stormwater Maintenance		An Inspection and Maintenance Plan will be prepared and lodged with the construction certificate for the subdivision works once final design details and the extent and layout of all proposed water management measures is confirmed. It is anticipated that the Inspection and Maintenance Plan would be prepared using current best practice guidance such as Water sensitive urban design inspection and maintenance guidelines (Penrith City Council, 2022) and would describe: • The functional components of each water management measure. • Expertise required to inspect, maintain and (where necessary) repair or replace components. • Minimum required frequency of inspection, repair or replacement activities. • Inspection and maintenance forms that list all necessary activities and contain a record of activities completed.
SW-2	Erosion and Sediment Control Maintenance		The Contractor will be required to inspect the Site after every rainfall event and at least weekly, and will: • Inspect and assess the effectiveness of the ESCP and identify any inadequacies that may arise during normal work activities or from a revised construction methodology. • Construct additional erosion and sediment control works as necessary to ensure the desired protection is given to downstream lands and waterways. • Ensure that drains operate properly and to affect any repairs. • Remove spilled sand or other materials from hazard areas, including lands closer than 5 metres from areas of likely concentrated or high velocity flows especially waterways and paved areas. • Remove trapped sediment whenever less than design capacity remains within the structure. • Ensure rehabilitated lands have affectively reduced the erosion hazard and to initiate upgrading or repair as appropriate. • Maintain erosion and sediment control measures in a fully functioning condition until all construction activity is completed and the Site has been rehabilitated. • Remove temporary soil conservation structures as the last activity in the rehabilitation. • Inspect the sediment basin during the following periods: 4 During construction to determine whether machinery, falling trees, or construction activity has damaged and components of the sediment basin. If damage has occurred, repair it. 4 After each runoff event, inspect the erosion damage at flow entry and exit points. If damage has occurred, make the necessary repairs. 4 At least weekly during the nominated wet season (if any), otherwise at least fortnightly; and 4 Prior to, and immediately after, periods of 'stop work' or Site shutdown. • Clean out accumulated sediment when it reaches the marker board/post and restore the original volume. Place sediment in a disposal area or, if appropriate, mix with dry soil on the Site. • Do not dispose of sediment in a manner that will create an erosion or pollution hazard. • Check all visible pipe connections for leaks, and repair as necessary. • Check all embankments for excessive settlement, slumping of the slopes or piping between the conduit and the embankment, make all necessary repairs. • Remove the trash and other debris from the basin and riser; and • Submerged inflow pipes must be inspected and de-silted (as required) after each inflow event.
SW-3	Sediment Basin Maintenance		• The proposed development site contains 'Type F' soils, or soils that contain a significant proportion of fine grained (33% or more of finer than 0.02mm) and require a much longer residence time to settle. Stormwater within the settling zone is to be drained or pumped out within 5 days (design time), if the nominated water quality targets can be met, to the satisfaction of the superintendent. Flocculation should be employed where extended settling is likely to fail to meet the objectives within the 5-day period. Flocculation is when flocculating agents are applied to the sediment basins causing the colloidal particles to clump into larger units or 'floc' that can either settle in a reasonable time or be filtered.
SW-4	Erosion and Sediment Control Performance Assessment		• As required by IECA Appendix B (2018), ongoing review of sediment basin performance will need be carried out throughout the construction phase of the development. As noted in IECA Appendix B, 'sediment basins are not designed to achieve a specific water quality; rather, they are designed to either

			capture and treat a specific volume of runoff, or to treat discharges up to a specified peak flow'. Considering this, site specific water quality management practices such as those suggested in IECA Appendix B will need to be implemented by the Contractor responsible for implementation of the ESCP. Demonstration of adaptive management practices and decision-making processes will provide greater certainty that all reasonable and practicable actions are being undertaken to minimise potential impacts associated with release of sediment laden water from the site.
Waste Management			
WM-1	Demolition and Construction Waste Reduction	Demolition and Construction	Waste-type-specific reduction measures will be employed during demolition and construction stages, with the following specific procedures: • Applying practical building designs and construction techniques; • Appropriate sorting and segregation of demolition and construction wastes to ensure efficient recycling of wastes; • Selecting construction materials taking into consideration to their long lifespan and potential for reuse; • Ordering materials to size and ordering pre-cut and prefabricated materials; • Reuse of formwork (where possible); • Planned work staging; • Reducing packaging waste on-site by returning packaging to suppliers where possible, purchasing in bulk, requesting cardboard or metal drums rather than plastics, requesting metal straps rather than shrink wrap and using returnable packaging such as pallets and reels; • Careful on-site storage and source separation; • Subcontractors informed of site waste management procedures; and • Coordination and sequencing of various trades.
WM-2	Demolition and Construction Waste Reuse	Demolition and Construction	The anticipated beneficial reuses of demolition and construction waste are summarised as follows: • All solid waste timber, concrete, tiles and rock that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner; • All asbestos, hazardous and/or intractable wastes are to be disposed of in accordance with SafeWork Authority and EPA requirements; • Portable, self-contained toilet and washroom facilities will be provided at the site and will be regularly emptied and serviced by a suitably qualified contractor; • Provision for the collection of batteries, fluorescent tubes and other recyclable resources will be provided onsite to enable off-site recycling; • Drink container recycling should be provided onsite or these items sorted offsite for recycling at an appropriately licensed facility; • All garbage will be disposed of via a council approved system; and • Opportunities for materials exportation and reuse with other local construction operations will be investigated.
WM-3	Operational Waste Reduction	Operation	Waste-type-specific reduction measures will be employed during development operation, with the following specific procedures: • Provision of take back services to clients to reduce waste further along the supply chain; • Re-work/re-packaging of products prior to local distribution to reduce waste arising; • Review of packaging design to reduce waste but maintain 'fit for purpose'; • Investigating leased office equipment and machinery rather than purchase and disposal; • Establish systems with in-house and with supply chain stakeholders to transport products in re-useable packaging where possible; • Development of 'buy recycled' purchasing policy; • Flatten or bale cardboard to reduce number of bin lifts required; and • Providing recycling collections within each of the offices and tearooms (e.g. plastics, cans and glass).
WM-4	Operational Waste Reuse	Operation	The anticipated beneficial reuses of operational waste are summarised as follows: • Cardboard, paper, plastic, glass, cans and pallets and containers will be reused/recycled offsite; • Provision for the collection of batteries, fluorescent tubes and other recyclable resources will be provided on site to enable off-site recycling; • All waste materials that cannot be reused or recycled will be taken to an appropriate facility for treatment to recover further resources or for disposal to landfill in an approved manner; • Waste oil (if any) used in equipment maintenance will be recycled or disposed of in an appropriate manner; and • Opportunities for materials exportation and reuse with other local industrial operations will be investigated. This will have two benefits: minimising energy through reduction of material reprocessing, encouraging material reuse.
WM-5	Waste Classification	Operation	All liquid and non-liquid wastes generated during development construction works (if any) shall be classified in accordance with the requirements of NSW EPA (2014) Waste Classification Guidelines, Part 1: Classifying Waste.
WM-6	Waste Transporting	Operation	All wastes removed from the site shall be transported in accordance with relevant road and transportation regulatory requirements. Where required (depending on the classification of the wastes), appropriately licensed transport contractors shall be used. The appointed transporters shall be responsible for ensuring they are appropriately licensed to: • Carry the particular type of waste; and • Transport the materials to an appropriately licensed facility.
Noise and Vibration			
NV-1	Construction Noise Control	Construction	The following general acoustic treatments and management principles are to be implemented: • The conditioned construction hours would be as follows: Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work on Sundays or public holidays • If further noise mitigation is required, acoustic barriers around the perimeter of the site can be installed during the works. If further noise reductions are required, install additional screening around noise sensitive areas. • Workers or delivery trucks do not congregate at or outside the site before 7am. This is an important factor in managing noise from the site.

			• Assign the task of managing noise emissions to a person (the 'responsible person') that is likely to be present on-site most of the time that activity is occurring (usually the Site Manager). This person would be responsible for handling noise complaints, and ensuring that work does not commence before the specified allowable times. The name and contact details of the 'responsible person' should be displayed outside the principal construction office. • If complaints arise regarding noise, the complaint will be directed to the 'responsible person', who will determine the source of the noise, and take immediate steps to investigate further or mitigate the noise as required. This may involve moving the noise source further away from affected premises, replacing the equipment, installing high performance silencers, or in some cases, engaging a qualified acoustic consultant to provide specialist control advice. • The Responsible Person should notify the adjacent residential premises of the intention to commence work that may cause adverse impacts on surrounding residents. If plant is to be operated in close proximity to residential premises, the Responsible Person should advise the occupants of the premises the length of time that the plant will be in operation proximate to the property boundary. • Any moveable plant (e.g. compressors) should be located as far as practical from the residential premises. • The Responsible Person maintain a record of complaints, which records the following details (refer to the example complaint record sheet in the appendix to this plan): - The time and date of lodgement of the complaint; - The name and telephone number of the complainant; - The nature of the complaint, including a description of the noise (e.g. likely noise source, duration of the noise event - is the noise continuous, or of a short duration); - The outcome of the investigation. • If a complaint is raised regarding a particular piece of plant, the plant shall be inspected for working condition, with particular attention given to the condition of engine covers or enclosures, and exhaust system. If machinery is in good condition, a high performance silencer should be installed.
NV-2	Construction Noise Monitoring	Construction	• If required, short-term operator-attended noise measurements will be suitable for investigating 'spot-checks' of noise complaints in most situations. The methodology must establish the difference between the ambient noise level and the noise source being investigated and check for compliance. For ongoing noise complaints, we recommend long tern noise monitoring at the nearest receiver locations with fortnightly reporting. • Equipment, parameters and procedures for measuring noise should be conducted in reference to the recommendations of the Construction Noise and Vibration Assessment.
NV-3	Vibration Dilapidation Assessments	Construction	The following numbered locations in the below image must have a dilapidation assessment before works proceed.
			
NV-4	Vibration Control	Construction	• To minimise exceedances, monitoring equipment shall include SMS alert to the site manager and project staff including the acoustic consultant. Where an alert indicates exceedance of the criteria, use of the onsite plant responsible for the vibration shall cease until the cause is identified and mitigated. Alternative construction methods may be required if problems are identified onsite.
NV-5	Vibration Management	Construction	• Allowable construction hours as follows: Monday to Friday 7 am to 6 pm Saturday 8 am to 1 pm No work on Sundays or public holidays • Assign the task of managing vibration complaints or recorded exceedance of the criteria to a person (the 'responsible person') that is likely to be present on-site most of the time that activity is occurring (usually the Site Manager). This person would be responsible for handling vibration complaints and ensuring that work does not commence before the specified allowable times. The name and contact details of the 'responsible person' should be displayed outside the principal construction office. • If complaints arise regarding vibration, the complaint will be directed to the 'responsible person', who will determine the source of the vibration or engage the acoustic consultant to investigate immediately. This may involve moving the vibration source further away from affected premises, replacing the equipment, operating at a reduced speed, or excavating a ditch 0.5 metre wide and 1 metre deep between the receiver and the site. • The Responsible Person should notify the adjacent residential premises of the intention to commence work that may cause adverse impacts on surrounding residents. If plant is to be operated in close proximity to residential premises, the Responsible Person should advise the occupants of the premises the length of time that the plant will be in operation proximate to the property boundary.

			• Any moveable vibrating plant (e.g. compressors) should be located as far as practical from the adjacent residential premises. • The Responsible Person maintain a record of complaints, which records the following details (refer to the example complaint record sheet in the appendix to this plan): - The time and date of lodgement of the complaint; - The name and telephone number of the complainant; · The nature of the complaint, including a description of the vibration (e.g. likely vibration source, duration of the event - is the vibration continuous, or of a short duration); - The outcome of the investigation. • If a complaint is raised regarding a particular piece of plant, the plant shall be inspected for working condition, with particular attention given to the condition of equipment operating components. If machinery is in good condition, attended vibration measurements shall be undertaken to determine the cause with recommendations provided by a qualified acoustic consultant to rectify the situation.
NV-6	Maximum Vibration Levels	Construction	• Based on inspection of the surrounding buildings, the maximum allowable levels would be a peak particle velocity of 6mm/s. If monitors are installed onsite they shall be set to a maximum limit of 3mm/s to provide adequate warning and to avoid exceedances of the maximum noise limits.
NV-7	Vibration Monitoring Procedure	Construction	To ensure the vibration monitoring is effective, the following is to be implemented for any vibration modelling: • All vibration monitors will be set to a maximum measurement interval of 5 minutes and record over the construction period commencing at 6am to 7pm every day. • The client shall provide a list of relevant construction staff (including mobile phone numbers) working on the project to be notified of exceedance of the nominated vibration levels. • All vibration monitors will be fitted with an internal SMS warning system (allow the unit to send SMS notification of vibration levels when the nominated level is exceeded). The SMS warning from the vibration monitors will go out to all staff who have provided their mobile numbers for use for notifications from the vibration monitor. • The vibration monitor will be set to provide vibration impact warnings at 2/3 of the criteria (10mm/s), this will allow staff to be notified of vibration levels and take a proactive approach before the criteria is exceeded. The Acoustic consultant will also have a minimum of 2 staff nominated on the warning system. • The vibration monitors will be installed with additional battery packs to extend the operation of the monitor to a minimum of 6 weeks with recharge. • Regardless of warning or notification, the vibration monitor will be downloaded on a monthly basis with a monthly report provided to the client, the report will be suitable for submission to council.
NV-8	Procedure for measuring Vibration	Construction	• Vibration is required to be measured at any complainants property with the geophone located at the nearest point of the dwelling to the site. The geophone can be fixed to the ground using mounting spikes in line with the nearest point of the development or fixed directly to dwelling, note that relocation of the geophone may be required to be representative of the nearest location of works being conducted onsite. Note multiple vibration monitors (two) are recommended to avoid the need for relocating the geophone multiple times. • Measurements of construction vibration should be undertaken at the time(s) when the site is operating during the approved construction hours. If attended vibration measurements are required, they should be
			representative of the current maximum level of activity from the site, or at times when complaint has been received. • Any reporting should be concise. The minimum requirements to be included in a report are; - Date and duration of measurements. - Time of measurements or measurement period. - Person(s) performing measurements or placing equipment used for long term monitoring. - Equipment used for measurements. - Location of measurements including photos. - Measured values including graphed PPV for the period of monitoring. - Corrected values (where applicable). - Notes regarding vibrating sources. - Notes regarding any extraneous sources that may have influenced measurements. - Detail of instrumentation and calibration. - Meteorological conditions. - Explanation of any high levels below the criteria including exceedances - Action taken for any exceedance including changes to site operations
NV-9	Interim Noise Impact	Operation	• Acoustic barriers shall be constructed to the height and extent shown below. The barriers will vary for each stage of the project. The acoustic barriers should be constructed using either masonry, 9mm fibre cement sheet, Hebel, or other materials with a minimum surface density of 9kg/m2 and shall be free of gaps and holes. • All acoustic barriers walls are only required while the residential dwellings adjacent the site boundaries are occupied. As the surrounding dwellings are confirmed to have been purchased for future industrial development with SSDAs lodged over the land, the barriers may be of temporary construction on the condition the requirements outlined in the points above are met. When a given residential dwelling has been purchased for a further industrial development and is no longer occupied by residents, the corresponding acoustic barrier/retaining wall may be removed. Note that all receivers with the exception of Receivers 3 and 5 are predicted to satisfy the criteria without the need for acoustic barriers.

Interim Acoustic Barrier 3m above existing boundary RL (required under the assumption Receiver 3 remains residential)

Interim Acoustic barrier 2.1m above adjacent concrete pad RL (required under the assumption Receiver 5 remains residential).

NV-10	Minimum Building Construction	Operation	• Warehouses shall be constructed using concrete tilt walls to a height of 2.4m above pad level RL, with the remainder of the construction to use standard sheet metal construction.
NV-11	Noise Allocation for Lots	Operation	• To determine the criteria for assessing an individual proposed use, we recommend applying the below formula at each receiver and for each time period. - Criteria = $PNTL_{period}$ + 10 log (A_{lot} /A_{total}) - Where: - $PNTL_{period}$ is the project noise trigger level as nominated in the ONA - A_{lot} is the lot area of the individual use being assessed - A_{total} is the total site area of the overall development • Once mechanical plant selection is finalised, an assessment by qualified acoustic consultant be conducted prior to installation to determine any requirements for acoustic treatments.
NV-12	Noise Complaints	Operation	• If noise complaints are received from nearby receivers, noise monitoring with audio shall be conducted for a period of 7 weeks, with a monitor placed onsite and at the receiver from which the complaint was received. The monitors shall record simultaneously, with attended measurements also conducted onsite and at the complaining receiver. The monitoring data and audio shall be examined by a suitably qualified person to verify that the offending noise originated at the site. If noise generated by the site has resulted in complaints, an acoustic assessment is conducted to determine suitable mitigation strategies and/or acoustic treatments.
Air Quality			
AQ-1	Communications	Construction	• Develop and implement a stakeholder communications plan that includes community engagement before work commences on site. • Display the name and contact details of person(s) accountable for air quality and dust issues on the site boundary. This may be the environment manager/engineer or the site manager. • Display the head or regional office contact information. • Develop and implement a Dust Management Plan (DMP), which may include measures to control other emissions, approved by the relevant regulatory bodies
AQ-2	Site Management	Construction	• Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken. • Make the complaints log available to the local authority when asked. • Record any exceptional incidents that cause dust and/or air emissions, either on- or offsite, and the action taken to resolve the situation in the log book. • Hold regular liaison meetings with other high-risk construction sites within 500 m of the site boundary, to ensure plans are coordinated and dust and particulate matter emissions are minimised. It is important to understand the interactions of the off-site transport/ deliveries which might be using the same strategic road network routes.
AQ-3	Monitoring	Construction	• Undertake daily on-site and off-site inspections where receptors (including roads) are nearby, to monitor dust, record inspection results, and make the log available to the local authority when asked. This will include regular dust soiling checks of surfaces such as street furniture, cars and window sills within 100m of site boundary. • Carry out regular site inspections to monitor compliance with the dust management plan / CEMP, record inspection results, and make an inspection log available to the local authority when asked. • Increase the frequency of site inspections by the person accountable for air quality and dust issues on site when activities with a high potential to produce dust are being carried out and during prolonged dry or windy conditions.
AQ-4	Preparing and Maintaining the Site	Construction	• Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible. • Erect solid screens or barriers around dusty activities or the site boundary that they are at least as high as any stockpiles on site. • Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period.

			• Avoid site runoff of water or mud. • Keep site fencing, barriers and scaffolding clean using wet methods. • Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. If they are being re-used on-site cover as described below. • Cover, seed or fence stockpiles to prevent wind erosion.
AQ-5	Operating Vehicle/Machinery and Sustainable Travel	Construction	• Ensure all on-road vehicles comply with relevant vehicle emission standards, where applicable. • Ensure all vehicles switch off engines when stationary - no idling vehicles • Avoid the use of diesel or petrol-powered generators and use mains electricity or battery powered equipment where practicable. • Impose and signpost a maximum-speed-limit of 25 km·h-1 on surfaced and 15 km·h-1 on unsurfaced haul roads and work areas (if long haul routes are required these speeds may be increased with suitable additional control measures provided, subject to the approval of the nominated undertaker and with the agreement of the local authority, where appropriate. • Produce a Construction Logistics Plan to manage the sustainable delivery of goods and materials. • Implement a Travel Plan that supports and encourages sustainable travel (public transport, cycling, walking, and car-sharing).
AQ-6	Operations	Construction	• Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable Cust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. • Ensure an adequate water supply on the site for effective dust/particulate matter suppression/ mitigation, using non-potable water where possible and appropriate. • Use enclosed chutes and conveyors and covered skips. • Minimise drop heights from conveyors, loading shovels, hoppers and other loading or handling equipment and use fine water sprays on such equipment wherever appropriate. • Ensure equipment is readily available on site to clean any dry spillages, and clean up spillages as soon as reasonably practicable after the event using wet cleaning methods.
AQ-7	Waste Management	Construction	• Avoid bonfires and burning of waste materials.
AQ-8	Measures Specific to Demolition	Construction	• Soft strip inside buildings before demolition (retaining walls and windows in the rest of the building where possible, to provide a screen against dust). • Ensure effective water suppression is used during demolition operations. Hand held sprays are more effective than hoses attached to equipment as the water can be directed to where it is needed. In addition, high volume water suppression systems, manually controlled, can produce fine water droplets that effectively bring the dust particles to the ground. • Avoid explosive blasting, using appropriate manual or mechanical alternatives. • Bag and remove any biological debris or damp down such material before demolition. • Re-vegetate earthworks and exposed areas/soil stockpiles to stabilise surfaces as soon as practicable.
AQ-9	Measures Specific to Construction	Construction	• Ensure 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
AQ-10	Measures Specific to Track-Out	Construction	• Use water-assisted dust sweeper(s) on the access and local roads to remove, as necessary, any material tracked out of the site. • Avoid dry sweeping of large areas. • Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. • Inspect on-site haul routes for integrity and instigate necessary repairs to the surface as soon as reasonably practicable. • Record all inspections of haul routes and any subsequent action in a site log book. • Install hard surfaced haul routes, which are regularly damped down with fixed or mobile sprinkler systems, or mobile water bowsers and regularly cleaned. • Implement a wheel washing system (with rumble grids to dislodge accumulated dust and mud prior to leaving the site where reasonably practicable). • Ensure there is an adequate area of hard surfaced road between the wheel wash facility and the site exit, wherever site size and layout permits • Access gates to be located at least 10 m from receptors where possible.
Biodiversity			
B-1	Pre-Clearance Process		**Pre-clearance Surveys** Pre-clearing surveys are undertaken to provide a final check for presence of flora and fauna species and habitat on a site immediately before clearing begins. Pre-clearing surveys are required to: • Identify habitat features suitable for native fauna that will require clear felling supervision and which will require a two-stage clearance procedure; • Identify any threatened flora or fauna that may have that may have moved into the subject site since ecological surveys were conducted; • Provide input into determining appropriate clearance process, including: - Recording the details for all habitat features found in vegetation to be cleared (including where applicable: GPS location; species or type of habitat features), - Clearly marking habitat features that will require a two-staged clearing process, • Locate nearby habitat suitable for the release of fauna that may be encountered during the preclearing process; • Prepare constraints mapping and relevant induction materials; • Determine any additional management measures that may need to be incorporated into the Project's CEMP. **Marking habitat features** Generally, to minimise confusion over growing amounts of flagging tape generated by different surveys and the marking of habitat features that require a two-staged clearing process, certain colours will be used for specific purposes. The following colour coding system shall be used: • Red spray-painted X or red flagging tape = non-habitat trees to be cleared; and • Yellow or green spray-painted X or yellow or green flagging tape = habitat features to be cleared that require fauna spotting and staged clearing.
B-2	Clearance Process		**Single staged clearing**

			Where no areas of habitat have been identified in vegetation to be cleared, clearing can be undertaken in a single-stage process, and includes the under-scrubbing of non-habitat trees, shrubs and other vegetation using a combination of forestry harvester and excavator. Vegetation cleared during single-stage clearance shall not be stockpiled on-site as it may provide temporary habitat **Two-staged clearing** A two-stage clearing process is designed to enable fauna to feel secure whilst clearing occurs around their tree, and to allow them a chance to self-relocate at night to coincide with typical foraging behaviours of arboreal animals. During clearing, an experienced ecologist must be present for the clearing of any habitat features. Before the commencement of clearing works, local vets and or wildlife carers are to be notified. • Stage 1 – Firstly, vegetation not identified during pre-clearance surveys as fauna habitat will be cleared. All vegetation around the habitat item will be cleared so that the fauna habitat item is isolated (as per single staged clearing). • Stage 2 – Secondly, identified habitat trees are left to stand overnight to allow resident fauna to voluntarily move from the area. Habitat trees are then cleared using the following protocols: - Trees will be gently agitated by machinery prior to clearing to encourage any animals remaining to leave the hollows; - An excavator will be used to start pushing the tree over. The excavator should have a grab mechanism that allows for the habitat tree to be lowered to the ground slowly, thus minimising the risk of injury or mortality to fauna; - The ecologist onsite will inspect all visible hollows for the presence of fauna following felling of the tree; - If fauna is present, the fauna rescue and release procedure is to be implemented; and - If salvageable, sections of the tree containing hollows are to be relocated to nearby bushland (as agreed to in consultation with Council). **Post-Clearance** Following clearing, a post-clearing assessment will be prepared and must include at minimum the following results: • Details of native fauna captured and relocated, injured, or deceased; • Photos of rescued fauna; • Number of habitat features felled and relocated; and • Analysis of the effectiveness of clearing and fauna rescue methods.
B-3	Fauna Rescue and Release Procedure		Fauna handling is to be only undertaken by the experienced ecologist on site or licenced wildlife carer. All fauna that are encountered during clearance works are to be identified and assessed by an ecologist with records of their health status detailed (e.g., released, self-relocated, transported to vet or WIRES). The acting ecologists must operate under the Scientific Licence under Part 2 of the BC Act and compliance with the PCA Act. The following procedure is relevant to the rescue/relocation and transport of fauna, instances where fauna is shocked, trapped, injured, or if eggs or juvenile fauna are discovered. • If fauna does not move out of the work area due to injury or other reasons, the health of the animal must be determined, and the decision based on the welfare of the animal and whether it is likely to survive on release. • Stress would be minimised through: - The use of soft containment and placement in a pet carrier or similar, - Animal retained in a quiet, warm location that is well ventilated, - Relevant vet/rescue agency contacted, and - Animal transported to vet/rescue agency. • Once the animal is delivered to the vet/rescue agency, they are responsible for the animal and any decisions regarding the care of the animal will be made by the vet/rescue agency.
B-4	Dam Decommissioning Management Plan (DDMP)		• A DDMP has been prepared to guide the decommissioning of eight farm dams within the site. The DDMP details procedures that must be undertaken in the planning, preparation and implementation and addresses relevant legislation, permits and approvals.
B-5	Weed Eradication Management Plan (WEMP)		• A WEMP has been prepared which details the procedure to identify, manage and control the potential for introduction and/or spread of weeds during the construction of the proposal and addresses the landowners General Biosecurity Duty (GBD) along with the MRP DCP controls with the respect to management of Weeds of National Significance.
B-6	Ameliorative Measures – Indirect Impacts		The proposal will ensure any indirect impacts are avoided, minimised and mitigated through the implementation of best management practices, which would include, but not be limited to: • Staging of construction to minimise material stockpiling, cleaning (water suppression) of access roads and speed restrictions for management of potential dust impacts; • Preparation and adherence to the following Construction Environmental Management Plan (CEMP) specialist sub-plans: - Erosion and Sediment Control Plan; - Dam Decommissioning Management Plan; and - Weed Eradication Management Plan.
Aboriginal Cultural Heritage			
ACH-1	Discovery of unanticipated Aboriginal objects	Construction	• All Aboriginal objects and Places are protected under the NPW Act. It is an offence to disturb an Aboriginal site without a consent permit issued by Heritage NSW, DPE (Heritage NSW) or SSD approval issued by DPE where the project is an SSD or a State Significant Infrastructure (SSI) project. If any unexpected Aboriginal objects be encountered during works associated with this proposal, works must cease in the vicinity and the find should not be moved until assessed by a qualified archaeologist. If the find is determined to be an Aboriginal object, the archaeologist will provide further recommendations. These may include notifying Heritage NSW and RAPs.
ACH-2	Long-term care agreement	Construction	• The establishment of a long term care agreement in consultation with RAPs will be developed in order to ensure the artefacts identified as part of this assessment are adequately cared for. RAPs have requested that artefacts be reburied on site. Frasers Property Industrial have recommended a location for reburial which will be provided to RAPs. The reburial will occur after the proposed works have been completed on site. This approach considers the principles of ESD and intergenerational equity and more importantly ensures that recovered artefacts are managed according to the wishes of RAPs.
ACH-3	Consultation with RAPs	Construction and Operation	• As per the consultation requirements, the Applicant will continue to inform RAPs about the management of Aboriginal cultural heritage sites within the study area throughout the life of the project.

Historical Heritage			
HH-1	Discovery of unanticipated historical relics	Construction	• Relics are historical archaeological resources of local or State significance and are protected in NSW under the Heritage Act. Relics cannot be disturbed except with a permit or exception/exemption notification or SSD approval issued by DPE where the project is an SSD or SSI project. If unanticipated relics are discovered during the course of the project, work in the vicinity must cease and an archaeologist contacted to make a preliminary assessment of the find. Heritage NSW will require notification if the find is assessed as a relic.
HH-2	Discovery of Human Remains	Construction	• Human remains may be found in a variety of landscapes in NSW, including middens and sandy or soft sedimentary soils. If any suspected human remains are discovered during any activity you must: - Immediately cease all work at that location and not further move or disturb the remains. - Notify the NSW Police and Heritage NSW Environmental Line on 131 555 as soon as practicable and provide details of the remains and their location. - Not recommence work at that location unless authorised in writing by Heritage NSW.
Hazards and Risk			
HR-1	Increased Dangerous Goods Storage	Operation	• If a tenant requires to store and handle additional dangerous goods to those listed for the specific warehouse in this study, it is recommended that a review of the application of SEPP33 will be conducted and where required a Preliminary Hazard Analysis (PHA) study be performed if it is identified that the RH SEPP applies to the specific warehouse.
HR-2	Dangerous Goods Storage	Operation	• Tenants storing dangerous goods are to comply with the requirements of the NSW Work Health and Safety Regulation 2017 and that based on the specific site category, the documentation requirements of this regulation be completed prior to occupancy of the site.
Bushfire			
BF-1	Public Road Design	Operation	• Public road design and construction is to comply with Table 5.3b of PBP. An exception is that the roads may be in excess of 200 m long as a temporary arrangement until development of adjoining lands allow through road access.
BF-2	Landscape Maintenance	Operation	The site is to be maintained to achieve the performance requirement of an Inner Protection Area (IPA) as described in Appendix 4 of PBP. The following landscape specifications will achieve an IPA standard for the protection against grassfires at this site: • Trees: - Trees at maturity should not touch or overhang the building. - Tree canopies should not be connected when at maturity. Gaps between crowns or groups of crowns are to be maintained at distances of 2 to 5m. • Shrubs: - Ensure gaps in the vegetation, such as between garden beds, to prevent the spread of fire towards the building. - Clumps of shrubs should be separated from glazing and doors by a distance of at least twice the height of the vegetation.
			• Groundcovers: - Grass should be kept mown (i.e. at no more than 100mm in height). - Leaves and vegetation debris should be regularly removed. - Organic mulch is not to be used within 1m of a building.
BF-3	Fire Hydrant Availability	Operation	• The proposed public roads require fire hydrants to be installed to comply with AS 2419.1 – 2021 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419). • The warehouse will require fire hydrants to be installed to comply with AS 2419.1 – 2005 Fire Hydrant Installations - System Design, Installation and Commissioning (AS 2419) so that all sides of the building are within 70 m of a hydrant by lay of the hose (or 90 m with a tanker parked in-line maximum 20 m from the hydrant).
BF-4	Hazardous Materials	Operation	• Any gas services shall be installed and maintained in accordance *with AS/NZS 1596-2014 The storage and handling of LP gas.* • Hazardous or combustible materials are not to be stored outside of the warehouse buildings.
Infrastructure Requirements			
IR-1	Water Supply	Construction	• To minimise the risk of the issue reoccurring, the Applicant's appointed earthworks contractor will install water tanks on-site that can be charged at "low usage" times for use to fill the water carts. This may require a number of tanks depending on the extent of civil works being undertaken. The low use times are recommended to be between 10:00am – 3:00pm OR 10:00pm – 6:00am.

APPENDIX 3 EROSION AND SEDIMENT CONTROL – PERFORMANCE CRITERIA

The erosion and sediment control plan prepared in accordance with condition B24 must include measures to:

1. Minimise erosion
   (a) minimise the duration of soil exposure by undertaking land clearing and stabilisation according to the 'Blue Book' Section 7.1.2 and Table 7.1;
   (b) effectively stabilise all site surfaces using methods that will continue to achieve effective stabilisation in the medium to long term. An effectively stabilised surface is defined as one that does not, or is not likely to result in visible evidence of soil loss caused by sheet, rill or gully erosion or lead to sedimentation, or lead to water contamination;
2. Manage concentrated stormwater flows
   (a) implement drainage and erosion control measures (including contingency measures), prior to rainfall, which prevent or minimise rill erosion and gully erosion;
   (b) ensure clean stormwater is diverted/managed around or through the site without increasing the concentration of total suspended solids or other contaminants in the flow and without causing erosion (on-site or off-site). If it is not feasible to divert all areas discharging clean stormwater around or through the site, the clean stormwater runoff is managed in the same manner as contaminated stormwater runoff and ensures that sediment basins are sized to accommodate the additional volume of runoff;
   (c) prior to each rainfall event ensure concentrated stormwater flow paths are provided with capacity for the 10% AEP critical duration event and do not cause water contamination, rill or gully erosion, sedimentation or damage to structures or property for at least that event frequency;
3. Minimise sediment released from the site
   (a) all site sub-catchments greater than 2,500m^2 in area, are to be provided with sediment controls which are designed, implemented and maintained to a standard which would achieve at least 80% of the average annual runoff volume of the contributing catchment treated (i.e. 80% hydrological effectiveness) to 50mg/L Total Suspended Solids (TSS) or less, and pH in the range 6.5–8.5. Where this is proposed to be achieved through the use of sediment basins, the following applies:
      (i) each basin is sized and operated in accordance with either a Type-A or Type-B sediment basin as documented in IECA BPESC Appendix B (June 2018), based on the contributing catchment area including undisturbed catchments which cannot be diverted;
      (ii) each basin is to be provided with an automated system of flocculant dosing and a suitable supply of flocculant/coagulant, with the type of flocculant/coagulant determined based on jar testing and reference to the Chemical Coagulants and Flocculants Fact Sheet (IECA BPESC 2018). The proposed coagulant/flocculant must have regard to the downstream receiving environment and water quality;
      (iii) each basin must have suitable access to allow for maintenance immediately following a rainfall event, including for sediment removal, dewatering and water treatment;
      (iv) markers are provided within each basin indicating the maximum sediment storage level and any additional water storage capacity for water reuse;
      (v) during discharge from the primary outlet system, the concentration of total suspended solids (TSS) discharged does not exceed 50mg/L and that pH is within the range of 6.5-8.5. These discharge standards apply equally to any intentional release of any water captured or stored within the site;
      (vi) hydraulic structures such as inlets, outlets, spillways must be provided with the capacity, and be structurally sound, for the design events as specified in IECA BPESC Appendix B (June 2018);
      (vii) the sediment basin is to be constructed and operational before any disturbance occurs in the catchment upslope of the basin;
      (viii) accumulated sediment from basins and other controls is to be removed and disposed of appropriately without causing water contamination;
   (b) for site sub-catchments less than 2,500m^2 in area and where it is not feasible to divert runoff from these small disturbed areas of the site to a sediment basin, compensatory erosion and sediment controls are implemented and maintained prior to rainfall to ensure that erosion of those areas is minimised and sediment controls are provided in accordance with the 'Blue Book'.
4. Manage works within waterways
   (a) work within waterways and drainage lines with catchments exceeding 15ha is to be:
      (i) scheduled to occur between June-October, where possible;
      (ii) rescheduled if rainfall is forecast, where possible;
      (iii) promptly rehabilitated conforming to the natural channel form, substrates and riparian vegetation as far as possible;

(iv) provided with flow diversion works and temporary bank and channel stabilisation works such that the works are stable during at least the 39% AEP stream flow event;

(b) temporary vehicular crossings of waterways are to be designed and constructed to convey flows for the 63% AEP and remain stable for all rainfall events up to the 10% AEP event of critical duration;

(c) erosion and sediment controls are not to be constructed within the riparian buffer zone, unless it is not feasible to site them elsewhere, and then only within cleared areas.

5. Manage other contaminants

(a) any release of captured or contained stormwater or groundwater from the site or to stormwater drainage or waterways within the site (for example pumping or releasing water from trenches, excavations or water impoundments) is to achieve a concentration of total suspended solids (TSS) which does not exceed 50mg/L and pH within the range of 6.5-8.5;

(b) there are to be no visible oils, sheens, anthropogenic litter or discolouration in any release from the site or to stormwater drainage or waterways within the site. Facilities are to be provided for litter collection and designated concrete washout areas to assist in meeting this requirement. Storage areas for site materials and waste are to be kept covered;

(c) erosion and sediment controls are to be constructed with UV stabilised materials that will not become a pollutant source and are to be promptly removed once the contributing catchment has been permanently stabilised.

APPENDIX 4 NOISE RECEIVERS

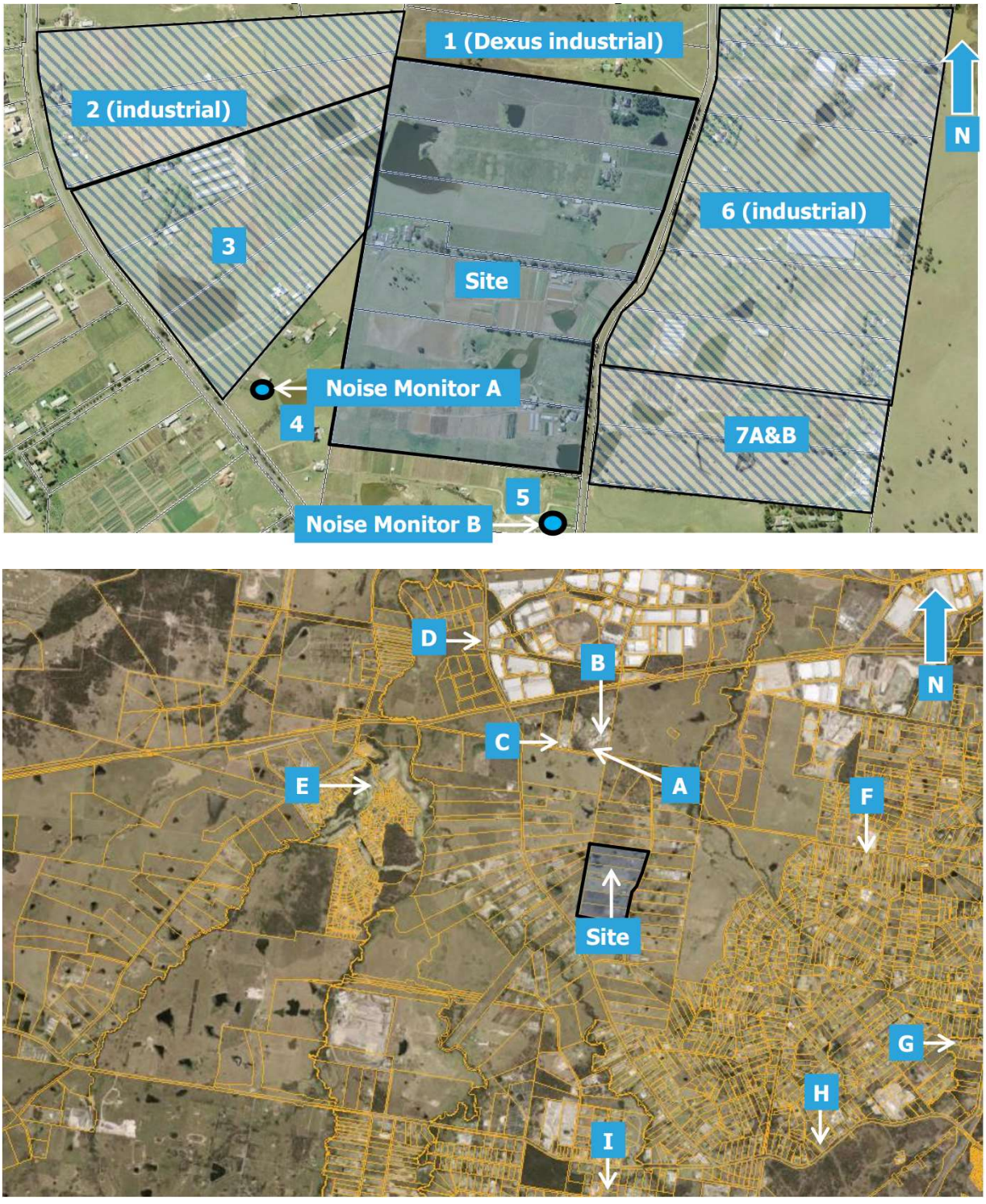

Figure 15: *Noise Sensitive Receivers*

APPENDIX 5 AIR QUALITY SENSITIVE RECEIVERS

Figure 16: *Air Quality Sensitive Receivers*

APPENDIX 6 INCIDENT NOTIFICATION AND REPORTING REQUIREMENTS

INCIDENT NOTIFICATION REQUIREMENTS

1 All incident notifications and reports must be submitted via the NSW planning portal (Major Projects).

2 The Applicant must provide notification as required under these requirements, even if the Applicant fails to give the notification required under condition X, or, having given such notification, subsequently forms the view that an incident has not occurred.

3 Within 7 days (or as otherwise agreed by the Planning Secretary) of the Applicant making the immediate incident notification (in accordance with condition X), the Applicant is required to submit a subsequent incident report that:

(a) identifies how the incident was detected;

(b) identifies when the Applicant became aware of the incident;

(c) identifies any actual or potential non-compliance with conditions of consent;

(d) identifies further action(s) that will be taken in relation to the incident;

(e) a summary of the incident;

(f) outcomes of an incident investigation, including identification of the cause of the incident;

(g) details of the corrective and preventative actions that have been, or will be, implemented to address the incident and prevent recurrence, including the period for implementing any corrective and/or preventative actions; and

(h) details of any communication with other stakeholders regarding the incident.

4 The Applicant must submit any further reports as directed by the Planning Secretary.