

Concept Plan Approval

Section 75O and 75P of the *Environmental Planning and Assessment Act 1979*

I the Minister for Planning:

- approve the Concept Plan referred to in Schedule 1, subject to the modifications in Schedule 2;
- determine the environmental assessment requirements for subsequent project or development applications associated with the Concept Plan as set out in Schedule 3;
- determine that any development or an activity associated with the approved Concept Plan with a capital investment of less than \$30 million be subject to Part 4 or Part 5 of the Act, whichever is applicable, unless the development, or is otherwise development that is, in the opinion of the Minister, development of a kind that is described in Schedule 1 of *State Environmental Planning Policy (Major Projects) 2005*; and
- determine that the development of the interchange and associated road works be subject to Part 3A of the Act.



Frank Sartor MP
Minister for Planning

Sydney

30th Nov

2007

SCHEDULE 1

Application No:	06_0226
Proponent:	Southern Distribution Hub Pty Ltd
Approval Authority:	Minister for Planning
Land:	Lots 102, 103, 104, 105, 106, 107, 108, 109 and 110 in DP 876430; Lot 100 in DP 8040500; Lots 11 and 12 in DP 702645; Lot 7A section 11 in DP 979723; Lot 3 in DP 706477; Lot 3 in DP 747688; Portion of Bungonia Road, Windellama Road, Mountain Ash Road, Rifle Range Road and Rosemont Road; Lot 1 in DP 853498; Lot 1 in DP 779194 Lot 103 in DP 70346 Lots 104, 105 and 106 in DP 126140 Lots 1, 2 and 3 in DP 835278; Lot 1 in DP 731427; and Lots 22, 23 and 24 in DP 811954.
Concept Plan:	Construction and use of a warehouse and distribution complex and associated infrastructure.

SCHEDULE 2

DEFINITIONS

ARI	Average Recurrence Interval
BCA	Building Code of Australia
Concept Plan	Concept plan for the proposed Southern Distribution Business Park at Goulburn, depicted generally in Figures 1 and 2 in Appendix 1, and described in the environmental assessment in support of the Concept Plan application for the proposal, prepared on behalf of Southern Distribution Hub Pty Ltd, and dated February 2007, and the response to submissions dated May 2007
Council	Goulburn Mulwaree Council
Day	7:00 – 18:00
DECC	Department of Conservation and Climate Change
Department	Department of Planning
Director-General	Director-General of the Department (or delegate)
DWE	Department of Water and Energy
EP&A Act	<i>Environmental Planning and Assessment Act 1979</i>
EP&A Regulation	<i>Environmental Planning and Assessment Regulation 2000</i>
Evening	18:00 – 22:00
Minister	Minister for Planning
Night	22:00 – 7:00
Project	Subdivision, construction and use of a warehouse and distribution complex and associated infrastructure, known as the Southern Distribution Business Park
Proponent	Southern Distribution Hub Pty Ltd, or its successors in title
RTA	Roads and Traffic Authority
SCA	Sydney Catchment Authority
SDBP	Southern Distribution Business Park
Site	Land to which the Concept Plan application applies (see Schedule 1)
Statement of Commitments	See Appendix 2

GENERAL TERMS OF APPROVAL

1. Subject to the modifications required in paragraphs 2, 3 and 4 of this approval, Concept Plan approval is granted for:
 - (a) subdivision of the site;
 - (b) construction and use of an interchangeable maximum gross floor of 1,500,000m² for warehouse, distribution, freight transport, light industry, and associated uses; and
 - (c) a road interchange with the Hume Highway and associated road works (including noise walls, lights and traffic lights).

Note: The general scope of this approval is depicted in the Development Plan and the Concept Masterplan (see Appendix 1).

MODIFICATIONS TO THE CONCEPT PLAN

2. The Concept Plan is modified as follows:
 - (a) the proposed Control Plan is not included in this Concept Plan;
 - (b) the proposed water supply system, including groundwater extraction, is not included in this Concept Plan;
 - (c) the proposed on-site sewerage system is not included in this Concept Plan;
 - (d) the proposed creek diversions and riparian zone rehabilitation are not included in this Concept Plan; and
 - (e) the proposed stormwater system is not included in this Concept Plan.
3. The Proponent shall prepare and implement a Staging Plan for the project to the satisfaction of the Director-General. This plan must:
 - (a) be prepared by a suitably qualified and experienced expert/s whose appointment has been endorsed by the Director-General;
 - (b) be prepared in consultation with Council and any relevant State government agencies;
 - (c) be submitted to and approved by the Director-General prior to the lodgement of any applications seeking approval for the development of any components of the approved concept plan;

- (d) describe in detail how the implementation of the approved concept plan would be staged to ensure it is carried out in an orderly and economic way, starting from the new interchange;
- (e) include a detailed study, prepared in consultation with ARTC, examining the feasibility of providing a direct link between the site and the Goulburn Rail Yards, and integrating the proposed operations on site with the region's railway infrastructure to enhance the project's intermodal capabilities;
- (f) include a detailed study examining the costs and benefits of connecting the site to Council's existing sewerage and potable water reticulation systems compared to the proposed "stand alone" systems;
- (g) include a flood study for the project that:
 - identifies pre-development water levels, velocities and depth of flooding on the site, its surrounds and its access routes during a 1:100 ARI and a probable maximum flood; and
 - outlines design principles and controls to ensure that the risk of additional flooding on surrounding lands is less than or equal to pre-development levels;
- (h) include an Infrastructure Plan for the project that:
 - describes in detail the proposed arrangements for providing the following infrastructure on the site:
 - water supply network;
 - stormwater management system;
 - wastewater management system;
 - waste management system;
 - energy supply network;
 - telecommunication system;
 - transport network, including access to site and internal roads; and
 - fire management system;
 - identifies transport routes to access the site;
 - identifies the infrastructure upgrades that are required off-site to facilitate the orderly and economic development of the project, and describes what arrangements would be put in place to ensure these upgrades are implemented in a timely manner and maintained;
 - describes in detail how the provision of infrastructure both on and off site would be co-ordinated to ensure the necessary infrastructure is in place prior to the detailed development of each stage of the Concept Plan;
- (i) include a Landscape Plan for the project that:
 - outlines the landscaping objectives for the site and each stage;
 - describes in detail the proposed creek diversions;
 - describes the measures that would be implemented to landscape the site, including the procedures to be implemented for rehabilitating the creeks on site and landscaping the site to minimise the visual impacts of the project on adjoining land owners;
 - details the staging of the construction of earth mounds and plantings to offset visual impacts of each stage prior to its construction;
 - identifies the plant species to be utilised in landscaped areas to provide effective screening;
 - describes how the performance of the landscaping plan would be monitored over time; and
 - details who would be responsible for implementing, monitoring and reviewing the plan; and
- (j) include a Masterplan for the implementation of each stage of the approved concept plan that includes:
 - a Development Control Plan that includes the proposed layout of the stage, and detailed development controls for the design and development of individual sites (covering visual management, subdivision, stormwater management and drainage, flooding, access and parking, landscaping, waste removal and storage, and energy and water conservation/efficiency requirements);
 - a Bulk Earthworks Plan;
 - a detailed Infrastructure Plan; and
 - a detailed Landscape Plan.

The Director-General may require the Proponent to address certain matters identified in the Staging Plan. The Proponent must comply with any such requirements of the Director-General given as part of the Staging Report approval.

Note: The Proponent may stage the submission of the Masterplan for each stage of the concept plan to coincide with the development of each stage. However, the Proponent may not lodge any applications seeking approval for the development of any components of a particular stage of the concept plan prior to submitting a Masterplan for that stage to the Director-General for approval.

4. The Proponent shall prepare and implement an Off-Site Mitigation Strategy for the project to the satisfaction of the Director-General. This strategy must:
 - (a) be prepared in consultation with Council, SCA and the landowners of the properties identified in Table 2;
 - (b) be submitted to the Director-General for approval with the Staging Plan for the project;
 - (c) identify a range of reasonable and feasible mitigation measures, that would be implemented, either on site or on the adjoining properties, to minimise the potential visual, noise, and in some cases, access and water impacts of the project. This should include provision for voluntary acquisition and appropriate criteria in the event that the Proponent is unable to safeguard the amenity of potentially affected residences;
 - (d) include a detailed program for the implementation of these measures; and
 - (e) include mechanisms for review of the Strategy during the life of the project.

CONSISTENCY OF FUTURE DEVELOPMENT

5. The Proponent shall ensure that all development on site is carried out generally in accordance with the:
 - (a) Concept Plan as modified (see paragraphs 2, 3 and 4 above), including any approved Staging Plan or Off-Site Mitigation Strategy;
 - (b) statement of commitments; and
 - (c) this approval.
6. If there is any inconsistency between the above, then the most recent plan/document shall prevail to the extent of the inconsistency. However, this approval shall prevail to the extent of any inconsistency.

LIABILITY TO LAPSE

7. This approval shall lapse if the Proponent does not seek approval to develop any of the components of the Concept Plan within five years from the date of this approval.

LIMITS ON APPROVAL

8. This approval does not allow any components of the project to be carried out without further approval or consent being obtained.

Traffic

9. The Proponent shall ensure that the site does not generate more than 6,230 heavy vehicle movements a day and 2,557 service vehicle movements a day.

Noise Limits

10. The Proponent shall ensure that the noise generated by the project does not exceed the noise impact assessment criteria in Table 1, for properties identified in Table 2.

Table 1: Noise impact assessment criteria dB(A)

Location	Day		Evening		Night		
	<i>L_{Aeq}(15min)</i>	<i>L_{Aeq}</i>	<i>L_{Aeq}(15min)</i>	<i>L_{Aeq}</i>	<i>L_{Aeq}(15min)</i>	<i>L_{Aeq} (1 min)</i>	<i>L_{Aeq}</i>
A-B	55	50	57	45	51	61	40
C-F	42	50	42	45	40	50	40

Table 2: Location of Sensitive Receivers

Location	Address
A	94 Rosemont Road, Goulburn
B	262 Windellama Road, Goulburn
	298 Windellama Road, Goulburn
C	411 Windellama Road, Goulburn
	439 Windellama Road, Goulburn
	441 Windellama Road, Goulburn
D	361 Windellama Road, Goulburn
	46 Mountain Ash Road, Goulburn
E	55 Barretts Lane, Goulburn
	57 Barretts Lane, Goulburn
	194 Rosemont Road, Goulburn
F	257 Mountain Ash Road, Goulburn
	296 Mountain Ash Road, Goulburn

Notes:

- To determine compliance with the $L_{Aeq}(15 \text{ minute})$ noise limits, noise from the project is to be measured at the most affected point within the residential boundary, or at the most affected point within 30 metres of a dwelling (rural situations) where the dwelling is more than 30 metres from the boundary. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy). The modification factors in Section 4 of the NSW Industrial Noise Policy shall also be applied to the measured noise levels where applicable.
 - To determine compliance with the $L_{A1}(1 \text{ minute})$ noise limits, noise from the project is to be measured at 1 metre from the dwelling façade. Where it can be demonstrated that direct measurement of noise from the project is impractical, the DECC may accept alternative means of determining compliance (see Chapter 11 of the NSW Industrial Noise Policy).
 - The noise emission limits identified in the above table apply under meteorological conditions of:
 - wind speeds of up to 3 m/s at 10 metres above ground level ; or
 - temperature inversion conditions of up to 3°C/100m, and wind speeds of up to 2 m/s at 10 metres above ground level.
10. The Proponent shall ensure that the road traffic noise generated by the project does not exceed the criteria in the DECC's *Environmental Criteria for Road Traffic Noise*.

Notes:

- Prior to seeking approval for any of the components of the Concept Plan, noise monitoring is to be undertaken at sensitive receivers along all roads impacted by project related traffic including:
 - Bungonia Road, adjacent to the site, and north of the Hume Highway;
 - Windellama Road;
 - Rosemont Road; and
 - Mountain Ash Road;
- The road traffic noise criteria, developed in accordance with the DECC's *Environmental Criteria for Road Traffic Noise (ECRTN)*, is to be determined for all sensitive receivers along roads impacted by project related traffic, prior to seeking approval for any of the components of the Concept Plan; and
- Should noise monitoring indicate that the ECRTN criteria is already exceeded, the total traffic generated by the project must not increase existing noise levels by more than 2dB.

Soil and Water Limits

11. The project shall not result in changes to the volume and run-off of surface water and creek flows onto neighbouring sites.

SCHEDULE 3

APPLICATION REQUIREMENTS

Interchange and Associated Road Works

12. Prior to seeking approval for the various components of the Concept Plan, the Proponent must first seek approval for the interchange with the Hume Highway. The Proponent shall ensure that in seeking approval for the interchange with the Hume Highway and associated road works that the application includes;
- (a) details of consultation with the RTA, Council and other relevant government agencies, and RTA's in-principle support of the design of the interchange;
 - (b) detailed description and design of the infrastructure. The design of the interchange must consider/address the following:
 - the design must allow for the future provision of three lanes in either direction on the Hume Highway, in addition to acceleration and deceleration lanes;
 - appropriate setbacks must be provided to allow necessary maintenance activities within the road reserve;
 - capacity requirements of the project;
 - all design must be in accordance with relevant RTA standards and specifications including geometric road design in accordance with *RTA Road Design Guide*, pavement design in accordance with the *AUSTROADS Pavement Design Guide*, bridge design in accordance with the latest versions of the Australian Standards AS5100, and grade separated interchanges in accordance with *NAASRA (AUSTROADS) Grade Separated Interchanges – A Design Guide*; and
 - the Hume Highway is a declared access road, and a cadastral survey must be provided to define the amended controlled access boundaries and proclaimed access points;
 - (c) details of local road network upgrades required to accommodate the interchange and the provision of a pedestrian and cycle bridge over the Hume Highway to service the project;
 - (d) an assessment of the impacts of changes to the road network including impacts on access to properties located at Bungonia Road, Windellama Road, Mountain Ash Road and Rosemont Road and details of mitigation measures to minimise any impacts;
 - (e) a noise assessment, demonstration that:
 - the noise generated from the construction of the interchange and associated road works would comply with the relevant criteria in the DECC's *Environmental Noise Control Manual*; and
 - the traffic noise generated by the project would comply with the relevant criteria in the DECC's *Environmental Criteria for Road Traffic Noise*.
 - (f) a visual assessment including:
 - an assessment of the visual impacts (height, bulk, scale and overshadowing; lighting; signs etc) of the road facilities including the interchange, site entrances and noise walls on both the local and regional area and, in particular, on adjoining properties; and
 - details of measures to minimise visual impacts including landscape screening, lighting and noise wall design. This is to be supported by visual aids, such as photomontages, from a number of vantage points and distances, including adjoining residences;
 - (g) details of measures to minimise impacts on the 1924 Motor Cycle Grand Prix Memorial including the provision of a reasonable curtilage and ensuring views to and from the memorial are retained;
 - (h) evidence that an application for a Road Occupancy Licence (ROL) has been submitted to the RTA; and
 - (a) a construction management plan, containing a:
 - a traffic management plan detailing measures to manage construction traffic during the construction of the interchange and associated road works to ensure minimal disturbance on other road users and access into neighbouring properties;
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - contamination management plan outlining measures to identify and manage contaminated material disturbed by construction works;
 - flora and fauna management plan;
 - waste management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups, and describes the measures that would be implemented to:
 - protect Aboriginal objects/sites outside the disturbance area;

- salvage and/or conserve any Aboriginal objects in the disturbance area;
- respond to the discovery of any new Aboriginal objects or skeletal remains during construction; and
- involve Aboriginal community groups in the conservation and management of Aboriginal cultural heritage on the site; and
- a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

*Note: Advertising signs or structures are **not** permitted within the Hume Highway road reserve.*

Precinct Development (Buildings)

13. The Proponent shall ensure that in seeking approval for the various components of the Concept Plan (excluding infrastructure required under paragraphs 12, 14, 15, 16, 17 and 18), the application includes:
 - (b) details of consultation with relevant government agencies including Council, RTA, DWE and SCA;
 - (c) details of consultation with adjoining landowners;
 - (d) justification for the development, including demand for the development;
 - (e) a detailed description of the layout and design of the proposed development;
 - (f) an assessment demonstrating that the layout and design is generally consistent with the Staging Plan Report;
 - (g) a detailed infrastructure plan for the provision of the following:
 - water supply, sewer, gas, electricity, telecommunications services including opportunities for incorporating water and energy efficiency measures;
 - fire-fighting services;
 - external lighting;
 - stormwater management, including the provision of rainwater harvesting infrastructure; and
 - parking and access;
 - (h) building design including consideration of the height, bulk and scale of the proposed buildings, water and energy requirements and opportunities for incorporating efficiency measures;
 - (i) a landscape plan including:
 - details of the areas to be landscaped, including the location and species for all planting;
 - details of any rehabilitation of riparian vegetation including:
 - identification of the vegetation to be retained/removed and areas to be rehabilitated;
 - plant material, densities and species mix (consisting of native trees, shrubs and groundcover species local to the area);
 - measures to prevent damage to riparian zones, such as physical barrier(s) (e.g., fence); and
 - measures to be implemented to monitor and to maintain landscaped areas and any rehabilitation works;
 - (j) a noise assessment of the proposed development including:
 - demonstration that the construction noise generated by the proposed development would comply with the relevant criteria in the DECC's *Environmental Noise Control Manual*;
 - demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - demonstration that the traffic noise generated by the proposed development and any other development on site would not exceed noise criteria in the DECC's *Environment Criteria for Road Traffic Noise*; and
 - details of noise mitigation measures for properties impacted by the proposal, including options that are consistent with the surrounding rural landscape;
 - (k) a traffic assessment of the proposed development prepared in accordance with the RTA's *Guide to Traffic Generating Developments* including:
 - an assessment of the number of vehicles to be generated by the proposed development;
 - identification of transport routes to be utilised by traffic generated by the proposed development;
 - demonstration that traffic generated by the proposed development and any other development on site could be safely accommodated by the road network; and
 - details of road upgrades required to accommodate traffic generated by the proposed development;

- (l) a visual assessment including:
 - an assessment of the visual impacts (height, bulk, scale and overshadowing; lighting; signs etc) of the proposal on both the local and regional area and in particular on adjoining properties; and
 - details of measures to minimise visual impacts including proposed external design and finishes for buildings and any noise mitigation measures such as noise walls/barriers. This is to be supported by visual aids, such as photomontages, from a number of vantage points and distances;
- (m) an air quality assessment;
- (n) a greenhouse gas assessment; and
- (o) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - flora and fauna management plan;
 - waste management plan;
 - a traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups, and describes the measures that would be implemented to:
 - protect Aboriginal objects/sites outside the disturbance area;
 - salvage and/or conserve any Aboriginal objects in the disturbance area;
 - respond to the discovery of any new Aboriginal objects or skeletal remains during construction; and
 - involve Aboriginal community groups in the conservation and management of Aboriginal cultural heritage on the site; and
 - a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Water Supply/Harvesting Infrastructure

14. The Proponent shall ensure that in seeking approval for the implementation of the water supply/harvesting infrastructure, the application includes:
 - (a) details of consultation with relevant government agencies including Council, SCA, NSW Health and DWE, including in-principle support of the design of the infrastructure;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure;
 - (c) details of water and energy requirements for the site including water supply source, sustainability of its usage, and opportunities to incorporate water and energy efficiency measures;
 - (d) details on the water treatment proposed for all drinking water produced by the water treatment plant and demonstrate compliance with the National Health and Medical Research Council's *Drinking Water Guidelines 2004* and subsequent guidelines;
 - (e) an assessment of the potential impacts of the infrastructure, including:
 - potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the water treatment plant. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken;
 - an assessment of wastes generated during construction and operation and methods for recycling, treatment, storage and disposal of the waste;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
 - (f) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - flora and fauna management plan;
 - waste management plan;

- traffic management plan;
- aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups, and describes the measures that would be implemented to:
 - protect Aboriginal objects/sites outside the disturbance area;
 - salvage and/or conserve any Aboriginal objects in the disturbance area;
 - respond to the discovery of any new Aboriginal objects or skeletal remains during construction; and
 - involve Aboriginal community groups in the conservation and management of Aboriginal cultural heritage on the site; and
- a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Sewerage System

15. The Proponent shall ensure that in seeking approval for the implementation of the sewerage system, the application includes:
 - (a) details of consultation with relevant government agencies including Council, SCA, NSW Health and DWE, including in-principle support of the design of the infrastructure;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure, including:
 - detailed technical specifications;
 - operation of the wastewater treatment works (treatment processes, disinfection methods, effluent quantity and quality, overflow performance, etc);
 - wet weather storage requirements;
 - chemical use and storage;
 - effluent storage and management (location, capacity, overflows, etc);
 - biosolids treatment and management processes, including storage, transport and recycling or disposal; and
 - opportunities to incorporate water and energy efficiency measures;
 - (c) where re-use is proposed, details regarding the beneficial re-use of treated effluent in accordance with DECC's *Environmental Guidelines: Use of Effluent by Irrigation*, relevant National Water Quality Management Strategy guidelines and other relevant guidelines;
 - (d) where discharge of treated effluent is proposed, demonstration that DECC will issue a licence under the *Protection of the Environment Operations Act 1997*;
 - (g) an assessment of the potential impacts of the infrastructure, including:
 - an assessment of the potential hazards and risks associated with the construction and operation of the infrastructure, and in particular the wastewater treatment works. A preliminary risk screening must be completed in accordance with *State Environmental Planning Policy No. 33 – Hazardous and Offensive Development* (SEPP 33) and *Applying SEPP 33* (DUAP, 1994), and where necessary, a Preliminary Hazard Analysis undertaken; ;
 - an assessment of odour and other emissions (including greenhouse gas emissions) and the management of these emissions;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1;
 - an assessment of any other significant issues identified during the design of the infrastructure; and
 - a description of the measures that would be implemented to avoid, minimise, mitigate, offset, manage and/or monitor the impacts; and
 - (e) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - flora and fauna management plan;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups, and describes the measures that would be implemented to:
 - protect Aboriginal objects/sites outside the disturbance area;
 - salvage and/or conserve any Aboriginal objects in the disturbance area;
 - respond to the discovery of any new Aboriginal objects or skeletal remains during construction; and

- involve Aboriginal community groups in the conservation and management of Aboriginal cultural heritage on the site; and
- a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Stormwater Management Infrastructure

16. The Proponent shall ensure that in seeking approval for the implementation of the stormwater management infrastructure, the application includes:
- (a) details of consultation with Council and SCA, including in-principle support of the design of the stormwater management infrastructure and monitoring program;
 - (b) detailed description of the design, and ongoing management and maintenance of the infrastructure, including:
 - demonstration that the stormwater management infrastructure (including discharge rates, detention volumes and water quality) will conform with, or exceed all relevant requirements and guidelines, particularly of any requirements of Council and SCA;
 - a description of the procedures for the installation, inspection and maintenance of the stormwater control infrastructure, including stormwater pollution control devices; and
 - demonstration that the stormwater management infrastructure will not impact on the existing level of runoff to adjacent properties; and
 - (c) a stormwater quality monitoring program as it relates to the operation of the development and procedures to be undertaken if any non-compliance is detected.

Creek Diversions and Riparian Zone Rehabilitation

17. The Proponent shall ensure that in seeking approval for the realignment of any classified watercourses on site the application includes:
- (a) details of consultation with DWE and SCA, including in-principle support of the design of the realigned creek;
 - (b) a detailed description and design of the realigned creek, demonstrating that:
 - the realigned creek emulates a stable natural creek system in behaviour and appearance, with suitable aquatic and terrestrial habitat;
 - the reaches and sinuosity of the realigned creek mimic the reaches and sinuosity of the existing creek as far as is practicable;
 - the flows within the realigned creek do not exceed the stability of its bed or banks;
 - there is no increase in tractive stress within the realigned creek;
 - the realigned creek can withstand flow events up to the 1 in 100 year storm event; and
 - there is equivalent floodplain area for seasonal inundation of water that mimics the wetting and drying cycle of the existing creek;
 - (c) A Creek Realignment Plan, that:
 - must be prepared in accordance with the latest version of DWE's *Watercourse and Riparian Area Planning, Assessment and Works Design Guideline*;
 - establishes performance and completion criteria for the proposed creek realignment;
 - includes detailed plans of all physical works associated with the proposed creek realignment;
 - describes how material from the existing system will be relocated, preferably without involving storage; and if storage is required, the duration of the storage and the procedures that would be implemented to maximise the retention of soil fauna and microbes;
 - describe how the realigned creek would be commissioned;
 - includes a program to monitor and maintain the realigned creek and associated riparian zone; and
 - includes a contingency plan to respond to any potential failures of the realigned creek, or planting with the associated riparian corridor;
 - (d) A Vegetation Management Plan, that:
 - must be prepared in accordance with the latest version of DWE's guidelines *How to Prepare a Vegetation Management Plan*;
 - includes details of any rehabilitation of riparian vegetation including:
 - identification of the vegetation to be retained/removed and areas to be rehabilitated;
 - plant material, densities and species mix (consisting of native trees, shrubs and groundcover species local to the area); and
 - measures to prevent damage to riparian zones, such as physical barrier(s) (e.g., fence); and
 - describes how the rehabilitation works would be staged and monitored;
 - (f) a construction management plan, containing a:

- noise and dust management plan;
- soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
- flora and fauna management plan;
- waste management plan;
- traffic management plan;
- aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups, and describes the measures that would be implemented to:
 - protect Aboriginal objects/sites outside the disturbance area;
 - salvage and/or conserve any Aboriginal objects in the disturbance area;
 - respond to the discovery of any new Aboriginal objects or skeletal remains during construction; and
 - involve Aboriginal community groups in the conservation and management of Aboriginal cultural heritage on the site; and
- a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.

Waste Management

18. The Proponent shall ensure that in seeking approval for the waste management infrastructure on site the application includes:
- (a) detailed description, design, and ongoing management and maintenance of the waste management infrastructure;
 - (b) details of the types and quantities of waste that would be generated during operation, and the standards and performance measures for dealing with this waste;
 - (c) a description of how waste would be stored and handled on site, transported from the site and disposed of in accordance with the DECC's guidelines on the *Assessment, Classification & Management of Liquid and Non-Liquid Waste*;
 - (h) an assessment of the potential impacts of the waste management infrastructure, including:
 - an air quality assessment focusing on dust and odour impacts and the management of these emissions;
 - an assessment of the potential soil, groundwater and surface water impacts associated with storing and managing waste on site;
 - an assessment of noise generated during construction and operation and demonstration that the operational noise generated by the proposed development and any other development on site would not exceed noise criteria detailed in Table 1; and
 - an assessment of any other significant issues identified during the design of the infrastructure;
 - (d) measures to minimise the production and impact of all wastes generated on site and procedures to monitor the amount of waste generated at the site; and
 - (e) a construction management plan, containing a:
 - noise and dust management plan;
 - soil and water management plan, prepared in accordance with Landcom's *Managing Urban Stormwater: Soils and Construction* guidelines. The plan must include details of water supply requirements for construction, management of wastewater during construction and any approvals/licences required;
 - flora and fauna management plan;
 - waste management plan;
 - traffic management plan;
 - aboriginal heritage management plan that has been prepared in consultation with the DECC and relevant Aboriginal community groups, and describes the measures that would be implemented to:
 - protect Aboriginal objects/sites outside the disturbance area;
 - salvage and/or conserve any Aboriginal objects in the disturbance area;
 - respond to the discovery of any new Aboriginal objects or skeletal remains during construction; and
 - involve Aboriginal community groups in the conservation and management of Aboriginal cultural heritage on the site; and
 - a complaints management plan detailing the procedures that would be implemented to receive, handle, respond to and record any complaints that are received.