

# Notice of Modification

## Section 75W of the *Environmental Planning and Assessment Act 1979*

As delegate of the Minister for Planning, I modify the project approval referred to in Schedule 1, as set out in Schedule 2.



Sam Haddad  
Director-General

Sydney

11<sup>th</sup> April

2011

---

### SCHEDULE 1

The project approval for Stage 1 Infrastructure for the Hoxton Park Warehouse Project, granted by the Minister for Planning on 3 June 2010 (10\_0008).

---

### SCHEDULE 2

1. In condition 2 of Schedule 2, delete all words after "(see Appendix 3);" and insert:
  - (f) modification application 10\_0008 MOD 1 and accompanying Environmental Assessment titled: *Len Waters Industrial Estate (Former Hoxton Park Aerodrome) Modifications to Concept Plan and Stage 1 Infrastructure Project Applications to Include the Construction of the Link Road and Rezone the Residual Lot*, dated September 2010; and
  - (g) conditions of this approval.
2. In condition 6 of Schedule 2 immediately after "Road Two," insert "and the construction of the link road over Hinchinbrook Creek (including associated drainage works)".
3. After conditions 13 insert:
  - 13A. Prior to construction commencing for the second access to Cowpasture Road, the Proponent shall:
    - (a) establish the offset area, indicated as blue, in Appendix 1A;
    - (b) develop a vegetation management plan for the offset area, to the satisfaction of Council;
    - (c) enter into an agreement for the maintenance and management of the offset area, to the satisfaction of Council.
4. After condition 17 insert:
  - 17A Within 6 months of the commencement of construction of the second access off Cowpasture Road or prior to the completion of the second access, which ever is the sooner, the Proponent shall design and install appropriate flood mitigation measures around the Bus Depot to ensure the premises remains flood free during the 1 in 100 year flood event, to the satisfaction of Council.
3. In condition 22 of schedule 3 immediately after "Cowpasture Road" insert "at the southern end of the site".
4. After condition 22 of schedule 3 insert the following:
  - 22A. The Proponent shall ensure that:
    - (a) the layout of the northern signalised intersection shall be in accordance with Drawing No. 150133 SK010 B, subject to RTA approval;
    - (b) the northern signalised intersection on Cowpasture Road, shall be designed in accordance with the RTA's Road Design Guide, RTA's Traffic Signal Design Manual and other Australian Codes of Practice and endorsed by a suitably qualified chartered Engineer;

- (c) certified copies of traffic signal design, civil design plans, and swept path analyses of the northern signalised intersection are to be submitted to the RTA for consideration and approval prior to the commencement of any works;
- (d) post development stormwater discharge from the site does not exceed the pre-development application discharge levels;
- (e) a Works Authorisation Deed (WAD) is entered into with the RTA for the traffic signal and civil works, prior to the RTA's assessment of the detailed traffic signal design plans;
- (f) no road works shall commence until the WAD and the Traffic Signal Design plans are executed; and
- (g) all works or regulatory signposting associated with the proposed northern signalised intersection are to be at no cost to the RTA.

To the satisfaction of the RTA.

5. In condition 23 of schedule 3 immediately after "Dick Smith Warehouse (10\_0010) Projects" insert ", with the exception of the northern intersection and access road across Hinchinbrook Creek (refer to new condition 22A)"
6. In Appendix 1 delete plans 031(A), 024(C), 014(B), 015(B), 032(B), and Figure No. 5 and insert the following:



NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

No. MDD 1 granted on the 11/4/2001

in respect to MP 10-0008

Signed C. Pate

Sheet No. of



M7 MOTORWAY



LEGEND  
— FILL CONTOURS  
— CUT CONTOURS  
— CUT TO FILL LINE

TEXT	DATE	APPROVED	CHECK	REVISION	BY	DATE
10-0008	12/02/01	10-0008	10-0008	10-0008	10-0008	10-0008
10-0008	12/02/01	10-0008	10-0008	10-0008	10-0008	10-0008
10-0008	12/02/01	10-0008	10-0008	10-0008	10-0008	10-0008
10-0008	12/02/01	10-0008	10-0008	10-0008	10-0008	10-0008

Central Coast  
2 Bury Road  
Tuggerah NSW 2259  
Phone (02) 4355 4300  
Fax (02) 4355 4301  
www.centralcoast.nsw.gov.au



PROPERTY DESCRIPTION  
LOT 400 D.P. 1141920  
COW PASTURE ROAD  
HOXTON PARK

PROJECT  
PROJECT No. 150126  
PROJECT NAME SK - 031  
PROJECT NUMBER D





NSW GOVERNMENT  
Planning

Issued under the *Environmental Planning and Assessment Act 1979*

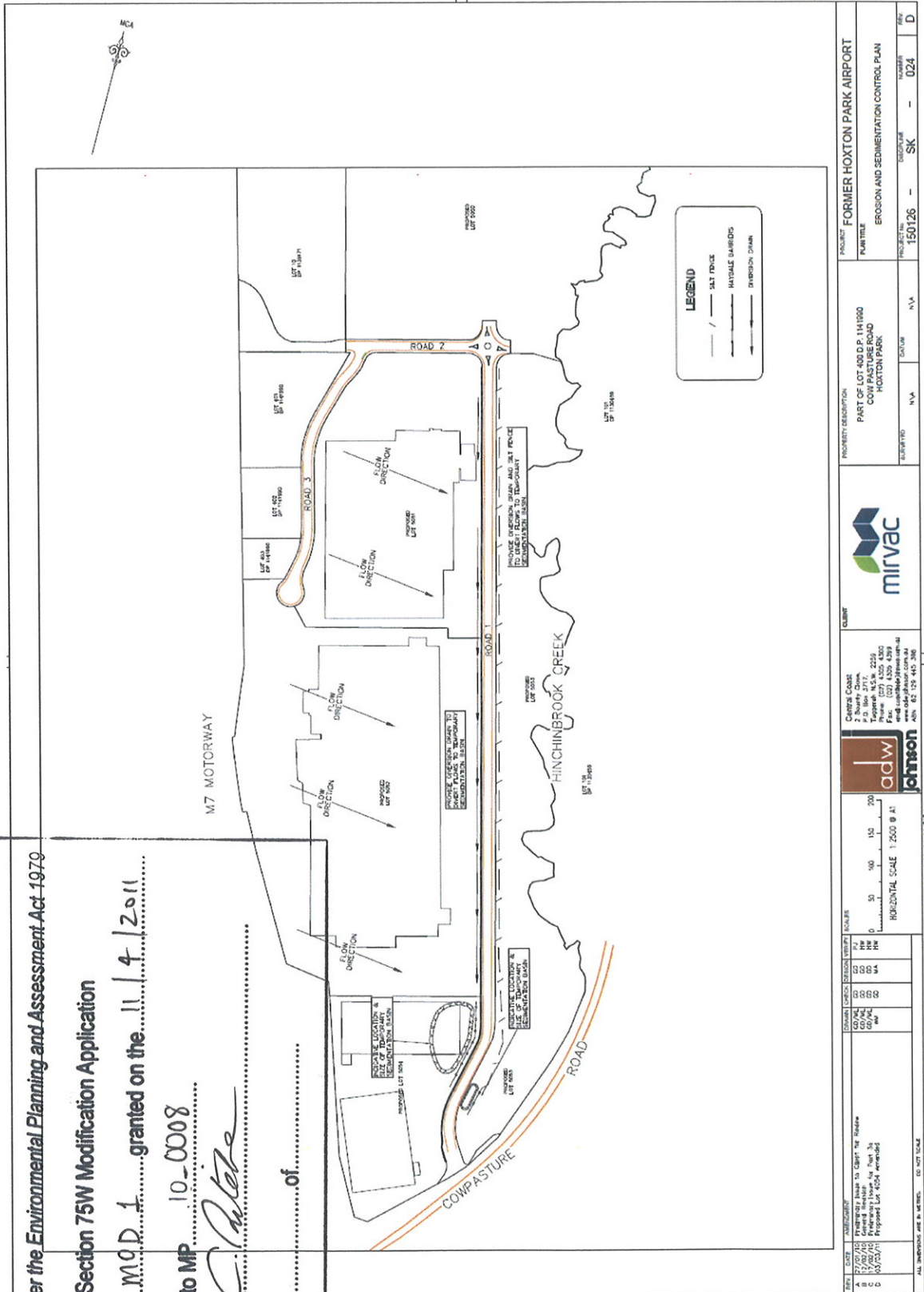
Approved Section 75W Modification Application

No. MOD 1 granted on the 11 / 4 / 2011

in respect to MP 10-0008

Signed C. Pate

Sheet No. 1 of 1



REV	DATE	DESCRIPTION	DESIGNED	CHECKED	APPROVED	SCALE	PROJECT NO.	PROJECT NAME	PROJECT LOCATION	PROJECT NUMBER	PROJECT DATE
1	2/2/2011	Initial design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
2	2/2/2011	Revised design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
3	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
4	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
5	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
6	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
7	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
8	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
9	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024
10	2/2/2011	Final design	C. Pate	C. Pate	C. Pate	1:200 @ A1	150126	FORMER HOXTON PARK AIRPORT	150126	SK	024



NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

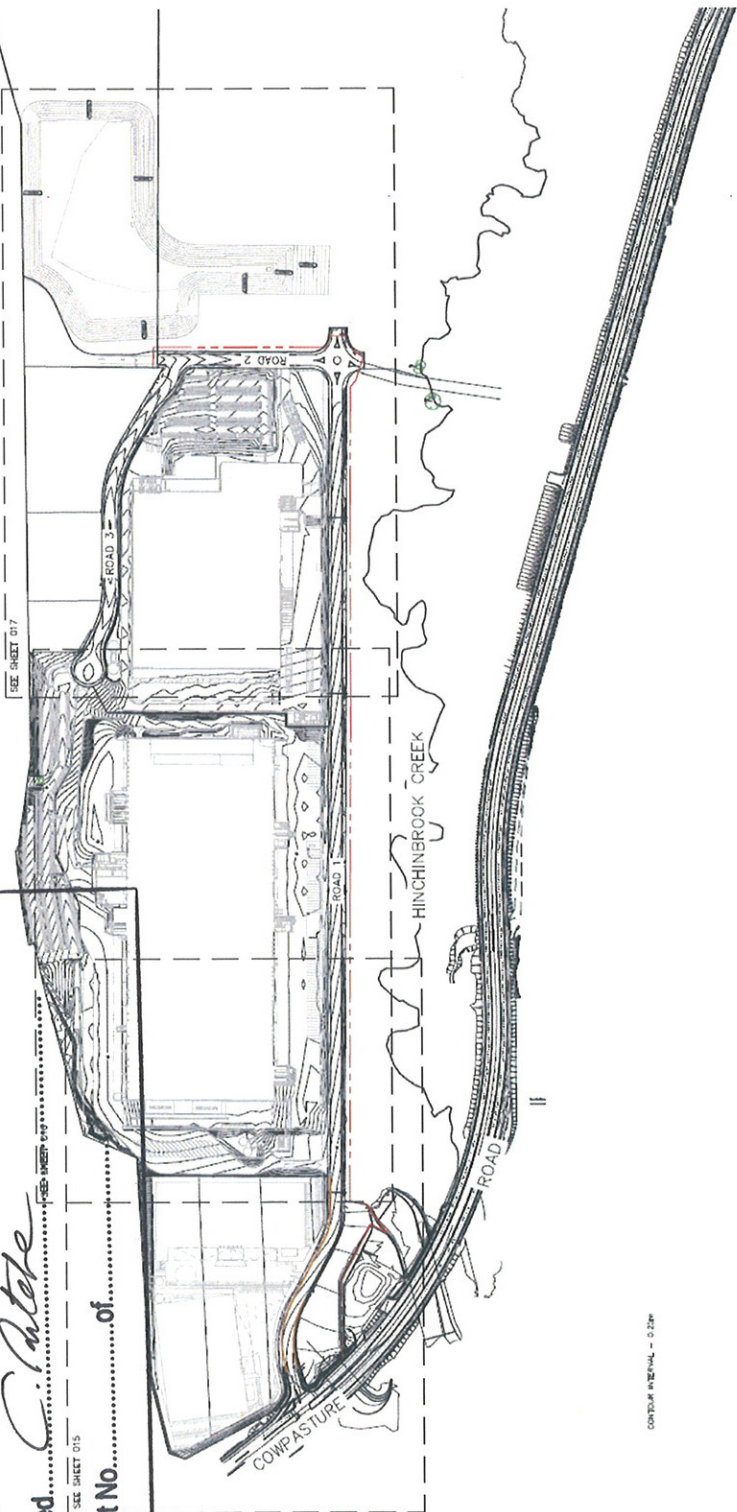
No. MOD 1 granted on the 11/4/2011

in respect to MP 10-0008

Signed *C. Pate*

Sheet No. of

M7 MOTORWAY



CONTINUED ON SHEET 017

REV	DATE	DESCRIPTION	DESIGNED	CHECKED	APPROVED	SCALE	CLIENT	PROPERTY DESCRIPTION	PROJECT
A	1/2/10	Preparation of Section 75W Modification Application	AD	AD	AD	1:2000	Centre Coast 2 Barry Drive, Tuggerah NSW 2255 Phone: (02) 4355 4500 www.adaw.com.au	PART LOT 400 DP 1141080 COW PASTURE ROAD HOXTON PARK	FORMER HOXTON PARK AIRPORT
B	1/2/10	Revised Section 75W Modification Application	AD	AD	AD	1:2000			
C	11/4/11	Current Amendment	AD	AD	AD	1:2000			
ALL DIMENSIONS ARE IN METRES. SEE SHEET 017							adaw johnson	150126 - SK - 014	C





NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

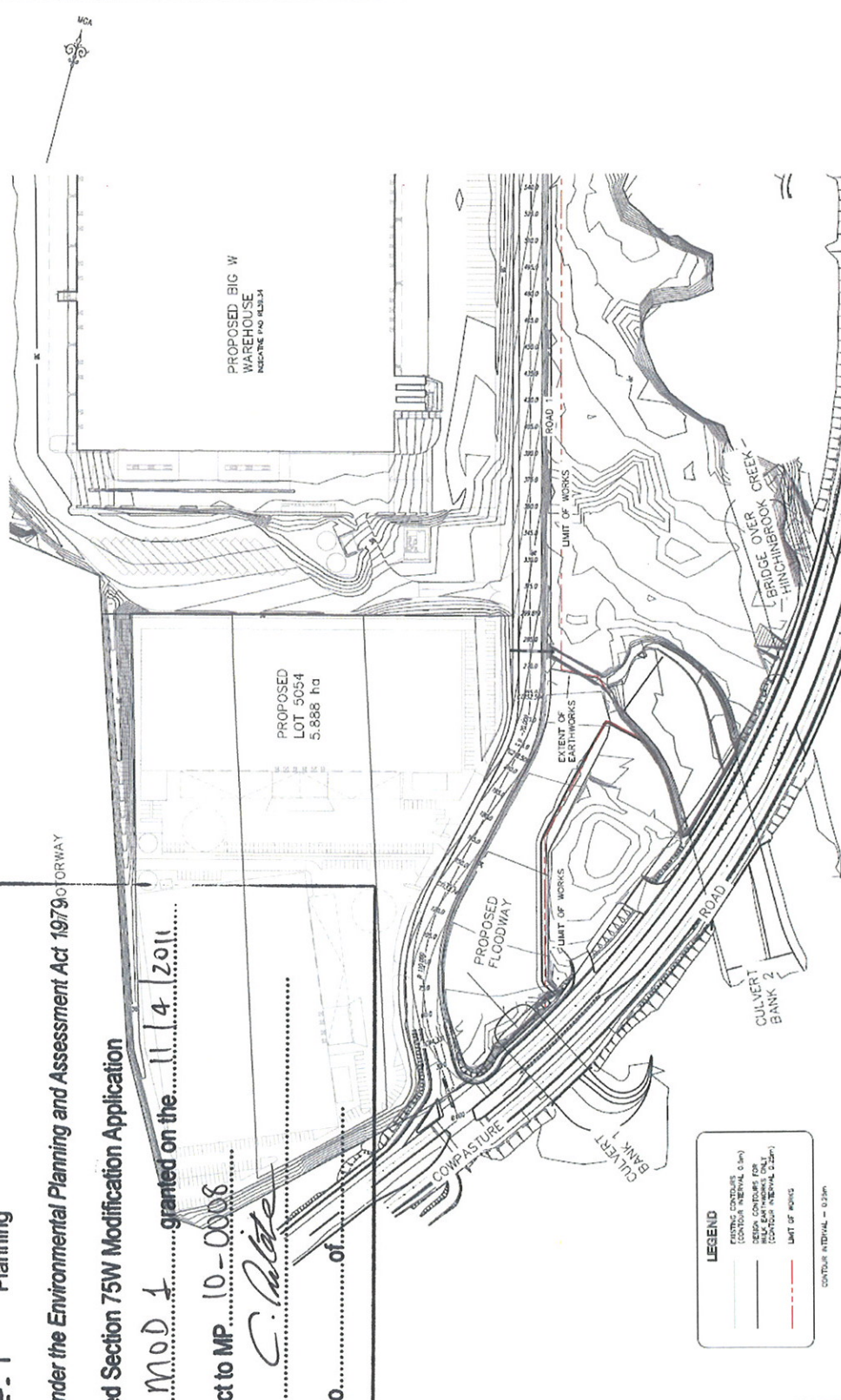
Approved Section 75W Modification Application

No. MOD 1 granted on the 11/4/2011

in respect to MP 10-0008

Signed C. Palate

Sheet No. of



CLIENT		PROPERTY DESCRIPTION		PROJECT	
Central Coast 2 Burrey Drive Parramatta NSW 2226 Phone: (02) 4350 4500 Fax: (02) 4350 4501 www.centralcoast.nsw.gov.au		PART LOT 400 D.P. 1141900 CON PASTURE ROAD HOXTON PARK		FORMER HOXTON PARK AIRPORT	
adw johnson		N/A		ROAD AND EARTHWORKS DETAIL	
A1 / A3 1:500 (1:2000)		N/A		SHEET 2 OF 4	
ALL DIMENSIONS ARE IN METRES		150126		SK - 015	
C		C		C	



***Issued under the Environmental Planning and Assessment Act 1979***

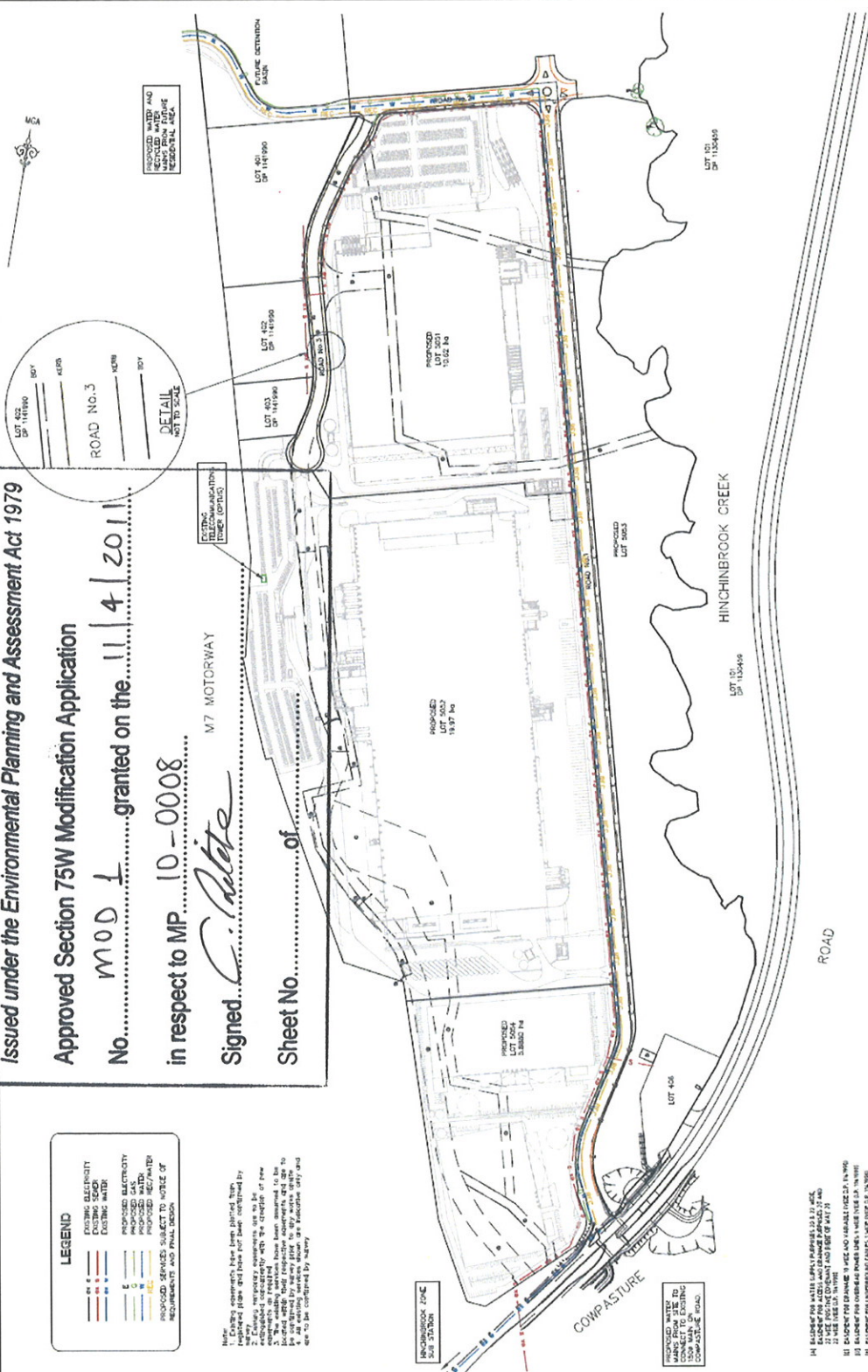
## Approved Section 75W Modification Application

No. MOD 1 granted on the 11/4/2011.

in respect to MP.....10-0008

Signed.....*C. Labele*.....

Sheet No.....of..



REV	DATE	AMENDMENT	DESCRIPTION	FORMER	ORDER	DESIGN	VERIFY	SCALE	CLINT	PROPERTY DESCRIPTION	PROJECT	FORMER	REV
001	14/07/2019	1	Preparation of plans for water supply	1:1	1:1	1:1	1:1	1:1	Central Coast 2. Bourne Drive, P.O. Box 1071, Wauchope, N.S.W. 2556 Phone: (02) 4355 4300 Fax: (02) 4355 4399 www.mirvac.com.au ADV: 62 179 445 388	PART OF LOT 400 D.P. 1141002 COW PASTURE ROAD HOXTON PARK	150126	032	
002	14/07/2019	2	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1	mirvac				
003	14/07/2019	3	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
004	14/07/2019	4	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
005	14/07/2019	5	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
006	14/07/2019	6	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
007	14/07/2019	7	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
008	14/07/2019	8	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
009	14/07/2019	9	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
010	14/07/2019	10	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
011	14/07/2019	11	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
012	14/07/2019	12	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
013	14/07/2019	13	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
014	14/07/2019	14	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
015	14/07/2019	15	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
016	14/07/2019	16	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
017	14/07/2019	17	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
018	14/07/2019	18	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
019	14/07/2019	19	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
020	14/07/2019	20	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
021	14/07/2019	21	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
022	14/07/2019	22	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
023	14/07/2019	23	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
024	14/07/2019	24	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
025	14/07/2019	25	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
026	14/07/2019	26	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
027	14/07/2019	27	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
028	14/07/2019	28	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
029	14/07/2019	29	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
030	14/07/2019	30	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
031	14/07/2019	31	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
032	14/07/2019	32	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
033	14/07/2019	33	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
034	14/07/2019	34	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
035	14/07/2019	35	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
036	14/07/2019	36	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
037	14/07/2019	37	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
038	14/07/2019	38	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
039	14/07/2019	39	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
040	14/07/2019	40	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
041	14/07/2019	41	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
042	14/07/2019	42	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
043	14/07/2019	43	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
044	14/07/2019	44	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
045	14/07/2019	45	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
046	14/07/2019	46	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
047	14/07/2019	47	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
048	14/07/2019	48	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
049	14/07/2019	49	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
050	14/07/2019	50	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
051	14/07/2019	51	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
052	14/07/2019	52	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
053	14/07/2019	53	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
054	14/07/2019	54	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
055	14/07/2019	55	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
056	14/07/2019	56	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
057	14/07/2019	57	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
058	14/07/2019	58	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
059	14/07/2019	59	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
060	14/07/2019	60	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
061	14/07/2019	61	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
062	14/07/2019	62	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
063	14/07/2019	63	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
064	14/07/2019	64	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
065	14/07/2019	65	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
066	14/07/2019	66	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
067	14/07/2019	67	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
068	14/07/2019	68	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
069	14/07/2019	69	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
070	14/07/2019	70	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
071	14/07/2019	71	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
072	14/07/2019	72	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
073	14/07/2019	73	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
074	14/07/2019	74	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
075	14/07/2019	75	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
076	14/07/2019	76	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
077	14/07/2019	77	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
078	14/07/2019	78	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
079	14/07/2019	79	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
080	14/07/2019	80	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
081	14/07/2019	81	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
082	14/07/2019	82	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
083	14/07/2019	83	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
084	14/07/2019	84	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
085	14/07/2019	85	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
086	14/07/2019	86	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
087	14/07/2019	87	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
088	14/07/2019	88	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
089	14/07/2019	89	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
090	14/07/2019	90	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
091	14/07/2019	91	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
092	14/07/2019	92	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
093	14/07/2019	93	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
094	14/07/2019	94	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
095	14/07/2019	95	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
096	14/07/2019	96	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
097	14/07/2019	97	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
098	14/07/2019	98	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
099	14/07/2019	99	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					
100	14/07/2019	100	Revised plans for water supply	1:1	1:1	1:1	1:1	1:1					





NSW GOVERNMENT  
Planning

Issued under the Environmental Planning and Assessment Act 1979

Approved Section 75W Modification Application

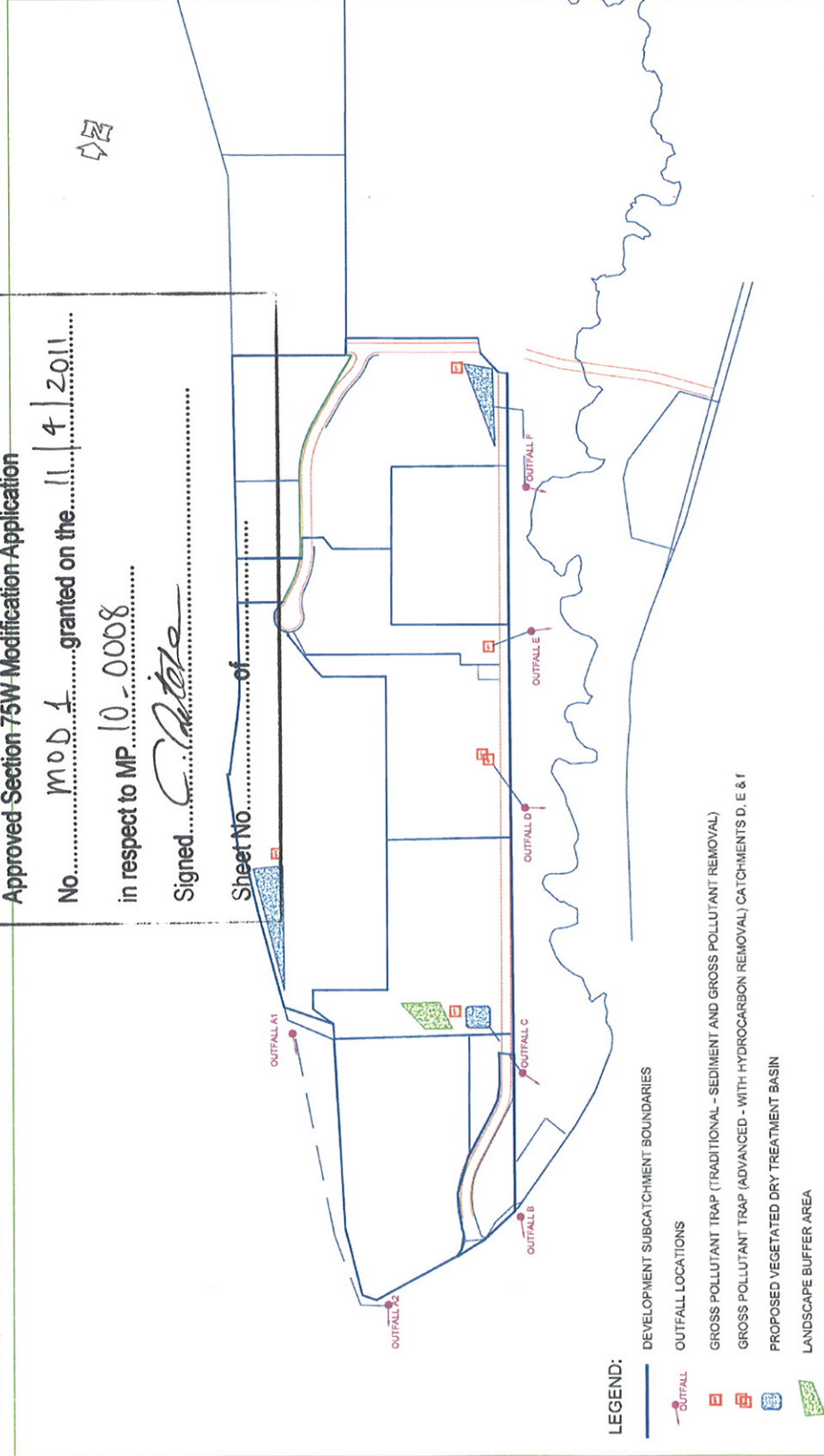
No. MOD 1 granted on the 11/4/2011

in respect to MP 10-0008

Signed *C. Pata*

Sheet No. of

Client: ADW Johnson  
Project: Proposed Warehouse and Distribution Facilities  
Project: Stormwater Management Plan  
Location: Cowpasture Road, Hoxton Park NSW



LEGEND:

- DEVELOPMENT SUBCATCHMENT BOUNDARIES
- OUTFALL
- GROSS POLLUTANT TRAP (TRADITIONAL - SEDIMENT AND GROSS POLLUTANT REMOVAL)
- GROSS POLLUTANT TRAP (ADVANCED - WITH HYDROCARBON REMOVAL) CATCHMENTS D, E & F
- PROPOSED VEGETATED DRY TREATMENT BASIN
- LANDSCAPE BUFFER AREA

50 0 50 100 150 200 250 m  
Scale 1:5000 @ A3

Stormwater  
Management Plan

Final Date: 10/04/11 10:00 AM Call the 5,10525 or contact Parsons Brinckerhoff for more information

Figure No. 5



6. Immediately after Appendix 1 insert:

## APPENDIX 1A Bridge and Link Road Offset Area



### Legend

- Study Area
- Proposed Northern Basin 6
- Employment Zone Development
- Sports field
- Offset for bridge/access road (3ha)
- Offset from original employment zone development (10ha)

1:6,000 (at A3)  
0 25 50 100 150 200 250  
Metres  
Map Projection: Transverse Mercator  
Horizontal Datum: Geocentric Datum of Australia (GDA)  
Grid: Map Grid of Australia 1994, Zone 56



Mirvac Group Pty Ltd  
Former Hoxton Park Airport Development -

Job Number 22 - 14911  
Revision C  
Date 27 JAN 2011

Offset Plan - Bridge and Access Rd

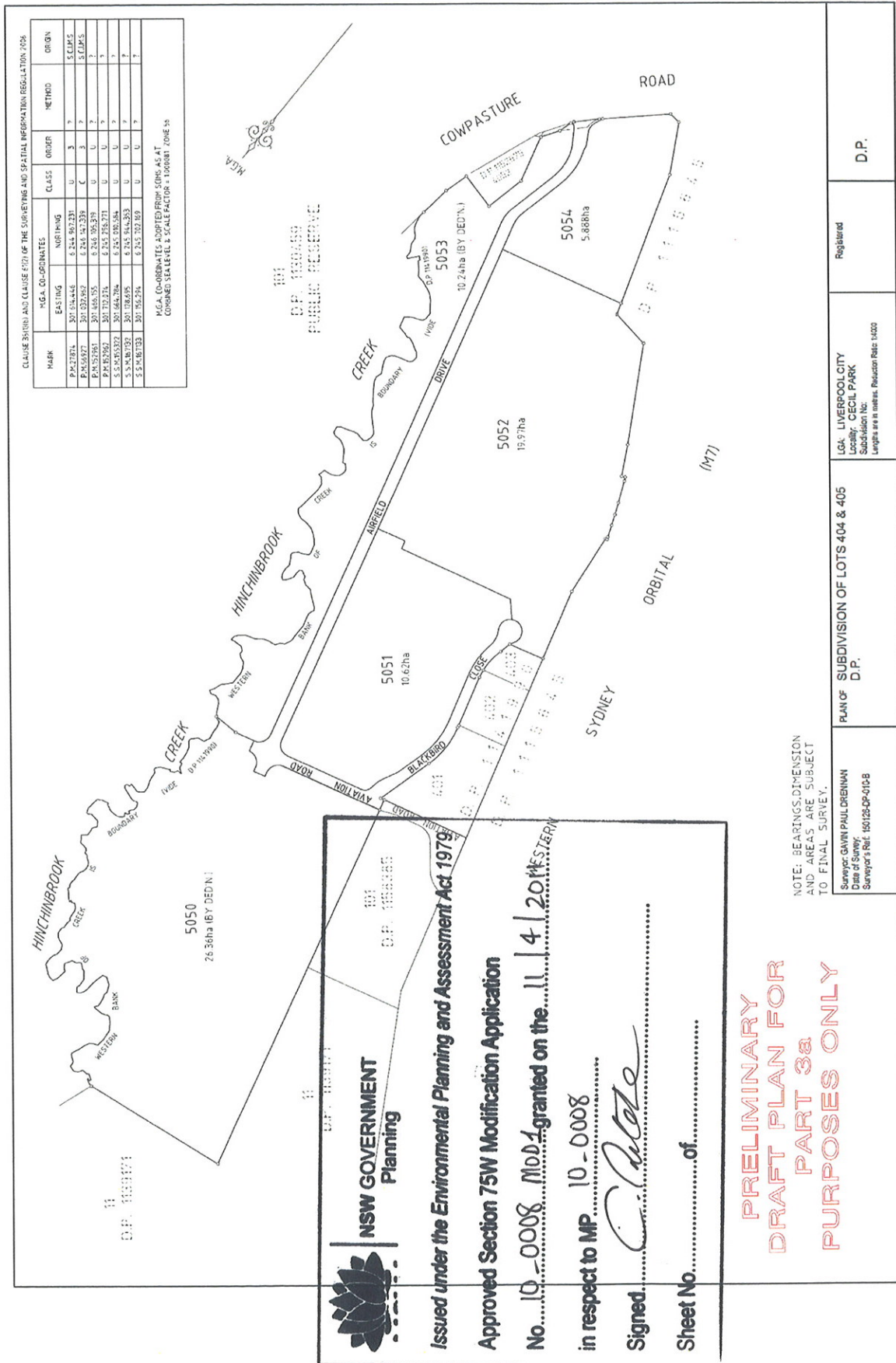
Figure 1

G:\22-14911\GDD\GDD\Map\_Documents\22-14911-2014\_HoxtonPark\_offset\_Strategy\_REV18.mxd

Level 15, 133 Castlereagh Street Sydney NSW 2000 T 61 2 9239 7100 F 61 2 9239 7199 E sydney@ghd.com.au W www.ghd.com.au



7. Delete Appendix 2 and insert:



8. Delete Appendix 3 and insert:

### APPENDIX 3 STATEMENT OF COMMITMENTS

## 4.0 Revised Statement of Commitments

The proposed changes to the Concept Plan and Stage 1 Infrastructure Application necessitate the following changes to the Statement of Commitments for the development (refer Table 5). Deletions are shown in ~~bold strikethrough~~ and additions are shown in ***bold italics***.

Table 5 – Revised Statement of Commitments

Subject	No.	Commitments	Timing
Contamination	1.	A Construction Environmental Management Plan (CEMP) will be prepared by an environmental consultant and implemented. The plan will provide details on the following best practices in relation to the development of "Unexpected Finds Protocols" to provide clear guidance to site works for the management of unexpected findings during the site development process.	Prior to excavation / construction works
	2.	A post-demolition validation of the site will be conducted so as to confirm that items such as asbestos, additional USTs or signs of chemical contamination are not present on the site.	Post demolition and prior to excavation / construction works
Work Place Travel Plans	3.	Work Place Travel Plans will be prepared for each business on the site and issued to staff.	During staff orientation procedures.
Bushfire Protection	4.	A Positive Covenant, created under the provisions of the <i>Conveyancing Act 1919</i> , will be placed on the title of the land which will require compliance with the management prescriptions detailed in the Bushfire Report.	Prior to issue of a final occupation certificate
	5.	The proposed buildings will be designed and constructed in accordance with the recommendations of the Bushfire Consultant. Details of protection measures will be provided on construction drawings.	Prior to issue of a Construction Certificate.
	6.	A Bushfire Emergency Evacuation Plan will be created for the buildings on the site.	Prior to issue of an Occupation Certificate
Non-Indigenous Heritage Interpretation	7.	The recommendations in the Heritage Interpretation Plan and Strategy, will be implemented and will include the following: <ul style="list-style-type: none"> <li>▪ Interpretation signage which is easily distinguishable from directional signage;</li> <li>▪ Name the new roads aviation specific names (subject to approval of relevant authority);</li> <li>▪ Use of signage and other media which symbolise the WWII use of the site;</li> <li>▪ Alignment and landscaping of new north/south access road.</li> </ul>	Within 3 months of final occupation.
	8.	Interpretative measures to be implemented in the areas occupied by the northern detention basin and B1 zone will be provided with the detailed project applications for those areas.	Submitted with applications for those parts of the site.
Construction Management	9.	The Construction and Environmental Management Plan will be updated to reflect the requirements of any approval or change in scope of the project.	Following approval and prior to issue of a CC.



Subject	No.	Commitments	Timing
	10.	All construction undertaken on the site will comply with the CEMP.	During construction.
Aboriginal Heritage	11.	<ul style="list-style-type: none"> <li>If impacts of site 45-5-0774 are proposed in relation to drainage works in this area, the Mirvac Group, through the registered Aboriginal stakeholder groups collect the stone artefacts comprising the site at this location;</li> <li>Aboriginal Archaeological records shall be updated if the above artefacts are removed.</li> </ul>	Prior to and during construction works.
	12.	<p>Recommendations made in relation to the construction of the northern detention basin <del>and bridge over Hinchinbrook Creek</del> will be addressed in future applications for those specific works.</p> <p><i>A subsurface archaeological investigation in the form of a test excavation will be undertaken in HPA PAD1 in any portion that is proposed for impact. These investigations will be undertaken in partnership with the Registered Aboriginal Stakeholder Groups and in accordance with the 'Strategy for Proposed Archaeological Investigations' prepared for the project.</i></p>	<p>During the preparation of a Project Application for the relevant scope of works.</p> <p><i>Prior to or concurrent with works commencing in the part of the site that is east of the former airstrip boundary fence.</i></p>
Salinity	13.	A Salinity Investigation will be undertaken on the site. The investigation will be reported and include a Salinity Management Plan.	Following the completion of Bulk Earthworks.
Geotechnical	14.	The proposed earthworks will be undertaken in accordance with the geotechnical recommendations of Douglas Partners.	Prior to and during bulk earthworks.
Noise	15.	Fixed mechanical plant equipment will be selected and treated so as to comply with the established noise criteria for the project.	Prior to issue of a final occupation certificate.
	16.	Staff will be trained in relation to correct methods of container handling, prior to commencing work on site so as to reduce the potential for generation of adverse noise.	During staff orientation procedures.
	17.	<p>During construction works, noise mitigation measures will be implemented where required so as to ensure that works are carried out in accordance with the recommendations of Renzo Tonin and Associates Pty Limited.</p> <p>During non-standard hours, works which involved equipment activities above <math>L_{Aeq} 110dB(A)</math> will be minimised or acoustically treated.</p>	Through the duration of construction works.
Ecology	18.	The recommendations made by GHD in relation to the construction of the northern detention basin <del>and bridge across Hinchinbrook Creek</del> will be addressed as part of the detailed PAs for those works.	During the preparation of a Project Application for the relevant scope of works.

Subject	No.	Commitments	Timing
	19.	<i>A Biodiversity Off-set Strategy will be prepared in consultation with the DoP, Liverpool Council and DECCW.</i>	<i>Prior to or concurrent with commencement of any works within the Hinchinbrook Creek Corridor.</i>
	20.	<i>A fauna management protocol will be implemented for works within the Hinchinbrook Creek Corridor.</i>	<i>Prior to or concurrent with commencement of any works within the Hinchinbrook Creek Corridor.</i>
	21.	<i>The Vegetation Management Plan will be implemented.</i>	<i>Post completion of construction works within the Hinchinbrook Creek Corridor.</i>
Energy Efficiency	22.	The proposed buildings will be constructed so as to be energy and water efficient as discussed in AECOM's ESD Report. The proponent commits to achieving a 15% reduction in greenhouse gas emissions	Within 3 months of final occupation of each warehouse building.
Waste Management	23.	A Waste Management Plan will be prepared for the two Mirvac Residual lots when the detailed Project Application is prepared.	Part of Project Application for Mirvac Residual lots.
Estate Entrance	24.	Detailed plans for the Cowpasture Road entrance to the site will be prepared and submitted to the Department of Planning for approval. The plans will include information regarding: <ul style="list-style-type: none"> <li>▪ Landscaping;</li> <li>▪ Signage / site identification elements;</li> <li>▪ Heritage interpretation elements; and</li> <li>▪ Lighting.</li> </ul>	Within <del>3</del> <b>four (4)</b> months of the date of approval of the Concept Plan.
<i>Flood Mitigation</i>	25.	<i>Flood mitigation measures will be constructed around the Bus Depot site which will render the Bus Depot site flood free during the 1 in 100 year flood event.</i>	<i>Design measures to be determined prior to issue of a Construction Certificate for the Link Road</i>
	26.	<i>Mitigation measures will be implemented to reduce flow velocities which are increased by the proposed link road.</i>	<i>Design measures to be determined prior to issue of a Construction Certificate for the Link Road</i>
Drainage	27.	<i>An easement will be created on the land title in favour of Council for access to the underground drainage infrastructure in the south-western corner of the site</i>	<i>Prior to occupation of the residual lot.</i>