



Prepared for the Director-General Minister for Planning, NSW

Annual Environmental Management Plan

Prepared by Stockland Property Management Pty Limited

Yennora Distribution Centre
December 2016

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1 Overview

1.1 EMP approval

The department reviewed and approved the updated Environmental Management Plan Sub-Plans on 8 September, 2016, for the Yennora Distribution Centre. These sub-plans were included in Attachment A of the Environmental Management Plan DA 264-09-01 Approved Documents.

This Annual Environmental Management Report has been prepared by the Stockland Property Management Pty Ltd (Stockland) for the calendar year 2016*, in keeping with Condition 52 of this EMP which states:

Within 12 months of this consent, and annually thereafter during the life of the development, the Applicant shall submit an Annual Environmental Management Report to the Director-General. This report must:

- a) Provide an update on the current status of the implementation of the Masterplan
- b) Provide a record of any complaints received about the construction or operation of the development, clearly indicating what actions were (or are being) taken to address these complaints
- c) Provide the detailed results of all the monitoring required by this consent
- d) Review the results of this monitoring, identifying any non-compliance and any significant trends in the data: and if any non-compliance is detected
- e) Describe what actions and measures would be carried out to ensure compliance, clearly indicating who would carry out these actions and measures, when they would be carried out, and how the effectiveness of these measures would be monitored over time.

* Stockland will continue with the past practise of submitting annual Calendar year reports.

1.2 Compliance and Safety Manager

In September 2016, Stockland appointed a full-time 'Yennora Compliance and Safety Manager' to work with the relevant Stockland's Assets and Property managers, the Yennora facilities staff, and the tenants to ensure that all aspects of the recently approved Environmental Management Plan (EMP) are managed and implemented.

The Compliance and Safety Manager has prepared a detailed schedule of all the Stockland obligations under the EMP to assist in the on-going management and implementation of the EMP, and will be used for the Independent Environmental Audit (Condition reference 53) that is due to be conducted for the development in 2018.

Currently Joe Elias is fulfilling this role. Joe may be contacted for any additional information or clarification on any aspect of this report.

The Compliance & Safety Manager's contact details are

Landline: 02 9035 3184

Mobile: 0428 037 233

Email: joe.elias@stockland.com.au

2 Masterplan Implementation Update

(refer to condition 52a)

Status of major activities at Yennora Distribution Centre in 2016 that have an impact on the Yennora masterplan:

2.1 Traffic Management Plan (TMP)

Traffic Management Plan (TMP). Between the period May 2016, and January 2017, the first stage of the revised TMP was implemented. These works involved the redirection of all pedestrian, and vehicle (both light and heavy) traffic flow across the site, with associated road marking and signage etc. This project included review with 'Richmond & Ross P/L' & 'Colston Budd Rogers & Kafes P/L', The 'as built' plans to be available in March 2017 and will be added as an appendix to the 'Traffic & Transport management sub-plan'

2.2 CCTV Project

Starting in September 2016, a project to upgrade and install a new comprehensive security management system, involving 90 new CCTV cameras and the set-up of a new security control room. These works are due for completion in March 2017, and will enable Stockland to improve safety on site, and to manage complaints and incidents.

2.3 LED Lighting upgrades

Throughout 2016, Stockland have been upgrading the warehouse and breezeway lights LED. These works are due for completion in February 2017, and will result in a safer work environment.

2.4

On 25th November, 2016, the Complying Development Certificate (CDC) number 16000411/1 (refer to appendix A) was issued, approving the creation a new 'breezeway' and 6 new tenancies within the existing vacant Building 1. These works started in December 2016, and are scheduled for completion by end March 2017.

No additional major works (over \$300,000 project costs) have been undertaken to the estate during 2016.

3 *Community Consultative Committee*

In keeping with Condition 50 of the EMP which requires Bi-annual Community consultative committee meetings, the Yennora Community Consultative Committee has met in May and December, 2016.

This committee is made up of:-

- Stockland representatives,
- an independent chairperson,
- representatives from the local community,
- tenant representative,
- and Cumberland Council representative.

Minutes of these two meetings are attached in Appendix B

4 Complaints Register

(refer to condition 52b)

4.1

Any complaints received are recorded in a Register, actioned and a response issued to the initiating party (when identified) advising the actions taken to address the issue.

4.2

An updated current complaints register is also tabled for review at each of the Community Consultative committee meetings.

4.3

The full year 2016 Complaints Register is attached as Appendix C.

4.4

Some of the specific actions that have been taken in 2016 as a direct result from the reviews of the complaints register include:-

- Replacement of the on-site security services to provide a more professional and responsive service to our tenants and the neighbourhood.
- Repaired the Sound Wall after it was identified that some noise 'seepage' had occurred.
- Repaired Pot Holes / Hardstand areas for safety and noise prevention.
- Regularly communicated and educated tenants on site about noise generation issues.

5 Monitoring Results

(refer to condition 52c, 52d, 52e)

5.1 Noise Monitoring

Noise Monitoring audits are undertaken on a quarterly basis as required under the Development Consent and have been undertaken on the site both during normal operation of the centre and after hours,

In 2016, Noise monitoring was undertaken in:-

- February 2016,
- May 2016,
- August 2016,
- December 2016

The latest survey conducted (dated 12th December, 2016) is attached as appendix D.

All 4 surveys showed that noise satisfied the Development Consent's assessment goals as per following extract from report conclusion:

"The audit measurements confirmed the L levels emitted from the YDP activities satisfied Conditions 11 & 12 of the Development Consent (No. 264-09-01)"

5.2 Traffic Monitoring

Condition 26 of the EMP requires that;

The Applicant shall:

1. Keep a detailed log of all heavy vehicle movements generated by the site
2. For one full week every six months, while the site is generating less than 1,000 heavy vehicle movements a day; and
3. For one full week every three months, while the site is generating between 1,000 and 1,450 heavy vehicle movements a day, and
4. Include the detailed results of this monitoring in the Annual Environmental Report

It has previously been confirmed that requirement 26a is satisfied by the 1 week detailed survey we have been doing through the independent 'CFR Information Technologies' (CFRIT).

Detailed logs of Heavy Vehicle movements through the Loftus Road, and Byron Road entrances/exits have been undertaken over recent years (note, the 3rd entrance to the site at Dennistoun Avenue has adequate restrictions to prevent large vehicle access. In all cases, the surveys have shown that the number of heavy vehicle movements (a Heavy Vehicle is classified as a Class 6 or above) has averaged significantly less than 1,000 movements a day, and therefore the requirement above (Condition 26(c)) for a 3 monthly log was not required for the site during this current reporting period.

Appendix F shows the detail results of the 2 most recent surveys conducted by CFRIT. These reports provide details on all vehicle movements over a 1 week period, including their speeds, time of day, Class of vehicle etc.

Appendix E shows the relevant pages from the above detail reports which identify how many heavy vehicle movements occur on site.

A summary of the surveys (see table below) show that heavy vehicle movements are well within permitted levels (i.e. 777 & 619 movements per day), and no new additional actions were required by Stockland to continue compliance.

	<u>Class</u>	<u>Byron Rd W</u>	<u>Byron Rd E</u>	<u>Loftus-S</u>	<u>Loftus-N</u>
	6	3	4	3	3
Latest	7	9	5	33	44
Survey	8	24	15	28	35
	9	400	292	1197	1565
	10	110	35	16	65
Total H/V (Mon-Fri)		546	351	1277	1712
Average per working day		109	70	255	342
Total site Ave/Day H/V Movts		777			
	<u>Class</u>	<u>Byron Rd W</u>	<u>Byron Rd E</u>	<u>Loftus-S</u>	<u>Loftus-N</u>
	6	0	4	5	4
Previous	7	8	47	30	55
Survey	8	22	67	37	36
	9	271	272	997	1074
	10	26	21	32	87
Total H/V (Mon-Fri)		327	411	1101	1256
Average per working day		65	82	220	251
Total site Ave/Day H/V Movts		619			

Additionally, in reviewing the Speed Data from the detail survey (Pink section in Appendix F), it was noted that there had been a unacceptable number of vehicle movements at speeds faster than 30 km per hour, hence 2 new speed humps are now planned to be added in 2017 to address this

5.3 Landscaping and Vegetation Monitoring

Riparian Zones have been established (as per condition 36 & 37) at the north western and north eastern ends of the site and Stockland entered into a contract with the National Trust for the restoration and ongoing maintenance of the Riparian Zones for the restoration and ongoing maintenance of the zones.

The purpose of the Riparian Zone is to maintain remnant bushland. These zone are fully enclosed by fencing and access is restricted to all persons other than as is required for maintenance purposes. .

It should be noted that:-

- No instances of containers are being stacked more than 4 high (condition 44) have been noted. This requirement is regularly monitored by the on-site 24x7 security service)
- No development activity occurred on site in 2016
- All roadways were kept reasonably clear of debris
- No Fauna's were handled in 2016
- Animal Rescue were not contacted in 2016 as there were no injured animals on site
- No new species were sighted or introduced in 2016

Details included in the below appendices are regularly reviewed by Stockland employees both situated at Yennora and other Stockland employees managing the Yennora Asset to ensure that Stockland's obligations under the Vegetation and Landscape Management Sub-Plan are adhered to

- Ga Details of services provided by National Trust (Vegetation conservation professionals) specifying routine monitoring and maintenance activities undertaken
- Gb Copies of a monthly report provided by National Trust
- Gc Copies of the onsite Vegetation contractor, National Trust's, monthly invoice for works carried out in 2016 as well as an example of the monitoring of the vegetation and the Scope of works carried out by National Trust in 2016, relating to the removal of sedimentation and vegetation from 3 stormwater drains.
- Gd Current contracts for DJ's Property Services and extract of current contract with 'DJ's Property Services Property Services' (Landscape management professionals), specifying routine monitoring and services provided.
- Ge Onsite Landscaping contractor, DJ's Property Services, monthly invoice for works carried out in 2016
- Gf Copies of additional relevant works carried out by DJ's Property Services
- Gg Relevant detail on DJ's Property Services Property Services:
- 2016 Team personnel list confirming all landscaping works are undertaken by suitably qualified personnel from DJ's Property Services
- 2016 Team personnel list confirming all landscaping works are undertaken by suitably qualified personnel from National Trust
- 2016 Certificate of Currency for DJ's Property Services
- 2016 Certificate of Currency for National Trust
- Site Safe Work Safety Method Statement for DJ's Property Services
- Site Safe Work Safety Method Statement for National Trust
- Gh Copy of Stockland Flora and Fauna Management Procedure that was operational throughout 2016 – this management procedure is available to all Stockland staff.
- Gi Council approval for tree lopping carried out in 2016 along with DJ's Property Services invoice for works

5.4 Stormwater Monitoring

Stormwater Monitoring covering spill prevention controls, sediment erosion controls, surface drainage stormwater system operation & maintenance and Detention Basin Maintenance are being implemented under the Stormwater Management Sub-Plan.

In accordance with the Stormwater Management Sub-Plan Stockland confirms that during the reporting period of 1 January 2016 to 31 December 2016:-

- there were no accidents or crashes that resulted in any chemical spills in 2016,
- no development activity occurred on site to trigger any sediment and erosion control procedures,
- no days of rainfall over 100mm were recorded, (refer sub-plan 14-1)
- All roadways were kept reasonably clear of debris
- no emergency protection procedures were required following any incident onsite in relation to the surface drainage stormwater system.
- There are no dedicated designated re-fuelling stations on site

Details included in the below appendices are regularly reviewed by Stockland employees both situated at Yennora and other Stockland employees managing the Yennora Asset to ensure that all Stockland's obligations under the Stormwater management sub-plan are adhered to.

- Ha Location of Spill Kits at the site, and the Stockland procedure on how and when to use the Spill Kits location plan
- 2016 Spill kit invoices

- Spill kit user guide and procedure
- Hb Copy of August 2016, Dangerous & Hazardous Goods Register for site, confirming there are only 'low risk' dangerous or hazardous goods stored on site. This register is updated regularly and if any significant changes are identified.
- Tenant licence to hold Dangerous Goods
- Hc Building 9 (Onelink/Symbion) Dangerous Goods register, with Photographic evidence of Dangerous Goods being stored in accordance with current regulations, and the approval documentation for the storage of dangerous goods in this building. (refer to condition 45)
- Hd Extract from the 2016 Contract for the road cleaning maintenance plan confirming on-going sediment and erosion management.
- He Australian government Bureau of Meteorology web-site records of 2016 BOM daily rainfall statistics confirming there was no 24 hour period with rainfall in excess of 100mm in 2016, and therefore there was no need for the specific stormwater testing under this condition. This website is accessed regularly to see if the required testing is to be carried out
- Hf Stormwater Detention and basin location plans (refer to condition 30)
- Hg Photographic evidence of the stormwater pits being cleaned in February 2016 as part of the ongoing maintenance
- Hh Details of various Scope of works and for works carried out by Big Blue Plumbing relating to the cleaning of the stormwater pits and detention basin inspections as part of the ongoing maintenance
- Hi Scope of works and invoice for works carried out by National Trust relating to the removal of sedimentation and vegetation from 3 stormwater drains on site, and Scope of works and invoice for works carried out by National Trust relating to the building of a formal drainage swale in bushland
- Hj Relevant Stockland procedures that are regularly reviewed and available to all Stockland staff:
 - Stockland Incident Management and Notification procedure
 - Stockland Site contamination Management Procedure
 - Stockland Sediment and Erosion Control Procedure
 - Stockland Emergency Guidelines reference to Contamination and Environmental Incidents including spills
 - Stockland Chemical Management Procedure

Note: Appendices Hg (Cleaning of Stormwater pits), Hh (various works by plumbing contractors) and Hi (Stormwater ^ drainage works by National Trust) are examples of one-off actions taken as a result of the regular monitoring by Stockland Asset team and/or the contractors employed to manage the site.

5.5 Emergency Evacuation Management Plan

Emergency Evacuation training is regularly carried out with each of the appointed representatives from each of the tenancies on site. Copies of the following can be found in Appendix I

- 2016 copy of the emergency evacuation plan
- Copies of a 2016 Fire attendance register from 1st Five Minutes