



Yennora Distribution Centre

Lot 21 DP 1171076

DA Consent 264-09-01

Annual Environmental Management Report

Prepared for the:

Secretary

Department of Planning and Environment NSW

Prepared by:

Stockland Property Management Pty Limited

December, 2018

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1. Introduction

1.1 EMP approval

This Annual Environmental Management Report has been prepared by Stockland Property Management Pty Ltd (**Stockland**) for the calendar year 2018, in accordance with condition 52 of DA 264-09-01 (as modified from time to time) (the **Consent**) 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 Secretary of the Department of Planning & Environment (**Secretary**). This report must:*

- a) *Provide a 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.*

The Consent incorporates an environmental management plan (**EMP**) and noise and vibration management plan (**NMP**). The Department reviewed and approved the updated Environmental Management Plan and associated 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.

1.2 EMP Compliance (refer to condition 52c)

It should be noted that no non-compliances with monitoring obligations were found in 2018 following reviews of the monitoring requirements under condition 52c. All detailed monitoring results required under each of the sub plans can be found in the appendices.

1.3 Masterplan Implementation Update (refer to condition 52a)

Status of major activities at Yennora Distribution Centre in 2018 that have an impact on the Yennora masterplan:

- (a) Stage 2 of the TMP involved the new roadways for the new Buildings 3 and 8A and the widening of the roadway behind Building 1. These works completed in August 2018.
- (b) CCTV project. This project starting in September 2016, which involved upgrading and installing a new comprehensive security management system, involving 90 new CCTV cameras and the set-up of a new security control room. These works were completed in 2017, and have assisted in helping improve safety on site, and to manage complaints and incidents more effectively. More cameras are due to be installed with the completion of the two new buildings in August 2018.
- (c) On 9 August, 2017, an application for the determination of modification request for the Yennora Distribution Centre (**DA 264-09-10 MOD 11**) was approved under section 75W of the *Environmental Planning and Assessment Act 1979 (EP&A Act)*. Substantive construction works commenced in November 2017, and were completed in August 2018 with the issue of an occupation certificate.

2. 2017 Production

A copy of the 2017 Environmental Management Plan Report submission can be found in the appendix

3. Project Approvals and Licences

3.1 Current Approvals and Licences

On 9 August 2017 an application for the determination of modification for the Yennora Distribution Centre (**DA 264-09-10 MOD 11**) was approved under the former section 75W of the EP&A Act. The application for the section 75W including the following changes and modifications:

Approved Modifications 2017

- Demolition of existing Building 3;
- Bulk earthworks and levelling of the site;
- Construction of new Building 3, comprising 12,500sqm of warehouse space and approximately 1,000sqm of associated office space;
- Construction of new Building 8, comprising 8,500sqm of warehouse space and approximately 600sqm of associated office space;
- Car parking, internal access roads and hardstand areas; and
- Associated landscaping.

The approved modification works were undertaken in accordance with the Construction Management Plan submitted to the Secretary. These works were completed in August 2018.

4. Approvals and Licence Compliance Review

The Stockland Development Team and Stockland Project Management Team worked closely with the Contractor engaged to carry out the construction works for both Buildings 3 and 8A approved under MOD 11, throughout 2017 and 2018. All parties involved in the works were required to review the EMP, the Construction Management Plan (**CMP**) and sub-plans to ensure the building works undertaken were compliant with both the updated conditions of Consent and Stockland's broader environmental management and reporting obligation set out under the EMP itself.

Following completion of the works and a review of the updated conditions of Consent, a technical non-compliance with procedure was identified. This non-compliance arose as a result in a difference in interpretation by Stockland's certifier of the requirements of condition 31A of the Consent.

After a period of investigation and discussions with the Department, Stockland was advised that the Department's view in the circumstances was that the breach was not significant and no further action would be taken.

The following additional sub-plans were also prepared (and implemented as specified) as required by MOD 11:

- (a) Construction traffic management plan prepared by Lack Group - Trading as K and D Traffic Management Pty Ltd for construction of MOD 11 works, dated 31 October 2017. This was required under new condition 14A of Schedule 5 implemented by MOD 11;
- (b) Construction noise management plan for MOD 11 works prepared by FDC Construction & Fitout Pty Ltd dated 24 May 2018. This was required under replaced condition 14 of Schedule 5;
- (c) Soil and water management plan in accordance with the Managing Urban Stormwater: Soil and Construction manual in accordance with replaced condition 18 of Schedule 5. Two plans were created in satisfaction of this requirement, being Site Works and Stormwater Management Plans prepared by Northrop Consulting Engineers dated 8 June 2018 and Sediment and Erosion Control Plans prepared by Northrop Consulting Engineers dated 21 January 2018;
- (d) Construction waste management plan prepared by FDC Construction & Fitout Pty Ltd dated 24 May 2018. This was required in accordance with replaced condition 27 of Schedule 5;
- (e) Workplace travel plan prepared by GTA Consultants dated 13 August 2018 outlining measures to encourage public and active transport trips generated by Buildings 3 and 8A, in accordance with new condition 29A of Schedule 3; and
- (f) No other non-compliances were recorded in 2018.

5. Complaints Handling (refer to condition 52b)

- (a) 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. All complaints are addressed in line with table 7.1 of the Environmental Management Plan.
- (b) An updated current complaints register is tabled for review at each of the Community Consultative Committee meetings.
- (c) The full year 2018 Complaints Register can be found in the appendix of this submission.
- (d) Some of the ongoing actions that have been taken in 2018 as a direct result from the reviews of the complaints register include:
 - (i) the ongoing training of the on-site security services to provide a more professional and responsive service to our tenants and the neighbourhood;
 - (ii) continual maintenance and regular inspections of the acoustic wall, with repair work carried out when required;
 - (iii) continual maintenance and regular inspections of Pot Holes / Hardstand areas for safety and noise prevention;
 - (iv) regular communication and education to both tenants and contractors on site about noise generation;
 - (v) continued tenant education on noise mitigating action that can be undertaken;
 - (vi) improvement in resident communications process and following up of complaints procedure internally; and
 - (vii) immediate investigative response by the onsite security team when a complaint is received at night.

6. Complaints Register

A copy of the complaints register for 2018 can be found in the Appendix

7. Community Consultation

In accordance with Schedule 3, conditions 49 and 50 of the Consent which requires Bi-annual Community Consultative Committee meetings, the Yennora Community Consultative Committee met in May and November, 2018.

As outlined in the Schedule 3, condition 49 of the Consent and the EMP this committee is comprised of:

- (a) One independent person nominated by the Council and agreed to by Stockland to chair the committee;
- (b) Two Stockland representatives;
- (c) One Site Tenant representative;
- (d) One Council representative; and
- (e) Three local community representative.

In accordance with Schedule 3, condition 50(i) copies of the May and November Meetings (including any responses to the Committee's recommendations if any) have been forwarded to the Secretary. Minutes of these 2 meetings are also included in this report and are attached in the Appendix

8. Emergency Response

Emergency Evacuation training is regularly carried out with the appointed representatives from each of the tenancies on site. A Copy of the Emergency Evacuation Plan can be found in the Appendix

An external consultant 'First 5 Minutes' was engaged to assist Stocklands in carrying out this training. It is understood that the consultant carried out the following scope of services as part of this training, including but not limited to:

- (a) Site Specific information eg nearest safest exit, alarm tones;
- (b) Chief Warden Roles & Responsibilities;
- (c) Floor Warden Roles & Responsibilities;
- (d) Areas to be searched and who is responsible;
- (e) P.E.E.P.S & Refusals;
- (f) Safety within the stairwell and assembly area, orderly flow, items allowed and disallowed and additional hazards along route;
- (g) Warden Identification;
- (h) Egress routes;
- (i) Emergency / fire doors operating correctly;
- (j) Use of nearest safe exit;
- (k) Audible levels;
- (l) Use of FIP;
- (m) Communications, incident log completion;
- (n) Warden controlled occupants;
- (o) Assembly area used; and
- (p) Occupancy egress behaviours.

Building	Training Date	Training Date
Building 1	29.05.18	11.07.18
Building 2	29.05.18	11.07.18
Building 3	n/a as this Building was vacant	n/a as this Building was vacant
Building 4	30.05.18	11.07.18
Building 5	30.05.18	11.07.18
Building 6	30.05.18	11.07.19
Building 7	29.05.18	11.07.18
Building 8	29.05.18	11.07.19
Building 9	29.05.18	11.07.18
Building 10	29.05.18	11.07.18
Building 11	n/a as this Building had yet to be constructed on the training dates	n/a as this Building had yet to be constructed on the training dates

9. Environmental Monitoring

As part of the 2018-2019 review of the EMP, a number of amendments have been recommended across the EMP document suite to ensure consistency. We note that all monitoring and modelling has been undertaken in accordance with the relevant criteria but some inconsistencies have been identified across the base EMP document suite. As such, we note that the EMP (and the incorporated documents) are currently being updated to reflect all current conditions of Consent, legislative requirements and standards.

9.1 Environmental Monitoring/Inspection/Auditing Program

As part of the 2016, 2017 and 2018 reviews and ongoing reviews of the Environmental Management Plan various checklists, inspections and audits have been initiated and implemented to address the conditions of Consent and Stockland's obligations set out in the EMP including requirements to ensure compliance with their environmental management and reporting obligations. Regular reviews of these checklists are undertaken as part of the internal auditing process by the Asset Team.

9.2 Site Environmental Limits

Details and copies of the Specific Environmental Conditions which apply to the Yennora Site, where specified and where relevant, can be found in the Consent, section 12 of this report.

10. Environmental Reporting

As noted under Schedule 3 condition 53 of the Consent an Independent Environmental Audit is required to be carried out within 2 years of the Consent being granted, and then as directed by the Secretary. As such, Stockland is required to commission and pay the full cost of an Independent Environmental Audit of the development at the Yennora Distribution Centre. This audit must:

- (a) Be conducted by a suitably qualified, experienced, and independent person whose appointment has been endorsed by the Secretary;
- (b) Be consistent with ISO 14010 – Guidelines and General Principles for Environmental Auditing, and ISO 14011 – Procedures for Environmental Auditing, or updated versions of these guidelines/manuals;
- (c) Assess the environmental performance of the development;
- (d) Assess whether the development is complying with the relevant standards, performance measures, and statutory requirements; and
- (e) Review the adequacy of the Applicant's Environmental Management Plan; and, if necessary.

Recommend measures or actions to improve the environmental performance of the development, and/or its environmental management and monitoring systems.

Stockland commissioned and submitted to the Secretary an Independent Environmental Audit in accordance with this requirement on or around 28 June 2015. No further directions have been received by Stockland under this condition since that time.

The following table outlines all the additional specified monitoring and reporting obligations of each sub-section plan under the Environmental Management Plan. Each of the reports and further details can be found in section 12 of this report.

Checklist required	Months Due
Community Consultation Meetings	6 Monthly
Noise Monitoring	6 Monthly (for 2 years from August 2017, and if compliant then annually)
Traffic and Transport Monitoring	6 Monthly / Quarterly pending results
Vegetation and Landscaping Monitoring	On Going
Stormwater Monitoring	On Going

The results of each of the sub-plans monitoring and auditing reports are submitted as part of this report. All results for each sub-plan are reviewed by the Stockland team to ensure compliance. These results can be found in the Appendix

11. Environmental Review

11.1 Environmental Inspections

As part of Stockland's commitment to the implementation of the EMP, Stockland and other stakeholders conduct various inspections and reviews of both the site and compliance of the EMP on a regular basis. Site inspections are carried out by various stakeholders, consultants and the Asset Team.

11.2 Environmental Audits

The 2018 Audits for each sub-plan can be found in section 12 of this report as well as the detailed reports in the Appendix

Environmental Management Plan Review

As part of the ongoing monitoring of the EMP, the Asset team (including the National Asset Manager, the National Operational Risk Manager, the Asset Manager, the Property Manager and the Facilities Managers and Stockland legal team and other Stakeholders) have undertaken reviews of the EMP to ensure that Stockland's obligations are being executed in accordance with the requirements of the EMP.

Details of the Environment Management Plan Sub-plans are regularly reviewed by Stockland employees both situated at Yennora and other Stockland employees managing the Yennora Distribution Centre to ensure that all of Stockland's obligations under these sub-plan are being adhered to.

As part of the 2018 reviews of the EMP there are a number of amendments that have been recommended by Stockland's internal team which are outlined below. The items that have been reviewed throughout 2018 have included (although are not limited) to the following:

- (a) Audit findings and results;
- (b) Environmental Monitoring Outcomes;
- (c) Potential incidents and non-conformances (where identified);
- (d) Changes in organisation structure and responsibility;
- (e) Changes in operations and maintenance responsibilities;
- (f) Changes in legislation; and
- (g) Updates to the Master Plan.

Recommended amendments to the EMP which have followed include:

1. **Traffic Management Plan (TMP):** An updated copy of the Traffic Management Plan is to be inserted into the EMP. This has been requested as the current TMP does not include the new roadways and buildings that are being constructed under MOD 11 to the Consent noted in section 3. TMP to be updated upon completion of the construction works. This plan is currently being amalgamated and Stockland anticipates it will be ready for submission in sometime in 2019.
2. **Emergency Management Plan:** An updated copy of the Emergency Evacuation Management Plan is to be inserted into the EMP. This has been requested as the Emergency Evacuation Plans are reviewed every 5 years.
3. **Roles and Responsibilities:** Following on from some internal structure changes an updated copy of the Roles and Responsibilities need to be inserted into the EMP.
4. **Updates to the Specific Environmental Criteria:** We note that the latest review have identified that not all of the amendments to the specified operational environmental criteria which resulted from MOD 11 to the Consent were incorporated into the base documentation for the EMP in 2017. We confirm that while all monitoring, modelling, auditing and reporting has been undertaken in accordance

with the updated criteria, Stocklands is presently undertaking a thorough update to regularise the EMP (and incorporated documents) to reflect the relevant criteria and ensure consistency across the EMP document suite.

12. Environmental Issues and Management Plans (as per conditions 52c, 52d and 52e)

12.1 Noise Management Plan

Noise Monitoring audits are presently required to be undertaken on a six monthly basis and have been undertaken on the site both during normal operation of the centre and after hours. The specified operational noise criteria under Schedule 3, conditions 11 and 12 are as follows:

12.2 Operational Noise Criteria

Receiver	Intrusiveness Criteria			
	Day (7am to 6pm)	Evening (6pm to 10pm)	Night (10pm to 7am)	Night Sleep Disturbance (10pm to 7am)
Location 1 – 69 Dennistoun Avenue	L_{Aeq} (15 min)	L_{Aeq} (15 min)	L_{Aeq} (15 min)	L1 (1min)
		47	46	56
Location 2 – 29 Dennistoun Avenue	48		43	53
		46		
Location 3 – 64 Byron Road			44	54

12.3 Intermittent Noise Criteria

Assessment Location	L1 Criteria, dB(A)
Location 1 – 69 Dennistoun Avenue	$L1 < 40 + 15 = 56$
Location 2 – 29 Dennistoun Avenue	$L1 < 38 + 15 = 53$
Location 3 – 64 Byron Road	$L1 < 39 + 15 = 54$

In 2018, Noise monitoring was undertaken in:

- (a) February 2018; and
- (b) August 2018.

The latest survey conducted is attached as **Error! Reference source not found.**

All 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).'

Noise and vibration monitoring was undertaken during 2018 surrounding the MOD 11, Yennora construction works, in accordance with the Noise Management Plan – Yennora Distribution Centre prepared by FDC Construction & Fitout Pty Ltd dated 25 May 2018 and Schedule 5, condition 13 of the Consent.

Details included in Environment Management Plan Noise and Vibration Sub-plan 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 Noise and Vibration sub-plan are adhered to.

12.4 Traffic and Transport Management Plan

Condition 26 of the Consent requires that:

'The Applicant shall:

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

It has been confirmed that requirement 26a is satisfied by the 1 week detailed survey carried out by the independent traffic consultant 'CFR Information Technologies' (CFRIT) each quarter on or around the following dates:

- (a) 17 February 2018- 24 February 2018;
- (b) 3 May 2018 – 10 May 2018;
- (c) 11 August 2018 – 18 August 2018; and
- (d) 14 November – 21 November 2018.

Detailed logs of Heavy Vehicle movements through the Loftus Road, and Byron Road entrances/exits have been undertaken. The 3rd entrance to the site at Dennistoun Avenue has restrictions to prevent large vehicle access so monitoring is not required.

As a result of the December 2017 survey showing that Heavy Vehicle movements averaged in the range of 1,000 to 1,450 movements a day (1008 movements), Schedule 3, condition 26(a), item 2 required Stockland's to increase the monitoring obligations from six monthly to quarterly in 2018.

A summary of the surveys show that heavy vehicle movements are well within permitted levels for the site.

The Appendix includes the monitoring results by 'CFR Information Technologies' (CFRIT).

Details included in Environment Management Plan Traffic and Transport Sub-plan 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 Traffic and Transport management sub-plan are adhered to.

12.5 Vegetation and Landscape Management Plan

Riparian Zones have been established (as per conditions 36 and 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 zones 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:

- (a) Development activity occurred on site in 2018 and further information has been noted in section 3;

- (b) All roadways were kept reasonably clear of debris;
- (c) No Fauna was handled in 2018;
- (d) Animal Rescue were not contacted in 2018 as there were no injured animals on site; and
- (e) No new species were sighted or introduced in 2018.

Details included in the EMP 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.

Further details and information can be found in the Appendix
Stormwater Management Plan

Stormwater Monitoring covering spill prevention controls, sediment erosion controls, surface drainage stormwater system operation and 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 2018 to 31 December 2018:

- (f) No days of rainfall over 100mm were recorded;
- (g) All roadways were kept reasonably clear of debris;
- (h) No emergency protection procedures were required following any incident onsite in relation to the surface drainage stormwater system;
- (i) There are no designated re-fuelling stations on site; and
- (j) There were no accidents or crashes that resulted in any chemical spills in 2018.

Details included in Environment Management Plan Stormwater Sub-plan 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.

Further details and information can be found in the Appendix

12.6 Emergency Management Plan

Emergency Evacuation training is regularly carried out with each of the appointed representatives from each of the tenancies on site.

Further details and information can be found in the Appendix